CHANCERY NO. 2313.

Q U E E N A N N E ' S C O U N T Y, T O W I T: BE it remembered that on the sixth day of December, in the year nineteen hundred and Nineteen, the following Order to Docket Suit was brought to be recorded, to wit:-

Walter Jewell, Assignee	(	In the Circuit Court
VS.	)	for Queen Anne's County, In Equity,
Sarah J.Cook, Mortgagor.	(	Cause No.
	)	

To Mr. J.F Rolph, Clerk of the Circuit Court for Queen Anne's County,in Equity:

Mr. ClErk:

Docket the above entitled case on your Chancery Docket, Enter the appearance of J.H.C.Legg for the Assignee, and make out and file in the above entitled cause a certified copy of the mortgage together with the assignements thereon from Sarah J.Cook to Mary M.Comegys, dated January 16th.,1905, and recorded in Liber J.E.G.No.7,folios 283 Etc. one of the Land Record Books for Queen Anne's County, Maryland.

J.H.C.Legg.
Solicitor for the Assignee.

Certified copy of Mortgage and assignments filed Dec.6th.1919.

Queen Anne's County, to wit: Be it remembered that on the sixteenth day of January,in the year nineteen hundred and five, the following mortgage was brought to be recorded, to wit:

THIS MORTGAGE, made this sixteenth day of January, in the year nineteen hundred and five by Sarah J.Cook of Queen Anne's County, State of Maryland, whereas Sarah J.Cook is indebted unto Mary M. Comegys, of county and State aforesaid, in the full and just sum of one hundred and fifty dollars for money this day loaned and advanced by the said Mary M.Comagys unto the said Sarah J.Cook, for which said principal sum the said Sarah J.Cook has drawn and passed unto the said Mary M.Comegys, her promissory note of even date herewith for the sum of one hundred and fifty dollars payable three years after date at the Centreville National Bank, of Maryland, said note being endorsed upon its face "Secured by Mortgage of even date herewith". And for the interest to accrue on said principal sum the said Sarah J.Cook has drawn and passed unto the said Mary M. Comegys her sic other promissory notes, each for the sum of four dollars and fifty cents dated as aforesaid and payable at the aforesaid bank six, twelve, eighteen, twenty four, thirty and thirty six months after date, and each being endorsed upon its face "Secured by mortgage of even date herewith. And there was an express condition precedent to the aforesaid loan that it was to be secured and the prompt payment thereof assured by the execution of these presents.

Now THIS MORTGAGE WITNESSETH, that for and in consideration of the premises and the sum of one dollar the said Sarah J.Cook does hereby grant and convey unto the said Mary M.Comegys, all that tract part of a tract lot or parcel of land situate in Winchester, Queen Anne's County aforesaid, bounded on the north and east by the land of

Robert McClyment, on the south by the land of Edward Collier and M.A.Summers and on the west by the land of Elizabeth Buckel and being the same lot or parcel of land which was conveyed unto the said Sarah J.Cook by Annie Bailey and Edward Bailey,her husband, by deed dated the 13th of November, 1896, and recorded in Liber W.H.C.No.5, folio 274, a land record book of Queen Anne's County, and containing three acres of land,more or less.

Together with the buildings and improvements thereon and the rights, roads, ways, waters,privileges, appurtenances and advantages thereto belonging, or in anywise appertaining. To have and to hold the aforesaid parcel of ground and premises unto and to the proper use and benefit of the said Mary M.Comegys, her heirs and assigns forever. Provided that if the said Sarah J.Cook, her heirs, personal representatives or assigns, shall pay or cause to be paid the debt snf interest hereby intended to be secured and shall perform all the covenants herein on her and their part to be performed, then this mortgage shall be void. And it is agreed that until default be made in the premises the said Sarah J.Cook her heirs and assigns shall possess the aforesaid property upon paying in the meantime all taxes and assessments public debts and charges of every kind, levied or assessed, or to be levied or assessed on said hereby mortgaged property, which taxes, assessments, public dues, charges,mortgage, debt and interest, and all attorney's commissions or charges made or incureed in the collection of said mortgage debt and interest or any part of either, the said Sarah J.Cook for herself, her heirs, personal representatives and assigns, does hereby covenant to pay when legally demanded. But if default be made in the payment of said money, or the interest thereon to accrue, or in any part of either of them, at the time limited for the payment of the same, or in any agreement, covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for the said Mary M.Comegys, her personal representatives and assigns, or H.B.W.Mitchell, her and their attorney, at any time after such default to sell the property hereby mortgaged, or so much thereof as may be necessary, to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his her or their heirs or assigns, and which sale shall be made in the manner following, via: upon giving twenty days notice of the time, place, manner and terms of sale in some newspaper printed in Queen Anne's County, and such other notice as by the said mortgagee, her personal representatives or assigns may be deemed expedient; and in the event of a sale of said property under the power hereby granted, the proceeds arising from such sale to apply first, to the payment of all expenses incident to such sale, including a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a court of equity in the State of Maryland, secondly, to the payment of all claims of the said mortgage, her personal representatives and assigns under this mortgage, whether the same shall have returned or not, and the surplus, (if any there be) shall be paid to the said Mortgagor, her personal representatives or assigns, or to whoever may be entitled to the same, and the said Sarah J.Cook for herself, her heirs, personal representatives and assigns, does further covenant to insure and pending the existence of this mortgage to keep insured the improvements on the hereby mortgaged land to the amount of at least onehundred and twenty five dollars and to cause the policy to be effected thereon to be so framed or endorsed as in case of fire to enure to the benefit of the said mortgagee, her personal representatives and assigns to the extent of the lien or claim hereunder.

Witness the hand and seal of the said mortgagor.

Test:R.Hopper Smith. Sarah J.Cook. (SEAL)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this sixteenth day of January, in the year nineteen hundred and five, before me a Justice of the Peace of the State of Maryland, in and for Queen Anne's County personally appeared Sarah J.Cook, and acknowledged the aforegoing mortgage to be her deed and act. At the same time also appeared H.B.W.Mitchell, the agent of the said Mary M. Comegys, the within named mortgagee, and made oath in due form of law that the consideration set forth in the within and aforegoing mortgage is true and bona fide as therein set forth. And at the same time also made oath that the mortgagee has not required the mortgagor or any person for the said mortgagor to pay the tax levied upon the interest covenanted to be paid in advance nor will she require the said mortgagor, her agent or attorney, or any person for the said mortgagor to pay any tax levied upon the interest covenanted to be paid during the existence of said mortgage. And at the same time made oath that he was the duly authorized agent of the said mortgagee for the purpose of making these affidavits.

R.Hopper Smith,
Justice of the Peace.

Queen Anne's County, to wit: Be it remembered that on the sixteenth day of December, in the year 1919, the following assignments were brought to be recorded, to wit:-

For value received, I hereby transfer and assign the within and aforegoing mortgage together with the debt and interest thereby secured, unto Harford Young, without recourse or guarantee.

Witness my hand and seal this 7th.day of March, 1919.

WitnEss: H.B.W.Mitchell. Mary M.Comegys, (SEAL)

For value received, I hereby assign the within and aforegoing mortgage together with the debt and interest thereby secured unto Walter Jewell for the sum of one hundred and sixty four dollars, with interest from March 7th.1919, or witnesseth my hand and seal this 7th.day of March, 1919.

WitnEss: J.H.C.Legg. J.Harford Young. (SEAL)

State of Maryland, Queen Anne' .County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber J.E.G.No.7, folio 283 etc. a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this sixth day of December, 1920.

Seal's
Place.

J.F.Rolph, Clerk.

Bond filed Dec. 9th.,1919.

Know all men by these presents that we, Walter Jewell and Mrs. Walter Jewell and James B.Rhodes all of Queen Anne's County, in the State of Maryland, are held and firmly bound unto the State of Maryland, in the full and just sum of five hundred dollars to be paid to the said State of maryland, or its certain attorney, to which payment well and truly to be made, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents, sealed with our seals and dated this eighth day of December, in the year nineteen hundred and nineteen.

WHEREAS, the above bounded WalteR Jewell by virtue of a power of sale contained in a mortgage from Sarah J.Cook to Mary M.Comegys, dated January the sixteenth in the year nineteen hundred and five, and recorded in Liber J.E.G. No.7, folios 283 etc. one of the land record books for Queen Anne's County Maryland, and on the seventh day of March in the year nineteen hundred and nineteen was assigned by the said Mary M.Comegys to Harford Young, and on the same day and date by the said Harford Young assigned to Walter Jewell both of which assignments are recorded at the foot of the aforesaid mortgage in the aforesaid Liber J.E.G.No.7, folios 283 Etc. one of the land record books for Queen Anne's County Maryland, the said Walter Jewell as the assignee of the aforesaid mortgage is authorized and empowered to sell the property described in said mortgage in case of default, being made in any of the covenants contained therein and whereas such default has occured in the non-payment of the principal sum secured therein and the interest due thereon, and the said Walter Jewell as the assignee of the aforesaid mortgage is about to execute the power vested in him in said mortgage as the assignee thereof.

Now the condition of the above obligation is such, that if the above bounden do and shall abide by and fulfill any order or decree which shall be passed by any Court of Equity in relation to the sale of said property or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of
Harry S.Summers.

Walter Jewell. (SEAL)
Mrs. Walter Jewell. (SEAL)
Jas. B.Rhodes. (SEAL)

And on the back of the aforegoing Bond was thus endorsed,to wit:-

Security approved and bond filed December 9th.,1919. J.F.Rolph, Clerk.

Report of Sale filed Aug. 18th.1920.

Walter Jewell, Assignee (
VS.)
Sarah J.Cook, Mortgagor: (

In the Circuit Court
for
Queen Anne'S County, in Equity.
Chancery Case No. 2313.

To the Honorable, the Judges, of said Court:

The Report of Walter Jewell, assignee of the mortgage from Sarah J.Cook to Mary M. Comegys, dated the 16th.day of January, in the year 1905, and recorded in Liber J.E.G.No.7 folios 183 etc. a land record book for Queen Anne's County, Maryland, and by mesne assignments assigned to your assignee on the 7th.day of March 1919, which said assignment is recorded at the foot of the aforesaid mortgage, in Liber J.E.G.No.7, folios 183 etc. a land record book for Queen Anne's County aforesaid under the power of sale contained in the aforesaid mortgage, in case of default in any of the covenants and conditions contained in the said mortgage, and default having having been made in the non-payment of the principal sum and the interest, your assignee under the said power of sale in said mortgage contained, after gibing Bond with security approved by the Clerk of this Court, and filed with him prior to the day of the sale, and after giving twenty days previous notice of the time, place, manner and terms of sale by advertisement inserted in The Queenstown News, a newspaper printed and published in Queen Anne's County,Maryland, certified copy of the said advertisement being herewith filed and asked to be taken as a part of this Report of Sale, your assignee did attend in person in front of the store house of James B.Rhodes, in Winchester in Queen Anne's County, Maryland, on Thursday, December 11th.1919 at the hour of 4 o'clock P.M. and then and there proceeded to sell the real estate and property mentioned and described in the said mortgage andwhich is therein described as follows, to wit: All that tract, part of a tract, lot or parcel of land situated in Winchester, Queen Anne's County, State of Maryland, bounded on the north and east by the land of Robert McClyment, on the south by the land of Edward Collier and M.A.Summers and on the west by the land of Elizaneth Buckel, and being the same lot or parcel of land which was conveyed unto the said Sarah J.Cook by Annie Bailey and Edward Bailey, her husband, in deed dated November 13th.1896, and recorded in Liber W.H.C.No.5, folios 274, a land record book for Queen Anne's County, Maryland and also fully described in the aforesaid mortgage, under which your assignee sold the same, and containing three acres of land more or less, and sold the same to Walter Jewell your assignee, of said Queen Anne's County, in the State of Maryland, at and for the sum of $165.00; he being then and there the highest bidder therefor at and for the aforesaid sum of $165.00 and your assignee reports that he as the purchaser has fully complied with the terms of the sale.

All of which is respectfully submitted by.

Walter Jewell.
Assignee of Mortgage.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this sixteenth day of August, in the year nineteen hundred and twenty, before me, the subscriber, a Justice of the Peaceof the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared Walter Jewell, assignee of the mortgage, and made oath in due form of law that the matters and things stated in the aforegoing Report of sale are true to the best of his knowledge and belief, and that the sale herein reported was fairly made and bona fide made.

Filed Aug. 18th.,1920, Chas. O. Coursey, J.P.

Certificate of Publication of Advertisement filed Aug. 18th.1920.

Assignee's Sale of a house and 3 Acres of land,more or less, in Winchester,Queen Anne's County, Md.

Under and by virtue of the power of sale contained in the mortgage Sarah J.Cook to Mary M.Comegys dated the 16th.day of January, in the year 1905, and recorded in Liber J.E.G. No.7, folio 183 Etc. a land record book for Queen Anne's County, Maryland, and by mense assignment assigned to the undersigned,assignee, the undersigned as the assignee of the aforesaid mortgage will sell at public sale to the highest bidder in front of the Store House of James B.Rhodes, in Winchester,Queen Anne's County, Maryland, on Thursday, December 11,1919, at 4 o'clock P.M. all that valuable house and land described in the said mortgage as follows, to wit: All that tract, part of a tract lot or parcel of land situated in Winchester, Qu en Anne's County, aforesaid, bounded on th. north and east by the land of Robert McClyment, on the south by the land of Edward Collier and M.A.Summers and on the west by the land of Elizabeth Buckel, and being the same lot or parcel of land which was conveyed unto the said Sarah H.Cook by Annie Bailey and Edward Bailey, her husband, by deed dated the 13th.day of November, 1896, and recorded in Liber W.H.C.No.5, folios 274, a land record book for Queen Anne's County, Maryland, and containing three of land more or less, and improved by a good frame dwelling house and other outbuildings, possession can be given on the compliance of terms of sale. Terms of Sale: One-half of the purchase money in cash at the time of the sale and the balance in six months from the day of sale to be secured by the Bond or note of the purchaser with approved security, or all cash at option of the purchaser. Title papers including War stamps on deed at the expense of the purchaser. Futher and more detailed particulars made known on day of sale.

Walter Jewell,
Assignee of Mortgage.

J.H.C.Legg, Attorney for assignee.

Queenstown, Md. Aug. 14th.,1920.

I hereby certify that the annexed advertisement assignee's sale of a house and 3 acres of landacres of land sale or real estate, in the case of Walter Jewell, assignee Vs. Sarah J.Cook, mortgagor, a true copy of which is hereto annexed, was inserted in The Queenstown News, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for four successive weeks (being more than twenty days before the eleventh day of December, 1919.

M.W.Aker.
Owner and Publisher of the Queenstown News.

NISI filed Feb.18th.1920.

ORDER NISI.

Walter Jewe,, Assignee	(	In the Circuit Court for Queen
Vs.	)	Anne's County, in Equity,
Sarah J.Cook.,Mortgagor.	(	Chancery No. 2313.

Ordered, this 18th.day of August, A.D. 1920, that the sale of the real estate and property made and reported in this by Walter Jewell, Assignee of Mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd.day of October next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 21st. day of September, next.

The Report states the amount of sale to be $165.00

Filed Aug. 18th.1920. J.F.Rolph, Clerk.

Certificate of Publication of Order Nisi filed Feb.2nd.1921.

Order Nisi.

Walter Jewell, Assignee,	(	In the Circuit Court for Queen Anne's
vs.	(	County, in Equity,
Sarah J.Cook, Mortgagor.	(	Chancery No. 2313.

Ordered, this 15th.day of August, A.D.1920, that the sale of the real estate and property made and reported in this cause by Walter Jewell, assignee be ratified and confirmed, unless cause to the contrary thereof be shown on orbefore the 22nd.day of October nect; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 21st.day of September next.

The report states the amount of sales to be $165.00

J.F.Rolph, Clerk.

Filed August 18th.1920. True Copy Test: J.F.Rolph, Clerk.

I hereby certify that the annexed advertisement of the annexed Order Nisi was inserted in the Queenstown News, a newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once in each of four successive weeks before the 21st. day of September next.

M.W.Aker.
Owner and published of the
Queenstown News.

Statementeof Mortgage Debt. filed July 27th.1921.

Walter Jewell, Assignee,	In the Circuit Court for
Vs.	Queen Anne's County, in Equity,
Sarah J.Cook, Mortgagor ;	CausE No. 2313.

Statement of the Mortgage Debt.

Amount of the mortgage debt on March 7th.1919	$164.00
Interest on the same from March 7th., to Dec. 11th. 1919, being 9 months and 4 days.	7.49
	171.49
5% attorney's commission on the sum of $171.49 is	8.58

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 26 day of July, in the year nineteen hundred and twenty one, personally appeared before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, Walter Jewell the Assignee of the mortgage in the above entitled cause and made oath in due form of law that there was justly due and owing him on the aforesaid mortgage on Dec. 11th.1919 the sum of one hundred and eighty dollars and seven cents, as per the above statement to the best of his knowledge and belief.

(For Final Order Ratifying Sale
see Folio No.9, in this Liber.

Chas. O.Coursey, J.P.
Justice of the Peace.

Report and Account of Auditor, filed Aug. 11th.1921.

In the Circuit Court for Queen Anne's County, in Equity.

Walter Jewell, Assignee,	Chancery Docket.
versus	Cause No.
Sarah J.Cook, mortgagor.	2313.

To the Honorable, the Judges of said Court:-

The report of Madison brown, auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging unto Walter Jewell the assignee of the mortgage mentioned in this cause and the party making sale of the mortgaged real estate under the power of sale contained in said mortgage, with the gross proceeds of the sale so made by him, per his report of sale filed herein, and then by allowing him th ereout his commissions, per terms of the mortgage and rule of this court, costs of advertising the sale and the several orders nisi of this cause, the charges of the auctioneer for crying the s le, the auditor's fee, and also the balance remaining after these allowances on account of his mortgage claim, for said balance is not sufficient to pay the claim ofthe mortgage in full.

A statement of the mortgage debt remaining unpaid after the application to the mortgage debt of the amount awarded to same by the within account is appended to the within account.

Respectfully submitted,

August 10,1921. Madison Brown, Auditor.

The Proceeds of the sale of the mortgaged real estate of Sarah J.Cook,mortgagor, in account with Walter Jewell, assignee of mortgage, party making said sale.

Cr.

1919. Dec. 11.	By gross proceeds of the sale of the mortgaged property, per report of sale filed, to wit:	$165.00

Dr.

" "	To Walter Jewell, assignee of said mortgage, and party making sale of said real estate, for his commissions, per terms of mortgage.		$11.55
	To do,for the court costs of this cause, per bill of costs of clerk of court, as follows;		
	Costs of J.F.Rolph, Clerk.	$18.75	
	Appearance fee of J.H.C.Legg.	10.00	28,75
	To do, for the costs of advertising the sale in the Queenstown News, per bill for same,		25.00
	To do, for costs of advertising the order nisi as to the said sale, $3.75 and the order Nisi to be passed as to this report and account $5.00		8.75
	To do for amount paid T.F.Seward for crying sale as auctioneer, per his receipt filed:		5.00
	To Madison brown, auditor, for stating this account, to wit:-		4.50

To Walter Jewell assignee of said mortgage on account of his mortgage debt or claim, this balance, to wit:

81.45
$165.00 $165.00

Statement of the Mortgage Indebtedness.

Amount of the Mortgage debt due on the day of sale, per statement of same filed in this cause, to wit:- $180.07

Amount of the sale of this cause applicable to said debt, per the above audit or account, to wit: 81.45

Balance due by the mortgagor, with interest thereon from December 11,1919, to wit:- $98.62

August 10,1921.

Madison Brown, Auditor.

Nisi Ratification of Audit filed Aug. 11th.1921.

NISI RATIFICATION OF AUDIT.

Walter Jewell, ASsignee
Vs.
Sarah J.Cook, Mortgagor.

In the Circuit Court
for Queen Anne'S County,
in Equity.
Case No. 2313.

Ordered, this 11th. day of August, in the year nineteen hundred and twenty one that the report and account filed in these proceedings by Madison brown, auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th. day of September, 1921, provided a copy of this order be published once a week in each of two successive weeks before the 5th.day of September, 1921, in some newspaper printed and published in Queen Anne's County.

Filed Aug. 11th.1921.

J.F.Rolph, Clerk.

Final Order Ratifying Sale filed July 29th.1921, and should have been recorded following the Mortgage debt.

ORDERED by the CiRcuit Court for Queen Anne's County, in Equity,and by the authority of the said Court, on this twenty ninth day of July, in the year 1921, that the sale made and reported in this cause by the within named Walter Jewell as assignee as aforesaid, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the order Nisi heretofore passed by said Court in said cause, and the assignee is allowed the commissions and such proper expenses as he shall produce vouchers for to the auditor not personal, which are provided for in the mortgage; and it is further ordered that J.H.C.Legg. of Queen Anne's County,Maryland, be and is hereby appointed trustee to convey unto the purchaser, Walter Jewell, (who made the sale in this case) the realty reported sold to him and said trustee is to serve without bond.

Philemon B. Hopper.

Filed July 29th.1921.

Chancery No. 2316.

Q U E E N A N N E ' S C O U N T Y, T O W I T: Be it remembered that on the twelfth day of January, in the year nineteen hundred and twenty, the following Bill Of Complaint was brought to be recorded, to wit:-

Annie E.Bryan, and Howard E.Price, trustee Plaintiffs. VS. Nina E.White, J.St.Paul White, her husband Helen M.King, Glenn King, her husband, Raymond C.Bryan, Alice T.Bryan,his wife and Howard Price Bryan, Defendants.	In the Circuit Court for Queen Anne's County, in Equity.

To the Honorable, the Judges of said Court:-

The Bill of Complaint of Annie E.Bryan and Howard E.Price, Trustee under the last will and testament of William J.Price, deceased, respectfully shows:-

1. That William J.Price, late of Queen Anne's County, Maryland, departed this life in the year 1916, leaving a last will and testament duly executed to pass real estate, and which has been duly admitted to probate by the Orphan's Court for Queen Anne's County, and is not of record in the office of the Register of Wills for Queen Anne's County aforesaid, a certified copy of which said last will and testament and of said probate is duly filed herewith, marked "Exhibit No.1" and is prayEd to be taken as a part of this Bill of Complaint.

2. That the said William J.Price departed this life as aforesaid, seized and possessed, among other real estate, of the real estate hereinafter described, and which said real estate hereinafter described, together with certain other real estate, was by the said William J.Price, in Item twenty, of his said last will and testament, devised and bequeather to his two sons, Thomas R.L.Price and one of your plaintiffs, the said Howard E.Price, and to the survivor of them and their successor or successors in the trust, for the persons and purposes and upon the trust in said Item twenty, fully and at length set forth and expressed.

3. That this Honorable Court by its order passed in Chancery Cause No. 2224 on the Chancery Docket of this Court on the 20th.day of July, in the year 1917, assumed jurisdiction of the trust created in said Item twenty, of said last will and testament, and the said Thomas R.L.Price and howard E.Price the trustees named in said will, duly qualified as directed by said order.

4. That subsequent to the sate of said order of this Court of July 20th.1917, the said Thomas R.L.Price, one of the original trustees under said last will and testament, resigned and relinquished his said trist, and this Court, by its order passed in said Chancery Cause No. 2224 on the 25th.day of April, in the year 1919, accepted said resignation of said Thomas R.L.Price and did authorize, empower and direct the other said trustee, Howard E.Price, one of the plaintiffs, to continue to execute the trust created by said Item twenty of said last will and testament.

5. That as will appear by reference to said Item Twenty (sub paragraphs 2 and 3) of said last will and testament, a part of the corpus of the trust estate created by said Item Twenty, of said last will and testament consists of real estate, as follows: That described in sub Paragraph 2 as the tract of woodland known as The Larrimore Tract formerly a part of a tract called Sayer' ,Forest, situate in the fifth election district of Queen Anne's County, Maryland, on the public road leading from Perry's Corner to Kent Island, containing ninety eight acres and thirty perches of land,more or less.

And that described in Sub Paragraph 3 as the Daiger Tract formerly a part of the tract called Sayer's Forest, situate in Piney Neck in the fifth election district of Queen Anne's County aforesaid, which was purchased by the testator, William J.Price, of William Carmichael, Collector of Taxes, excepting therefrom however, that portion there of containing seventy acres adjoining and lying next to the Tilghman Tract devised to the testator's daughter, Fannie E. Bryan, in Item Nine, and containing in that portion devised in said Item twenty of said last will and testament seventy one acres, one rood and thirty four perches, more or less.

And for the purpose of reference and describtion there is filed with this Bill as a part hereof, a plat and certificate showing the said land described in sub-Paragraph 2 as now divided in said plat and certificate as Parcel A. and Parcel B. and showing the said land described in Sub Paragraph 3 as now described in said plat and certificate as Parcel C.said plat and certificate being marked Exhibit No.2.

6. That said Parcel A. and Parcel B. and Parcel C. constitute as aforesaid a part of the corpus of the trust estate over which this Court has assumed jurisdiction in said Chancery proceedings, Nl. 2224; that under the terms and provisions of the trust created by said Item twenty of said last will and teatement the net rents, issues, profits,interest and income accruing and arising from said Parcel A, Parcel B. and Parcel C. are directed to be paid over by the trustee, one of your plaintiffs, to the other plaintiff, the said Annie E.Bryan, semi-annually, for and during the period of the natural life of the said Annie E.Bryan; and upon the death of the said Annie E.Bryan, it is provided by said Item Twenty, that the trust shall cease and terminate and the said Parcel A. Parcel B. and Parcel C. together with certain other real estate, are by the said testator, William J.Price then devised in fee to Nina E.Bryan, HElen M.King, Raymond C.Bryan and Howard Price Bryan, all of whom are made respondents to this Bill of Complaint.

7. That the real estate embraced in and described as Parcel A. is timber or woodland containing 35,196 acres, and it is deemed desirable by your plaintiffs that this said Parcel A. shall continue to be held in its present state in the trust estate in order to furnish material and fuel for the use of the farm known as Sayer's Forest or the Saw Mill Farm,memtioned in Sub Paragrpah 1 of said Item twenty of said last will and testament,

8. That said Parcel 3 and Parcel C are contiguous to each other, and contain together about 133 acres of land,more or less, all of which is well set in timber and wood but is productive of no rent, profit, issue, income or interest whatsoever, and is, in fact, a burden upon the income derived from other portions of the trust estate to the extent of the payment of the annual taxes assessed thereon.

9. That yourPetitioners are advised and charge that a large part of the timber upon said parcel B and parcel C is ripe and in condition to be manufactured unto merchantable lumber, and, if not so manufactured, will soon begin to dereriorate and lessen in value, and for this and other reasons your petitioners charge that it is to the advantage of all parties concerned, and all of whom are made parties to this petition, that the said real estate, mentioned and described as Parcel B and Parcel C. be sold and the proceeds of sale invested under the direction of this Court to enure to the same parties and in like manner as by the said Item Twenty of said last will and testament is provided.

10. That the said Howard E.Price, Trustee, and Annie E. Bryan, the plaintiffs are adults and reside within the State of maryland; that the said Nina E.WhitE and J.St.Paul White, her husband, are non residents of the State of Maryland, and reside in the State of California; that the said Helen M.King, Glenn King, her husband, Raymond C.Bryan, Alice T.Bryan,his wife, and Howard Price Bryan all reside in the State of Maryland, and that all the aforesaid defendants are adults.

To the end, therefore:-

1. That the said real estate, to wit: Parcel B. and Parcel C. may be sold under decree of thisCourt by the said Howard E.PricE, who is the trustee in said Chancery Proceedings #2224, and the proceeds of the sale invested for the benefit of the parties to this suit according to their respective rights under the said last will and testement of William J.Price, deceased.

2. That your orators may have such other and further relief as their case may require.

May itplease your honors to grant unto your orators an order of publication, giving notice to the said Nina E.White and J.St.Paul White, her husband, who are noneresidents of the State of maryland, of the substance and object of this bill of complaint and warning them and each of them to appear in this Court in person, or by solicitor, on or before a certain day, to answer the premises and show cause, if any they have, why a decree ought not to be passed as prayed; and also a writ of subpoena against the said Helen M. King and Glenn King, her husband, directed to the Sheriff of Baltimore City, and a writ of subpoena against the said Raymond C.Bryan, Alice T.Bryan,his wife, and Howard Price Bryan, directed to the Sheriff of Queen Anne's County, Maryland, commanding them and each of them to appear in this Court, at some certain day to be therein named, to answer the premises, and abide by and perform such decree as may be passed therein,

And as in duty bound etc.

Thos. J.Keating.
Solicitor for complainants.

Subpoena for respondent to appear and answer.

Queen Anne's County, to wit:-

The State of Maryland.

To Raymond C.Bryan, Alice T.Bryan, Howard Price Bryan.

Of Queen Anne's County, Greeting.

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at CEntreville, in said

County, on the 1st. Monday of February next, to answer the complaint of Annie E.Bryan, and Howard E.Price,Trustee against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable Wm.H.Adkins, Chief Judge of our said Court, this 1st. Monday of January, 1920.

Issued the 12th.day of January in the year 1920.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-

"To lie in Office."

Queen Anne's County, to wit:-
The State of Maryland,

To Helen M.King, Glenn King.

Of Queen Anne's County, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the 1st. Monday of February next, to answer the complaint of Annie E.Bryan and Howard E.Price, trustee, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, The Honorable, Wm.H.Adkins, Chief Judge of our said Court, the first Monday of January, 1920.

Issued the 12th. day of January in the year 1920.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-

"To lie in office".

Exhibit No.1. filed January 12th.1920.

I, William J.price, of Queen Anne's County, in the State of Maryland, being of sound and disposing mind, memory, and understanding, do make, publish and declare this my last will and testament, in manner following, that is to say:

After the payment of all my just debts and funeral expenses I give, devise and bequeath my estate and property, as follows:-

Item One. I do hereby give and bequeath to my grandson, William J.Price, (the third) the son of my son William J.Price, Junior, my gold watch and gold cuffbuttons; and I also give and bequeath to my said grandson, William J.Price (the third) every piece of silver ware in my house which bears my initials on it and the nine knives which go with the forks that have my initials on them.

Item Two. I do hereby give and bequeath to my granddaughter, Mable Bryan Harper, my diamond and sapphire stickpin.

Item Three. I do hereby give and bequeath to my son, Howard E. Price all my wearing apparel.

Item Four. I do hereby give and devise to my old servant, Sherry Jones, the lot of land which I purchaser of M.S.Smith, situate in or near the southeastern part of the town of Centreville, in Queen Anne's County, State of Maryland, and known as one of the Kidwell lots.

Item Five. I do hereby give and bequeath to the said Sherry Jones the sum of one hundred dollars ($100:00)

Item Six. Should my house and lot of land containing about three quarters of an acre now occupied by Alexander Butler, colored, situate in the fifth election district of Queen Anne's County aforesaid on the right side of the public road leading from Public Landing to Bennett's Point, be still occupied by the said Alexander Butler at the time of my death,

and should the said Alexander Butler be still in my employ at the time of my death, I do hereby give and devise the said house and lot of land containing about three-quarters of an acre to the said Alexander Butler for and during the term of his natural life and no longer; and from and after the death of the said Alexander Butler, I do hereby give and devise the said house and lot to my daughter, Fannie E.Bryan, in fee simple, But should the said Alexander Butler not be occupying the said house and lot at the time of my death or should the said Alexander Butler not be in my employ at the time of my death, I do hereby give and devise the said house and lot of land to my said daughter, Fannie E.Bryan, in fee simple.

Item Seven. I do hereby give and devise to my daughter, Fannie E.Bryan, in fee simple, my tract of land or farm known as Sportsman Hall or the Hall farm, where I formerly resided, situate in Piney Neck, in the fifth election district of Queen Anne's County aforesaid, on both sides of the public road leading from Public landing to Bennett's Point, and lying on Wye River and Bugsby Creek, containing two hundred and thirty six acres, three roods and twelve perches of land,more or less, and which was conveyed to me by Madison Brown, trustee, by deed dated November 17th.1865, and recorded in Liber S.E.D.No.2, folios 124 Etc. a land record book for Queen Anne's County aforesaid, and also all that lot of land containing about one and one-half acres of land, adjoining the said Hall farm which was conveyed to me in the deed from John L.Rhodes, collector of taxes, dated May 19th.1896,and recorded in Liber S.S.No.6, folios 179 etc. a land record book for Queen Anne's County aforesaid, being the first parcel of land described in said deed.

Item Eight. I do hereby give and devise to my said daughter, Fannie E.Bryan, in fee simple, my tract of woodland known as the Tilghman Tract, formerly a part of the tract known as "Sayer's Forest" situate in the fifth election district of Queen Anne's County aforesaid, on both sides of the public road leading from the Queenstown-Kent Island road to the Queenstown Bryantown road, which was conveyed to my by Mary Tilghman Blake by deed dated February 23rd. 1895, and recorded in Liber W.H.C. No.2, folios 406 etc. a land record book for Queen Anne's County aforesaid, nd containing, after deducting eight and one-quarter acres thereof sold by me to John D.Willson, fifty two and onehalf acres of land,more or less.

Item Nine. I do hereby give and devise to my said daughter, Fannie E.Bryan, in fee simple, seventy acres of my tract of woodland known as the Daiger Tract, situate in the Fifth election district of Queen Anne's County aforesaid, the said seventy acres to be laid off and taken from that part of the said Daiger Tract, which adjoins and lies next to the said Tilghman Tract, devised to my said daughter, Fannie E.Bryan, in Item eight of this will, and being the seventy acres which is excepted from the devise of the said Daiger tract, hereinafter made by me in Item twenty of this will.

Item Ten. I do hereby give and bequeath to my said daughter, Fannie E.Bryan, the sum of one thousand dollars ($1000.00).

Item Eleven I do hereby give, devise and bequeath to my son, William J.Price,Junior, in fee simple, my lot of land and brick building known as the Observer Building, situate on the south side of Lawyers Row, in the town of Centreville, in Queen Anne's County aforesaid, which was conveyed to me by the Queen Anne's National Bank of Centreville by deed dated February 4th.1903, and recorded in Liber J.E.G.No.4, folios 429 etc. a land record book for Queen Anne's County aforesaid, and also the newspaper and plant known as The Centreville Observer, together with all those portions of the machinery, equipment and appliances connected and used with said newspaper plant which were purchased by or belong to me, and also my office furniture and safe now located in the office formerly occupied by me on the second floor of the said Observer Building.

Item Twelve. I do hereby give and bequeath to my said son, William J.Price, Junior, the sum of four thousand dollars ($4,000.00)

Item Thirteen. I do hereby give and bequeath to my grandson William J.Price, the third, the son of my said son William J.Price,Junior, the sum of five thousand dollars ($5,000.00)

Item Fourteen. I do hereby give and bequeath to my granddaughter, Juliet Price, the daughter of my said son William J.Price, JUnior, the sum of five thousand dollars ($5,000.00) and I direct that the Guardian of the said Juliet Price to be appointed by the Court shall not pay over to the said Juliet Price the said principal sum of five thousand dollars until the said Juliet Price shall arrive at the age of twenty one years.

Item Fifteen. I do hereby release and discharge my said son William J.Price,Junior, of and from all and every indebtedness which may be due and owing to me at thetime of my death by the said William J.Price, Junior, by way of notes, open account or other evidences of deby, and it is my will and I do hereby direct that he be not required to pay said indebtedness or any part thereo,f and I hereby releasd and discharge my said son,William J.Price,Junior, of and from all claim and demands for money which I have loaned or advanced to him.

Item Sixteen. I do hereby give and devise to my son, Thomas R.L.Price, in fee simple, my tract of land or farm known as the Wright Farm,including the woodlot adjoining the same, situate in the third election district of Queen Anne's County aforesaid on the west side of the public road leading from Centreville to Wye Mills, containing two hundred and fourteen acres, one rood and eighteen perches of land,more or less, and which was conveyed to me by William W.Busteed, Permanent trustee, by deed dated December 1st.1897, and recorded in Liber W.H.C.No.7, folios 115 etc. a land record book for Queen Anne's County aforesaid.

Item Seventeen. I do hereby give and bequeath to my said son, Thomas R.L.Price, the sum of eight thousand dollars ($8,000.00)

Item Eighteen. I do hereby give and devise to my son, Howard E. Price, in fee simple, my tract of woodland situate in the third election district of Queen Anne's County aforesaid, on the west side of the public road known as the Stauffer Road, containing twenty acres, one rood and seventeen perches of land,more or less, and which was conveyed to me by Georgie N.Boyer by deed dated Setember, 30th.1903 and recorded in Liber J.E.G. No.5. folios 399 etc. a land record book for Queen Anne's County aforesaid.

Item Nineteen I do hereby give and bequeath to my said son, Howard E.Price, the sum of twenty seven thousand four hundred dollars ($27,400.00)

Item Twenty. I do hereby give, devise and bequeath to my sons, Thomas R.L.Price and Howard E.Price, and the survivor of them, and their successor or successors in this trust, the three following described parcels of real estate and the following sum of money, that is to say:-

(1) My tract of land or farm known as Sayer's Forest, or the Saw Mill farm situate, in the fifth election district of Queen Anne's County aforesaid, lying on Cabin Creek and Hog Bay, containing two hundred and forty two acres, three roods and twenty eight perches of land,more or less, and which was conveyed to me by Henry R.Lewis trustee by deed dated October 13th.1909, and recorded in Liber S.S.No.7, folios 74 etc. a land record book for Queen anne's County aforesaid.

(2) My tract of woodland known as the Larrimore tract, formerly a part of the tract called Sayers Forest, situate in the fifth election district of Queen Anne's County aforesaid, on the public road leading from Perry's Corner to Kent Island, containing ninety eight acres and thirty perches of land,more or less, and which was conveyed to my by John B.Brown, executor of R.T.Larrimore, deceased, by deed dated January 10th.1880, and recorded in Liber J.W.No.10, folios 276 etc. a land record book for Queen Anne's County aforesaid;

(3) My tract of woodland known as the Daiger Tract, formerly a part of the tract called Sayer's Forest, situate in Piney Neck, in the fifth election district of Queen Anne's County aforesaid, which was purchased by me of William Carmichael, collector of taxes, excepting therefrom,however, that portion thereof containing seventy acres, adjoining and lying nect to the Tilghman Tract, which I have devised to my daughter, Hannie E.Bryan by Item Nine of this will, that portion of said Daiger Tract hereby devised in thisItem of my will containing seventy one acres, one rood and thirty four perches of land,more or less;

(4) The sum of sixteen thousand dollars ($16,000.00) in trust and confidence, nevertheless, to hold, manage, control farm and to farm let the said real estate devised by this Item of my will, and to hold, menage, control, convery collect, invest and reinvest the rents, issues, profits, interest and income accruing and arising from said real estate and from said sum of sixteen thousand dollars, and to pay over semi-annually the net rents, issues, profits, interest and income accruing and arising from the said real estate and from said sum of sixteen thousand dollars to my daughter, Annie E.Bryan, for and during the period of her, the said Annie E.Bryan's natural life, and upon the death of my saud daughter Annie E.Bryan, this trust shall cease and terminate and from and after the death of my said daughter Annie E.Bryan, I do hereby give and devise the said three parcels of real estate, towit; the said tract of land or farm known as Sayers Forest or the Saw Mill farm, the said tract of woodland known as the Larrimore Tract, and the said portion of said Daiger tract, containing seventy one acres, one rood and thirty four perches of land to Nina E.White, Helem M.King, Raymond C.Bryan and Howard Price Bryan, children of the said Annie E.Bryan, as tenants in common, in fee simple, and from and after the death of my said daughter, Annie E.Bryan, I do hereby give and bequeath the aforesaid sum of sixteen thousand dollars ($16,000.00) as follows, that is to say: I give and bequeath ten dollars ($10.00 thereof Thomas E.Bryan, a son of the said Annie E.Bryan; I give and bequeath ten dollars ($10.00) thereof to Albert W.Bryan, a son of the said Annie E.Bryan, I give and bequeath three thousand nine hundred and ninety five dollars ($3,995.00) thereto to the said Nina E.WhitE, a daughtEr of the said Annie E.Bryan, I give and bequeath three thousand nine hundred and ninety five dollars ($3,995.00) thereof to the said Helen M.Kinh, a daughter of the said Annie E.Bryan, I give and bequeath three thousand nine hundred and ninety five dollars ($3,995.00) thereof to the said Raymond C. Bryan, a son of the said Annie E.Bryan, and I give and bequeath three thousand nine hundred and ninety five dollars ($3,995.00) thereof to the said Howard Price Bryan, a son of the said Annie E.Bryan.

ItEm TwEnty one. I do hereby give, devise and bequeath to my sons, Thomas R.L.Price and Howard E.Price, and the survivor of them, and their successor or successors in this trust, the following described parcels of real estate and the following sums of money, that is to say:-

(1) My tract of land or farm known as the Seegar Farm,situate in the third election district of Queen Anne's County aforesaid, on the west side of the public road leading from Centreville to Starr and on the south side of Taylor's Mill Pond, containing two hundred and fifty nine acres and thirty six perches of land,more or less, and which was conveyed to me by John B.Brown and Edwin H.Brown, trustees, by deed dated November, 20th. 1885, and recorded in Liber S.C.D.No.7, folios 428 etc. a land record book for Queen Anne's County aforesaid;

(2) My two tracts of woodland situate in the third election district of Queen Anne's County aforesaid which were conveyed to me by James A.Slaughter and Blanche P.Slaughter, his wife, by deed dated September 2nd.1910, and recorded in Liber S.S.No.8,folios 375 etc, a land record book for Queen Anne's County aforesaid, one of said tracts of woodland

being situate on the new road leading from the Centreville $Starr road to Simpson's School House and containing thirteen acres and six perches of land,more or less, and the other of said tracts being situate on the left side of the public road leading from Centreville to Starr and containing twenty three acres, two roods and thirty eight perches of land,more or less;

(3) My dwelling house and lot of land where I now reside, incldding all the outbuildings on said lot, situate on the west side of Liberty Street, in the town of Centreville, in Queen Anne's County aforesaid, the said lot containing one acre and one-fourth of an acre of land,more or less, which property was conveyed to me by James E.BailEy by deed dated August 21st. 1886, and recorded in Liber S.C.D.No.9, folios 23 etc. a land record b ook for Queen Anne's County aforesaid;

(4) The sum of thirteen thousand four hundred dollars ($13,400.00) in trust and confidence, nevertheless, to hold, manage, control, farm and to farm let the said three parcels of real estate devised by this Item of my will, and to hold, manage, control, collect, convert, invest and reinvest the said sum of thirteen thousand four hundred dollars ($13,400.00) bequeather by this Item of my will, and to take, collect and receive the rents, issues, profits, interest and income accruingand arising from the said real estate and from said sum of thirteen thousand four hundred dollars, and to pay over semi-annually the net rents, issues, profits, interest and income accrueing and arising from the said real estate and from the said sum of thirteenthousand four hundred dollars ($13,400,00) to my son, Sterling E.Price, for and during the period of his, the said E.Streling Price's natural life, and upon the death of said son E.Sterling Price this trust shall cease and terminate, and from and after the death of my said son, E.Sterling Price, I do hereby give, devise and bequeath the said tract of land or farm known as the Seegar Farm, the said two tracts of woodland conveyed to me by James A.Slaughter and wife, the saiddwelling house and lot of land where I now reside, including the outbuildings on the said lot, and eight thous and four hundred dollars ($8,400.00) of the aforesaid sum of thirteen thousand four hundred dollars, to the child or children of my said son, E.Sterling Price, levingat the time of my said son, E. Sterling Price, and to the issue then living, of any child or children of my said son E.Sterling Price, who may then be deceased, as tenants in common, absolutely and in fee simple, the issue of any said deceased children to take, per stirpes and not capita, only the share or respective shares which the parent or respective parents, if living, would have take, and if my said son E.StErling Price, hould die without leaving any child or children or any issue of any deceased child or children living at the time of his death, then from and after the death of my said son, E.Sterling Price so dying without leaving any child or children or any issue of any deceased child or children living at the time of his death, I do give, devise and bequeath the said tract of land or farm known as the Seegar Farm the said two tracts of woodland conveyed to me by James A.Slaughter and wife, the said dwelling house and lot of land where I now reside, incouding the outbuilding on said lot, and the said eight thousand four hundred dollars ($8,400.00) of the aforesaid sum of thirteen thousand four hundred dollars, to the rest of my children, namely, to Fannie E.Bryan, Annie E.Bryan, William J.Price, Junior, Thomas R.L.Price and Howard E. Price, and to the issue, then living of any of my said children who may then be deceased, as tenants in common, absolutely and in fee simple, the issue of any of my said children who may then be deceased to take, per stirpes and not per capita, only the share or respect ive shares which the parent or respective partents, if living would have taken.

And from and after the death of my said son, E.StErling Price, if my said son E.STerling Price shall leave a wife surviving him, I do hereby give and bequeath to the said surviving wife of the said E.Sterling Price the remaining five thousand dollars ($5,000.00) of the aforesaid sum of thirteen thousand four hundred dollars; but if my said son E.Sterling Price shall not leave a wife surviving him at the time of his death then from and after the death of my said son E Sterling Price I do hereby give and bequeath the said remaining five thousand dollars of said sum of thirteen thousand four hundred dollars to the child or children of my said son E.Sterling Price, living at the time of the death of the said E.Sterling Price, and to the issue, then living, of any child or children of my said son, E.Sterling Price, who may then be deceased, as tenants in common, absolutely and in fee simple, the issue of any said deceased children to take, per stirpes and not per capita, only the share or respective shares which the parent or respective parents, if living would have taken. and if my said son, E.Sterling Price should not leave a wife surviving him at the time of his death and should not leave any child or children or any issue of any deceased child or children living at the time of his death, then from and after the death of my said son, E.Sterling Price, so dying without leaving a wife or any child or chi children or any issued of any deceased child or children living at the time of his death, I do hereby give and bequeath the said remaining five thousand dollars ($5,000.00) of the aforesaid sum of thirteen thousand four hundred dollars to the rest of my children, namely; to Fannie E.Bryan, AnniE E.Bryan, William J.Price, Junior Thomas R.L.Price and Howard E. Price, and to the issue then living, of any of my said children who may then be deceased, as tenants in common, absolutely and in fee simple, the issue of any of my said children who may then be deceased to take, per stirpes and not per capita, only the share or respective shares which the parent or respective parents, if living, would have taken.

Item Twenty two. I do hereby give and bequeath to my said son, E.Sterling Price, all my household and kitchen furniture and utensils, absolutely.

Item Twenty three. I do hereby give, devise and bequeath all the rest, residue and remainder of my estate and property of every kind and description, real, personal and mixed whenever acquired and wheresoever located, of which I die seized and possessed or in any way entitled to, as follows, that is to say:

(1) I do hereby give, devise and bequeath to my daughter, Fannie E.Bryan, a one-sixth part of all the rest, residue and remainder of my said estate and property, real, personal and mixed, absolutely and in fee simple.

(2) I do hereby give, devise and bequeath to my son, William J.Price,Junior, a one-sixth part of all the rest, residue and remainder of my said estate and property,

real, personal and mixed, absolutely and in fee simple.

(3) I do hereby give, devise and bequeath to my son, Thomas R.L.Price; a one-sixth part of all the said rest, residue and remainder of my said estate and property, real, personal and mixed absolutely and in fee simple.

(4) I do herebu give, devise and bequeath to my son, Howard E. Price, a one-sixth part of all the said rest, residue and remainder of my said estate and property, real personal and mixed absolutely and in fee simple.

(5) I do hereby give, devise and bequeath to my sons, Thomas R.L.Orice and Howard E.Price, and the survivor of them, and their successorx or successors in this trust, a one-sixth part of all the said rest, residue and remainder of my said estate and property real personal and mixed, intrust and confidence, nevertheless to hold, manage, control convert, invest and reinvest the same and to take, collect and receive the rents, issues, profits, interest and income accruing and arising from the said one-sixth part of the rest, residue and remainder of my estate and property, and to pay over semi-annually the net rents, issues, profits, interests and income accruing and arising therefrom to my daughter, Annie E.Bryan, for and during the period of her the said Annie E.Bryan's natural life, and upon the death of my said daughter, Annie E.Bryan, this trust shall cease and terminate; and from and after the death of my said daughter, Annie E.Bryan, I do hereby give, devise and bequeath the said one-sixth part of all the rest, residue and remainder of my said estate and property, real personal and mixed, to Nina E.White, Helen M King, Raymond C. Bryan and Howard Price Bryan, children of the said Annie E.Bryan,to be divided between them, the said Nina E.WhitE, Helen M.King, Raymond C.Bryan and Howard Price Bryan, in equal proportions, share and share alike, absolutely and in fee simple.

(6) I do hereby give, devise and bequeath to my sons, Thomas R.L.Price and Howard E. Price, and the survivor of them, and their successor or successors in this trust, a one-sixth part of all the said rest, residue, and remainder of my said estate and property, real, personal and mixed, in trust and confidence, nevertheless, to hold, manage, control, collect, convert invest and reinvest the same and to take, collect and receive the rents, issues, profits, interest and income accruing and arising from the said one-sixth part of the said rest, residue, and remainder of my estate and property, and to pay over semi-annually the net rents, issues, profits, interest and income accruing and arising there from to my son, E.Sterling Price, for and during the period of his, the said E.Sterling Price's natural life, and upon the death of my said son, E.Sterling Price, this trust shall cease and terminate; and from and after the death of my said son, E.Sterling Price, I do hereby give, devise and bequeath the said one-sixthpart of all the rest, residue and remainder of my said estate and property, real, personal and mixed, to the child or children of my said son, E.Sterling Price, living at the time of the death of my said son E.StErling Price, and to the issue, then living, of any child or children of my said son, E.Sterling Price who may then be deceased, as tenants in common, absolutely and in fee simple, the issue of any said deceased children to take, per stirpes and not par capita, only the share or respective shares which the parent or respective parents, if living, would have taken, and if my said son, E.StErling Price, should die without leaving any child or children or any issue of any deceased child or children living at the time of his death, then from and after the death of my said son, E.Sterling Price, so dying without leaving any child or children or any issue of any deceased child or children living at the time of his death, I do hereby give, devise and bequeath the said one-sixth part of all the said rest, residue and remainder of my said estate and property, real, personal and mixed, to the rest of my children, namely, to Fannie E.Bryan, AnniE E.Bryan, William J.PricE, Junior, Thomas R.L.Price and Howard E.Price, and to the issue, then living of any of my said children who may then be deceased, as tenants in common, absolutely and in fee simple, the issue of any of my said children who may then be deceased to take, per stirpes and not per capita, only the share or respective shares which the parent or respective parents if living, would have taken.

Item Twenty Four. It is my will and I do hereby direct that my interest in the crops growing on my farms at the time of my death shall not go into or be included in my personal estate, but I will and direct that my interest in whatever crops may be growing at the time of my death on each of my farms respectively shall pass to and be the property of the devisee under this will of such farm.

Item Twenty Five. It is my will and I do hereby direct that if my daughter, Fannie E. Bryan, shall be owing me any money at the time of my death, whether by way of mortgage, note, open account or otherwise, the total amount of such indebtedness, including the interest accrued thereon to the date of my death, shall be charged against and deducted from the one-sixth part of the rest, residue and remainder of my estate and property devised and bequeather by me to the said Fannie E.Bryan in sub-paragraph onE (1) of Item twenty three of this will.

Item Twenty six. It is my will and I do herebydirect that if my son, Thomas R.L.Price, shall be owing me any money at the time of my death, whether by way of mortgage, note, open account or otherwise, the total amount of such indebtedness, including the interest accrued thereon to the date of my death, shall be charged against and deducted from the one-sixth part of the rest, residue and remainder of my estate and property devised and bequeather by me to the said Thomas R.L. rice in sub-paragraph three (3) of Item twenty three of this will.

Item Twenty seven. It is my will and I do hereby direct that if my son, Howard E.Price, shall be owing me any money at the time of my death, whether by way of mortgage, note, open account or otherwise, the total amount of such indebtedness,including the interest accrued thereon to the date of my death, shall be charged against and deducted from the

one-sixth part of the rest, residue and remainder of my estate and property devised and bequeather by me to the said Howard E.Price in sub-paragraph four (4) of Item twenty three of this will.

Item Twenty eight. It is my will and I do hereby direct that if my daughter, Annie E.Bryan, shall be owing me any money at the time of my death, whether by way of mortgage, note, open account, ot otherwise, the total amount of such indebtedness,including the interest accrued thereon to the date of my death, shall be charged against and deducted from the one-sixth part of the rest, residue, and remainder of my estate and property devised and bequeathed by me to Thomas R.L.Price and Howard E.Price, in trust for and during the life of said Annie E.Bryan, with remainder over in sub-paragraph five (5) of Item twenty three of this will.

Item Twenty nine. It is my will and I do hereby direct that if my son, E.StErling Price, shall be owing me any money at the time of my death, whether by way of mortgage, note, open account or otherwise the total amount of such indebtedness, including the interest accrued thereon to the date of my death, shall be charged against and deducted from the one-sixth part of the rest, residue and remainder of my estate and property devised and bequeath ed by me to Thomas R.L.Price and Howard E.Price in trust for and during the life of said E.Sterling Price, with remainder orver, in sub-paragraph six (6) of Item twenty three of this will.

Item Thirty. It is my will and I do hereby empower and direct my executors hereinafter named to purchase and have erected in my burial lot in the Centreville Cemetery a monument and have placed around said burial lot a coping or inclosure, and I hereby authorize, empower and direct my said executors to pay and expend out of my personal estate the sum of one thousand dollars ($1,000.0) in the purchase and erection of said monument and enclosure.

Item Thirty One. I will and direct that if any of my children shall at any time file or cause to be filed any caveat to this my last will and testament or shall take or institute or shall cause to be taken or instituted any proceeding or action to contest or dispute the validity of this my last will and testament, then and in such cause I do hereby fully and absolutely revoke all the devises and bequeats made by me in this my last will and testament to or in favor of or for the benefit of such child so filing or causing to be diled such caveat to this my last will and testament or so taking or instituting or causing to be taken or instituted such proceeding or action to contest or dispute the validity of this my last will and testament, and in that event I do hereby give, devise and bequeath all the property and estate, real and personal, so forfeited by such child filing or causing to be filed such caveat or taking or instituting or causing to be taken or instituting such proceeding or action as aforesaid, to the rest of my children as tenants in common, absolutely and in fee simple.

Item Thirty Two. I do hereby constitute and appoint my son, Thomas R.L.Price, my son, Howard E.Price, and J.Frank Harper, all of Queen Anne's County aforesaid, to be the executors of this my last will and testament, hereby revoking all other wills and testaments, and codicils thereto, heretofore made by me.

In testimony whereof I have hereunto subscribed my name and set my seal this fifth day of June, in the year nineteen hundred and sixteen:

Wm.J.Price, (SEAL)

SignEd, sealed, published and declared by William J.Price, the above named restator, as and for his last will and testament in the presence of us, who, at his request and in his presence, and in the presence of each other, hace hereunto subscribed our names as witnesses thereto.

Charles A.Busteed.
Charles F.Rich
J.Lemuel Roberts.

State of Maryland, Queen Anne's County, to wit:-

On the twelfth day of October A.D.1917, came J.Frank Harper, custodian of the within and aforegoing instrument of writing purportingto be theLast will and testament of William J.Price, late of Queen Anne's County, deceased, and made oath in due form of law, that the aforegoing is true and whole will of said deceased, that has come to his hand and possession, and that he does not known nor has he heard of any other and that he received the same from the hands of the said testator William J.Price on or about the fifth day of June, A.D. 1916.

Sworn before

William T.Bishop.
Register of Wills for Queen Anne's County.

State of Maryland, Queen Anne's County, to wit:-

On the seventeenth day of October, 1916, came Charles A.Busteed and Charles F. Rich, of Queen Anne's County, subscribing witnesses to the aforegoing last will and testament of William J.Price, late of Queen Anne's County, deceased, and made oath in due form of law that they did see the testator William J.Price sign and seal said will; that they heard him publish, pronounce and declare the same to be his last will and testament, and that at the time of his so doing he was, to the best of their apprehension of

sound and disposing mind, memory and understanding; and that they together with J.Lemuel Roberts subscribed their names as witnesses to said will, at his request in his presence and in the presence of each other.

Sworn in open Court Test:

William T.Bishop.
Register of Wills for Queen Anne's County.

State of Maryland, Queen Anne's County, to wit;-

On the seventeenth day of october, 1916, came J.Lemuel Roberts of Queen Anne's County, subscribing witness to the aforegoing last will and testament of William J.Price, late of Queen Anne's County, deceased, and made oath in due form of law, that he did see the testator, William J.Price signand seal said will; that he heard him publish, pronounce and declare the same to be his last will and testament, and that at the time of his so doing he was, to the best of his apprehension of sound and disposing mind, memory, and understanding; and that he together with Charles A.Busteed and Charles F.Rich subscribed their names as witnesses, to said will at his request, in his presence and in the presence of each other.

Sworn in open court. Test:

William T.Bishop.
REgister of Wills for Queen Anne's County,
Maryland.

State of Maryland, Sct:
In the Orphan's Court for Queen Anne's County:-

The aforegoing Instrument of writing purporting to be the last will and testament of William J.Price, late of Queen Anne's County, deceased, having been exhibited for probate, and no objection thereto having been made, although notice according to law, appears to have been given to the next near relations of said deceased, William J.Price Jr. Thomas R.L.Price, Howard E.PricE, E.StErling Price, Fannie E.Bryan and Annie E.Bryan, and three of the said next relations being in Court;

The Court after having examined the said Instrument of writing and also the evidence adduced as to its validity, orders and decrees, this seventeenth day of October, 1916, that the same be admitted in this Court as the true and genuine last will and teatament of the said William J.Price, deceased.

W.Hopper Gibson.
Harry Clark
William H.Welch.
Judges of the Orphan's Court for
Queen Anne's County,Maryland.

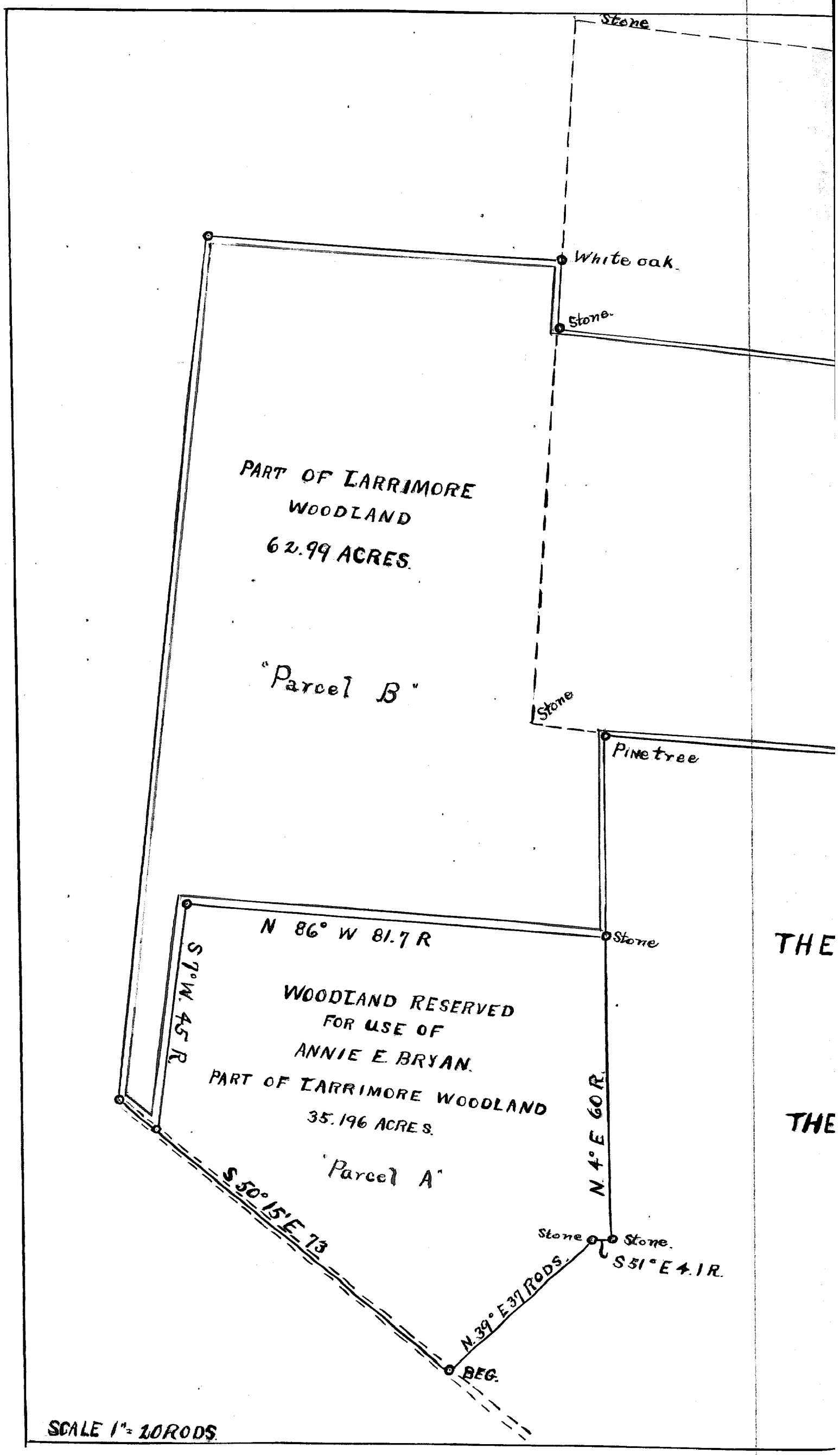
State of Maryland, Queen Anne's County, to wit:-

I, Register of Wills in and for Queen Anne's County do hereby certify that the aforegoing is a true and full copy of the last will and testament of William J.Price deceased, together with Probate, as filed, recorded and kept in the Office of the Register of Wills.

In testimony whereof I hereunto subscribe my name and affix the seal of the Orphan's Court this fifteenth day of January, in the year 1920.

Seal of
Orphan's
Court for
Queen Anne's
County.

William T.Bishop.
Register of Wills for Queen Anne's County,


Stone
White oak
Stone
PART OF LARRIMORE
WOODLAND
62.99 ACRES
"Parcel B"
Stone
Pine tree
N 86° W 81.7 R
Stone
S 7° W 45 R
WOODLAND RESERVED
FOR USE OF
ANNIE E. BRYAN
PART OF LARRIMORE WOODLAND
35.196 ACRES
"Parcel A"
N 4° E 60 R.
S 50° 15' E 73
Stone
Stone
S 51° E 4.1 R.
N 39° E 31 RODS.
BEG.
SCALE 1" = 10 RODS

THE

THE

Stone

FANNIE BRYAN PART OF DAGGER TRACT
70 ACRES 76 SQ RODS

"Parcel D"

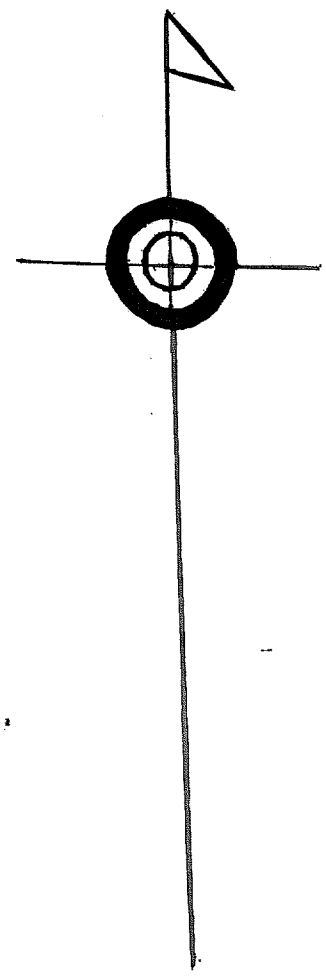
Stone.

ANNIE E BRYAN PART OF DAGGER TRACT
70 ACRES 76 SQ. RODS

"Parcel C"

Stone

Stone.



DAGGER AND TARRIMORE

RACTS OF WOODLAND

BELONGING TO

WM. J. PRICE ESTATE

S Chester Coursey Sur.
April 1st. 1919

I hereby certify, that at the request of Howard E.Price, executor named in the will of William J.Price, Sr. I surveyed on March 31sr. and April 1st. 1919, the Dagger tract of woodland, situate, lying and being in the Fifth election district of Queen Anne's County, Maryland, in Piney Neck, adjoining the Larrimore traxt of woodland, belonging to the estate of the said William J.Price, and the tract willed to Mrs. Fannie Bryan, and divided the same into two eQual parts, Tract #1, being the property of Mrs. Fannie Bryan and the tract #2, being the property of Mrs. Annie E.Bryan.

Tract #1.

Beginning at a stone at the north east corner of the whole tract, it being a corner for other woodland belonging to Mrs. Fannie Bryan, and running south 3 degrees 15 minutes west, 60.82 rods to a stone, thence north 83 degrees 30 minutes west, 186 rods to a stone, thence north 3 degrees 15 minutes east, 60.82 rods to a stone along a white oak tree; thence south 83 degrees 30 minutes west 186 rods to the place of beginning,containing 70 acres, 2 roods and 36 square perches of land.

Tract #2.

Beginning at a stone, the end of the first line of tract #1, and running thence south 3 degrees 15 minutes west, 32.68 rods to a stone, thence south 73 degrees west, 99 rods to a stone, thence south 23 degrees east, 3 and one-half rods to a stone, thence north 86 degrees west, 91 rods to a stone thence north 3 degrees 30 minutes east, 73.68 rods to a stone, the end of the second line of tract #1, thence with the second line of tract #1 reversed, south 83 degrees 30 minutes east, 186 rods to the place of beginning, containing 70 acres, 2 roods and 36 square perches of land,

April 25th.1919. Centreville, Md.

S.Chester Coursey.
Surveyor for Queen Anne's County, Md.

Suggestion of death of Helen M.Bryan.
Filed May 10th.1920.

Annie E.Bryan and Howard E.Price, Trustee. Plaintiffs. vs. Nina E.White. J.St.Paul White, her husband. Helen M.King. R.Glenn King, her husband. Raymond C.Bryan Alice T.Bryan,his wife, Howard Price Bryan Defendants.	( ) ( ) ( ) ( )	In the Circuit Court for Queen Anne's County, In Equity, CausE No. 2316,

To the Honorable, the Judges of said Court:-

Annie E.Bryan and Howard E.Price,Trustee, the plaintiffs in the above cause, respectfully suggest to this Honorable Court the death of one of the defendants in the said cause, to wit: Helen M.King.

1. That on the eighth day of February, nineteen hundred and twenty, one of the defendants in the above cause, Helen M.King, departed this life,leaving no issue but leaving surviving her the said R.Glenn King, her husband, one of the defendants in this cause.

2. That the said Helen M.King departed this life as aforesaid in Baltimore City, State of Maryland, where she resided, leaving a last will and testament, bearing date

the eleventh day of October, nineteen hundred and eighteen, duly executed to pass real estate, which said last Will and testament has been duly admitted to probate by the Orphan's Court for Baltimore City and a certified copy of said 1 st will and testament with the said probate thereon duly filed and recorded in the office of the Register of Wills for Queen Anne's County and a certified copy of said record of said last will and testament and of said probate thereto is herewith filed as a part of this suggestion marked Exhibit #3.

3. That by the terms of the said last will and testament of the said Helen M.King (who in said will described herself as Helen Bryan King, the said Helen M.King devised and bequeaths all her property, real, personal and mixed, unto her said husband, R.Glenn King by whom she is survived.

4. That the said R.Glenn King, surviving husband as aforesaid of the said Helen M.King, in a resident of the City of Baltimore in the State of Maryland.

May it please your Honors to grant unto Plaintiffs the writ of suvpoena against the said R.Glenn King as surviving husband and sole devisee of the said Helen M.King, deceased, directed to the Sheriff of Baltimore City, warninghim to be and appear in this Court at some certain day to be named in said writ and be made a party defendant in this suit in his capacity as surviving husband and sole devisee of said Helen M.King,deceased, and show cause why a decree ought not to be passed as prayed in said Bill of Complaint filed in this cause.

And as in duty bound, etc.

Thos. J.Keating.
Attorney for Plaintiffs.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 10th.day of May, in the year 1920, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared Howard E.Price, trustee, one of the planitiffs in the above entitled cause, and made oath in due form of law that the matters and things stated in the aforegoing auggestion are true to the best ofhis knowledge and belief.

J.F.Wolph.

ORDERED, this tenth day of May, in the year 1920, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, upon the aforegoing suggestion, that R.Glenn King as surviving husband and sole devisee of Helen M. Kind,deceased, be made a party defendant in the above entitled cause in the place and stead of the said Helen M.King and that the writ of subpoena against the said R.Glenn King be granted and issue as prayed.

Philemon B.Hopper.

Exhibit #3.

Last Will and Testament of Helen Bryan King.

I, Helen Bryan King, of Baltimore City, State of Maryland, being of sound and disposing mind, memory and understanding, do make,publish and declare this instrument of writing to be my last will and testament, hereby revoking all other wills and codicils heretofore made by me.

I direct my Executor, hereinafter named, to pay all my just debts and funeral espenses.

I give, devise and bequeath all my property, and estate, of every kind and descrip-

tion, real personal and mixed, and wheresoever situate, and howsoever acquired by me, and over which I have, or might have, the power of disposition, unto my beloved husband R.Glenn King, absoultely.

I appoint my said husband R.Glenn King my executor, and confer upon him full power and authority to make such sale of my real and personal property, or to do any other thing which may be necessary to settle my estate.

Helen Bryan King. (SEAL)

Signed, sealed, published and declared by Helen Bryan King the above named testatrix, this eleventh day of October, in the year 1918, as and for her last will and testament, who at her request, in her presence, and in the presence of each other, have subscribed our names as witnesses thereto.

Witness: Henry W.King.
Witness: Edward S.King.

Baltimore City: SS.

On the 11" day of March, 1920, came R.Glenn King and made oath in due form of law, that he does not know of any will or codicil of Helen Bryan King, late of said City deceased, other than the above instrument of writing, and that he received this will from testatrix and retained the same to this time.

Notice and that testatrix departed this life on the 7" day of Feb.1920.

Sworn in open Court
Test: Howard W.Jackson, Register of Wills for Baltimore City,

Baltimore City, SS.

On the 11" day of March, 1920, came Henry W.King one of the subscribing witnesses to the aforegoing last will and testament of Helen Bryan King, late of said city,deceased and made oath in due form of law, that he did see testatrix sign and seal this will;that he heard her publish, pronounce and declare the same to be her last will and testament; that at the time of her so doing she was to the best of his apprehension of sound and disposing mind, memory, understanding; and that he together with Edward S.King subscribed their names as witnesses to this will in her presence at her request, and in the presence of each other.

Sworn in open Court.
Test: Howard W.Jackson,Reg. Wills.

Baltimore City, SS.

On the 11" day of M rch, 1920, came Henry W.King and made oath in due form of law that he is familiar with the handwriting of Edward S. King one of the attesting witnesses to the last will and testament of Helen Bryan King, late of said city,deceased and he verily believes that the signature of the said Edward S.King as so written is the true and genuine signature of said Edward S.King who is now out of the State.

Sworn to in open Court.
Test: Howard W.Jackson.
Register of Wills for Balto.City.

In the Orphan's Court for Baltimore City:-

The Court after having carefuLly examined the above last will and testament of Helen Bryan King, late of Baltimore City, deceased, and also the evidence adduced as to its validity, Orders and decrees, this 11th.day of March,1920, that the same be admitted in this Court as the true and genuine last will and testament of the said Helen Bryan

King, deceased.

Myer J.Block
Harry C.Gaither
William M.Dunn
Judges.

State of Maryland, Baltimore City, SS.

I Howard W.Johnson, Register of Wills and by law, keeper of the Seal and of the records, and of the Original papers of the Orphan's Court of Baltimore City, do hereby certify that the aforegoing is a true and full copy of the last will and testament of Helen Bryan King, late of said city,deceased, together with the probate and proofs thereof taken from Wills Liber H.W.J. No.134, folio 342, being one of the records filed, recorded and kepy in the office of the register of wills for Baltimore City.

In testimony whereof, I hereunto subscribe my name and affix the seal of said Court and office, this 23rd, day of April,in the year of out Lork nineteen hundred and twenty.

Howard W.Jackson,
Register of Wills for Baltimore City.

State of Maryland, Queen Anne's County, SCT;-

I, William T.Bishop, Register of Wills for Queen Anne's County, State of Maryland, do hereby certify that the aforegoing is a true and full copy of the last will and testament of Helen Bryan King, deceased, as recorded in Liber W.T.B.No.1, folio 202-3, a will record book in the Orphan's Court for Queen Anne's County, Maryland.

In testimony whereof, I have hereunto subscribed my name and affixed the seal of said Court.

Seal's
Place.

William T.Bishop.
Register of Wills for Queen Anne's County, Maryland.

Answer filed May 25th.1920.

Annie E.Bryan and Howard E.price, Trustee, Plaintiffs,	(	
Vs.	)	In the Circuit Court for Queen Anne's Caunty, in Equity. Cause No. 2316.
Nina E.White, J.St.Paul White, her husband R.Glenn King. Raymond C.Bryan Alice T.Bryan,his wife, Howard Price Bryan Defendants.	(	
	)	

To J.Frank Harper.
Attorney at law.
Centreville, Md..

You are hereby authorized, empowered and directed to enter your appearance as attorney for the undersigned defendants in the above entitled cause, to file in said cause for us an answer jointly and severally admitting the matters and things stated in the Bill Of Complaint filed in said cause, as amended by the suggestion of the death of Helen M.King, an original party defendant in said cause, and by the substitution in her stead of R.Glen King as the sole devisee and surviving husband of said Helen M.King as a party defendant therein, to be true as therein set forth, and consenting to the

passage of a decree by said Court for the sale of the real estate mentioned in the preceedings in said cause as prayed in said Bill of Complaint, without the necessity of taking any testimony to support the allegations of said Bill of Complaint or of the said amendment thereof; and you are further authorized, empowered and directed to file for us in said proceedings in said cause such papers and take such steps as may be necessary or convenient to procure the passage of the decree prayed for in said Bill of Complaint, and to represent us as defendants in said cause.

Nina E.white.
J.St.Paul White.
R.Glenn King.
Raymond C.Bryan
Alice T.Bryan
Howard Price Bryan.

Annie E.Bryan, and Howard E.Price, Trustee, Plaintiffs. vs. Nina E.White, J.St.Paul White, her husband, R.Glenn King. Raymond C.Bryan Alice T.Bryan,his wife Howard Price Bryan. Defendants.	( ) ( ) ( ) ( ) ( )	In the Circuit Court for Queen Anne's County, in Equity. Cause No. 2316.

To The Honorable, the JudGes of said Court:-

The Answer of Nina E.White and J.St.Paul White, her husband, R.Glenn King, Raymond C.Bryan and Alice T.Bryan,his wife, and Howard Price Bryan, the Defendants, in the above entitled cause to the Bill of Complaint of Annie E.Bryan and Howard E.Price trustee, filed against them in said cause, as amended by thesuggestion of the death of Helen M.King, an original party defendant in said cause, and by the substitution in her stead of the said R.Glenn King as the sold devisee and surviving husband of the said Helen M.King as a party defendant to the said Bill of Complaint, to your Honors respectfully shows; That these defendants, jointly and severally, admit the several matters and things stated in the said Bill of Complaint and in the s id amendment thereof filed in said cause as aforesaid t o be true as therein set forth, and do hereby jointly and severally consent to the passage of a decree by this Honorable Court for the sale of the real estate mentioned in the above entitled proceedings forthwith, asprayed in the said Bill Of Complaint, without the necessity for the taking of any testimony in support of the allegations of the said Bill or ofthe said amendment thereof.

And as in duty bound etc.

Nina E.White
J.St.Paul White
R.Glenn King.
Raymond C.Bryan
Alice T.Bryan
Howard Price Bryan.

J.Frank Harper.
Solicitor for defendants.

In the Circuit Court for Queen Anne's County, in Equity.

Annie E.Bryan et al. (Chancery Docket.
vs.) Cause No.
Nina E.White et al. (2316.

To the Honorable, the Judges of said Court:-

The report of Madison Brown, auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging unto Howard E.Price, the trustee appointed to make the sale of the property decreed to be sold, with the gross proceeds of sale, and then thereout allowing unto him his commissions, per rule of court, on gross sale, the costs of advertising notices of sale and the several orders nisi of the cause, the court costs, costs of the bond filed herein, state and county taxes assessed for year 1920, on land sold, the fee allowed by order of Court to Thomas J.Keating and the fee of the auditor. The balance remaining after these allowances is the net sale and is distributed unto Howard E.Price, the present trustee under item 20 of the last of William J.Price,in trust to be held by him upon the same trusts the land sold in this cause is devised by said item to be held.

Respectfully submitted,

Madison Brown,
Auditor.

Oct. 28,1921.

Annie E.Bryan et al
versus
Nina E.White et al.

Chancery
No.
2316.

The Proceeds of the sale of the real estate of Annie E.Bryan et al, decreed to be sold by the decree passed and filed in this cause in account with Howard E Price, trustee appointed by said decree to make said sale.

==========

Cr.

1921 June 29	By gross proceeds of the sale made and reported in this cause, per report of sale filed July 2,1920, to wit:	$8004.00

Dr.

To Howard E.Price, forhis commissions for making said sale, per rule of court, to wit			$365.16
To do, for the costs or premium of his bond with corporate surety thereon filed in this cause for two years, paid said surety, per receipted accounts for same filed, to wit:			56.00
To do, for the court costs of this cause, per statement of costs made by clerk of Court,to wit:			
Costs of J.F.Rolph, Clerk, paid per receipt,		$41.00	
Costs of W.T.Bishop,Register of Wills, paid per receipt for same,		13.25	
Appearance fee of T .J.Keating,		10.00	
Appearance fee of J.F.Harper		10.00	74.25
To do, for the amount paid T.F.Seward for cryings sale reported herein,per his receipt for same, to wit:			25.00
To do, for the costs of advertising in Centreville Observer the notice of sale and order nisi thereon per receipted account for same, to wit:			59.00

To do, for the costs of advertising in Centreville Record the notice of sale as per receipted account for same appears, to wit:	51.75	
To do, for the amount of the State and county taxes levied for year 1920 on land sold, per report of sale, and tax statement filed, to wit:	53.18	
To do, for the amount of the fee allowed Thomas J. Keating to be paid by trustee out of proceeds of sale, per order of court passed in this cause:	50.00	
To do, for the costs of advertising the order Nisi to be passed as to this report and account, to wit:	3.00	
To Madison Brown, Auditor, for this account	9.00	
To balance carried forward	$7257.66	
	$8004.00	$8004.00

Annie E.Bryan et al. Cause No. 2316.

versus

Nina E.White, et al.

Cr.

By balance brought forward, to wit: $7257.66

Dr.

To Howard E.Price, trustee under item 20 of the last will of William J.Price, mentioned in the proceedings of this cause, to be hold by him in trust in same manner and under same terms the land sold in this cause is devised by said item to be held, this balance, to wit: $7257.66

==========

October 28, 1921.

Madison Brown,
Auditor.

Nisi Ratification of Audit,filed Oct. 28,1921.

NISI RATIFICATION OF AUDIT.

Annie E.Bryan, and Howard E. Price, trustee, Plaintiff

vs.

Nina E.White & others,Defendants.

In the Circuit Court for Queen Anne's County, in Equity, Case No. 2316.

ORDERED, this 28th day of October, in the year nineteen hundred and twenty one, that the Report and Account filed in these proceedings by Madison Brown,Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th.day of November, 1921, provided a copy of this order be published once a week in each of two successive weeks before the 14 day of November, 1921, in some newspaper printed and published in Queen Anne's County.

Filed Oct. 28th.1921. J.F.Rolph, Clerk.

Certification of Publication of Nisi Ratification of Audit. Filed Nov. 26th.1921.

NISI RATIFICATION OF AUDIT.

Annie E.Bryan and Howard E.Price,trustees, Plaintiffs.

vs.

Nina E.White et al, Defendants.

In the Circuit Court for Queen Anne's County, in Equity, Case No. 2316.

ORDERED, this 28th. day of October, in the year nineteen hundred and twenty one, that the report and account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 24th.day of November, 1921; provided a copy of this order be published once a week in each of two successive weeks before the 14th.day of November, 1921, in some newspaper printed and published in Queen Anne's County.

J.F.Rolph, Clerk.

True Copy-- Test: J.F.Rolph, Clerk.

Filed Oct. 28th.1921.

THE CENTREVILLE OBSERVER.

Centreville, Md. Nov. 26th.1921.

THE CENTREVILLE OBSERVER PUBLISHING CO. hereby certified that the Nisi Ratification of Audit in the case of Annie E.Bryan & Howard E.Price, Trustees vs. Nina E.Bryan et al. a true copy of wHich is hereto annexed, was inserted in THE CENTREVILLE OBSERVER, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for two successive weeks before the 14th. day of November, in the year 1921.

THE CENTREVILLE OBSERVER PUBLISHING CO.
By Bertha G.Durney.

Final Order Ratifying Audit, Filed Nov. 29th.1921.

ORDERED thi ,twenty sixth day of November, 1921, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the within and aforegoing Report and Account of the Auditor be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although notice appears to have been given as provided in the previous order Nisi passed thereon and duly published as therein directed, and the trustee is directed to apply the proceeds of sale to the payment of the costs and expenses and commissions accordingly and the balance of $7257.66 as ascertained by said report and account to be in the hands of the said Howard E.Price, Trustee in this cause, is hereby directed to be reported by said trustee to this Court in Chancery Cause herein No. 2224 to be in said cause held and invested and to inure to the benefit of the same persons and in like manner as if it were real estate and passed under Item 20 of the last will and testament of William J.Price, deceased.

Philemon B. Hopper.

Filed November 29th.1921.

No. 2317.

Q U E E N A N N E ' S C O U N T Y, T O W I T: Be it remembered that on the twelfth day of January, in the year nineteen hundred and twenty one, the following Order to Docket Suit was brought to be recorded, to wit:-

Edwin H.Brown, Jr.Assignee	(	In the Circuit Court
vs.	)	for
Isaac Cotton, Jr.	(	Queen Anne's County, in Equity.
	)	

J.F.Rolph, Clerk.

Please docket the above entitled suit, record assignment of mortgage, file among the papers a certified copy of mortgage from Isaac Cotton Jr. to John E.Pritchett dated the second day of June, in the year nineteen hundred and thirteen, and recorded in Liber W.F.W.No.3, folio 328, a land record book for Queen Anne's County, file bond and enter my appearance for the Plaintiff.

Jan.12/1920. Edwin H.Brown, Jr.

Certified Copy of Mortgage filed Jan.12th1920.

THIS MORTGAGE, made this second day of June, in the year nineteen hundred and thirteen by Isaac Cotton Jr. of Queen Anne's County, in the State of Maryland.

WHEREAS, the said Isaac Cotton JR. is indebted unto John E.Pritchett in the just sum of one hundred dollars, being for the balance of the unpaid purchase money on the hereinafter described land, which said sum is to be due and payable two years from the date of these presents with interest from said date at the rate of six per cent per annum payable semi-annually, and it was a condition precedent to said sale and to said loan that the prompt payment of said principal sum and interest as aforesaid were to be secured and assured by the execution of these presents.

NOW THIS MORTGAGE WITNESSETH, that in consideration of the premises and the sum of five dollars, the said Isaac Cotton Jr. does hereby grant and convey unto John E. Pritchett, his heirs and assigns in fee simple, all that tract, part or parcel of a tract of land situate, lying and being in the second election district of Queen Anne's County, aforesaid, on the east side of the public road leading from Price's Station to South East landing, and containing sixty eight square perches of land,more or less, and being the same land which is conveyed unto the said Isaac Cotton Jr. by the said John E.Pritchett by deed bearing even date herewith and recorded immediately preceeding these presents among the land records for Queen Anne's County.

TOGETHER with all rights, roads, ways, waters, privileges and advantages thereto belonging or in anywise appertaining, and the buildings and improvements thereon erected and being. And it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops, pitched,planted or growing upon said property at the time of sale shall pass to the purchaser of said property. Provided, that if the said Isaac Cotton Jr. forhimself, his heirs, executors, administrators or assigns shall well and truly pay to the said John E.Pritchett, his successors, executors, administrators or assigns the aforesaid sum of One Hundred dollars, and the interest to accrue thereon, as above set forth, and shall perform all the covenants conditions and agreements herein on his or their partto be performed, then this mortgage

shall be void; and until default be made in the premises the said Isaac Cotton Jr. his heirs and assigns shall possess said property. And the said Isaac Cotton Jr. for himself and his heirs, executors, administrators and assigns hereby covenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and interest, or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of the insurable value thereof in some Company or Companies approved by the said John E.Pritchett successors, executors, administrators or assigns, and to have the said policy or policies so framed orendorsed, that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagee, successors, executors, administrators or assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value. But, in case of default in payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, on in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said John E.Pritchett, his executors, administrators or assigns, or Edwin H.Brown, jr. his and their hereby duly constituted attorney for the purpose, are hereby authorized and empowered to sell said premises upon giving twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County, State of Maryland, and such other notice as party selling may deem expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale and to be secured by the note or notes of the purchaser with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to Trustees selling real estate under decree of the Circuit Court for Queen Anne's County in Equity, second, all moneys owing hereunder or secured herby, whether the same shall have then matured or not, and third, the balance to John E.Pritchett or whoever may be entitled to same.

And it is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said John E.Pritchett, his executors, administrators, successors or assigns, or Edwin H.Brown,Jr. their said attorney, shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred under said foreclosure proceedings, including all costs of advertisement, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness, principal and interest, equal to one-half the commission allowed trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions the said Isaac Cotton, Jr. for himself, and his heirs, executors, administrators and assigns, hereby covenant to pay.

Witness his hand and seal. Isaac Cotton Jr. (SEAL)

Test: Wm.E.Thompson.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this second day of June, in the year nineteen hundred and thirteen, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, personally appeared the said Isaac Cotton Jr. and acknowledged the aforegoing mortgage to be his act and deed.

Wm. E.Thompson.
Justice of the Peace.

State of Maryland, Queen Anne's County:-

I hereby certify that on this second day of June, in the year nineteen hundred and thirteen, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, personally appeared John E.Pritchett, mortgagee and made oath in due form of law that the consideration stated in the aforegoing is true and bona fide as therein set forth.

Wm. E.Thompson.
Justice of the Peace.

For value received, I do hereby assign and transfer the within and aforegoing Mortgage unto Edwin H.Brown, Jr. for the purpose of collection of foreclosure.

Witness my hand and seal this nineth day of January, in the year nineteen hundred and twenty.

Test: Catherine Chilcutt Joseph Pritchett (SEAL)
Assignment filed January 12th.1920.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber W.F.W. No.3, Folio 328 etc. a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe,my name and affix the seal of the Circuit Court for Queen Anne's County, this 12th.day of January, 1920.

Seal's Place.

J.F.Rolph, Clerk.

BOND filed Jan. 12th.1920.

KNOW ALL MEN BY THESE PRESENTS, that wE, Edwin H.Brown,Jr. and Mary Y.Brown, all of Queen Anne's County, State of Maryland, are held and firmly bound unto the State of Maryland in the full and just sum of two hundred dollars ($200.00) current money, to be paid to the State of Maryland or its certain attorney, to which payment, well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, jointly and severally and firmly by these presents, sealed with our seals and dated this twelfth day of January, in the year nineteen hundred and twenty.

WHEREAS, the above bounden, Edwin H.BRown,Jr. is about to execute the power of sale contained in a mortgage from Isaac Cotton Jr. to John E.PritchEtt, datedthe second day of June, in the year nineteen hundred and thirteen, and recorded in Liber W.F.W. No. 3, folio 328etc. a land record book for Queen Anne's County, and assigned to Edwin H.Brown, Jr..

Now the condition of the above obligation is such that if the above bounden, Edwin H. Brown,Jr. shall wEll and faithfully abide by and fulfill any orders and decrees which sh all be made by any Court of Equity, in rElation to the sale of mortgage premises or the proceeds thereof, then the above obligation shall be void, otherwise to remain in full force and virtue in law.

Edwin H.Brown, Jr. (SEAL)

SignEd, sealed and delivered in the presence of

Mary Y.Brown. (SEAL)

Catherine Chilcutt.

And on the back of the aforegoing Bond was thus endorsed,to wit:-

Security approved and Bond filed January 12th.1920.

J.F.Rolph, Clerk Circuit Court, Q.A.Co..

REPORT OF SALE, filed Feb. 11th., 1920.

Edwin H.Brown, Jr.	(	In the Circuit Court
vs.	)	for Queen Anne's County, in Equity.
Isaac Cotton Jr.	(	Chancery No. 2317.

To the Honorable, the Judges of said Court:-

The Report of Edwin H.Brown,Jr. assignee, respectfully sets forth:-

First: That default was made in the mortgage from Isaac Cotton Jr. to John E.PritchEtt dated the second day of June, in the year nineteen hundred and thirteen and assigned unto Edwin H.Brown,Jr. said mortgage and assignement being recorded in Liber W.F.W.No.3, folio 328 etc. a land record book for Queen Anne's County, (a certified copy of said mortgage and assignment is filed in this cause and is prayed to be taken as part of this report) by the non-payment of principle and interest of said mortgage, the principal due being One hundred dollars ($100.00) with interest from the thirteenth day of December, in the year nineteen hundred and fourteen.

Second: That after giving bond with surety duly conditioned and approved according to law, which said bond is also filed in this cause and is hereby made a part of this report, for the faithful discharge of his trust and after giving notice of the time,place manner and terms of sale by advertisement in the Centreville Record, a newspaper printed and published in Centreville, Queen Anne's County, Maryland, for more than twenty days previous to day of sale, he did, pursuant to said notice attend in front of the Court House door, in the town of Centreville, on Tuesday, Bebruary the tenth,in the year nine-teen hundred and twenty, at the hour of 1.30 o'clock P.M. and then and there proceeded to sell the mortgaged real estate, to wit: all that tract, part or parcel of a tract of land situate, lying and being in the second election district of Queen Anne's County,Maryland, and on the east side of the public road leading from Price Station to Southeast Landing and containing sixty eight square perches of land,more or less; and being the same prop-erty described in said mortgage and sold the same to John E.PritchEtt,he being then and there the highest bidder therefore at and for the sum of two hundred and thirty ($230.00) dollars, and as the purchase price will not pay the mortgage debt, interest, taxes and the costs of sale, and as the purchaser is the owner of the mortgage he has entered into an agreement to pay the costs of said sale. And that there is filed herewith a copy of said advertisement, duly certified as to its publication,marked Exhibit No.1, as part

of this report.

All of which is respectfully submitted.

Edwin H.Brown,Jr.
Assignee.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this eleventh day of February, in the year nineteen hundred and twenty, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Edwin H.Brown,Jr. assignee, and made oath in due form of law that the matters and things stated in the aforegoing Report are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

J.F.Rolph, Clerk.

Certificate of Publication of Advertisement,filed Feb.11th.1920.

ASSIGNEE'S SALE OF REAL ESTATE.

UndEr and by virtue of the power of sale contained in a mortgage from Isaac Cotton Jr. to John A.Pritchett,dated the second day of June, in the year nineteen hundred and thirteen and recorded in Liber W.F.W.No.,3, folio 228 etc. a land record book for Queen Anne's County, and assigned unto Edwin H.Brown,Jr. the said Edwin H.Brown,Jr. as assignee will sell at public sale to the highest bidder in front of the Court house door in the town of Centreville, Queen Anne's County,Maryland, on Tuesday, Feb. 10,1920, at 1.30 o'clock P.M. all that tract, part or parcel of a tract of land, situate, lying and being in the second election district of Queen Anne's County,Maryland, and on the east side of the public road leading from Price Station to Southeast Landing, and containing sixty eight square perches of land,more or less, and being the same land formerly owned by John E. PritchEtt and conveyed by him to Isaac Cotton,Jr. improved by a frame dwelling and outbuildings. Terms of Sale, Cash on day of sale, Title papers at the expenses of purchaser.

Edwin H.Brown,Jr.
Assignee.

THE CENTREVILLE RECORD.

Centreville, Md. Feb. 11-1920.

The Centreville Record Publishing Co, hereby certifies that the advertisement n the case of E.H Brown,Jr. assignEe vs. Isaac Cotton Jr. a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 10 day of Feb. in the year 1926.

The Centreville Record Publishing Co.
By E.H.Brown, Jr.

NISI filed Feb.11th-1920.

NISI.

Edwin H.Brown,Jr. — In the Circuit Court
vs. — for Queen Anne's County, in Equity.
Isaac Cotton,Jr. — ChancEry No. 2317.

ORDERED, this 11th.day of FEbruary A.D. 1920, that the sale of the real estate made and reported in this cause by Edwin H.Brown,Jr. be ratified and confirmed, unless cause to the contrary thereof be shown on or about the 17th day of April next; provided

a copy of this order be inserted in some awspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 17th. day of March next.

The Report states the amount of sales to be $230.00

J.F.Rolph, Clerk.

Filed Feby, 11th.1920.

Certification of Publication or Order Nisi. Filed Dec. 19th.1921.

Nisi.

Edwin H.Brown,Jr. vs. Isaac Cotton,Jr.

In thE Circuit Court for Queen Anne's County, in Equity, Chancery No. 2317.

Ordered this 11th.day of February, A.D.1920, that the sale of the real estate mad made and reported in this cause by Edwin H.Brown,Jr. be ratified and confirmred unless cause to the contrary thereof be shown on or before the 17th.day of April next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 17th.day of March next.

The report states the amount of sales to be $230.

J.F.Rolph, Clerk.

Filed February 11th.1920. True Copy Test: J.F.Rolph, Clerk.

THE CENTREVILLE RECORD,

Centreville, Md. Dec. 19.1921.

The Centreville Record Publishing Co, hereby certifies that the Order Nisi in the case of Brown Jr. vs. Cotton, Chy. #2317, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once in each of four successive weeks before the 17 day of March, in the year 1920.

THE CENTREVILLE RECORD PUBLISHING CO..

By E.H.Brown,Jr.

CHANCERY NO. 2323.

Q U E E N A N N E ' S C OUN T Y, T O W I T: Be it remembered that on the twenty seventh day of February, in the year nineteen hundred and twenty, the following BILL OF COMPLAINT was brought to be recorded, to wit:-

M.Emma Rolph, Plaintiff	(	In the Circuit Court for
	)	Queen Anne's County,
vs.	(	
David D.Taylor,	)	in Equity.
A.SydnEy Gadd, Jr.	(	
John D.Gadd, Infant and	)	
MargarEt T.Gadd, Infant.	(	
Defendants.	)	

To The Honorable, The Judges of said Court:-

YOur Oratrix, complaining, saye:-

1. That George W.Tatlor, late of Queen Anne's County, the father of your Oratrix, departed this life in or about the year 1876, seized and possessed among other real estate, of the real estate described as follows:-

A- The tract of land or farm known as the Goldsborough Farm, situate, in the Third Rlection district of Queen Anne's County, Maryland, on the right side of the public road leading from Centreville to Easton, and on the left side of the road leading off said road to Queenstown, adjoining the property at present owned by Nannie McKenney Jacobs, containing as then and now constituted 168 acres, 2 roods and 17 perches of land,more or less.

B- The tract of land or farm known as "Lexon" in Corsica Neck, situate in the Third Election district of Queen Anne's County aforesaid,on both sides of the Public road leading into said Corsica Neck from Centreville, adjoining the property at present owned by the heirs at law of Doctor Stephen E.Ford, containing acres roods and perches of land,more or less.

C- The lot or parcel of woodland, situate in said Queen Anne's County, located in the vicinity of but not adjoining the aforesaid Goldsborough Farm, containing 15 acres and 19 perches of land,more or less.

2. That the said George W.Taylor departed this life as aforesaid leaving a last will and testament, bearing date the 30th.day of April, in the year 1876 (and duly executed to pass real estate) which has been admitted to probate by the Orphans Court for Queen Anne's County aforesaid, and which is now of record in the office of the Register of Wills for Queen Anne's County in Liber W.A.J.No.1, folio 157 etc. , a certified copy of which said last will and testament is herewith filed, marked Exhibit #1, and is ptayEd to be taken as a part of this Bill of Complaint.

3. That, as will appear by reference to Item 2, of said last will and testament, all the real estate mentioned and described in Paragraph 1 of this Bill of Complaint,consisting of said Goldsborough farm, said Lexon farm and said wood lot in the vicinity of said Goldsborough farm, is by said testator, George W.Taylor, in said Item 2 of his said last will and testament, devised to his daughter, Mary Emma Taylor, your oratrix who is now Mary Emma Rolph, for and during the term of her natural life and no longer, with remain-

der to her children living at the time of her death and to the legal issue of any deceased child or children of hers, such issue to take the share in said real estate to which such deceased child or children would be entitled, if living, and to the heirs and assigns of such children and the issue of such deceased child or children, forever, in equal parts; and in case his said daughter, Mary Emma Taylor now Mary Emma Rolph, your oratrix, should depart this life without leaving a child or children, or the issue of any deceased child or children living at the time of her death, then said real estate is by said testator, George W.Taylor, in said last will and testament, devised to his other children who shall be living at the time of the death of your oratrix and to the legal issue of any such child or children of the said testator who may have died during the lifetime of your oratrix, such issue to take the share to which such deceased child or children would be entitled if living at the death of your oratrix,and to the heirs and assigns of such children and to the issue of any such deceased child or children forever in eQual parts.

4. That after the death of the said testator, George W.Taylor the father of your oratrix, and her arrival at legal age, tour oratrix possessed herself of the aforesaid real estate and has since said time continued in the possession, control and management of said real estate to the present time.

5. That at the time of the death of the said testator, George W.Taylor, he left surviving him, in addition to Your Oratrix, the following named children and no issue of any deceased child, that is to say: a son, David D.Taylor, who isnow living and is made a defendant in this cause, a son, G.Wesley Taylor, who departed this life subsequent to the death of his father without ever having married or had lawful issue; and a daughter, Margaret E. Taylor, who intErmarried with one A.Sydney Gadd, and who has, since her said marriage, departed this life leaving surviving her, as her only children and her only issue, A.Sydney Gadd, Jr. a son, John D.Gadd, a son, and Margqret T.Gadd, a daughter, all three of whom are now living and are defendants to this cause, the said A.Sydney Gadd, Jr. being an adult and the said John D.Gadd and Margaret T.Gadd both being infants of tender years; and there were also three other sons, Wm.H.Taylor, John G.Taylor and George W.Taylor, all three of whom departed this life prior t the death of their father, infants and without lawful issue.

6. That your oratrix, subsequent to her arrival at age, intermarried with one William E. E.Rolph, who rEcently departed this life, and your oratrix is now a widow and without chil or the issue of any deceased child, now living.

7. That since the death of her said husband, and owing to her present inability to properly look after the aforesaid real estate and to procure suitable tenants therefor or labor with which to property cultivate said real estate, your oratrix is unable to manage said real estate either to her own advantage and profit or to the advantage and profit of those entitlted or to become entitled to said real estate in remainder in fee, under the aforesaid last will and testament, and said real estate and the buildings and improvements thereon will, under present conditions, rapidly deteriorate in value to the detrement of your oratrix and those entitled in remainder after her death; and your oratrix avers and charges that she is entitled to the interposition of this Honorable Court and that it is advantageous to all parties concerned that the said real estate be sold and the proceeds of sale invested under the direction of this Court to enure to the same partiesand in like manner as by the said last will and testament is provided.

8- That your oratrix, Mary Emma Rolph, is a resident of Queen Anne's County, that the adult defendants, David D.Taylor and A.Sydney Gadd, Jr. are residants of said Queen Anne's County, although the said A.Sydney Gadd Jr. is at this time permorarily in Prince George County, State of Maryland; and that the defendants, John B.Gadd and Margaret T.Gadd, reside with their father A.Sydney Gadd, in Queen Anne's County, aforesaid.

To the end therefore:-

(1) That the said real estate mentioned and described in this Bill of Complaint may be sold and the proceeds of sale invested for the benefit of the parties to this suit, according to their respective rights under the aforesaid last will and testament of said George W.Taylor, deceased.

(2) That your oratrix may have such other and further relief as her case may require.

May it please your Honors to grant unto your Oratrix the writ of subpoena against the said David D.Tatlor, adult defendant, directed to the Sheriff of Queen Anne's County, and against the said A Sydney Gadd, Jr. adult defendant, directed to the Sheriff of Prince George County, and afainst the infant defendants John D.Gadd and Margaret T.Gadd, directed to the Sheriff of Queen Anne's County, commanding them and each of them to be and appear in this Court on some certain day to be named therein to answer the premises and to abide and perform such decree as may be passed therein.

Thos. J.Keating.
Attorney for Plaintiff.

Mary Emma Rolph.
Plaintiff.

EXHIBIT #1. FilEd Feby. 27th.,1920.

In the Name of God, Amen:-

I, George W.Taylor, of Queen Anne's County, State of Maryland, being weak in body but of sound and disposing mind and memory, do make, and publish this may last will and testament hereby revoking all former wills by me at any time made.

Item 1.

I do give and devise all my Mill property and farm, commonly known as the Upper Mill property adjoining the lands of H.M. Smith, William McKenney, the heirs and devisees of the late J .M.Seegar, John M. Perry and Mrs. Edwin H.Brown, and all the farm on which I now reside and which I purchased of the late P.B.Hopper to my son, David D.Tatlor for and during the term of his natural life and no longer, with remainder to his children, who shall be living at the time of his death and to the legal issue of any deceased child or children of his, such issue taking the share in said real estate to which such deceased child or children would be entitled if living, and to the heirs and assigns of any such deceased child orchildren for ever, in equal part; and case the said David D. Taylor should depart this life without leaving a child or childrenor the issue of any deceased child or children living at the time of his death, then I do give and devise said real estate to my other children who shall be living at the time of his death and to the legal issue of any such child or children who may have died during the life of the said David D.Taylor, such issue taking its share to which such deceased child or children would

be entitled if living at the time of the death of the said David D.Taylor, and to its heirs and assigns of such children and I the issue of any such deceased child or children forever in equal parts.

Item 2.

I do give and devise all my farm on the right hand side of the public road from Centreville to Easton and the left hand side of the public road from Centreville to Queens town commonly known as the Goldsborough farm, and all my farm on the public road from Centreville to Corsica Neck called Lexon which formerly belonged to R.W Price and a wood lot in the vicinity of the Goldsborough farm to my daughter Mary Emma Tatlor, for and during her natural life and no longer with remainder to her children who shall be living at the time of her death and to the legal issue of deceased child or children of hers, such issue taking the share in said real estate to which such deceasec child or childben would be entitled if living, and to the heirs and assigns of such children and the issue of such deceased child or children forever, in equal parts and in case the said Mary Emma Taylor should depart this live without leaving a child or children or the issue of any deceased child or children living at the time of her death, then I do give and devise said real estate to my other children who shall be living at the time of her death and to the legal issue of any such child or choldren who may have died during the life of the said Mary Emma Taylor, such issue taking the share to which such deceased child or childre would be entitled if living at the time of the death of the said Mary Emma Taylor and to the heirs and assigns of such children and to the issue of any such deceased child or children in equal parts.

Item 3.

I do give and devise all my Corsica Neck farm which formerly belonged to John N. Dewing to my son George Wesley Taylor for and during the term of his natural life and no longer, With remainder to his children who shall be living at the time of his death and to the legal issue of any deceased child or children of his, such issue taking the share in said real estate to which such decesased child or children would be entitled if living and to the heirs and assigns of such children and to the issue of any such deceased child or children forever in equal parts, and in case the said George Wesley Taylor should depart this life without leaving a child or children or the issue of any deceased child or children living at the time of his death, then I do give and devise said real estate to my other children who shall be living at the time of his death and to the legal issue of ant such child or children who may have died furing the life of the said George Wesley Taylor, such issue taking the share to which such deceased child or children would be entitled if living at the death of the said George Wesley Taylor, and to the heirs and assigns of such children and issue of any such deceased child or children forever in equal parts.

Item 4.

I do give and devise all the property in lower Corsica Neck which formerly belonged to the late John C.Ruth and whiah I purchased of Wm.J.Price and John B.Brown Trustees, to my daughter Maggie E.Tatlor for and during thE term of her natural life and no longer, with remainder to her children who shall be living at the time of her death and to the issue of any deceased child or children of hers, such issue taking the share in said real estate to which such deceasec child or choldren would be entitled if living and to the heirs and assigns of such children and the issue of any such deceased child or children would be entitled if living, and to the heirs and assigns of such children and the issue of any such deceased child or children forever, in equal parts, in case the said Maggie E.

E.Taylot should dEpart this life without leaving a child or children or the issue of any deceased child or children or the issue of any deceased childror children living at the time of her death, then I do give and devise said real estate to my other children who shall be living at the time of her death and the legal issue of any such child or children who may have died during the life of the said Maggie E.Taylor such issuE taking the share to which such deceased child or choldren would be entitled if living at the time of the death of the said Maggie E. Taylor, and to the heirs and assigns of such children and the issue of any such child or children forever, in equal parts.

Item 5.

I do give and devise all of my farm commonly known as the McCosh farm and purchased by me of John B.Brown and also my farm purchased of the Rev. E.B.NEwnam with all the outlying portions there of or adjoining the same to my infant son John G.Taylor, not christened at the date of this Will, for and during the term of his natural life and no longer, with remainder to his children who shall be living at the time of his death and to the legal issue of any deceased child or children of his, such issue taking the share in said real estate to which such deceased child or children would be entitled if living and to the heirs and assigns of such children and the issue of any such deceased child or children forever in equal parts, and in case the said the said John G.Tatlor should depart this life without leaving a child or children or the issue of any deceased child or children living at the time of his death, then I do give and devise said real estate to my other children who shall be living at the time of his death and to the legal issue of any such child or children who may have died during the life of the said John G. Taylor,such issuing taking the share to which such deceased child or children would be entitled if living at the time of the death of the said John G. Taylor and to the heirs and assigns of such children and the issue of any deceased child or children forever, in equal parts;

Item 7.

I do giveand devise my Tuckahoe farm in Caroline County, Maryland, to my wife, Margaret Ann Taylor as and for and in lieu of her dower in all my real estate to have and to hold the same and to have, receive and enjoy the rents, issues and profits there of during her life and widowhood as the case may be, and at her death or in case she shall marry again, then at her marriage I do give and devise the said farm to our children named in this will and to the legal issue of any such child or children of ours as may die during the life or widowhood of my said wife, such issue of any such deceased child or children taking the share in said farm to which such deceased child or children would be entitled if living, and to the heirs and assigns of such children and the issue of any such deceased children, forever, in equal parts.

Item 7.

I do hereby authorize, empower and direct that all my lands and real estate for and during the year I may die shall be manaded, farmed andcarried on by my executors hereinafter named for the benefit of my personal estate and that all the rents, issuesand profits thereof for said year, after providing thereout a liberal support and maintenance for my wofe and children and also providing thereout for the reasonable education of my children, shall be carried by my said executors into and shall form part and parcel of my personal estate, to be applied by my said executors, together the proceeds of my life Insurance policies and all my other personal estate excepting as herein after specifically bequeather to the payment and liquidation of all my indebtedness of any

and every kind and description whatsoever including any unpaid balance of purchase money on real estate, if there should be any such.

Item 8.

I do give to my said wife for the use of herself and my children during their minority and the minority of the youngest one of them all my my household and kitchen furniture and a horse and carriage, the said property at her death or the arrival of the youngest child at his or her majority to become the estate and property of my children who shall be living at the time and to be equally divided between them.

Item 9.

I do hereby will and direct that all my just debts shall be paid as soon after my decease as conveniently may be by my executors hereinafter named and that after the payment of my just debts, funeral expenses and costs of administration, that then my wife shall have and receive her third part of all the rest and residue of my personal estate as aforesaid, and that the remainder two thirds thereof shall be the estate and property of my children in equal shares or parts and shall be payable unto the boys with the increase thereof at their arrival at twenty one years of age, and unto the girls with the increase thereof at their arrival at eighteen years of age case of the death of any one ofthem before arrival of age and without issue, the share of the one so dying shall become the estate and property of survivors, and so on from time to time until the young est child shall have reached his or her legal majority.

Item 10.

I do hereby name, constitute and appoint William J.Price my friend and Wm.D.Taylor, my nephew, the executors of this my last will and testament, and reposing special confidence in their business capacity and integrity, I do name, constitute and appoint them to be the guradians of my children and to have, hold, manage and farm all their real and personal estate during their respective minioities and after providing for their liberal support, maintenance and education, I do direct them from time to time by and with the advise and consent of the Orphans Court for Queen Anne's County, to invest in some sale and productive fund all their surplus revenues, and I do authorize and empower them at the death or marriage on my said wife in case they shall deem it best, to sell my Tuckahoe farm and to invest the proceeds thereof in some safe and productive fund, the principal of said purchase to devolve under this as the farm would go if unsold.

Item 11.

I do hereby direct my executors that they shall not carry into my personal estate certain Bonds which I now have in my possession, since the same amounting to five thousand dollars belong to certain devisees or legatees named and described in the last will and testament of my deceased father and I do direct them assoon as the same can be legally done to pass the said bonds ovrr to those who are legally entitled to receive the same; and in like manner I do direct thatthe rent charge or annuity issuing out of certain lands on Kent Island shall not be carried into my personal estate, and shall form no part thereof but shall be passed over to those legally entitled to the same, as soon as the same can ve conveniently and legally done, the same being the estate and property of certain devisees or legatees named and described in my deceased fathers will.

In testimony whereof I have hereunto subscribe my hand-and affix my seal this 30th. day of April, 1876.

George W.Taylor. (SEAL)

Signed, sealed, published and declared by the aforegoing and above named testator, as and for his last will and testament, in the presence of us and each and every of us, who at his request and in his presence and sight and in the presence and sight of each other have subscribed our names as witnesses.

John B.Brown.

J.A.Holton.

Joseph M.Simonds.

Queen Anne's County, SCT;

August 22-1876.

Then came John B.Brown, J.A.Holton and Joseph M.Simonds, the subscribing witnesses to the foregoing Will and madeoath on the Holt Evangely of Almighty God, that they did see George W.Taylor, the testator, therein named sign his name to the foregoing Will that they heard him publish, pronounce, and declare the same to be his last will ans testament, that at the time of so doing he was to the best of their apprehension of sound and disposing mind, memory and understanding that they subscribed their names as witnesses to the said will in the presence of each other in the precense of the testator and at his request.

John P.Dudley.
Reg. of Wills.

Queen Anne's County, SCT;-
August 22, 1876.

Then came William J.Price and William D.Taylor, Executors herein named, and made oath on the Holy Evangely of Almighty God, that the foregoing is the true and whole last Will and testament of Geo. W.Taylor, late of Queen Anne's County, deceased, that hath come to their hands or possession, and that they do not know of any other.

James p.Dudley.
Reg. Wills.

State of Maryland, Queen Anne's County, SCT:-

I, William T.Bishop, Register of Wills and by law Keeper of the Original papers and of the seal of the Orphan's Court for Queen Anne's County, do hereby certify that the aforegoing is s true and full copy of the last will and testament of said George W.Taylor deceased, as filed, recorded and kept in said office.

Witness my hand and seal of said Court, this 24th.day of February, 1920,

William T.Bishop.
Register of Wills.

Subpoena for Respondent to appear and answer. Filed Feby. 27th.1920.

Queen Anne's County, to wit:-

The State of Maryland.

To John D.Gadd, Infant
Margaret T.Gadd, Infant.

Of QUEEN ANNE'S COUNTY, GREETING:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville,

in said County, on the 1st. Monday of March next, to answer the complaint of M.Emma Rolph against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Wm.H.Adkins, Chief Judge of our said Court, the first Monday of February, 1920.

Issued the 27th. day of February, in the year 1920.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-

Infant defendants summoned.

The within writ served on the within named infant defendants, John D.Gadd and Margaret T.Gadd, by reading the said writ to each of said defendants in the presence of their father, A.Sydney Gadd, with whom they resode and by leaving with the said A.Sydney Gadd, a copy of the said writ, this 28th. day of February, 1920.

J.W.Yeates,
Sheriff of Queen Anne's County.

Filed March 1st. 1920.

ANSWER OF A SYDNEY GADD, Jr. Filed March 1st.1920.

M.Emma Rolph,
Plaintiff.

vs.

David D.Taylor,
A.Sydney Gadd, jr.
John D.Gadd, Infant and
Margaret T.Gadd, Infant,
Defendants.

In the Circuit Court for
Queen Anne's County,
in Equity.

To the Honorable, the Judges of said Court:-

The Answer of A.Sydney Gadd, jr. a defendant in the above cause, to the Bill of Complaint of M.Emma Rolph filed against him and others in the above entitled cause.

This defendant admits the matters and things alleged in the said Bill Of Complaint and consents to the passage of the decree as prayed for in said bill of Complaint.

A.Sydney Gadd, Jr.

Answer of David D.Taylor, filed March 1st.1920.

M.Emma Rolph,
Plaintiff.

vs.

David D.Taylor
A.SydnEy Gadd, Jr.
John D.Gadd, Infant and
Margaret T.Gadd, Infant.
Defendants.

In the Circuit Court
for Queen Anne's County,
in Equity.

To thE Honorable,the Judges of said Court:-

The answer of David D.Taylor one of the defendants to the above cause, to the Bill of Complaint of M.Emma Rolph, filed against him and others in the above cause.

This defendant admits the matters and things alleged in said Bill of Complaint to be true and consents to the passage of the Decree prayed for in said Bill of Complaint.

David D.Taylor.
Defendant.

Petition for direction to Guardian to appear, answer and defend for infant, defendants.
Filed April 6th.,1920.

M.Emma Rolph, Plaintiff.
vs.
David D.Taylor,
A.Sydney Hadd, Jr.
John D.Gadd, Infant and
Margaret T.Gadd, infant.
Defendants.

In the Circuit Court for
Queen Anne's County, in Equity,
Chancery No. 2323.

To the Honorable, the Judges of said Court:-

The Petition of M.Emma Rolph, Plaintiff in the above cause, to your Honors respectfully stated:

1. That John D.Gadd and Margaret T.Gadd, two of the defendants in the above cause, have been duly returned summoned, as will appear by the return of the Sheriff of Queen Anne's County, upon the original writs of summons filed in this cause, but the said two defendants, John D.Gadd and Margaret T.Gadd, being infants under the age of twenty one years cannot answer and defend this suit for themselves.

2. That A.Sydney Gadd, the father of the said infant defendants who resides in Queen Anne's County, Maryland, and with whom said infants reside, has been duly appointed the legal guardian to said infant defendants, John D.Gadd and Margaret T.Gadd, by the Orphan's Court for Queen Anne's County aforesaid.

Your Petitioner, therefore, prays that an order may be passed by this Honorable Court requiring and directing the said A.Sydney Gadd as the legal guardian to the said John D.Gadd and Margaret T.Gadd, infant defendants, to appear, answer and defend for said infant defendants in this cause in this suit.

And as in duty bound etc.

Thos. J.Keating,
Attorney for Petitioner.

Order of Court.

ORDERED, this tenth day of April, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, upon the aforegoing petition, that A.Sydney Gadd, as Guardian to John D.Gadd and Margaret T. Gadd, infant defendants to the above cause, be and he is hereby authorized, empowered and directed to appear, answer and defend in this suit for said infant defendants; provided a copy of the aforegoing petition and of this order be served on the said A.Sydney Hadd, Guardian,on or before the twentieth day of April, nineteen hundred and twenty,

Philemon B.Hopper.

Filed Apr. 10th.1920,

Answer of Infant Defendants by their Guardian
Filed April 16th.1920.

M.Emma Rolph, Plaintiff.	(	
vs.	)	
David T.Taylor	)	In the Circuit Court for
A.SydnEy Gadd, Jr.	(	Queen Anne's County,
John D.Gadd, Infant and	)	in Equity .
Margaret T.Gadd, Infant, Defendants.	(	Chancery No. 2323.

To the Honorable, the Judges of said Court:-

The joint andseveral answer of John D.Gadd and Margaret T.Gadd,infant defendants to the above cause, by their legal guardian A.Sydney Gadd who appears and answers in this suit for said infant defendants as directed by an order of this Court passed in this cause on the tenth day of April, in the year 1920, to the Bill Of Complaint of M.Emma Rolph against them and others in this suit exhibited.

These defendants, being infants under the age of twenty one years, cannot admit any of the matters and things in said Bill of Complaint alleged, and submit their rights thereunder to the protection of this Court.

And as in duty bound, etc.

A.Sydney Gadd.
Guardian to John D.Gadd and Margaret T.Gadd, infant defendants.

State of Maryland, Queen Anne'sCounty, to wit:-

I hereby certify that on this 16th. day of April, in the year 1920, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared A. Sydney Gadd, Guardian to John D.Gadd and Margaret T.Gadd, infant defendants, and made oath in due form of law that the matters and thing stated in the aforegoing answer are true to the best of his knowledge and belief.

J.F.Rolph. Clerk.

Filed Apr. 16th.1920.

Petition and Order to take testimony, filed Apr. 24th.1920.

M.Emma Rolph, Plaintiff.	(	In the Circuit Court
VS.	)	for Queen Anne's County,
David D.Taylor,	(	in Equity.
A.Sydney Gadd, jr.	)	
John D.Gadd, Infant		
Maggaret T.Gadd, infant, Defendants.	(	

To Charles E.Tucker,
A Standing Examiner of the Circuit Court for Queen Anne's County, in Equity;-

NoticE is hereby given you that the above cause is now at issue and involves matters of fact, and evidence is required to be taken in support of the allegations of the Bill of Complaint, and that the Plaintiff desires to take testimony in support of the Bill of Complaint.

You are requested to fix some reasonable day for the taking of the testimony in the above entitled case and give notice to the parties concerned.

The names of the witnesses to be examined by the plaintiff are as follows: David D.Taylor, Charles A.Busteed, and A.Sydney Gadd, all reside in Queen Anne's County.

Thos. J.Keating.
Attorney for Plaintiff.

General Replication filed Apr. 24th.1920.

M.Emma Rolph, Plaintiff.	(	In the Circuit Court for Queen Anne's
vs.	)	County, in Equity.
David D.Taylor, A.SydnEy Gadd, Jr, John D.Gadd, Infant Margaret T.Gadd, Infant. Defendants.	( ) ( )	

General Replication.

To the Honorable, The Judges of said Court:-

The Plaintiffs, M.Emma Rolph, join issuE on the matters and things alleged in the answer of the defendants, David D.Taylor and A.Sydney Gadd, Jr. and in the answer of the infant defendants, John D.Gadd and Margaret T.Gadd, by their Guardian, A.Sydney Gadd, so far as the same may be taken to deny or avoid the allegations of the bill of Complaint filed in this cause.

Thos. J.Keating.
Attorney for Plaintiff.

Agreement to take testimony filed May 3rd. 1920.

M.Emma Rolph, Plaintiff.	(	In the Circuit Court
vs.	)	for Queen Anne's County,
David D.Taylor, A Sydney Gadd, jr. John D.Gadd, infant and Margaret T.Gadd, Infant.	( ) (	in Equity.

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it is hereby agreed that all papers in the above entitled caseshall forthwith be referred to Charles E.TuckEr, one of thestanding examiners of the Circuit Court for Queen Anne's County, in Equity, for the purpose of taking testimony in support of the Bill Of Complaint, without further notice to us or either of us, and that upon the return of the testimony taken before said examiner the papers in the cause shall be submitted to the Court, without argument, for the passage of the decree prayed for in the Bill Of Complaint.

A.Sydney Gadd, Jr.

A.Sydney Gadd .
Guardian ad litem to John D.
Gadd and Margaret T.Gadd.

Testimony filed May 3rd.,1920.

M Emma Rolph,
Plaintiff.

VS.

David D.Taylor,
A.Sydney Gadd, Jr.
John D.Gadd, Infant,
Margaret T.Gadd, Infant;
Defendants.

In the Circuit Court
for Queen Anne's County,
in Equity.
Cause # 2323,

To the Honorable, the Judges of said Court:-

Pursuant to a notice of Thomas J.Keating, attorney for Plaintiff, in the above entitled cause, of his desire to take testimony in said cause and afterdue notice to the defendants in said cause,and in pursuance to an agreement of all the parties in said cause, the subscriber, one of the regular examiners of this Honorable Court did attend at his office in the town of Centreville, Maryland, on the twenty ninth day of April,1920 at the hour of 3 o'clock P.M and in the presence of Thomas J.Keating, attorney for the Plaintiff, and David D.Taylor one of the defendants, proceeded to take the following testimony, to wit:-

David D.Taylor, the first witness of lawful age, produced on the part of the Plaintiff being duly sworn and examined deposes and says:-

1st. Int. State your name, age, residence and occupation?

Ans. My name is David D.Taylor, age 52 years, residence Queen Anne's County and my occupation is farming.

2nd.Int. Are you or not acquainted with the parties to this suit, if yea, state their names, age, and residence?

Ans. I know all the parties to this suit and I am one of the defendants. The Plaintiff M.Emma Rolph, is my sister, she resides in Queen Anne's County and is abou 53 years of age. The def ndants other than myself are my nephew A.Sydney Gadd, who is just over 21 years of age, my nephew John D.Gadd who is an infant under 21 years of age and my neice Margaret T.Gadd who is also an infant under 21 years of age. All the defendants reside in Queen Anne's County.

3rd. Were you ornot acquainted with George W.Taylor, late of Queen Anne's County, if so, is he living or dead and when did he die?

Ans. George W.Taylor was my father and he resides in Queen Anne's County until the year of his death in 1876.

4th. Did the said George W.Taylor die seized and possessed of ant real estate?

Ans. My father at the time of his death was seized and posseszed of quite a number of farms, located in Queen Anne's County; Among them being the Goldsborough Farm situate in the third election district of Queen Anne's County,Md. on the right side of the road from Centreville to Easton,adjoining the lands of Mrs. Nannie Jacobs and also adjoining the Carter farm and thefarm of E.H.JEster and the lot known as the Church Lot owned in fee my sister M.Emma Rolph, and it als adjoins the Dorrell lot now owned by George Potts, which farm contained about one hundred and sixty eight acres of land. my father also owned a tract of land in Corsica Neck in the third election district of Queen Anne's County, lying on both sides of the public road leading from Centreville into Corsica Neck adjoining the property ofthe heirs of Stephen E.Ford and thE property of F.Addison Emory,containing about one hundred and fifty acres. And my father owned also a woodlot in the third election district of Queen Anne's County whic was originally a part of a tract of land known as Prouse Park,situate in practically the same neighborhood as the Goldsboro farm, this woodlot containes about fifteen acres of land.

5th.Int. Did your father, george W.Taylor leave a last will and testament and if so, where was it probated.

Ans. My father left a l st will and testament which was probated in the Orphan's Court for Queen Anne's County and I have just examined the paper marked "Exhibit A" filEd with the Bill of Complaint and find it is a certified copy of my father's will.

6th.Int. Will you examine Item two of the last will of your father and state to whom he devised the two farms you have mentioned and the woodlot?

Ans. He devised the Holdsboro farm on the road to Easton, the Lexon Farm in Corsica Neck and the woodlot to my sister Mary Emma Rolph formerly Mary Emma Taylor for and during her left with remainder to her children living at the time of her death, and if she died without issue living at the time of her death he devised these two farms and the woodlot to his other children living at the time of her death and the issue of any child who may have died during the life of my sister.

7th.Int. Please name what children survived your father and which of his children are now living?

Ans. My father had three sons William H.Taylor, John G.Taylor and George W.Taylor who predeceased him and died in infancy without issue. He was survived by two sons G.Wesley Taylor and myself. My brother, G.Wesley Taylor departed this life several years ago without ever having married or having issue. My father was also survived by two daughters one being the Plaintiff,M.Emma Rolph, and the other being Margaret E.Taylor who intErmarried with A. Sydney Gadd, and who departed this life several years ago and who left surviving her as her only issue three children A.Sydney Gadd,Jr. John D.Gadd and Margaret T.Gadd; My sister Mrs. Rolph is the widow of William E.Rolph but has no choldren or the issue of any deceased child now living.

8th.Int. Please state whether or not in your opinion your sister M.Emma Rolph at the present time is able to property look after the real estate you have described and to have it property cultivated to her own advantage and to the advantage of those entitled to said real estate and remainder, and to see that the buildings upon said real estate and the fencing thereon is kept in proper condition and that theland be not permitted to deteriorate in value?

Ans. Mentally she is perfectly able to take charge of this property and properly look after it but physically I do not think that she is strong enough to look after property of this kind in the manner necessary to keep same from deteriorating; Under existing circumstances it is almost impossible for a man and much less a woman to secure good tenants who will properly cultivatethe land to keep up its productiveness and to keep the buildings and fencing in proper condition.

9th.Int. Please state whether or not in your opinion it would be advantageous to all the parties concerned and interested in the real estate you have described that the real estate be sold and the proceeds of sale invested under the direction of the Court to enure to the same parties and in like manner as by the last will and testament by your father is provided and give your reason for your reply?

Ans. It is my opinion it would be to the advantage of all the parties interested that this real estate should be sold. It has been necessary to make frequent changes of tenants upon this real estate which in itselg results in deteriorating to a great extent the property and generally makes it less productive and I am convinced from the way property is now selling that the price which could be realized from this land when invested would produce more net income than these farms are now producing under the present management. There is a good demand at this particular time for farms of the size of these farms and located as they are located.

10th.Int. What do you consider would be a fair value for this real estate?

Ans. In my judgment the Goldsboro farm will bring from $15,000.00 to $18,000.00 and the Lexon farm will bring from $6000 to $8000, the woodlot is worth about $300.

Examiners special.

Ans. I do not.

David D.Taylor.

Charles A.Busteed the next witness of lawful age, produced on the part of the Plaintiff, being duly sworn and examined, deposed and says:-

1st.Int. State your name, age, residence and occupation?

Ans. My name is Chas.A.Busteed, I am 64 years of age. I reside in Centreville,Queen Anne's County, Md. and my occupation is Agriculturist.

3rd Int. Are you or not acquainted with the parties to this suit, if yea, state their names, age and residence?

Ans. I known them all. M.Emma Rolph thE plaintiff resides in Centreville, and is about fifty three year of age. All of the defendants reside in Queen Anne's County. Two of the defendants, David D.Taylor and A.Sydney Gadd, jr. are adults and the other two defendants, John D.Gadd and Margaret T.Gadd are infants.

3rd. Were you or not acquainted with George W.Taylor late of Queen Anne's County, if so, is he living or dead and why did he die?

Ans. I knew George W.Taylor and he died in Queen Anne's County quite a number of years ago, during the seventies.

4th.int. Did the said George W.Taylor die seized and possessed of any real estate?

Ans. Mr. Taylor at the time of his death was quite a large land owner in this Count and I am quite familiar with two of the farms left by him. One of these farm is known as the Goldsborough farm and lies just outside of the town of Centre ville between the Centreville Easton road and the Centreville-Queenstown road. This farm adjoin the Woodland property of Mrs. Annie Jacobs and the Carter fam and the Purlee farm. Another of these farmes,known as Lexon is in Corsica Neck at what is commonly known as the big hills on the New road, leading into Corsica Neck and is on both sides of this road, adjoining the Ford Farm and th F.Addison Emory farm. ThE Goldsborough farm contains about 168 acres and the Lexon farm contains about 150 acres. I have known of the wood lot which goes with the Goldsborough farm and I understand contains about 15 acres.

5th.Int. Did George W,Taylor leave a last will and testament and where was it probated.

Ans. He did. It was probated in Queen Anne's County. I have examined a certfied copy of this will.

6th. Int. Will you examine Item 2 of this will and state to whom the two farms and the woodlot you have described are devised?

Ans. I understand from reading this item that these two farms and the woodlot are left to mrs. M.Emma Rolph formErly M.Emma Taylor, for lifE with remainder to to her issue living at the time of her death and if she leaves no issue then in remainder to the other children of George W.Taylor and the issue of any de ceased children of George W.Taylor.

7th.Int. Please state what children if any, survivee George W.Taylor and which of his children are now living?

Ans. So far as I know, Mr. Taylor was survived by four children,namely, Mrs. Rolph, the Plaintiff, David D.Taylor, G.Wesley, Taylor, and Margaret T.Gadd. The latter two of whom died several years ago. G.Wesley Taylor left no children and was never married. Mrs. Gadd left surviving her as her only issue three children, A.Sydney Gadd, Jr. John D.Gadd and Margaret T.Gadd.

8th.Int. Please state whether or not in your opinion Mrs. M.Emma Rolph at thE present time is able to properlu look after the real estate you have described, and to have it properly cultivated to her own advantage and to the advantage of those entitled to said real estate and remainder, and to see that the buildings upon said real estate and fencing thereon is kept in proper condition and that the land be not permitted to deteriorate in value?

Ans. Mentally she is perfectly able to take charge of this real estate and to prop erly look after it, but physically I do not think she is able to look after these farms as farms should be looked after to keep them in good producing state and to know that all fencing is in proper shape and the buildings not deteriorating. This required walking over the farms, to watch the tenants in their cultivation and to know of the state of the fencing. Under the conditions as at present existing, it is almost impossible for a man to secure good tenants and see that they are doing their duty yo the owner and for a woman to undertake it, is practically useless.

9th.Int. Please state whether or not in your opinion it would be advantageous to all the partjes concerned and interested in the real estate you have described that the real estate be sold and the proceeds of sale invested under the diree tion of the Court to enure to the same parties and in like manner as by the last will and testament by Geo. WlTaylor is provided and give your reason for your reply?

Ans. I certainly think it would be advantageous to the estate to have this land sold. I mean by the estate, the parties in interest inthis real estate under the will of Mr. Taylor. At this time there is great demand for farms of this size and in this particular location. Farms of this kind usually bring very high prices and in my judgment the proceeds derived from the sale of this real estate invested, will yield a greater net income than will the farm under tenancy. If Mrs. Rolph continues to hold these farms she must necessarily depend upon tenanos to conduct them, and with the frequent changes of tenants, which I have notices she makes, the farms will in all probability deteriroate both in productibeness andvalue and will result in loss in income to her and of principal to those entitled to the real estate in remainder.

10th.Int. What do you consider would be a fair value for this real estate?

Ans. In my judgment the Goldsborough farm is worth from $15,000 to $18,000, and the Lexon farm is worth from $7,000 to $8,000 and the woodlot is probably worth $20 an acre.

Examiners Special.

Ans. I do not.

Chas. A.Busteed.

There being no further witnesses to be examined and niether party desiring further time for the production of evidence, your examiner herewith respectfully makes his return and certifies that he was engaged as such examiner two days and examined two witnesses making costs chargeable to Plaintiff as follows:-

Charles E.TuckEr, Examiner.	$8.00
David D.Taylor, witness	.75
Chas. A.Busteed, witness,	.75
Total	$9.50

Respectfully submitted,

Chas. E.TuckEr,
Examiner.

Final Decree, filed May 13th.1920.

M.Emma Rolph, Plaintiff.

vs.

David D.Taylor,
A.SydnEy Gadd, Jr.
John D.Gadd, Infant, and
MargarEt T.Gadd, infant.
Defendants.

In the Circuit Court
for
Queen Anne's County,
in Equity.

FINAL DECREE.

This causE standing ready for hearing and being submitted without argument, all the proceedings and testimony were read and considered.

It is thereupon, this thirteenth day of May, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, in Equity, and by thE authority of said Court, adjudged, ordered and decreed that the property mentioned in these proceedings be sold; that Thomas J.Keating of Queen Anne's County,Maryland, be, and he is hereby appointed trustee to make said sale, and that the course and manner of his proceedings shall be as follows, he shall first file with the Clerk of this Court a bond to the State of Maryland, executed by himself, and a surety or sureties, to be approved by this Court, in the penalty if corporate surety is given, of twenty seven thousand dollars ($27,000) conditioned for the faithful performance of the trust reposed in him by this decree, or to be reposed in him by any future decree of order in the premises; he shall then proceed to make the said sale, having given at least three week's previous notice by advertisement, inserted in a newspaper published in Queen Anne's County, Maryland, and such other notice as he shall think proper, of the time, place, manner and terms of sale, which terms shall be one-third cash,one-third in one year and onethird in two years from day of sale, or all cash, at the option of the purchaser or purchasers, the credit portions to bear interest and to be secured to the satisfaction of the trustee, and, as soon as may be convenient after such sale or sales, the said trustee shall return to this Court a full and particular account of his proceedings relative to such sale, with an annexed affidavit of the truth thereof and of the fairness of said sale; and, on obtaining the Court's ratification of the sale, and on the payment of the whole purchase money (and not before) the said trustee shall, by a good and sufficient deed, to be executed, acknowledged and recorded according to law, convey to the purchaser or purchasers, his, her or their heirs, the property and estate to him, her or them sold, free, clear and discharges from all claim of the parties hereto plaintiff and defendant, and those claiming by, from or under them, or either of them; and the saidtrustee shall bring into this Court the money arising from said sale, to be re-invested or distributed according to law under the direction of this Court, after deducting the costs of this suit and such commission to the said trustee asthis Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

Philemon B.Hopper.

Trustee's Bond, filed June 1st.1920.

KNOW ALL MEN BY THESE PRESENTS, That we Thomas J.keating of Queen Anne's County, State of MaRyland, and the Fidelity and Deposit Company of Maryland, a body corporate, duly authorized by its charter to become sole surety on bonds, are held and firmyl bound unto the State of maryland, in the full and just sum of twenty seventhousand dollars, to be paid to the said State or its certain attorney, to which payment, will andtruly to be

made, we bind ourselves and each of us, our and each of our heirs, executors, administra tors, successors and assigns, jointly and severally, firmly by these presents, sealed wi with our seals and dated this first day of June, in the year of our Lord one thousand nine hundred and twenty.

WHEREAS by DecRee of the Circuit Court for Queen Anne's County, in Equity, bearing date on the day of May, one thousand nine hundred and twenty and passed in a cause in the said Court, wherein M.Emma Rolph, is Complainant and David D.Tatlor and others are defendants, the above bound Thomas J.Keating has been appointed trustee to make sale of the real estate in the proceedings in said cause mentioned and described.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Thom as J.Keating, do and shall well and faithfully peRform the trust reposed in him by said decree, or that may be reposed in him by any future order or decree in the premises, the then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of

Thomas J.Keating. (SEAL)

J.F.Rolph.

FIDELITY AND DEPOSIT COMPANY OF MARYLAND,
PEr Millard Leonard,
Vice-President.

Attest: Harry M.Huttus.
Assistant Secretary.

And on the back of the aforegoing Bond was thus endorsed, to wit:-
Security approved and Bond filed June 1st. 1920.

Trustee's Report of Sale. Filed June 14th.1920.

M.Emma Rolph,
Plaintiff

Vs.

David D.Taylor
A.Sydney Gadd, jr.
John D.Gadd, infant and
Margaret T.Gadd, infant.
Defendants.

In the Circuit Court
for
Queen Anne's County,
in Equity.

To thE Honorable, the Judges of said Court:-

The report of Thomas J.Keating, trustee appointed by the decree in this cause, to make sale of the real estate therein mentioned and described, respectfully states:

That after giving bond with security, approvec by the Clerk of this Court, for the faithful discharge of the trust reposed in jim by the decree and giving notice of the time, place, manner and terms of sale by advertisement inserted in the Centreville Observer and in the Centreville Record, two newspapers printed and published in Queen Anne's County, Maryland for more than three successive weeks before the day of sale, as provided by said decree, he did, pursuant to said notice and advertisement, attend in fron t of the Court House in the town of Centreville Maryland, on Tuesday, June 8th.1920,betwe en the hours of one and two o'clock P.M. and then and there proceed to sell said real estate as follows, to wit:-

In the first place, your trustee read the advertisement of sale and announced that the Goldsborough farm or Denbeigh, near Centreville, in the Third election district of Queen Anne's County, Maryland, on the right of the public road leading from Centreville to Easton and on the left of the public road leading from Centreville to Queenstown ad-

joining the property of Mrs. Nannie McK.Jacobs, the Potts property, the Church Lot of M.Emma Rolph, the Perlee farm of E.H.Jester and the Carter farm, had been resurveyed and would be offered according to the resurvey by Gilbert B. Taylor, as containing one hundred and eighty acres, more or less, and that the wood lot, detached from said farm originally a part of the Prouse Park tract containing fifteen acres and twenty five perches, would be offered together, making a total acreage of one hundred and ninety five and one fourth acres and sold the said farm and wood lot, as containing said quantity of acres, to William P. Burris, Jr. who was then and there the highest bidder therefor, through Elmer Langrall, at and for one hundred and thirty dollars per acre for the 195¼ acres, or the aggregate amount of twenty five thousand three hundred eighty two and 50/100 dollars.

In the next place, your trustee announced that the Lexon Farm near Centreville, on both sides of the public road leading into Corsica Neck in the Third election district of Queen Anne's County, Maryland, adjoining the S.E.Ford Farm and the farm of Frank Addison Emory, and the lands of others had been resurveyed by S.Chester Coursey, and was found to contain and would be offered to contain, according to said survey, the quantity of onehundred and eighty nine acres and seven hundred and forty five thousanths of an acre of land,more or less, and sold said farm to William P. Burris,Sr. who was then and there the highest bidder therefor through Harry S.Covington, at and for fifty dollars per acre or the aggregate amount of nine thousand four hundred eighty seven and 25/100 dollars.

This last mentioned tract was first offered in two separate parcels but when so offered there was no bid made for either parcel, hence it was sold as a whole as above reported.

When the sale was called the trustee announced that the Denbeigh farm would be offered subject to the tenancy of William P.Burris,Jr. for the remainder of the year nine teen hundred and twenty and that the Lexon farm would be offered subjedt to the tenancy of Lawrence E.Ewing for thE remainder of the year nineteen hundred and twenty; that, in lieu of interest on the two deferred installments of purchase money, all crops of the year 1920 would be reserved and that the taxes and Insurance would be adjusted to January first, 1921; that the purchaser would pay the appraised value of the old straw on the farm and for one half of the appraised value of the straw from the present wheat crop, to remiberse the life tenant for her interest in the straw, which she had previously purchased; that such new lumber, saw logs and temporary wire-fencing as belong to the life tenant and the yearly tenant would be reserved; that the title papers and revenue stampswould be at the expense of the purchaser, and that the wood lot sold with the Denbeigh farm would be located and plotted in a resurvey.

Summary of Purchase money.

"Denbeigh farm" and woodlot- 195¼ acres	at $1.30 ---		$25,382.50
"Lexon Farm" 189.745 acres	at $50.00		9,487.25
		Total	$34,869.75

Your trustee reports that one of the purchasers, William P. Burris,Jr. has made a cash deposit of and that the other purchaser, William P.Burris, Sr. has made a cash deposit of One thousand dollars.

Respectfully submitted,
Thos. J.Keating.
Trustee.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 14th.day of June, in the year 1920, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared the above named Thomas J.Keating, Trustee, and made oath in due form of law that the matters and things stated in the foregoing report are true, to the best of his knowledge and belief, and that the sales therein reported were fairly made.

J.F.Rolph,
Clerk of the Court for Queen Anne's County.

Filed June 14th.1920.

Certification of Publication of Advertisement filed June 14th.1920.

TRUSTEE'S SALE.

Of two valuable farms near Centreville, Md,

The undersigned trustee, by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed the 13th.day of May, 1920,in the case of M.Emma Rolph,plaintiff vs. David D.Tatlor and others, defendants, will sell at public auction in front of the court house in Centreville, Queen Anne's County, Maryland, on Tuesday June 8, 1920 between the hours of 1.00 and 2.00 o'clock P.M. the following real estate, to wit:-

Farm No.1.

The tract of land or farm, known as The Goldsborough Farm or Dembeigh, near Centreville in the Third election District of Queen Anne's County, md. on the right of the public road leading from Centreville to Easton, and on the left of the public road leading from Centreville to Queenstown, adjoining the Woodland property of Mrs. Nannie McK.Jacobs the Carter farm, the Potts property and the Church lot of M.Emma Rolph containing 183 acres, 2 roods and 36 perches more or less, including a woodland lot of 15 acres, which goes with this farm, but is detached therefrom and was originally a part of the Prouse Park tract.

Farm No.2.

The tract of land or farm, known as Lexon, also near Centreville, on both sides of the public road leading into Corsica Neck, in the said third election district,adjoining the S.E.Ford farm, the farm of Frank Addison Emory and others, containing one hundred and seventy five acres of land,more or less.

These farms are attractively located,in a high state of cultivation and easily tilled. They are both very desirable farms. Each farm is improved by good dwelling of sufficient size for the farm, barns, stables, and necessary sheds. The farms will be surveyed and plats exhibited on day of sale.

Terms of sale as prescribed by decree: One-third of purchase money in cash on day of sale and the remainder in two equal instalments, payable respectively in one and two years from day of sale, or all cash, at option of purchaser, the credit payments to bear interest from day of sale and to be secured to the satisfaction of the trustee. A cash deposit of $1000.00 upon each tract at time of sale.

Thomas J.Keating.
Trustee.

Elmer Anthony, Auct.

THE CENTREVILLE OBSERVER.

Centreville, Md. June 12,1920.

The Centreville Observer publishing Co, hereby certifies that the Trustee's Sale of two farms in the case of M.Emma Rolph,Plaintiff vs. David D.Taylor et al, defendants,

a true copy of which is hereto annexed, was inserted in the Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week fpr four successive weeks, the last insertion being before the eighth day of June, in the year 1920.

The Centreville Observer Publishing Co.
By S.Chas. Walls, Sect.

Order Nisi.

Filed June 14th.1920.

M.Emma Rolph, Plaintiff. vs. David D.Taylor A.Sydney Gadd,Jr. John D.Gadd, infant, and Margaret T.Gadd, infant. Defendants. (In the Circuit Court for Queen Anne's County, in Equity.

Ordered that the sales made and reported by Thomas J .Keating, trustee for the sale of the real estate mentioned and described in the above entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th.day of August, 1920 provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland, once in each of four successive weeks before the 19th.day of July next.

The reportstates the amount of sales to be $34,869.75

Filed June 14th.1920.

J.F.Rolph, Clerk.

Certificate of Publication Order Nisi filed Sept. 15th.1920.

Order Nisi.

M.Emma Rolph, Plaintiff. vs. David D.Taylor, A.Sydney Gadd,Jr. John D.Gadd,Infant and Margaret T.Gadd, Infant, Defendants. (In the Circuit Court for Queen Anne's County, in Equity, June 14,1920.

Ordered that the sales made and reported by Thomas J.Keating,trustee for the saleof the real estate mentioned and described in the above entitled cause, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 19th.day of August, 1920, provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland, once in each of four successiveweeks before the 19th.day of July next.

The Report states the amount of sales to be $34,869.75

J.F.Rolph, Clerk.

True copy: Test:

J.F.Rolph, Clerk.

Filed June 14th.1920.

THE CENTREVILLE OBSERVER.

Cen reville, Md. Sept. 15/1920.

The Centreville Observer Publishing Co, hereby certifies that the Order Nisi in the case of M.Emma Rolph, Plaintiff vs. D.D.Taylor et al, defendants, a true copy of which is hereto annexed, was inserted in the Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for four successive weeks before the 19 day of July, in the year 1920.

The Centreville Observer Publishing Co.
By S.Chas. Walls, Sect.

Final Order filed Sept. 15th.1920.

M.Emma Rolph, Plaintiff (
vs.)
David D.Taylor, (
S.Sydney Gadd,Jr.)
John D.Gadd,Infant,
Margaret T.Gadd, Infant, (

In the Circuit Court
for
Queen Anne's County,
in Equity.

ChancEry No. 2323.

FINAL ORDER.

Ordered this fifteenth day of September, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the sales of the real estate made and reported by Thomas J.Keating,Trustee, in the above entitled proceedings, be and the same are hereby finally ratified and confirmed, no cause to the conteary thereof having been shown although notice appears to have been duly given as directed in the previous order nisi heretofore passed in this cause. The trustee making the sale is allowed the usual trustee's commissions for making sale of real estate and all expenses,not personal, upon producing the proper vouchers therefor before the auditor.

Philemon B.Hopper.

Filed Sept. 15th.1920.

Report and Account of the Auditor.
Filed Feby. 27th, 1925.

In the Circuit Court for Queen Anne's County, In Equity.

M. Emma Rolph, Plaintiff, } Chancery
vs. } Docket
David T. Taylor, et al., defendant. } Cause No. 2323.

To The Honorable, the Judges of said Court:

The report of Madison Brown, auditor, unto Your honors, respectfully sets forth:

That he has stated the within account by first charging Thomas J. Keating, the trustee appointed by the decree of this cause to sell the real estate decreed to be sold, with the gross amount of the sales made by him, per his report filed, and then thereout allowed him his commissions for making the sales, per rule of the court, the court costs, cost of his bond, the auctioners fee, costs of survey, costs of advertising notices of sale in newspapers, costs of advertising the several orders nisi of the cause and the auditors fee. The balance remaining is the net amount of the sales and the balance for investment for the benefit of M. Emma Rolph, the life tenant mentioned in the Bill of complaint and in Item 2 of the will also mentioned in the bill and who is the party entitled to the income to arise on said net sales. At the foot of the

account the auditor shows a statement of the present standing of the balance, now the corpus of the trust, with regard to investments. The mortgages and Liberty Bonds mentioned in the statement are those shown and set forth in the petitions of the trustee filed February 16, 1925, and February 21, 1925, in this cause.

Respectfully submitted, Madison Brown, Auditor.

February 27, 1925.

The proceeds of the sales of the land known as the "Goldsborough Farm", the land called "Lexon" and of the wood lot in the vicinity of the Goldsborough Farm, late of George W. Taylor, deceased, held by Mary Emma Rolph, formally Mary Emma Taylor, at the time of said sales, for her life, with remainder as provided in Item 2 of the will of said George W. Taylor, (Exhibit #1), in account with Thomas J. Keating, the trustee makingsaid sales.

Cr.

1920			
June 8.	By gross amount of the sales of the Goldsborough Farm and Wood-Lot	$25382.50	
	the farm called Lexon	9487.25	
	Total amount of sales		$34869.75

Dr.

" "	To Thomas J. Keating, trustee, for his commissions for making the sales,		$1439.79
	To do., for the court costs of this cause paid Clerk of court per receipted statement as follows: Costs of		
	B.H. Turner, Clerk	$37.70	
	J. W. Yeats, Sheriff,	1.20	
	W.T. Bishop, Register of Wills	4.25	
	A. Sydney Gadd, Guard. ad Litem	4.00	
	G.E. Tucker, examiner,	8.00-	
	David D. Taylor, Witness	.75	
	Chas. A. Busteed, Witness	.75	
	Appear. fee of Plaintiffs atty	10.00	66.65
	To do., for the costsof his bond with corporate surety thereon paid surety for one year rcpt.	81.00	
	for three years to 6/1/24 rcpt.	162.00	
	and one year to 6/1/25.	54.00	297.00
	To do., for amount paid Elmer Anthony for crying sales made per his receipt forsame:		50.00
	To do., for amount paid S.C. Coursey for making survey for sale of land sold, per receipts of same		65.00
	To do., for amount paid G.B. Taylor for making survey of land sold, per receipts of same		55.00
	To do., for amount of account of G.B. Taylor for survey not yet paid	15.00	
	Amounts carried forward	$1988.44	$34869.75
	To Thomas J. Keating, trustee,for costs of advertising notice of the sales made in Centreville Record per receipt to wit:	60.75	
	To do., for costs of advertising in Centreville Observer notices of sales, order nisi as to sale and the order nisi to be passed as to this account, per receipted account for same, to wit:	68.75	
	To Madison Brown, auditor, for stating this account, to wit:	17.50	
		$2135.44	
	To balance, net sales	32734.31	
		$34869.75	$34869.75

Cr.

By balance brought down, net sales, to wit: $32734.31

1925.
Feb. 27. Statement showing investments of corpus of said net sales or above trust as of 27 February, 1925:

Amount invested by order of court in		
(a) mortgage from Wm. P. Burris, Sr.	$3000.00	
(b) mortgage from Chas. V. Bowen,	3000.00	
(c) mortgage from Wm. P. Burris, Jr.	15200.00	
(d) Liberty Loan Bonds	10187.48	
(e) Cash in hands of trustee for investment	1346.83	
	$32734.31	$23734.31

Feb. 27, 1925. Madison Brown, Auditor.

Filed February 27th, 1925.

NISI RATIFICATION OF AUDIT.

M. Emma Rolph, IN THE CIRCUIT COURT-----

vs. FOR QUEEN ANNE'S COUNTY

David D. Taylor, et al. IN EQUITY.

CASE NO. 2323.

ORDERED, This 27th day of February, in the year nineteen hundred and Twenty five, that the Report and Account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March, 1925; provided a copy of this order be published once a week in each of two successive weeks before the 16th day of March, 1925, in some newspaper printed and published in Queen Anne's County.

Filed February 27th, 1925. B. Hackett Turner, Clerk.

Certificate of Publication of Advertisement of Nisi of Audit.

NISI RATIFICATION OF AUDIT.

M. Emma Rolph,
vs.
David D. Taylor, et al.

In the Circuit Court for Queen Anne's County, in Equity, Case No. 2323.

ORDERED, This 27th day of February, in the year nineteen hundred and twenty five, that the Report and Account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March, 1925; provided a copy of this order be published once a week in each of two successive weeks before the 16th day of March, 1925, in some newspaper printed and published in Queen Anne's County.

B. HACKETT TURNER, Clerk.
True Copy-Test:
B. HACKETT TURNER, Clerk.
Filed February 27th, 1925.

THE CENTREVILLE OBSERVER.

Centreville, Md. March 25, 1925.

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Nisi Ratification of Audit, in the case of M. Emma Rolph, vs. David D. Taylor, et al., Case No. 2323, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for two successive weeks before the 16th day of March, in the year 1925.

The Centreville Observer Publishing Co.

By Bertha G. Durney.

Continued on folio 583.

CHANCERY NO. 2319.

Q U E E N A N N E ' S C O U N T Y, T O W I T: Be it remembered that on the twenty sixth day of January, in the year nineteen hundred and twenty, the following BILL OF COMPLAINT was brought to be recorded, to wit:-

Walter C.Wessell,	(	
Benjamin Reese Wessell,	)	
Ida May Alexander,	(	In the Circuit Court
Complainants.	)	for
VS.	(	Queen Anne's County,
Theodore Roosevelt Wessell, Infant	)	In Equity.
and	(	
Oscar Alexander,	)	
Defendants.		

To the Honorable, the Judges of said Court:-

The Bill of Complaint of Walter C.Wessell, Benjamin Reese Wessell and Ida May Alexander, all of Queen Anne's County, State of Maryland, humbly shows:-

First: That William H.Wessell Sr. late of Queen Anne's County deceased, was in his life time, seized and possessed of a certain tract of real estate, lying and being in the First Election district of Queen Anne's County aforesaid, on both sides of the public road leading from Kaines Cross Roads to Busicks Church and adjoining the property of Oliver Morris, Robert Jarrell, Levi Thorp, James Williams, John Hall and others and containing one hundred and sixty (160) acres of land,more or less.

Second:- That the said William H.Wessell Sr. departed this life on or about the seventh day of March, in the year nineteen hundred and nineteen, leaving a last will and testament a certified copy of which is filed herewith as part of this Bill marked "Complainants Exhibit no.1".

Third:- That the first item of said will reads as follows: "I do give device and bequeath unto my wife, Jennie Taylor Wessell and Walter Wessell, Reese Wessell, McKinley Wessell, Roosevelt Wessell, Maggie Wessell and Ida Wessell, my children, all of my farm where I now reside in the First Election District of Queen Anne's County, near Busicks Church, share and share alike."

Fourth: That the said Maggie Wessell, who married one Oscar Alexander, one of the defendants in this cause, departed this life on or about the twentieth day of November, in the year nineteen hundred and eighteen, intestate, leaving no children surviving her but survived by her husband.

Fifth: That under the terms of said will, the said Jennie Wessell, Walter C.Wessell, Benjamin Reese Wessell, William McKinley Wessell, Ida May Alexander nee Wessell, Theodore Roosevelt Wessell and Oscar Alexander are each entitled to an undivided one seventh interest in said farm. (The interest of the said Oscar Alexander being the interest of a surviving husband as set forth in Chapter 325 of the Laws of Maryland for the year nineteen hundred and sixteen.)

Sixth: That in June, in the year nineteen hundred and nineteen, the said Ida May Wessell, intermarried with one Oscar Alexander, a defendant in this cause.

Seventh:- That Jennie Taylor Wessell, widow of the said William H.Wessell,Sr.,

departed this life on or about the fifth day of September, in the year nineteen hundred and nineteen, intestate, seized and possessed of an undivided one seventh interest in said said farm which descended to her five children then living at the time of her death as follows: Walter C.Wessell, Benjamin Reese Wessell, William McKinley Wessell, Ida May Alexander and Theodore Roosevelt Wessell, each being entitled to an undivided one thirty fifth part of said real estate.

Eighth:- That on or about the tenth day of November, in the year nineteen hundred and nineteen, William McKinley Wessell departed this life intestate, seized and possessed of an undivided six thirty fifth part of said farm, and leaving surviving him as his only heirs at law the said Walter C.Wessell, Benjamin Wessell, Ida May Alexander and Theodore Roosevelt Wessell, who are each entitled to an undivided three-seventieths part in said farm.

Nineth:- And your complainants charge and allege that said real estate cannot be divided without loss or injury to the parties interested and that they are entitled to have the same sold by a decree of this Court and a division of the money arising from such sale among the parties entitled thereto according to their respective rights.

To the end therefore: That the said Theodore Roosevelt Wessell and Oscar Alexander may answer the premises that a decree may be passed by this Court directing tha the real estate mentioned aforesaid may be sold under the direction of this Court and the proceeds thereof distributed among the said parties; and that your orators may have such further or other relief as their cause may require.

May it please your Honors to grant unto your orators the writs of subpoena against Theodore Roosevelt Wessell and Oscar Alexander, of Queen Anne's County, State of Maryland, commanding them to appear in this Court at some certain day to be therein named to answer the premises and abide by and perform such decree as may be passed therein.

And as in duty & c.

Edwin H.Brown, Jr.
Solicitor for Complainants.

Exhibit No.1 filed Jan.26th.1920.

I, William H.Wessell Sr. of Queen Anne's County, State of Maryland, being of sound and disposing mind, do make and publish this as may last will and testament hereby revoking all former Wills by me heretofore made.

I do give, devise and bequeath unto my wife, Jennie Taylor Wessel, Walter Wessel, Reese Wessel, McKinley Wessel, Roosevelt Wessell, Maggie Wessel and Ida Wessel, my children all of my farm where I now reside in the first election district of Queen Anne's County near Busicks Church, share and share alike.

I give and beQueath unto my sons, William H.Wessel, John Thomas Wessel, Robert Barclay Wessel and Charles Franklin Temple Wessel, and Amelia Story, children of my first wife, five hundred dollars each, less the amount that I have lent them.

I give and bequeath unto my wife, Jennie Taylor Wessel, and her children,Walter Wessel, Reese Wessel, McKinley Wessel, Roosevelt Wessel, Maggie Wessel, and Ida Wessel, the balance of my personal property after the legacies and debts are paid, share and share alike.

I desire my wife to be guardian to her children. Any heir

Will shall have none of my estate.

As witness my hand and seal this the 8th.day of August, 1913.

All interlineations made before signing also erasures.

William H.Wessel. Sr. (SEAL)

SignEd, published and declared as and for his last will and testament by William H. Wessel Sr. in our presence and in the presence of each, who in his presence, and the presence of each of us, and by his request have subscribed our names as witnesses thereto.

E.H.Gillespie.

John F.Stokes.

State of Maryland, Queen Anne's County, to wit:-

On the twenty fifth day of March, A.D.1919 came Reese Wessel, Custodian of the within and aforegoing instrument of writing, purporting to be the last will and testament of William H.Wessel, late of Queen Anne's County, deceased, and made oath in due form of law, that the aforegoing is the true and whole Will of said deceased, that has come to his hand and possession, and that he does not know nor has he heard of any other and that he received the same from the desk ofsaid deceased on or about the 18thday of March A.D.1919.

Sworn before

William T.Bishop.
Register of Wills for Queen Anne's County, Md.

State of Maryland, Queen Anne's County, to wit:-

On the thirty first day of March 1919 came E.H.Gillespie and John F.Stokes, the two subscribing witnesses to the aforegoing last will and testament of William H.Wessel, late of Queen Anne's County, deceased, and made oath in due form of law, that they did see the testator sign and seal said will; thay they geard him publish, pronounce and declare the same to be his last Will and testament, and that at the time of his so doing, he was, to the best of their apprehensions of sound and disposing mind, memory and understanding, and that they subscribed their names, as witnesses to said will at his request in his presence and in the presence of each other.

Sworn in open Court.

Test:

William T.Bishop.
Register of Wills.

State of Maryland, SCT;-

In the Orpnah's Court for Queen Anne's County;

The aforegoing Instrument of writing purporting to be the last will and testament of William H.Wessel, Sr,1 late of Queen Anne's County, deceased, having been exhibited for probate, and no objection thereto having been made, although notice according to law, appears to have been given to the next relations of said deceased:-

The Court,after having examined the said Instrument of writing and also the evidence adduced as to its validity, orders and decrees, this third day of June, 1919, that the same be admitted in this Court as the true and genuine last will and testament of the said William H.Wessel,Sr. deceased.

Harry Clark.
William H.Welch- Judges.

I, William T.Bishop, Register of Wills in and for Queen Anne's County, and by law keeper of all original papers filed in the Orphan's Court for Queen Anne's County, do hereby certify that the aforegoing is a true and full copy of the last will and testamen together with probate thereof, of William H.Wessel,St. deceased, as filed kept and recorded in Liber W.T.B. No.1, folio 173 etc. a will record book in the Orphan's Court for Queen Anne's County.

Witness myhand and seal of said Court this twenty third day of January, 1920.

William T.Bishop,
Register of Wills.

Subpoena for Respondent.

Queen Anne's County, to wit:-

The State of Maryland,

To Theodore Roosevelt Wessel Infant.

Of Queen Anne's County, Greeting:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of February, next, to answer the complaint of Walter C.Wessel et al, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, The Honorable Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of January, 1920.

Issued the 26th.day of January, in the year 1920.

J.F.Rolph, Clerk.

And on the back of the aforegoing was thus endorsed, to wit:-

Theodore Roosevelt Wessel Infant summoned by reading the within writ to him and leaving a copy with his oldest brother Walter C.Wessel with whom he lives.

Filed January 28th.1920. J.W.Yeates. Sheriff.

Subpoena for Respondent.

Queen Anne's County, to wit:-

The State of Maryland.

To Oscar Alexander of Queen Anne's County, GREETING:-

You are hereby commanded, that all excuses set aside you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the 1st. Monday of February next, to answer the complaint of Walter C.Wessel et al against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, The honorable, Wm.H.Adkins, Chief Judge of our said Court, the first Monday of January, 1920. Issued the 26th.day of January, in the year 1920.

J.F.Rolph, Clerk.

And on the back of the aforegoing was thus endorsed, to wit:-

Summoned. J.W .Yeates, Sheriff

Filed January 28th.1920.

Answer of Oscar Alexander, filed Feby.11th.1920.

Walter C.Wessell, et al.	(	In the Circuit Court
Vs.	)	for
Theodore Roosevelt Wessell Infant, et al.	(	Queen Anne's County, in Equity.
	)	Cause No.2319.

To the Honorable, the Judges of said Court:-

Your respondent, Oscar Alexander, answering the Bill of Complaint, exhibited against him and others in this cause says:-

First: That he admits the allegations contained in said Bill and consents to the passage of a decree by the Court in this cause.

And as in duty & etc.

Oscar Alexander.

Madison Brown, Attorney for Oscar Alexander.

Petition for appointment of Guardian Ad Litem filed Feby 11th.1920.

Walter C.Wessell, et al.	(	In the Circuit Court
vs.	)	for
Theodore Roosevelt Wessell,	(	Queen Anne's County, in Equity.
Infant, et al.	)	Cause No. 2319.

To the Honorable, the Judges of said Court:-

Your Orators petitioning say:

That the process in this cause against Theodore Roosevelt Wessell,Infant, has been duly returned summoned as will appear from said writ.

Your Orator therefore prays, that a Guadrian "Ad Litem" who has no interest except to protect the rights of said Infant, may be appointed to answer and defend this suit for him.

Edwin H.Brown, Jr.
Solicitor for PEtitioners.

Ordered this eleventh day of February, in the year nineteen hundred and twenty, on the aforegoing petition by the Circuit Court for Queen Anne's County, in Equity, that E.M.Forman, of said county, be and is hereby appointed Guardian "Ad Litem" for the said Theodore Roosevelt Wessell,Infant, to appear, answer and defend the aforesaid suit for him.

Philemon B.Hopper.

Answer of Guardian "AdLitem" filed Feby 11th.1920.

Walter C.Wessell et al.	(	In the Circuit Court
vs.	)	for
Theodore Roosevelt Wessell,	(	Queen Anne's County, in Equity,
Infant,et al;	)	Cause No. 2319.

To the Honorable, the Judges of said Court;

The answer of Theodore Roosevelt Wessell, Infant, under the age of twenty one, by his Guardian to the Bill of Complaint of Walter C.Wessell, et al, against him in the above entitled cause says:-

That the defendant cannot admit any of the matters and things alleged in said Bill and being an Infant of tender years, submits his rights to the protection of this Court.

E.M.Forman.
Guardian "Ad Litem".

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this eleventh day of February, in the year nineteen hundred and twenty, before me, the Clerk of the Circuit Court in Queen Anne's County, personally appeared E.M.Forman, the above named Guardian "Ad Litem" and made oath in due form of law that the matters and things stated in the aforegoing answer are true to the best of his knowledge and belief.

Filed Feby 11th.1920. J.F.Rolph, Clerk.

Notice and Consent to take testimony.

Walter C.Wessel et al. Plaintiffs.	( )	In the Circuit Court for
Vs.	(	Queen Anne's County, in Equity.
Theodore Roosevelt Wessel et al. Defendants.	) (	Cause No. 2319.

To Madison brown, Attorney for defendant and E.M.Forman, Guardian "Ad Litem".

You are hereby notified that I will take testimony Thursday morning, February nineteenth, in the year nineteen hundred and twenty for Plaintiffs in this case.

Edwin H.Brown,Jr.
Solicitor for Plaintiff.

We hereby accept the above notice and consent that testimony to substantiate the Bill filed in this case by the Plaintiffs shall be taken before one of the standing examiners on February nineteenth, nineteen hundred and twenty.

Madison Brown,
Attorney for Oscar Alexander.

E.M.Forman,
Guardian "Ad Litem".

REPLICATION filEd Feby 11th.1920.

Walter C.Wessell et al.	(	In the Circuit Court
vs.	)	for
Theodore Roosevelt Wessell, Infant, et al.	( )	Queen Anne's County, in Equity. Vause No. 2319.

To the Honorable, the Judges of said Court: -

The Plaintiffs, join issue on the matters alleged in the answer of Oscar Alexander and of Theodore Roosevelt Wessell,Infant, by and through his Guardian "Ad Litem"

so far as same may be taken to deny and avoid the allegations of the Bill.

And as in duty &c.

Edwin H.Brown, Jr.
Solicitor for Plaintiffs.

TESTIMONY filed Feby 20th.1920.

Walter C.Wessel, Bemjamin Reese Wessel & Ida May Alexander, Complainants.	( )	In the Circuit Court for Queen Anne's County, in Equity.
vs.	( )	
Theodore Roosevelt Wessel Oscar Alexander, Defendants.	( )	Cause #2319.

To the Honorable, the Judges of said Court:-

Edwin H.Brown,Jr. solicitor for Plaintiffs, having notifiEd Madison Brown,Esq. attorney for defendant, and E.M.Forman,Guardian ad litem for infant defendant, that he would proceed to take testimony in the above entitled cause on February 19th. nineteen hundred and twenty,and the Guardian ad litem, E M.Forman, and said Madison Brown, attorney for defendant, having accepted said notice and consetned to the taking of said testimoney, as will appear by said notice and consent filed in this cause February 18th.1920, the subscriber one of the regular examiners for this Honorable Court having notified said Guardian ad litem and defendant attorney of the time and place of the taking of said testimony did attend at the office of Edwin H.Brown,jr. in the town of Centreville,Maryland, at the hour of 11.30 o'clock A.M. and in the presence of the respective counsel and the said Guardian ad Litem proceeded to take the following testimony, to wit:-

Walter C.Wessel the first witness of lawful age produced on the part of the Plaintiff being duly sworn and examined, deposes and says:-

1st.Int. State your name,age, residence and occupantion.

Ans. Walter C.Wessel, I am 28 yrs. old and I reside in near Barclay,Queen Anne's County, Md. and my occupation is farming.

2ns.Int. Do you known the parties to this suit? If yea, state if they are related to you,giving their residence and age.

Ans. I know them all. I am Walter C.Wessell, Benj.Reese Wessel is my brother and is 26 yrs. of age and resides in Queen Anne's County, IdaMay Alexander is nineteen years of age and resides with her husband, Oscar Alexander in Caroline County,Md. Theodore Roosevelt is my brother, is fourteen yrs old and resides in Queen Anne's County. Oscar Alexander is my sister's husband and resides in Caroline County and is over twenty one years old.

3rd.Int. Were you related to William H.Wessel Sr. Was he the owner of any real estate at the time of his death? If yea, describe it and give value.

Ans. Yes, I am his son. At the time of his death he owned a farm on the road from Cains Cross Roads to Busick's Church, in the First election district of this County, adjoining the lands of Oliver Morris, Robert Jarrell, Levi Thorpe and others, containing around one hundred and sixty five acres of land,more or less.

4th.Int. Is William H.Wessel Sr. living or dead? If dead, did he leave a will or not?

Ans. He is dead. He died the 7th.day of March 1919, He left a will. He left surviving him,his wife Jennie Wessel and five children,Walter C.Wessel,Benj.Reese Wessell; McKinley Wessel. Theodore Roosevelt Wessel; Ida Wessel who has since married, having married Oscar Alexander,in June,1919.

5th.Int. I am going to read you the first item of William H.Wessell's Will (Mr.Brown reads the ktem) Who is Jennie Taylor Wessell referred to in the first item of the Will of William H.Wessell and state if she is dead or alive, state when sh she died and state if she left a will or not?

Ans. Jennie Taylor Wessel is my mother, she was the widow of WM.H.Wessel Sr;she is dead. She died 5th.of Sept. 1919 without leaving a will. Her children surviving her are the ones I named in my 4th answer.

6th.Int. Who is the Walter Wessel mentioned in the first item of the said will?

Ans. That is myself. my name is Walter C.Wessel.

7th.Int. Who is the Reese Wessell mentioned in the first item of the said will?

Ans. That is my brother whose full name is Benj.Reese Wessel.

8th.Int. Who is the McKinley Wessell mentioned in said Will? State if he is living or dead and if dead, when did he die and did he leave a will or not?

Ans. McKinley Wessel is my brother who right name is Wm.McKinley Wessel. He is dead, he died Nov. 10,1919, and he did not leave a will.

9th.Int. Who is the Roosevelt Wessell mentioned in said will?

Ans. He is my brother, Theodore Roosevelt Wessell.

10th.Int. Who is Maggie Wessell? State if she is dead or alive; If dead, when did she die and if she left a will or not. Also state if Maggie Wessell was ever married and who she married?

Ans. Maggie Wessel was my sister. She is dead, she died in November 1918. At the time of her death, she was married to Oscar Alexander who survived her, and who is a defendant in this case. She did not leave a will, nor any descendants surviving her.

11th.Int. Who is the Ida Wessell mentioned in said will and state if she is married and who she married?

Ans. She is my sister. She is married and married Oscar Alexander who is a defendant in this cause and her full name is Ida May Alexander.

12th.Int. In your judgment state if the real estate of which William H.Wessell died, seized and possessed can be divided without loss or injury to the parties interested therein and give your reasons for your answer?

Ans. No sir: I dont think it can be divided among those interested in it,without material loss and injury to them. My reason for saying this is, situate as it is on both sides of a road and with only one set of buildings, that it would be almost, if noy wholly impossible to divide into such parts as would be of equal value.

13th.Int. Examiner's special.

Ans. I do not.

Walter C.Wessel.

The next witness of lawful age produced on the part of the plaintiff being duly sworn and examined, deposes and says:-

1st.Int. State your name, age, residence and occupation?

Ans. My name is Levi Thorpe, I am 42 yrs. of age. I reside in Queen Anne's County, Md. and my occupation is farming.

2ns.Int. Did you know Wm.H.Wessel Sr. and state of he is dead or alive, if dead when and where did he die and state if he left a will ornot, and if he was seized at the time of his death of any real estate, and if so, describe the same and state what in your judgment it is worth.

Ans. I knew him. He is dead, he died in March, 1919, he left a will.
At the time of his death he was residing in this County. At the time of his death he owned a farm nn the public road from Cain's Cross Roads to Busick's Church, in the first election district of Queen Anne's County,Md.adjoining my land. the lands of Oliver Morris and the lands of others. In my judgment it is is worth about four thousand dollars.

3rd.Int. I am going to read you the first item in the will of Wm.H.WesselSr. and I wish you would state who are the parties mentioned therein; whether they are living or dead, and if any of them are dead, if they or any of them left a will?

Ans. Jennie Taylor was his wife, she is dead, she died some time in the fall of

1919, she did not leave a will that I know of. I never heard of her leaving and. Walter C.Wessel whose full name is walter C.Wessel is a son of Wm.H. Wessel Sr. and is living. Reese Wessel whose full name is Benj.Reese Wessel is a son of Wm.H.Wessel Sr. and is still living. McKinley Wessel whose full name is Wm McKinley Wessel is a son of Wm.H.Wessel. He is dead, he died in Nov.1919 and so far as I have ever heard or know did not leave a will. Rosevelt Wessel, is a son of Wm.H.Wessel, his full name is Theodore Roosevelt Wessel and is still living; Maggie Wessel was a daughter of Wm.H.Wessel and she married Oscar Alexander and died before her father did. So far as I know she left no will nor did she leave any children or descendants. Her husband Oscar Alexander survived her, is still living; Ida Wessel whose full name was Ida May Wessel,is a daughter of the late Wm.H.Wessel and is now married having married Oscar Alexander in the summer of 1919.

4th.Int. In your judgment state ifthe real estate of which Wm.H.Wessel Sr.died,seized and possessed can be divided among the parties interest therein,without loss or injury to them and give your reasons for your answer?

Ans. No,sir; I dont think it would be divided among them without loss and injury to them. I dont see how it could be divided as the farm lays on both sides of the road and is so situate that none of them would be satisfied if it was divided. The buildings are on one part and it would simply be impossible to divide so that each one could get a part of equal value to another.

Examiner's Special.

I know of nothing else.

Levi Thorpe.

The next witness of lawful age produced on the part of the Plaintiff,being duly sworn and examined, deposes and says:-

1st.Int. State your name, age, residence and occupation?

Ans. My name is John E.Swift, I reside in the first district of Caroline County, Maryland, I am 51 yrs. of age, and my occupation is 51 yrs. of age, and my occupation is farming. I live just about a half a mile from the Wm.H.Wessel farm.

2nd.Int. Did you know Wm.H.Wessell Sr. and state if he is dead or alive, if dead,when and where did he die and state if he left a will or not, and if he was seized at the time of his death of any real estate and if so, describe the same and state what in your judgment it is worth?

Ans. I knew him. He is dead, he died in the Spring of 1919, on his farm in Queen Anne's County,Md. At the time of his death he owned the farm on which he died, which is in the first district of Queen Anne's County, on the public road from from Cain's Cross roads to Busick's Church, adjoining the lands of Levi Thoppe, Oliver Morris and others. I suppose this farm has about 165 acres and is worth in my judgment about $4000.00. I have heard Mr. Wessel left a will.

3rd.Int. I am going to read you the first item in the will of Wm.H.Wessell Sr. and I wish you would state who are the parties mentioned therein, whether they are living or dead, and if any of them are dead if they or any of them left a will?

Ans. I know them all. I have known the Wessel family for 25 yrs. Jennie Taylor Wessel was Wm.H.Wessel's wife and she is dead. She died in the latter part of 1919, I have never heard of her leaving any will. Walter Wessel, Reese Wessel; McKinley Wessel, Roosevelt Wessel, Maggie Wessel and Ida Wessell are children of Mr. Wm. H.Wessell Sr. All of them are living except McKinley Wessel and Maggie Wessel. McKinley Wessel died Nov. 10th.1919,without ever having been married and I have never heard of his leaving a will. Maggie Wessel died before her father did, at the time of her death she was marrued having married Oscar Alexander. She left no children surviving her and so far as know of she left no will. Her husband, Oscar Alexander surgived her. Ida Wessel whose full name is Ida May married in the summer of last year Oscar Alexander who was the surviving husband of her sister Maggie that I hace just spoken of.

4th.Int. In your judgment state if the real estate of which Wm.H.Wessell Sr. died seized and possessed can be divided among the parties interested therein,without loss or injury to them and give your reasons for your answer?

Ans. In my judgment it cannot be divided among them without loss and injury to some of those who are entitled to it. To divide this farm situate as it is, would be sure to lessan the value of it. The farm lays on both sides of a road and the buildings are all on one side. I would be practically impossible to divide it into as many parts as their are heirs so as to give them each a portion of equal value to some other part and even ff this could be done, then in my judgment all the parts would be of a much less value then is the farm as a whole.

Examiner's Special.

I do not.

John E.Swift.

At this point counsel for Plaintiff files with your examiner a certified copy of the last will and testament of William H.Wessel Sr. deceased, marked "Exhibit No.1" and asks that same be taken as a part of his testimony.

There being no further witnesses to be examined and neither party desiring further time for the production of evidence your Examiner herewith respectfully makes his return together with his Exhibit #1, and certifies that he was engaged as such examiner two days and examined three witnesses making costs chargeable to Plaintiff as follows:

Charles E.Tucker, Examiner.	$8.00
Walter C.Wessel,Witness,fees and itinerant charges	3.45
Levi Thorpe,witness.	.75
John E.Swift.witness,	.75
	$12.95

Respectfully submitted,

Chas. E.Tucker.
Examiner.

The Exhibit referred to as returned with the aforegoing testimony as a part thereof will be found recorded with these proceedings just following the Bill of Complaint.

(Clerk's Note) J.F.Rolph,.

Consent to submit papers for decree without argument.

Walter C.Wessell et al.	(	In the Circuit Court
vs.	)	for
Theodore Roosevelt Wessell, Infant, et al.	(	Queen Anne's County, in Equity.
	):	Cause No. 2319.

To the Honorable, the Judges of said Court:-

We hereby consent that the papers in this cause be submitted to the Court without argument for the purpose of having a decree passed therein.

Edwin H Brown,Jr.
Solicitor for Plaintiff.

Madison Brown,
Solicitor for Oscar Alexander.

Ezekiel M.Forman.
Guardian "Ad Litem".

DECREE, Filed March 23rd.1920.

Walter C.Wessel, Benjamine Reese Wessel, and Ida May Alexander, Plaintiffs.	(	In the Circuit Court
Vs.	)	for
Theodore Roosevelt Wessel, Infant,	(	Queen Anne's County,
Oscar Alexander, Defendants.	)	in Equity.
	(	Cause No. 2319.

The above cause standing ready for hearing, and being submitted without argument by consent of counsel, the bill of Complaint and testimony and all the other proceedings were read and considered.

It is thereupon, this twenty third day of March, 1920, by the Circuit Court for Queen Anne's County, sitting as a Court of Equity, and by the authority of this Court, ADJUDGED, ORDERED and DECREED that thE real estate described in said proceedings,consisting of a farm, situate, lying and being in the first election district of Queen Anne's County, State of Maryland, on both sides of the ublic road leading from Kaines Cross Roads to Busick's Church, adjoining the property of Oliver Morris, Robert Jarrell, levi Thorp and others, containing onehundred and sixty acres of land,more or less, be sold and that the money arising therefrom be divided among those entitled thereto.

That Edwin H.Brown,Jr. be and he is hereby appointed Trustee to make said sale,and the course and menner of his proceedings shall be as follows: he shall first file with the Clerk of the Circuit Court for Queen Anne&s County, a bond to the State of Maryland, executed by himself, with a surety or sureties to be approved by this Court, or the said Clerk, in the penalty of five thousand dollars, if corporate surety be given or ten thousand dollars if personal sureties be given conditioned for the faithful performance of the trust reposed in him by this decree, or which may be reposed in him by any future decree or order in the premises; he shall then proceed to make the said sale, having given at least three weeks previous notice by advertisement inserted in some newspaper printed and published in Queen Anne's County, State of Maryland, and such other notice as he shall think proper, of the time, place, manner and terms of sale, which terms shall be as follows; one-third of the purchase money t be paid in cash on day of sale, and the balance in two equal instalments, payable in six and twelve months, respectively, from day of sale,with interest on defered payments from said day of sale, or all cash nn the day of sale at the option of the purchaser; all title papers, including revenue stamps required on deeds to be paid by the purchaser.

And as soon as may be convenient after any such sale or sales, the said trustee shall return to this Court a full and particular account of the same; with an affidavit of the truth thereof, and of the fairness of said sale or sales; and on the ratification of such sale or sales by this Court, and on the payment of the whole purchase money, (and not before) the said trustee by a good and sufficient deed, to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers of said property and to his, her, or their heirs, the property and estate to him, her or them sold,free; clear and discharged from all claim of the parties to this cause, and of any and every person or persons claiming by, from or under them or any of them. And the said Trustee shall bring into this Court the money arising from said sale or sales, and the bonds or notes which may be taken for the same, to be disposed of under the direction of this Court, after deducting therefrom the costs of this suit, and such commission to the said Trustee as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

Philemon B.Hopper.

Bond filed March 27th.1920.

KNOW ALL MEN BY THES PRESENTS, that we Edwin H.Brown, Jr. of Queen Anne's County State of Maryland, and the Maryland Casualty Company, a body corporate of the State of Maryland, duly authorized by its charter to become sole surety on bonds are held and firmly bound unto the State of Maryland, in the full and just sum of five thousand ($5000.00) dollars, to be paid to the State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents, sealed with our seals and dated this twenty sixth day of March, in the year nineteem hundred and twenty.

Whereas,by a decree of the Circuit Court for Queen Anne's County, in Equity, vearing date the twenty third day of March, in the year nineteen hundred and twenty,and passed in a cause in said Court wherein Walter C.Wessell et al. are Plaintiffs and Theodore Roosevelt Wessell et al are defendants, being cause No. 2319, on the Chancery docket of said Court, the above bounden Edwin H.Brown,Jr. has been appointed Trustee to make sale of certain real estate in the proceedings in the aforesaid cause mentioned;

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Edwin H.Brown,Jr. does and shall, well and faithfully perform and execute the Trust reposed in him by said decree, or that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Edwin H.Brown,Jr. (SEAL)

Maryland Casualty Company,
By Chas. E.Tucker.
Agent.

Countersigned by H.B.W.Mitchell,
Attorney in fact.

Signed,sealed and delivered
in the presence of:

Catherine Chilcutt.

Seal's
Place.

And on the back of the aforegoing Bond was thus endorsed to wit:-

Security approved and Bond filed March 27th.1920.

J.F.Rolph, Clerk.

REPORT OF SALE filed May 26th.1920.

Walter C.Wessell et al.	(	In the Circuit Court for
Vs.	)	Queen Anne's County, in Equity.
Theodore Roosevelt Wessell, Infant, etal.	(	Chancery No. 2319.

To the Honorable, the Judges of said Court:-

The Report of Edwin H.Brown,Jr. Trustee appointed by the decree in this cause to make sale of certain real estate therein mentioned shows:

That after giving bond with security for the faithful discharge of his trust as required by said decree and giving notice of the time, place, manner and terms of sale by advertisements in the Centreville Record, a newspaper printed and published in Centreville, Queen Anne's County, Maryland, for more than three successive weeks before the day of sale, he did pursuant to said notice attend in front of the Court House door

in the town of Centreville, Queen Anne's County, State of Maryland, on Tuesday,May the eleventh in the year nineteen hundred and twentym at one thirty o'clock P.M. and then and there proceed to sell said real estate as follows, to wit:-

YourTrustee offered at public sale to the highest bidder all that valuable tract of land, situate, lying and being in the first election district of Queen Anne's County aforesaid, on both sides of the public road runningfrom Kaines Cross Roads to Busick's Church, adjoining the lands of Oliver Morris, Robert Jarrell, Levi Thorp and others and containing one hundred and ninety and one fourth acres of land,more or less, and sold same to Walter C.Wessel and Benjamin Reese Wessel as tenants in common at and for the sum of twenty four an ancre,making on the aggregate $4566.00, they being then and there the highest bidder therefore.

Your trustee further reports that Walter C Wessel and Benjamin Reese Wessel have entered into a written agreement with him to fully comply with the terms of sale upon the ratification thereof.

And your trustee files herewith the Certificate of advertisement marked W.C.W_No,1 as part of this report.

All of which is respectfully submitted.

Edwin H.Brown,Jr.
Trustee.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this twenty sixth day of May, in the year nineteen hundred and twenty, before the subscriber, a Justice of the Peace, of the State of Maryland, in and for Queen Anne's County, personally appeared Edwin H.Brown,Jr.trustee, and made oath in due form of law that the matters and things stated in the aforegoing report are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

EzEkiel M.Forman.
Justice of the Peace.

Certificate of Publication of Advertisement of Sale filed May 26th.1920.

Trustee's sale of valuable real estate, Queen Anne's County.

Under and by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed on the twenty third day of March, in the year nineteen hundred and twenty in a cause therein where Walter C.Wessel et al. are plaintiffs and Theodore Roosevelt Wessell et al. are defendants; said cause being 2319 on the Chancery Docket of said Court, the undersigned, as trustee named in said decree, will offer at public sale in front of the Court House door, in the town of Centreville, Queen Anne's County,State of Maryland, on Tuesday, May 11,1920 commencing at 1.30 o'clock P.M. all that valuable tract of land situate, lying and being in the first election district of Queen Anne's County, on both sides of the public road running from Kaine's Cross roads to Busick's Church, adjoining the lands of Oliver Morris, Robert Jarrell, Levi Thorp and others and containing by a recent survey made on the fifth day of April, in the year nineteen hundred and twenty, by John C. Turner, surveyor 190¼ acres of land,more or less, and being the farm on which William H.Wessel Sr, resided at the time of his death.

Improvements consist of a 2 story frame dwelling, stable, carriage house and other out-buildings. This farm is well located being near churches and schools and has on it suf-

ficient timber and wood for the use of the farm.

Terms of Sale; One-third of the purchase money cash on day of sale and the balance in two equal installments payable in six and twelve months respectively from day of sale with interest on deferred payments from said day of sale, or all cash on day of sale, at the option of the purchaser, all the title papers, including revenue stamps, required on the deeds to be paid by the purchaser.

Edwin H. Brown,Jr.
Trustee.

Elmer Anthony, Auctioneer.

THE CENTREVILLE RECORD.

Centreville, Md. May 26th.1920.

The Centreville Record Publishing Co, hereby certifies that the advertisement of the real estate in the case of Walter C.Wessel et al. vs. Theodore Roosevelt Wessel et al. Cause #2319 a true copy of which is hereto annexed, was inserted in The Centreville, Queen Anne's County, Maryland, once a week for four successive weeks (the first insertion being April 17th.1920) before the 11th.day of May, in the year 1920.

The Centreville Record Publishing Co.
By E.M.Forman.
Associate Editor.

Order Nisi, filed May 26th.1920.

NISI.

Walter C.Wessell et al.	(	In the Circuit Court
Vs.	)	for Queen Anne's County, in Equity.
Theodore Roosevelt Wessell, Infant, et al.	( )	Chancery No.2319.

ORDERED, this 26th.day of May, A.D.1920, that the sale of the real estate made and reported in this cause by Edwin H.Brown,Jr.Trustee be ratified and confirmed, unless caus to the contrary thereof be shown on or before the 31st.day of July, next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 30th.day of June next.

The report states the amount of sales to be $4566.00.

Filed May 26th.1920. J.F.Rolph, Clerk.

Certificate of Publication of Order Nisi, filed Sept. 16th.1920.

ORDER NISI.

Walter C.Wessell et al.	(	In the Circuit Court for
Vs .	)	Queen Anne's County, in Equity.
Theodore Roosevelt Wessel, Infant, et al.	( )	Chancery No. 2319.

Ordered, this 26th.day of May, A.D.1920, that the sale of the real estate made and reported in this cause by Edwin H.Brown,Jr. Trustee, be ratified and confirmed,unless cause to the contrary thereof be shown on or before the 31st.day of July next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's

County,Maryland, once in each of four successive weeks before the 30th.day of June next.

The Report states the amount of sales to be $4566.00

J.F.Rolph, Clerk.

Filed May 26th.1920. True copy; test: J.F.Rolph, Clerk.

THE CENTREVILLE RECORD.

Centreville, Md. Sept. 16,1920.

The Centreville Record Publishing Co, hereby certified that the Order Nisi in the case of Wessell et al vs. WEssell et al. Chy. 2319, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once in each of four successive weeks before the 30 day of June, in the year 1920.

The Centreville Record Publishing Co.

By E.H.Brown,Jr.

FINAL ORDER OF RATIFICATION, filed Sept.16th.1920.

FINAL ORDER OF RATIFICATION.

Walter C.Wessel et al.

vs.

Theodore Roosevelt Wessel, Infant etal.

(In the Circuit Court for Queen Anne's County, in Equity. Chancery No. 2319.

Ordered this sixteenth day of September, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's Vounty, in Equity, and by the authority of said Court that the sale made and reported in this cause by Edwin H.Brown,Jr.Trustee, be, and the same is hereby ratified and confirmed, no cause to the contrary thereof having been shown, although the order of Ratification Nisi appears to have been duly published.

The said trustee is allowed the usual trustee's commissions,and all expenses not personal.

Philemon B.Hopper.

CHANCERY NO. 2326.

Q U E E N A N N E ' S C O U N T Y, T O W I T: be it remembered that on the eleventh day of March, in the year nineteen hundred and twenty, the following Order to Docket Suit was brought to be recorded, to wit:-

Edwin H.Brown,Jr. Assignee	(	In the Circuit Court
VS.	)	for Queen Anne's County,
Rosa Burke and	(	
Jesse Burke.	)	in Equity.
	(	

Mr. Clerk:-

Please docket the above entitled suit, file among the papers a certified copy of the mortgage from Rosa Burk and Jesse Burke to Edwin H.Brown,Jr. date the seventh day of April,in the year nineteen hundred and nine and recorded in Liber S.S.No.6 folio 184etc. a land record book for Queen Anne's County, and record the assignment of said mortgage, and enter my appearance for the plaintiff, and file the accompanying bond in said proceedings.

Edwin H.Brown, Jr.

March 11/20.

BOND filed March 11th.1920.

KNOW ALL MEN BY THESE PRESENTS, that we, Edwin H.Brown,Jr. and Mary Y.Brown, both of Queen Anne's County, State of Maryland, are held and firmly bound unto the State of maryland, in the full and just sum of two hundred dollars ($200.00) current money, to be paid to the State of Maryland or its certain attorney, to which payment, well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs executors, administrators and assigns, jointly and severally and firmly by these presents, sealed with our seals and dated this tenth day of March, in the year nineteen hundred and twenty.

WHEREAS, the above bounden, Edwin H.Brown,Jr. is about to execute the power of sale contained in a mortgage from Rosa Burke and Jesse Burke to Edwin H.brown,Jr. dated the seventh day of April, in the year nineteen hundred and nine, and recorded in Liber S.S No. 6, folios 184etc. a land recordbook for Queen Anne'sCounty, and after various assignments assigned to Edwin H.Brown,Jr.

Now the condition of the above obligation is such that if the above bounden,Edwin H.Brown,Hr. shall well and faithfully abide by and fulfill any orders and decrees which shall be made by any Court of Equity, in relation to the sale of the mortgage premises or the proceeds thereof, then the above obligation shall be void; otherwise to remain in full force and virtue in law.

Signed,sealed and delivered in the presence of	Edwin H.Brown, Jr.	(SEAL)
	Mary Y.Brown.	(SEAL)
E.M.Forman.		

And on thE back of the aforegoing Bond was thus endorsed, to wit:-

Security approved and Bond filed March 11th.1920.

J.F.Rolph, Clerk Circt.Court. Q.A.Co.

Certified Copy of Mortgage and assignments filed March 11th.1920.

THIS MORTGAGE, madE this seventh day of April, in the year nineteen hundred and nine by Rosa Burke and Jesse Burke, her husband, of Queen Anne's County, in the state of Maryland.

WHEREAS, the said Rosa Burke and Jesse Burke, her husband are indebted unto Edwin H.Brown,Jr. in the sum of seventy seven dollars and five cents being for money lent them this day, which said sum is to be payable in one year from the date of thesepresents,with interest at the rate of six per cent per annum, and it was a condition precedent to said loan that the prompt payment of said principal sum and interest at the rate of six per cent per annum payable semi-annually from said date should be secured and assured by the execution of these presents.

Now this mortgage witnesseth, that in consideration of the premises and of one dollar the said Rosa Burke and Jesse Burke, her husband do hereby grant and convey unto Edwin H.Brown, Jr. his heirs and assigns, in fee simple, all that lot or tract or parcel of a tract of land situate, lying and being in the fifth election district of Queen Anne's County, on the right side of the public road leading from Wye Mills to Queenstown and which is more fully described by metes and bounds and courses and distances in a deed from Annie E.Bryan and others to the saidRosa Burke, dated the twenty fourth day of February, in the year nineteen hundred and eight and recorded in Liber S.S.No.4, one of the land record for Queen Anne's County, to which said deed and references therein contained reference is herebymade for a more full and perfect description of the property hereby conveyed.

Together with all rights, roads, ways, waters, privileges and advantages thereto belonging or in anywise appertaining. Provided that if the said Rosa Burke and Jesse Burke her husband, their heirs, executors, administrators or assigns, shall pay unto Edwin H.Brown,Jr. his executors, administrators or assigns the aforesaid principal sum in one year from the date of these presents with interest on same at therate of six percent per annum, payable semi annually from said date, and shall perform all the covenants and conditions herein on their part to be performed, then this mortgage shall be void; and until default the said Rosa Burke and Jesse Burke her husband, their heirs and assigns shall possess said property. And the said Rosa Burke and Jesse Burke, her husband for themselves, their heirs, their personal representatives and assigns, covenant yo pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt, or any part thereof, and to insure, and pending this mortgage, to keep insured the improvements on said premises to the amount of the insurable value thereof dollars, and to have the policy so framed or endorsed that the proceeds shall be applied to the payment of this mortgage, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value. But, in case of default in p yment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant or condition in this mortgage, then the whole debt intended hereby to be secured, and all all moneys owing hereunder or secured hereby, shall be doe and demandable, and the said Edwin H.Brown,Jr. his legal representatives or assigns, or are hereby authorized to sell said prem-

ises upon giving three weeks previous notice of the time, place, manner and terms of sale in a newspaper published in Queen Anne's County, Maryland, and such other notice as party selling may deem expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, tobear ineterest and to be secured by the notes of the purchaser with approwed securities, andto apply the proceeds to the payment of, first, all expenses incident to such sale(including compensation to the person making the sale, the same as to Trustees in Equity) second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not, and third, the balance to Rosa Burke or whoever may be entitled to the same.

Witness their hands and seals.

Rosey Burke. (SEAL)

Test: W.D.Troy. Jesse Burke. (SEAL)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this seventh day of April, in the year nineteen hundred and nine, before the subscriber, a Justice of the Peaceof the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared Rosa Burke and Jesse Burke,her husvand, and did each acknowledge the foregoing mortgage to be their respective act.

W.D.Troy. J.P.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this seventh day of April,in the year nineteen hundred and nine, before me, the subscriber,a Justice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared Edwin H.Brown,Jr. MortgagEe, and made oath in due form of law, that the consideration stated in the aforegoing mortgage is true and bona fide as therein set forth.

W.D.Troy. J.P.

Queen Anne's County, to wit:- Be it remembered that on the twenty eighth day of Septem, ber, in ta year nineteen hundred and twelve, the following assignement was brought to be recorded, to wit:- For value received, I do hereby assign and transfer the within and aforegoing mortgage unto Florence Emory.

Witness my hand and seal this 5th. day of September, 1912.

Test: B.Hackett Turner. Edwin H.Brown,Jr. (SEAL)

Queen Anne's County, to wit: Be it remembered that on the 11th.day of March,1920,the followming assignment was received for record, to wit:- For value received, I do hereby assign and transfer the within and aforegoing mortgage unto Edwin H.Brown,Jr.

Witness my hand and sral this eleventh day of March,in the year nineteen hundred and twenty.

Test: Lizzie A.Emory. Florence R.Emory. (SEAL)

State of Maryland, Queen Anne's County, to wit:

I hereby certify that the aforegoing is truly taken and copied from Liber S.S, No 6, folios 185 etc. a Land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 11th.day of March, A.D. 1920.

J.F.Rolph, Clerk.

Report of Sale filed April 6th.,1920.

Edwin H.Brown,Jr. Assignee	(	In the Circuit Court for
VS.	)	Queen Anne's County, in Equity.
Rosa Burke and Jesse Burke.	(	Chancery No. 2326.

To the Honorable, the Judges of said Court:-

The report of Edwin H.Brown,Jr. assignee respectfully sets forth:

First: That default was made in the mortgage from Rosa Burke and Jesse Burke to Edwin H. Brown,Jr. dated the seventh day of April, in the year nineteen hundred and nine, and after various assignments assigned unto Edwin H.Brown,Jr. said mortgage and assignments being recorded in Liber S.S.No.6, folio 184, a land record book for Queen Anne's County, (a certified copy of said mortgage and assignments is filed in this cause and is prayed to be taken as part of this Report) by the non payment of the principal and interest of said mortgage; theprincipal due being seventy seven dollars and five cents ($77.05) with interest from the seventh day of April, in the year nineteen hundred and eleven.

Second, after giving bond with surety duly conditioned and approved according to law which said Bond is also filed in this cause and is hereby made a part of this report for the faithful dischagge of his trust, and after giving notice of the time, place, manner and terms of sale by advertisement in the Centreville Record, a newspaper printed and published in Queen Anne's County, Maryland, for more than three weeks previous to the day of sale, he did pursuant to said notice attend in front of the Court House door, in the town of Centreville, on Tuesday April 6th.1920, at 1.30 o'clock P.M. and then and there preceeded to sell the mortgage real estate, to wit: all that lot of land situate, lying and being the fifth election district of Queen Anne's County aforesaid, on the right side of the public road leading from Wye Mills to Queenstown, bounded on the north by the property now owned by one Anna Bently, on the east by the property formerly owned by Hiram G.Dudley, on the south by the aforesaid public road and on the west by a private road running from said public road, containing about one acre of land,more or less; and being the same property described in said mortgage, and sold the same to one John E, Bailey, he being then and there the highest bidder therefore, at and for the sum of one hundred and fifty ($150.00) dollars, and the purchaser has entered into a written agreement to pay the full purchase money upon the Final Ratification of said sale by this Court. And there is filed herewith a copy of advertisement duly certified as to its publication, marked Exhibit No.1 as part of this Report.

All of which is respectfully submitted.

Edwin H.Brown,Jr.
Assignee.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this sixth day of April, in the year nineteen hundred and twenty, before the subscriber, a Justice of the Peace, of the State of Maryland, in and for Queen Anne's County, personally appeared Edwin H.Brown,Jr. assignee, and made oath in due form of law that the matters and things stated in the aforegoing report are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

Ezekiel M.Forman.
Justice of the Peace.

Filed April 6th.,1920.

Certificate of Publication of Advertisement filed Apr. 6th.1920.

ASSIGNEE'S SALE of Valuable Lot of Land.

By virtue of the power of sale contained in a mortgage from Rosa Burke and Jesse Burke to Edwin H.Brown,Jr. dated the seventh day of April, in the year nineteen hundred and nine, and now held by Edwin H.Brown,Jr. by various assignments, said mortgage and assigments being recorded in Liber S.S.NO.6, folios 18 etc. a land record book for Queen Anne's County, Maryland, the undersigned as assignee of said mortgage will sell at public sale in front of the Court House door, in the town of Centreville, Queen Anne's County, Maryland, on Tuesday, April 6th.'20, commencing at 1.30 l'clock P.M. all that valuable lot land situate, lying and being in the fifth election district of Queen Anne's County aforesaid, on the right side of the public road leading from Wye Mills to Queenstown, bounded on the north by the property now or formerly owned by one Annie Bentley, on the east by the property formerly owned by Hiram S.Dudley, on the south by the aforesaid public road, and on the west by a private road running from said public road, and being the property where the said Rosa and Jesse Burke formerly lived, and also being the same property more fully described in said mortgage containing one acre of land, more orless. Improved by a frame dwelling and out house. Terms of sale: One-half of the purchase money in cash on day of sale, and balance in six months from said day of sale, with interest from said day of sale, or all in cash on day of sale, at the option of the purchaser. All title papers, including revenue stamps, at expenses of purchaser.

Edwin H.Brown,Jr.
Assignee.

ElmEr Anthony, Auctioneer.

THE CENTREVILLE RECORD.

Centreville, Md. April 6, 1920.

The Centreville Record Publishing Co, heeby certifies that the advertisement in the case of Brown Jr. assignee vs. Rosa Burke & Jesse Burke, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly, newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for three weeks previous to the sixth day of April, in the year 1920.

The Centreville Record Publishing Co.

By E.H.Brown,Jr.

Nisi filed Apr. 6th.1920.

NISI.

Edwin H.Brown,Jr. Assignee.	(	In the Circuit Court
Vs.	)	for Queen Anne's County,
Rosa Burke and Jesse Burke.	(	in Equity.
	)	Chancery No. 2326.
	(	

ORDERED, this 6th. day of April, A.D.1920, that the sale of the real estate made and reported in this cause by Edwin H.Brown,Jr. Assignee be ratified and confirmed,unless cause to the contrary thereof be shown on or before the 11th.day of June next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's

County, Maryland, once in each of four successive weeks before the 11th. day of May next.

The Report states the amount of sales to be $150.00

J.F.Rolph, Clerk.

Filed April 6th.1920.

Certificate of Publication filed June 17th.1920.
Of Order Nisi.

ORDER NISI.

Edwin H.Brown,Jr. Assignee,	(	In the Circuit Court for Queen Anne's
VS.	)	County, in Equity.
Rosa Burke and Jesse Burke		Chancery No. 2326.

Ordered, this 6th.day of April,A.D. 1920, that the sale of the real estate made and reported in this cause by Edwin H.brown,Jr. assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th.day of June next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 11th.day of May nect.

The report states the amount of sales to be $150.00

J.F.Rolph. Clerk.

Filed April 6th.1920. True Copy;Test: J.F.Rolph, Clerk.

THE CENTREVILLE RECORD.

Centreville, Md. June 17, 1920.

The Centreville Record Publishing Co, hereby certifies that the Order Nisi in the case of Brown Jr. Assignee vs. Rosa Burke & Jesse Burke, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 11 day of May, in the year 1920.

The Centreville Record Publishing Co.

By E.H.Brown,Jr.

Final OrdEr of Ratification filed June 17th. 1920.

FINAL ORDER OF RATIFICATION.

Edwin H.Brown,Jr. Assignee	(	In the Circuit Court for
Vs.	)	Queen Anne's County, in Equity.
Rosa Burke and Jesse Burke.	(	Chancery No 2326.

ORDERED, this sEventeenth day of June, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the sale made and reported in this cause by Edwin H.Brown,Jr. assigneem be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although the Order of Ratification Nisi appears to have been duly published. Said assignee is allowed the commission and espenses provided for by the Mortgage.

Filed June 17th.1920. Philemon B.Hopper.

Affidavit of Mortgage Indebtedness, filed June 17th.1920.

Edwin H.Brown,Jr.	(	In the Circuit Court for
vs.	)	Queen Anne's County, in Equity.
Rosa Burke and Jesse Burke	(	Chancery No. 2326.

Mortgage Indebtedness	$70.05
Interest from 7th.day of April, 1911 to April 6th.1920.	37.83
Total Mortgage Indebtedness	$107.88

State of Maryland.

Queen Anne's County, to wit:-

I hereby certify that on this 17th.day of June, in the year nineteen hundred and twenty, before the subscriber, a Justice of the Peace, of the State of Maryland, in and for Queen Anne's County, personally appeared Edwin H.Brown,Jr. assignee and made oath in due form of law that the above statement of mortgage indebtedness is true as therein set forth to the best of his knowledge and belief.

Ezekiel M.Forman.

Justice of the Peace.

CHANCERY NO. 2173.

Q U E E N A N N E ' S C O U N T Y, T O W I T: Be it remembered that on the twenty first day of April, in the year nineteen hundred and sixteen, the following Bill of Complaint was brought to be recorded, to wit:-

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements and Merrick Clements, Executors of Alday Clements, late of Kent County, deceased,

Vs.

Mary E.Rochester,and William Rochester, her husband, Charles Emory Thomas, Daisy Rochester, alias Daisy Gale, Harvey Thomas and Mary E.Thomas, his wifE, Helen Taylor, Hersey December Thomas, infant, Alexander Thomas,infant, Della Thomas, infant, Mary Jane Thomas, infant, Lilly Thomas, widow, and Harvey Thomas, Administrator or Samuel Charles Thomas.

Chancery Docket,

Cause No. 2173.

To the Honorable, the Judges of said Court:-

The bill of complaint of Frances M.Clements and merrick Clements, Executors of Alday Clements, late of Kent County, State of maryland, who sue as well for themselves as all other creditors of Samuel Charles Thomas, late of Queen Anne's County, deceased, who will come in and contribute to the expenses of this suit, humbly shows:-

1. That a certain Samuel Charles Thomas, late of Queen Anne's County aforesaid, was in his lifetime indebted unto your orators, as executors of the last will and testament of one Alday Clements, late of Kent County aforesaid, in the sum of fifty one dollars and ninety three cents ($51.93) with interest from January third, nineteen hundred and fourteen, as the balance due on a certain promissory note to the said Alday Clements in his lifetime, dated on the 23rd.day of March,1912,and payable twelve months after date, in the sum of sixty five dollars ($65.00) with interest from date, with a credit thereon of twenty dollars ($20.00) as of January 3rd. 1914, and in the further sum of fifty eight dollars and thirty three cents, ($58.33) with interest from July 16th.1914, as the balance due on a certain promissory note to the said Alday Clements in his lifetime, dated on the 23rd. day of March, 1912, and payable six months after the date thereof, for the sum of sixty dollars ($60.00) with interest from date subject to a credit of ten dollars ($10.00) as of the 16th.day of July, 1914; as by your orators exhibits A,B, and C filed as part of this bill will more fully appear.

2. That the said Samuel Charles Thomas, being indebted as aforesaid unto your orators, and also unto divers other persons in large sums of money, and having real and personal estate of great value, departed this life sometime in the month of September, nineteen hundred and fourteen, intestate, and leaving a widow, Lilly Thomas, who resides in the State of Delaware, and the following children surviving him as his only heirs at law, to wit:-

(a) Mary E.Rochester, who is the wife of William Rochester, and with whom she lives in Queen Anne's County aforesaid, both of whom are of full age.

(b) Charles Emory Thomas, of full age, who is a non resident of the State of Maryland, and who is said to reside in the State of Delaware.

(c) Daisy Rochester, or Daisy Gale as she is sometimes called, who is of dull age, and who resides in the State of Pennsylvania.

(d) HArvey Thomas, of full age, who resides in Queen Anne's County aforesaid, and whose wife is Mary E.Thomas.

(E) Helen Taylor, of full age, who resides in Queen Anne's County aforesaid.

(f) Hersey December Thomas, who is an infant under the age of twenty one years, unmarried, and who resides in Queen Anne's County aforesaid, with the said Harvey Thomas.

(g) Alexander Thomas, who is an infant under twenty one years of age, unmarried, and who resides in Queen Anne's County aforesaid with the said.Mary E.Rochester.

(h) Della Thomas, an infant under twenty one years of age, unmarried, who resides with Mr. Hallett; near Chesterville, in Kent County aforesaid.

(i) Mary Jane Thomas, an infant under twenty one years of age,unmarried, who resides with his mother, Lilly Thomas, in the State of Delaware.

3. That administration of all and singular the personal estate of the said Samuel Charles Thomas has been lately granted by the Orphan's Court of Queen Anne's County unto the said Harvey Thomas, who, in virtue thereof has possessed himself of said personal estate of the said Samuel Charles Thomas, and has applied the proveeds thereof to the payment of the funeral expenses of said deceased, the costs of administration and other preference charges, and the allowance due the widow of said deceased under Section 308 of Article 93 of the Code (Bagby's) of the Public General Laws of Maryland, to the extent of the entire estate, with the exception of fifty dollars and ninety three cents,($50.93) leaving in his hands after making the payments aforesaid, said sum of fifty dollars and ninety three cents ($50.93) applicable to the payment of all the just debts due and owing by the said Samuel Charles Thomas at the time of his death; all of which will appear from the following exhibits herewith filed as part of this bill, to wit:-

Exhibit D. (being a certificate of grant of said administration) Exhibit E (being a copy of the Inventory returned by said administrator) Exhibit F.(being a copy of the Account of Sales returned by said Administrator) Exhibit G. (being a copy of the first preference Administration account returned by said Administrator)

4. That thepersonal estate leftby the said Samuel Charles Thomas was not sufficient to discharge or pay all the just debts due and owing by him at the time of his death, and the costs of administration of the said estate, and said widow's allowance.

5. That your orators are advised that that part of the personal estate left by the said Samuel Charles Thomas aforesaid now in the hands of his said administrators, the said Harvey Thomas, to wit: said sum of fifty dollars and ninety three cents ($50.93), ought to be applied to the payment of the claims of your orators and the other creditors of the said intestate, so far as said sum would extend, and that any deficiency in the payment of said debts ought to be supplied by a sale of all, or such part as may be necessary, of the real estate of the said Samuel Charles Thomas.

6. That the said Harvey Thomas, Administrator as aforesaid, has wholly refused to pay any part of said claims or to make distribution among them of the said balance of said personal estate now remaining in his hands.

To the end therefore:-

1. That the aforesaid balance of the personal estate of the intestate now in the hands of the said administrator may be applied to the payment of the debts of the intestate due to your orators, and all other creditors who may come in and contribute to the expense of the suit, so far as said balance may extend.

2. That the real estate of the said Samuel Charles Thomas, deceased, or so much thereof as may be necessary for the purpose, may be sold for the payment of theaforesaid debts as may remain unsatisfied after the application to said debts of the person estate now in the hands of the said administrator.

3. That your orators may have such other and further relief as their case may re-

quire.

May it please your Honors to grant unto your orators the writ of publication giving notice to the said Charles Emory Thomas, Mary Jane Thomas, infant, and to Lilly Thomas, residing in the State of Delaware, and to Daisy Rochester or Daisy Gale, residing in the State of Pennsylvania, all of whom are non residents of the State of Maryland, of the object and substance of this bill, and warning them to appear in this court in person or by solicitor, on or before a certain day to be named therein, to show cause, if any they have, why a decree ought not topass as prayed; and also the writ of subpoena directed to the said Mary E.Rochester and William Rochester, her husband, Harvey Thomas and Mary E.Thomas, his wife, Helen Taylor, Harvey Thomas, administrator of Samuel Charles Thomas and Hershey December Thomas, infant, Alexander Thomas, infant, all residing in Queen Anne's County aforesaid, and the said Della Thomas, infant,residing in Kent County aforesaid, commanding them and each of them, to be and appear, either in person or by solicitor, in this court, on or before a certain day to be named therein, to show cause, if any they have, why a decree ought not to be passed as prayed.

And as in duty bound, etc.

Madison Brown,
Solicitor for Complainants.

Exhibit A. filEd Apr. 3rd.1917.

STATE OF MARYLAND, KENT COUNTY_ Sc:

The subscriber, Register of Wills for Kent County, doth hereby certify that it appears by the records in this office, that letters Testamentary of all goods, chattels and credits and personal estate of Alday Clements, late of Kent County, deceased, was on the fourth day of March, in the year of our Lord, nineteen hundred and thirteen,granted and committed unto Frances M.Clements and Merrick Clements, executors, who filed their bond in the penal sum of fifteen thouand dollars, with security approved by the Orphan's Court for said county.

In testimony whereof, I hereunto set my hand and affix my official seal this twenty ninth day of January, A.D. 1916.

Seal's Place.

Test: Robert R.Hill.
Register of Wills.

Exhibit B. filed Apr.21st. 1916.

$60.00/100 7/14/14 10 $50.00

P.O. Millington,RR. March 23rd.1912.

Six months after date for value received I jointly and severally promise to pay to Alday Clements, or order sixty dollars, with interest from date, at the Chestertown Bank of Maryland, of Chestertown,Md. and further agree upon defalcation to pay an attorney's fee of ten per cent, and do hereby authorize any attorney of record to appear for me in any Court of Low or Equity, or before any Justice of the Peace, at the suit of the holder and confess judgment in his favor against me, for the amount hereof,with interest and cost, with all exemption waived.

his
Samuel Chas. X Thomas.
mark

Witness: David A.Clements.
No. Due.

And on the back of the aforegoing was thus endorsed, to wit:-

By cash $10.00 7/16/14. Feb.9th.1915,Examined and will be allowed when paid by order of Court, Wm.T.Bishop, Reg. of Wills.

State of Maryland, Kent County Sct:-

On this 2nd. day of February, 1915 then cane Merrick Clements, one of the executors of the estate of Alday Clements and in the presence of Almighty God solemnly declared (or solemnly, sincerely and truly affirmed and declared) that he hath not received any part of the money intended ti be secured by the annexed note signed by Samuel Chas. Thomas, or any security or satisfaction for the same except such part as is credited.

Notary Public Seal.

Jesse B.Burchinal,
Notary Public.

And on the back was thus endorsed, Filed April 2/1917, C.E.TuckEr, Examiner.
Filed April 3rd.1917.

Exhibit C. filed Apr. 21st.1916.

$65.00 1/3/14.
20,100
$45.00

P.O.Millington RR. March 23rd.1912.

Twelve months after date for value received I jointly and severally promise to pay to Alday Clements or order sixty five dollars, with interest fromdate, at the Chestertown Bank of Maryland, of Chestertown,Md. and further agree upon defalcation to pay an attorney's fee of ten per cent, and do hereby authorize any attorney of recordto appear for me in any Court of Law or Equity, or before any Justice of the Peace, at the suit of the holder and confess judgment in his favor against me, for the amount hereof, with interest and cost, with all exemption waived.

Witness: David A.Clements.

Saml. Chas. his X mark Thomas.

And on the back of the aforegoing was thus endorsed, to wit:-

By cash, $20.00 1/3/14.
Feb. 9, 1915, Examiner and will be allowed by order of Court, Wm.T.Bishop,Reg.of Wills.

State of Maryland, Kent County, Sct:

On this 2nd. day of February, 1915, then came Merrick Clements one of the executors of the estate of Alday Clements, and in the presence of Almighty God solemnly declare (or solemnly,sincerely and truly affirmed and declared) that he hath not received any part of the money intended to be secured by the annexed note signed by Samual Chas. Thomas or any security or satisfaction for the same except such part as is credited.

Notary Public Seal.

Jesse B.Burchinal,
Notary Public.

Filed April 2-1917, C.E.Tucker, Examiner.
Filed April 3rd.1917,

Exhibit D. filed April 21st.1916.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, SCt;-

The subscriber, Register of Wills for Queen Anne's County, State of Maryland, doth hereby certify, that it appears by the records in his office that letters of administration of all the goods, chattels and credits, and personal estate of Samuel Charles

Thomas, late of Queen Anne's County, deceased, was on the sixth day of October, in the year of our Lord one thousand, nine hundred and fourteen, granted and committed unto Harvey Thomas, of Queen Anne's County, who filed approved bond in the penalty of the sum of four hundred dollars, ($400.00)

In testimony whereof, I hereunto subscribe my name and affix the seal of my office thistwentieth day of April, nineteen hundred and sixteen.

Test: William T.Bishop.
Register of Wills for Queen Anne's County.

Seal's Place.

Filed Apr. 2-1917, C.E.Tucker, Examiner.
Filed April 3rd.1917.

Inventory; Exhibit E. filed Apr. 21st.1916.

STATE OF MARYLAND. QUEEN ANNE'S COUNTY_ SCT;-

A true and perfect inventory of all and singular the goods, chattels and personal estate of Samuel C.Thomas, late of Queen Anne's County, deceased, appraised by the subscribers William LYnch and Ernest Clough jointly, we having first been legally authorized and having taken the oath prescribed by law, as will be seen by the warrant to appraise, and certificate thereon hereto annexed.

One Bay Horse.	$90.00	
One bay Mare.	50.00	
One cubbard and dishes	1.00	
One rocken chair	1.00	
One table	.25	
One gun	.25	
One mower	1.25	
Seven hens	3.50	
Two ducks	1.00	
Plow harness	.50	
Two collars	1.25	
One dearborn	.25	
One bed stead	.10	
one heiffer	20.00	
One wheel barrow	.25	
One saw	15.00	
Three Shoats	9.00	
One hog	7.00	
One plow	2.50	
" "	2.00	
Trumptry	.25	
Dearborn pole	1.00	
One buggy	20.00	
One set harness	5.00	
One bridle	.50	
One stone	.50	
	236.85	
One Cubbard	.50	
Lamp and Clock	.15	
Box & Contents	.10	
One cook stove	5.00	
Kitchen Utensits	1.00	
One Bed stead	1.00	
	7.75	
Recapitulation		
Column No.1		236.85
Column No.2.		7.75
		244.60

We, the subscriber, do vertify that the aforegoing is a true and just inventory and valuation of all and singular the goods, chattels and personal estate of the said Samuel C.Thomas, deceased, so far as the same have come our signt and knowledge; and as valued and appraised bu us in dollars and cents, according to our best skill and judgment amounting to $244.60

Witness our hands and seals.

Wm.E.Lynch. (SEAL)

Ernest Clough. (SEAL)

Oath to Inventory.

State of Maryland, Queen Anne's County, Sct:-

Then came Harvey Thomas, administrator of Samuel Charles Thomas, deceased, and made oath in due of law that the aforegoing is a true and perfect inventory of all and singular the goods, and chattels of said deceased that have come to his hands, knowledge or possession at the time of making thereof; that what hath since or what shall hereafter come to his hands, knowledge or possession he will return an additional inventory thereof that he knows of no concealment nor suspect any to be; that if he should hereafter discover any concealment, or suspect any to be, he will make the register of Wills for Queen Anne's County aforesaid acquainted therewith.that the same may be inquired into according to law.

Sworn before William T.Bishop.

Register of Wills for Queen Anne's County.

In the Orphan's Court for Queen Anne's County, October, 13th1914.

The aforegoing Inventory was duly examined and passed by Court, and same ordered to be received, filed and recorded.

William T.Bishop.

Register of Wills.

In the Orphan's Court for Queen Anne's County.

The Register of Wills for Queen Anne's County, Maryland, does hereby certify that the within and aforegoing is a true and perfect copy of the Inventory, in the estate of Samuel Charles Thomas, late of county aforesaid, deceased, and a true and perfect copy of the certificate of the Appraisers in said Inventory, and a true copt of the Oath to said Inventory, to gether with the certificate of the Registerof Wills, that the aforegoing Inventory was duly examined and passed by Court, on October 13th.1914, and same ordered to be received, filed and recorded, as the same appears from the Records in this Court.

In testimony whereof I hereunto subscribe my name and affix the seal of my office, this twentieth day of April, in the year nineteen hundred and sixteen.

Seal's Place.

William T.Bishop.

Register of Wills for Queen Anne's County,Maryland.

And on the back of the aforegoing was thus endorsed, t. wit:-

Filed Apr.2/1917, C.E.Tucker, Examiner. Filed Apr.3rd.1917.

Exhibit F. filed Apr.21st.1916.

Account of sales, in the estate of Samuel Charles Thomas, late of Queen Anne's County, deceased.

Millington, Md. Oct. 31-1914.

APPRAISEMENT				Sale.
1 horse		$90.00	Sold for	100.00
1 mare		50	" "	71.00
1 cupboard & dishes		1.00	" "	.30
1 rocker		1.00	" "	.85
1 table		.25	" "	.10
1 gun, 1 mower		1.50	" "	3.00
7 hens 3.50-2 ducks $1		4.50	" "	4.74
1 plow harness	.50			
2 collars	1.25	1.75	" "	1.60
1 dearborn	.25			
1 slead	.10	.35	" "	.95
1 heifer	20.00			
a barrow	.25	20.25		30.00
1 sow	15.00			
3 shoats	9.00	24.00	" "	38.50
1 hog	7.00			
1 plow	2.50	9.50		11.50
1 hog	2.00			
odds-ends	2.25		" "	6.95
1 pole	1.00			
buggy	20.00	21.00	" "	27.60
1 set harness	5.00			
1 bridle	.50	5.50	" "	12.31
1 stone	.50			
d cupboard	.50	1.00	" "	5.80
1 lamp and cloak		.15	" "	.65
a box	.10			
1 stove	5.00	5.10	" "	2.91
1 lot kitchen goods		1.00	" "	2.65
1 bed stead and cts.		1.00	" "	1.09
		244.60		331.17
				244.60
			Gain on sales	$86.57

TO THE HONORABBLE, THE JUDGES OF THE ORPHAN'S COURT FOR QUEEN ANNE'S COUNTY.

The undersigned, Harvey Thomas, administrator of the personal estate of S.Charles Thomas,late of Queen Anne's County, deceased, hereby returns to the Orphan's Court for Queen Anne's County, the aforegoing account of sales, which contains a full and particular account of the personal property and estate of the said S.Charles Thomas, deceased, all of the property therein reported to have been sold by him in accordance with and pursuant to the order of said Court passed on the 13th.day of October,in the year nineteen hundred and fourteen.

Respectfully submitted,

Harry Thomas, Administrator. of S.Charles Thomas, deceased.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 10th.day of November, in the year nineteen hundred and fourteen before me, the subscriber, the Register of Wills for Queen Anne's County, Maryland, personally appeared Harvey Thomas administrator of S.Charles Thomas, late of Queen Anne's County,deceased, and made oath in due form of law that the aforegoing account of sales is just and true as therein stated to the best of his knowledge and belief.

William T.Bishop.
Register of Wills.

State of Maryland, Queen Anne's County, to wit:

ORDERED on this 10th. day of November, in the year nineteen hundred and fourteen by the Orphan's Court for Queen Anne's County that the within and aforegoing account of sales made by Harvey Thomas, administrator of S.Charles Thomas, deceased, which has been duly examined and approved by this Court, be received, filed and recorded, and that

the sales therein reported ne and the same are ratified and confirmed.

W.J.Price, Jr.

Jos. B.Cook.

Harry Clark.

Judges of the Orphan's Court for Queen Anne's County,Maryland.

Maryland, SCT:-

In the Orphan's Court for Queen Anne's County.

The Register of Wills for Queen Anne's County,Maryland, does hereby certify that the within and aforegoing is a true copy of the Account of sales of the personal property, in the estate of S.Charles Thomas, late of county aforesaid, deceased; a true copy of the Report as made by the administrator therein named to the Orphan's Court for Queen Anne's County, Maryland; a true copy of the certificate of the Register of Wills f for Queen Anne's County as to the oath of the aforesaid administrator to the account of sales aforesaid; a true copy of the Order of the Orphan's Court ratifying and nonfirming the said sales therein reported, as the same appeare from the records of the Orphan's Court for Queen Anne's County.

In testimony whereof, I hereunto subscribe my name and affix the seal of my office this twentiethday of April, in the year nineteen hundred and sixteen.

Seal's Place.

William T.Bishop.
Register of Wills for Queen Anne's County, Maryland.

Filed April 2-1917, C.E.Tucker, Examiner,
Filed April 3rd. 1917.

Administration account, Exhibit G. filed Apr. 21st.1916.

ADMINISTRATION ACCOUNT.

Queen Anne's County, Sct:-

The first account of Harvey Thomas, administrator of all and singular the goods, chattels, personal estate and credits of Samuel C.Thomas, late of said county,deceased.

This accountant charges himself with the personal estate of his decedent as follows, to wit:-

With the amount of the Inventory of the goods and chattels of the same, as per Inventory filed October 14,1915,appears, to wit:	$244.60
With the gain on sales of the goods and chattels as per account of sales filed November 10,1914, appears to wit:	86.57
With the interest on credit sales, to wit:	$ 331.17
	7.95
Total estate, to wit:	$339.12

And This accountant prays to be allowed for the following payments and disbursements, to wit:

1.	For cash paid by this accountant to Bradley and Sparks, for casket for remains of deceased and other burial expenses, as per account for same proved and allowed by order of Court with receipt thereon appears, to wit: .	$46.00
2.	For cash paid by this accountant to William E.LYnch, for appraising goods and chattEls of deceased, as per receipt appears, to wit:	2.00
3.	For cash paid by this accountant to Enoch Clough, for appraising goods and chattels of deceased, as per receipt appears, to wit:	2.00
4.	For cash paid by thid accountant to C.W.Clements, for amount paid by him to Auctioneer for crying sale for cost of hand bills paid Centreville Observer and for services of C.W.Clements as Clerk at sale, as per receipt for same appeares, to wit:	10.00
5.	For cash paid by this accountant to Centreville Record Publishing Company, for cost of advertising in Centreville Record notice to creditors to file their claims as per bill with receipt thereon appears, to wit:-	3.75
6.	For cash paid bu this accountant to N.S.Dudley, M.D. for Medical attention rendered deceased in his last illness, as per account proved and allowed by order of court with receipt thereon appears, to wit:	10.00
7.	For cash paud by this accountant to Lily Thomas, widow of deceased, and mother of infant children left by him, for their allowance under Section 8, Article 93 of the Code of Public General Laws of Maryland, (Bagby's Code), as surviving widow with infant children by decesaed, as per receipt for same appears, to wit:	150.00
8.	For cash paid by thid accountant to William T.Bishop, Register of Wills, for letters of administration, recording Inventory and Account of sales, and stating and recording this account as per bill with receipt thereon appears, to wit:-	16.55
9.	For cash paid by this accountant to Madison Brown, attyrney at law for legal services rendered in the settlement of the estate of de-deceased, as per receipt for same appears, to wit:-	10.00
10.	To 10% commissions on $334.37 amount of sales, to wit:	33.44
11.	For an allowance to this accountant to retain for amount of the sale of a hog included in the account of Sales heretofore returned as the property of the deceased, but in fact the property of this accountant individually, to wit:- Note: Accountant did not know that C.W.Clements, Clerk at sale had included hog in account of sales made out by him until after same had been made out, and he was advised by Clerk that he would be entitled to be allowed for same.	4.75
	Total Disbursements, to wit.	288.49
	Total Estate, to wit:	339.12
	Balance due estate, to wit:-	50.63

Probate to Administration account.
State of Maryland, Queen Anne's County, SCT;-
8th.day of December, A.D.1915.
Then came Harvey Thomas, Administrator of Samuel Charles Thomas, late of the County aforesaid, deceased, and made oath in due form of law that the aforegoing account of administration is just and true as stated, and that he has bona fide paid or secured to be paid the several sums for which he therein claims an allowance.

Certified per William T.Bishop.
Register of Wills for Queen Anne's County.

Orphan's Court for Queen Anne's County,
14th. day of Dec. A.D. 1915.
The aforegoing account of administration was duly examined and passed by the Court and hereby ordered to be recorded.

W.Hopper Gibson,
Harry Clark
William H.Welch.
Judges of the Orphan's Court
for Queen Anne's County,Maryland.

Maryland, SCT:-

In the Orpnah's Court for Queen Anne's County.

The register of Wills for Queen Anne's County, does hereby certify that the within and aforegoing is a true copy of the first administration account, of Harvey Thomas, Administrator of Samuel C.Thomas, late of of county aforesaid, deceased; a true copy of the certificate of the register of wills for Queen Anne's County, as to the probate to the said administration account; and a true copy of the order of the Orphan's Court passing the said account and ordering it to be recorded, as the same appears from the records in the Orphan's Court for Queen Anne's County,Maryland.

In testimony whereof I hereunto sign my name and affix the seal of my office, this twentieth day of April, in the year nineteen hundred and sixteen.

Seal's Place.

William T.Bishop.

Registerof Wills for Queen Anne's County Maryland.

Filed April 2/1917, C.E.Tucker, Examiner.
Filed Apr. 3rd.1917.

Order of Publication filed April 21st.1916.

ORDER OF PUBLICATION.

In the Circuit Cuurt for Queen Anne's County, in Equity.

Frances M.Clements and Merrick Clements, executors, of Alday Clements, late of Kent County,deceased.

vs.

Mary E.Rochester and William Rochester, her husband, Charles Emory Thomas, Daisy Rochester, Alias Daisy Gale, Harvey Thomas and Mary E.Thomas, his wife, Helen Tatlor, Hersey December Thomas, infant, Alexander Thomas, Infant, Della Thomas infant, Mary Jane Thomas, infant,Lilly Thomas, widow and Harvey Thomas administrator of Samuel Charles Thomas.

Chancery Docket

Cause No.

The object of this suit is to have the personal estate of Samuel Charles Thomas, late of said county, now in the hands of his administrator, Harvey Thomas, applied to the payment of the debts due and owing by said Samuel Charles Thomas, at the time of his death, so far as the same will extend, and to have the real estate of said deceased, or so much thereof as may be necessary for the purpose, sold for the payment of such of said debts as may remain unsatisfied after the application thereto of said personal estate.

The bill states that said Samuel Charles Thomas, late of Queen Anne's County, State of Maryland, died in September 1918, intestate, seized and possessed of real estate situate in said county, and leaving personal estate, that at the time of his death he was indebted unto the said Frances M.Clements and Merrick Clements, as executors of Alday Clements, in the sum of $51.93 with interest from January 3, 1914, as the balance due on a certain promissory note to said Alday Clements in his lifetime for $65.00,dated March 23,1912, payable 12 months after date, with interest, subject to a credit of $20.00 as of January 3,1914, and in the further sum of $58.33,with interest from July

16, 1914, as the balance due on a promissory note to the said Alday Clements in his lifetime, dated March 23,1912, and payable 6 months after date for $60.00 with interest, subject to a credit of $10.00 on July 26, 1914, that administration on said personal estate was granted by the Orphan's Court of Queen Anne's County aforesaid unto Harvey Thomas, who duly applied the same, with the exception of $50.93 to the payment of the funeral expenses of said deceased and cost of administration, and to the payment of widow's allowance due Lilly Thomas, widowof said deceased, under Section 308 of Article 93 of the Code of Public General Laws of Maryland; that after said payments there remains in hands of said administrator said sum of $50.93 as the only part of said personal estate applicable to the payment of the debts due and owing by said deceased at the time of his death; that the personal estate left by the said Samuel Charles Thomas was insufficient to pay said debts, cost of administration and widow's allowance, that said administrator has refused to pay any part of said debts or to apply said sum now in his hands to payment of same; that said Samuel Charles Thomas left a wodow, Lilly Thomas, who resides in the State of Delaware, that he left as his only heirs at law the following children, Mary E.Rochester, Charles Emory Thomas, Daisy Rochester, or Daisy Gale as she is sometimes called, Harvey Thomas, Helen Taylor, who are adults, Hersey December Thomas, Alexander Thomas,Della Thomas and Mary Jane Thomas, who are infants under 21 years of age; that William Rochester is the husband of Mary E.Rochester; that Mary E.Thomas is the wife of the said Harvey Thomas, that Mary E.Rocaster, William Rochester, Harvey Thomas, Mary E.Thomas, Helen Taylor, Hershey December Thomas reside in Queen Anne's County aforesaid, that Della Thomas resides in Kent County,Maryland, that Charles Emory Thomas, Mary Jane Thomas and Lilly Thomas are non residents of the State of Maryland, residing in the State of Delaware; that said Daisy Rochester or Daisy Gale is a non resident of the State of Maryland, residing in the State of Pennsylvania.

The bill prays that said sum of $50.93 now in the hands of said Harvey Thomas, administrator, be applied to the payment of the debts of the said Samuel Charles Thomas, and that the real estate of the said Samuel Charles Thomas, or so much thereof as may be necessary, be sold for the payment of so much of said debts as shall remain after the application of said $50.93 to said debts.

It is thereupon, this 21st. day of April, 1916, ordered by the Circuit Court for Queen Anne's County, in Equity, that the plaintiffs, by causing a copy of this order to be inserted in some newspaper published in Queen Anne's County aforesaid, once in each of four successive weeks before the 23rd. day of May, 1916, give notice to the said absent defendants of the object and substance of this bill, warning them to be and appear in this court in person or by solicitor on or before the 12th. day of June next, to show cause, if any they have, why a decree ought not to pass as prayed.

Wm.F.Watson, Clerk.

Filed Apr. 21st.1916.

Certified Copy of Order of Publication filed Aug.7th.1916.

For Order of Publication see Page 102.

The Centreville Record,

Centreville, Md. Aug. 7th.1916,

The Centreville Record Publishing Co, hereby certified that the order of publication in the case of Clements et al, vs. Rochester et, al Cause No. 2173 a true copy of

which is hereto annexed, was inserted in The Centreville Record,a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, oncwa week for four successive weeks, being once in each of four successive weeks before the 23rd. day of May, in the year 1916.

The Centreville Record Publishing Co.

By E.H.Brown, Jr.
President.

Petition to amend bill of complaint by making Dennis Taylor a party.
Filed Aug. 24th. 1916.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements, et al, executors of Alday Clements, deceased, (

vs.) Chancery Docket

Mary E.Rochester, et al. (Cause No. 2173.
)

To the Honorable, the Judges of said Court:

The Petition of Frances M.Clements and Merrick Clements, executors, of Alday Clements, deceased, the complainants filing the bill of Complaint in the above entitled cause, unto Your Honors respectfully sets forth:-

That at the time of the filing of said bill of complaint your Petitioners were not aware that Helen Taylor, one of the defendants named in said bill of complaint, had a husband living, and they have learned since the filing of said bill of Complaint that the said Helen Taylor had a husband living in Queen Annes County aforesaid and that his name is Dennis Taylor.

That your petitioners are advised that the said Dennie Taylor is a necessary party to said bill of complaint.

Your petitioners therefore pray Your Honors to give them leave to amend said bill of Complaint by making said Dennie Taylor a party to said bill.

Respectfully submitted,

Madison Brown,
Attorney for Petitioners.

Ordered, on this twenty first day of August, in the year nineteen hundred and sixteen, by the Circuit Court for Queen Anne's County, in Equity, and by thE authority ther eof, upon the aforegoing petition that leave to amend the bill of complaint filed in the above entitled cause by making Dennie Taylor mentioned in the aforegoing petition a party to said bill of Complaint be and the same is hereby granted to said petitioners filing said petition, and said amendment is hereby authorized to be made by interlineation in the original bill.

And it is further ordered that the Clerk of the Circuit Court of Queen Anne's County shall issue a subpoena for the said Dennie Taylor to answer said bill of complai nt and made the same returnable on the twenty sixth day of August, 1916;

Philemon B. Hopper.

Filed Aug. 25th.1916.

Subpoena for Respondents to appear and answer.

Queen Anne's County, to wit:

The State of Maryland.

To Hersey December Thomas, Inft, Alexander Thomas, Inft.

Of Queen Anne's County, Greeting:-

You are hereby commanded that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of May, next, to answer the complaint of Frances M.Clements et al, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Albert Constable, Chief Judge of our said Court, the 1st. Monday of May, 1916.

Issued the 21st. day of April in the year 1916.

Wm. F.Watson, Clerk.

And on the back of the aforegoing was thus endorsed, to wit:-

I hereby certify that I did serve the within summons or writ upon Hershey December Thomas and Alexander Thomas, the parties named therein and each of them, by reading said writ to each of them; and i further certify that I did leave with Mary E.Thomas, wife of Harvey Thomas, with whom said Hershey December Thomas lives, a copy of said writ, said Hershey December Thomas having no guardian or parent living within the jurisdiction of the cuurt; I further certify that I did leave a copy of the within writ with Mary Rochester, with whom Alexander Thomas, the infant named in said writ, resides, the said Alexander Thomas having no guardian or parent living within the jurisdiction of the court.

Filed May 1st.1916. J.W.Yeares, Sheriff.

Queen Anne's County, The State of Maryland.

To Harvey Thomas, administrator of Samuel Charles Thomas.

Of Queen Anne's County, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville in said County, on the first Monday of May next, to answer the complaint of Frances M.Clements et al. against you in said Court exhibited.

Hereof fail not, as you will answer at your peril.

Witness the Honorable, Albert Constable, Chirf Judge of our said Court the first Monday of April, 1916.

Issued the 21st. day of April, in the year 1916.

Wm.F.Watson, Clerk.

And on the back of the aforegoing was thus enxdorsed, to wit:-

The within writ served on Harvey Thomas, administrator of Samuel Charles Thomas, by reading same to him.

J.W.Yeates. Sheriff.

Filed May 1st. 1916.

Queen Anne's County, to wit:- The State of Maryland.

To Mary E.Rochester and William Rochester, her husband, Harvey Thomas and Mary E. Thomas, his wifE, and Helen Taylor

Of Queen Anne's County, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of May next, to answer the complaint of Frances M.Clements et al, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Albert Constable, Chief Judge of our said Court the 1st. Monday of April, 1916.

Issued the 21st. day of April, in the year 1916.

Wm.F.Watson, Clerk.

And on the back of the aforegoing was thus endorsed, to wit:-

I hereby certify that I did serve the within writ upon Mary E.Rochester, William Rochester, Harvey Thomas and Mary E.Thomas and Helen Tatlor, the parties named in said writ, and each of them, by reading the same to each of them.

Filed May 1st.1916. J.W.Yeates. Sheriff.

Petition for appointment of Guardian Ad Litem. Filed Sept. 14th.1916.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements et al. (
vs.) Chancery Docket
Mary E.Rochester, et al. (Cause No. 2173.

To the Honorable, the Judges of said Court:

The Petition of Frances M.Clements and Merrick Clements, Executors, Complainants, to your Honors respectfully sets forth:

That the process heretofore issued in the above entitled cause on the bill of Complaint filed herein by Hershey December Thomas and Alexander Thomas, infant defendants residing in Queen Anne's County, Maryland, and Della Thomas, infant defendant residing in Kent County, Maryland, have been returned served as will appear by reference to the process now on file in the above entitled cause, issued against said Hershey December Thomas and Alexander Thomas, and the process nowon filed in said cause issued against Della Thomas. That the order of publication heretofore issued in said cause against Mary Jane Thomas, an infant defendant of said cause, and a non resident of the State of Maryland, has been duly published as will appear by reference to a certified copyof the advertisement of said order of publication issued by the Centreville Record Publishing Company, showing the publication of said order in the Centreville Record, a newspaper published in Queen Anne's County, now on filed in the above entitled cause.

That none of the infant defendants mentioned have a legal guardian residing in the jurisdiction of this court and all are infants under twenty one years of age, and your petitioners are advised that a guardian ad litem should be appointed by this court to answer the bill of complaint filed in this cause for said infants,and to defend the suit for them.

Your petitioners therefore pray Your Honors to pass an order appointing some suitable person guardian ad litem to answer said bill of complaint for said infants and to defend the above suit for them.

Respectfully submitted,

Madison Brown, Atty. for Petitioners.

Ordered, on this sixteenth day of September, in the year nineteen hundred and sixteen, by the Circuit Court for Queen Anne's County in Equity, and by the authority thereof, upon the aforegoing petition that E.M.Forman, be and is hereby appointed guardian ad litem to appear and answer said bill of Complaint on behalf of Hershey December Thomas, Alexander Thomas, Della Thomas and Mary Jane Thomas, infant defendants of the above entitled cause, and defend the above suit for them.

Filed Sept. 16th.1916. Phildemon B.Hopper.

::

Petition for appointment of Guardian Ad Litem for Martha Jane Thomas, filed Sept. 16th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements et al.	(	
vs.	)	Chancery Docket, Cause No.
Mary E.Rochester, et al.	(	2173.

To the Honorable, the Judges of said Court:-

The petition of Frances M.Clements and Merrick Clements, Executors, unto Your Honors respectfully sets forth:-

That the subpoena heretofore issued for Martha Jane Thomas, who was made a party defendant to the bill of complaint filed in this cause by amendment made under order of this Court, has been returned served in due form. That said Martha Jane Thomas is an infant under the age of twenty one years and has no legal guardian residing within the jurisdiction of this Court and that therefore it is necessary that some suitable person be appointed guardian ad litem to answer and defend this suit for said infant.

Your petitioner therefore prays Your Honors to pass an order appointing some suitable person guardian ad litem for said infant with directions to said guardian to answer and defend this suit for said infant.

Respectfully submitted,

Madison Brown, Attorney for Petitioners.

Ordered, this sixteenth day of September, nineteen Hundred and twenty, by the Circuit Court for Queen Anne's County in Equity and by the authority of said court, that upon the aforegoing petition Ezekiel M.Forman, be and he hereby appointed guardian for Martha Jane Thomas Thomas, infant defendant, with directions to answer and defend this suit for her.

Philemon B.Hopper.

Answer of EzEkiel M.Forman, Guardian Ad Litem, filed Sept. 16th.1916.

In the Circuit Court for Queen Anne's County, in Equity .

Frances M.Clements, et al., (
vs.) Chancery Docket
Mary E.Rochester, et al. (Cause No. 2173.

To the Honorable, the Judges of said Court:-

The joint and several answer of Hershey December Thomas, Alexander Thomas, Della Thomas, and Mary Jane Thomas, infants under the age of twenty one years, by Ezekiel M.Forman, their Guardian ad Litem, to the bill of complaint of Frances M.Clements and others in the above cause exhibited.

These defendants cannot admit any of the matters and things alleged in the said bill of complaint, and being infants of tender years, submit their rights to the protection of this Court.

EZekiel M.Forman.
Guardian Ad Litem.

Replication filed Sept. 16th.1916.

In the Circuit Court for Queen Anne's County, in Equity .

Frances M.Clements, et al. (
vs.) Chancery Docket,
Mary E.Rochester, et al. (Cause No. 2173.

To the Honorable, the Judges of said Court:-

The Plaintiffs, Frances M.Vlements and Merrick Clements, Executors of Alday Clements, deceased, join issue on the matters alleged in the answer of Hershey December Thomas, Alexander Thomas, Della Thomas and Mary Jane Thomas, by E.M.Forman, their guardian ad Litem, so far as the same may be taken to deny or avoid the allegations of the bi bill of complaint filed by the Complainants in the above entitledcause.

Madison Brown,
Attorney for complainants.

Decree pro Confesso filed Sept. 16th.1916.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements et al. (
vs.) Chancery Docket.
Mary Jane Rochester, et al. (Cause No. 2173.

Mary E.Rochester and William Rochester, her husband, Harvey Thomas and Mary E. Thomas, his wife, Helen Taylor and Dennie Taylor, her husband, and Harvey Thomas, Administrator of the personal estate of Samuel Charles Thomas, having been duly summoned to appear to the bill of complaint filed against them in the above entitled cause, and having failed to appear thereto, according to the exigency of the writ.

The order of publication heretofore passed in this cause against Charles Emory Thomas, Daisy Rochester or Daisy Gale, and Lillie Thomas, non resident defendants of said cause,,having been duly published, and said defendant having failed to appear and an-

swer the bill of complaint.

It is thereupon this sixteenth day of September, in the year nineteen hundred and sixteen, adjudged, ordered and decreed by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, that the complaints are entitled to relief in the premises, and that the bill of complaint be and it is hereby taken pro confesso against said defendants, but because it does not certainly appear to what relief the plaintiffs are entitled to, it is further adjudged, ordered and decreed that leave be and the same is hereby granted to the plaintiffs to take testimony before any one of the examiners of this Court to support the allegations of the bill.

Philemon B.Hopper.

Petition for leave to take testimony. filed Sept.16th.1916.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements et al.	(	Chancery Docket.
vs.	)	Cause No. 2173.
Mary E.RochEster, et al.	(	

To the Honorable, the Judges of said Court:-

The petition of Frances M.Clements and Merrick Clements, executors of Alday Clements, deceased, complainants of the above entitled cause to Your Honors respectvully sets forth;

The answer of Hershey December Thomas, Alexander Thomas, Della Thomas and Mary Jane Thomas, infant defendants of the above entitled cause, by E.M.Forman, their Guardian ad Litem, having been filed, and the replication to said answer having also been filed, the above cause is at issue and the complainants desire to take evidence to support the allegations of their bill.

The Petitioners therefore pray Your Honors to pass an order giving them leave to take evidence before one of the regular Examiners of this Court to be used in the above proceedings.

Respectvully submitted,

Madison Brown.
Attorney for Petitioners.

Ordered, this sixteenth day of September, in the year nineteen hundred and sixteen, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, that leave be and the same is hereby granted to the Petitioners to take testimony before any one of the standing examiners of this court as prayed in the aforegoing Petition, who shall give the usual notice of his sittings.

Philemon B.Hopper.

Testimony filed Apr.30th.1917.

Frances M.Clements et al.	(	In the Circuit Court for Queen
vs.	)	Anne's County, in Equity.
Mary E.RochEster et al.	(	Cause No. 2173.

To the Honorable, the Judges of said Court:-

Pursuant to an order of this Honorable Court passed on the sixteenth day of Septembe in the year nineteen hundred and sixteen, granting leave to the Petitioners to take testimony in the above entitled cause, the subscriber, one of the regular exeminers for this Honorable Court, having been notified by the Petitioners of their desire to take testimony and having given notice to the respective Guardians ad Litem, of the time and place of the taking of such testimony, did attend at my office in the town of Centreville Queen Anne's County,Maryland, on the second day of April, in the year nineteen hundred and seventeen, at the hour of 10.30 A .M. and in the presence of Madison brown,attorney for Petitioners, and of EzEkiEl M.Forman and Lucille Bailey, guardians ad Litem, and Mary E.Rochester, William A.Rochester and Harvey Thomas, three of the defendants, proceeded to take the following testimony, to wit:-

Mary E.Rochester, the first witness of lawful age produced on the part of the Plaintiffs, being duly sworn and examined, deposes and says:-

1st.Int. Please state your name, age and place of residence.

Ans. My name is Mary E.Rochester. I live on the farm of Howard E.Wilson,near Ingleside,in Queen Anne's County,Maryland. I am thirty seven years old.

2nd.Int. Do you know the Plaintiffs in this case and if so, which of them and how log have you known them?

Ans. I do not know either of them.

3rd.Int. Do you or not know the defendants in this case or any of them? If yea, state which of them you know and how long you have known them.

Ans. I know them all. I am one of the defendants and William Rochester is my husband. Daisy Rochester, Helen Taylor and Mary Kane Thomas are my sisters. Harvey Thomas, Hershey December Thomas, Alexander Thomas are my brothers. Mary E.Thomas is the wife of Harvey Thomas. Dennie Taylor is the husband of Helen Taylor, Lillie Thomas is my step-mother. She is the widow of my father, Samuel Charles Thomas.

4th.Int. Were you or not acquainted with one Samuel Charles Thomas, late of Queen Anne's Co, and if so, state whether he is living or dead, and if dead,when did he die?

Ans. I was well acquainted with him. He was my father. He is dead. He died September 7th.1914.

5th.Int. Do you or not known if he left a will?

Ans. No. O know he did not leave a will.

6th.Int. State if you know who the said Samuel Charles Thomas left surviving him as his heirs at law.

Ans. He left the following children as his heirs at law,myself, Mary E.Rochester my brother, Charles Emory Thomas, my sister, Daisy Rovhester or Daisy Gale as she is sometimes called, my brother, Harvey Thomas, my sister,Helen Taylor all of these are over twenty one years of age, my brother Hershey December Thomas, my brohher Alexander Thomas, my sister Della Thomas, any my sister, Mary Jane Thomas. My brother, Charles Emory Thomas, died on the eighth day of Septe,ber, 1916,in Wilmington. He left a wife _ary Thomas, and one child Helen Thomas, who is eleven years old. Helen Thomas lives in Philadelphia with my sister, Daisy Gale. Hershey December Thomas, Alexander Thomas, Della Thomas, Mary Jane Thomas and my niece, Helen Thomas, are infants under twenty one years of age.

7th.Int. Please state if you know where these heirs of your father reside.

Ans. Daisy Rochester my sister lives in Philadelphia, Harbey Thomas lives in Queen Anne's County, Helen Taylor and her husband, Dennie Taylor lived in Queen Anne's Co until about two weeks ago when they moved to Philadelphia. Hersey December Thomas, who is about sixteen years old lives with Harvey Thomas. Alexander Thomas lives with me and is about thirteen years old. Della Thomas is about twelve years old and lives with a Mr. Hallet in Kent County,Maryland. Martha Jane Thomas is eleven years old and lives with Lillie Thomas, her mother, in Delaware.

8th.Int. State whether or not your father, Samuel Charles Thomas, left a widow.

Ans. He did, Lillie Thomas, She lived in the State of Delaware when my father died and so far as I know, is living there now.

9th.Int. Do you ornot know if any of the infant hiers or children of yuur father have a legal guardian?

Ans. They have not.

10th.Int. State if youknow the real estate your father died seized and possessed of.
Ans. He left a tract of land which he bought in 1906, from Mr. Geo.I.Harrison and wife, situate in Queen Anne's County,Maryland and called or known as the Joseph Doman Lot, this lot contains six acres and is on the north side of the road from Pondtown to Church Hill and adjoins the lands of Charles L.Cooper, Finley Hynson and Charles Holden. He owned also a half inerest in a tract of land in Queen Anne's County,Maryland, in the seventh disbrict on the north side of the ro d from I.B. to Millington and on the west side of the Red Lyon land. This adjoins the land of William F.Fowler and contains about six acres of land. I own the other half interest in this land. This land was deeded to my father, Samuel Charles Thomas, and to me, his daughter, by George E. Harrison and Henrietta P.Harrison,his wife, ny deed dated January 16th.1903.

Examiner's Special.
And. Nothing that I know of.

Mary E.Rochester.

David A.Clements, the next witness of lawful age, produced on the plaintiffs, being duly sworn and examined, deposes and says,as follows:-

1st.Inter. Mr. Clements, please state your name, place of residence, ocupation and age.
Ans. David A.Clements, my residence is Crumpton,Maryland, I am a farmer and my age is 36 years.

2ns.inter. Do you or not know the parties to this suit or any of them, if yea, state which of them you know and howlong you have known them.
Ans. I know the executors of the estate of my father. Frances Clements is my mother and Merrick Clements is my brother. These are the executors of my father, Alday Clements. The only defendant I know is Harvey Thomas and I have known him for sometime.

3rd.Inter. Did you or not known one Alday Clements, and if so state whether he is living or dead, and if dead, when did he die?
Ans. He died in February, 1913, He was my father. He died in Kent County,near Crumpton.

4th.Inter. Were you or not acquainted with Samuel Charles Thomas, late of Queen Anne's County, If so, please state if he is living or dead, and if dead when and where did he die?
Ans. I was acquainted with him and I know he is dead, and I think he died about two years afo in Queen Anne's County.

5th.Inter. Do you or not know if the said Samuel Charles Thomas was indebted unto your father, Alday Clements, or unto the estate of your father, at the time of the death of the said Samuel Charles Thomas, and if so in what manner?
Ans. He had executed two notes, I think. I am not positive the amount of them. My father held these notes when he died.
Mr. Examiner, I herewith file with you a paper writing marked Exhibit B. and which was filed April 21,1916, with the bill of complaint in this case. This paper writing purports to be a note signed by Samuel Charles Thomas in favor of Alday Clements, dated march 23,1912, for $60. and payable six months after date.

6th.Inter. Mr.Clements, I now hand to you said Exhibit B.which I have just filed with the Examiner.Please examine the same and state what you know about it.
Ans. It is one of the notes signed by Samuel Charles Thomas. I signed as a witness. My father signed for Charles Thomas and Charles Thomas touched the pen and made his mark. That part of the note written with a pen in the handwriting of my father, I was well acqmainted with that, excepting the words David A.Clements written under the word witness. David A.Clements is my signature and was written by me as a witness to the mark of Samuel Charles Thomas.

7th.Inter. Do you ornot know how much was due by Samuel Charles Thomas at the time of his death?
Ans. The entire amount was due at the time of thedeath of my father. The credit of $10.00 was placed on the note after the death of my father.
Mr. Examiner, I now filed with you a paper writing marked Exhibit C. which was filed April 21,1916, with the original bill as a part thereof. This paper writing purports to be a note signed by Samuel Charles Thomas in favor of Alday Clements for $65, dated March 23,1912, and payable twelve month s after date.

8th.Inter. Mr. Clements, I now hand you Exhibit C which I have just filed with the examiner. Please examine this and state what you know about it.
Ans. This is the other note of Charles Thomas to Alday Clements which I signed as a witness to. My father made out the note and signed Charles name, Charles making his mark.

9th.Inter. Do you known what was due and owing by Samuel Charles Thomas by this note at the time of the death of your father?
Ans, I think there was no credit on it at the time of his death. All of it was due and owing at the time of the death of my father. There has been a payment on

this note which has been credited on the back thereof in the amount of $20 since the death of my father.

10th.Inter. Do you know why these notes were given to your father by Samuel Charles Thomas?
Ans. As the purchase price of a horse. I was present when the horse was purchased.

Examiner's Special.
Ans. Nothingthat I know of.

David A.Clements.

Harvey Thomas, the next witness of lawful age produced on the part of the Plaintiffs, being duly sworn and examined, deposes and says:-

1st.Int. State your name, age, residence and occupation.
Ans. My name is Harvey Thomas. I live near Sudlersville, in District #1. I am
tw twenty eight years old. I am a ditcher.

2nd.Int. Do you know the Plaintiffs in this case or any of them? If yea, which of them how long have you known them?
Ans. I know both Mrs. Frances Merrick and Mr. Merrick Clements.
I have known them a right long time.

3rd.Int. Do you know the defendants in this cause or any of them and if so, which of them, and how long have you known them?
Ans. I know all of them. Mary E.Rochester, Charles Emory Thomas, Daisy Rochester, Helen Taylor, Hershey December Thomas, Alexander Thomas, Della Thomas and Martha Jane Thomas are my brothers and sisters. I am one of the defendants.

4th.Int. Were you or not acquainted with one Samuel Charles Thomas,lateof Queen Anne's County, and if so, is he living or dead, and if dead, when did he die?
Ans. I knew Him. He was my father. He died in September,1914, in Queen AnneSs County.

5th.Int. Do you or not know if your father left a will?
Ans. He did not leave any. I never heard of any.

6th.Int State, if you know, what persons your father left surviving him as his heirs at law.
Ans. He left as his heirs at law the following children:- Mary E.Rochester,Charles Emory Thomas, Daisy Rochester or Daisy Gale, as she is sometimes called,myself, Harvey Thomas, Helen Taylor, Hershey December, Thomas, Alexander Thomas Della Thomas and Martha Jane Thomas. All of these all over twenty one yeas of age except Hershey December Thomas, Alexander Thomas, Della Thomas and May Mary Jane Thomas. Mary E.Rochester is the wife of William Rochester and they both live in Queen Anne's County. Daisy Rochester lives in Pennsylvania Helen Thomas has a husband, Dennie Tatlor, The live in Queen Anne's County. Charles Emory Thomas my brother lived either in Pennsylvania or Delaware when my father died and he lived out of the State of Maryland from the time my father died until September,1916, when he died. He left a wife, but I do not know her name. He left one child, Helen Thomas, who lives in Philadelphia with my sister, Daisy. Hershey December Thomas is about sixteen and lives with me in Queen Anne's County. Alexander Thomas is about thirteen years old and lives with my sister,Mary E.RochEster, in Queen Anne's County. Della Thomas is about nine years old and lives with Mr. Hallet in Kent County,Maryland. Martha Jane Thomas who has been called Mary Jane Thomas in the papers in this case is about seven years old and lives with her moth-Lillie Thomas near Armstrong's Corner or Middletown, Delaware.
None of the infant children have legal guardians.

7th.Int. Do you or not know if your father left a widow?
Ans. He did, Lillie Thomas. She lives in Delaware.

8th.Int. State whether or not your father left any personal property and who administered upon it.
Ans. He left some personal property and I administered upon it. He did not leave personal property anough to pay his debts. After I had paid out of the personal property the costs of administration, the funeral expenses and widow's allowance, I had left only 50.93. This sum of money I have now in hand,but it is not enough to pay the debts of my father. I am willing to do with this $50.93 just what the Court tells me to do.

9th.Int. I now hand you a paper writing marked Exhibit B. hErEtofore filed with the Examiner, and another paper writing marked Exhibit C. heretofore filed with the examiner. The first is a note signed by Samuel Charles Thomas in favor of Alday Clements for $60.00 dated March 23rd.1912, and payable six months after date with a credit of $10.00 thereon. The nther is a note dated March 23rd.1912 for $65.00 signed by Samuel Charles Thomas, in favor of Alday Clements and payable twelve months after date, with interest, with a credit of

$20.00 thereon. Please examine these notes and state what you know about them.
Ans. After the death of my father I went over to see Mr.Merrick Clements and asked him what my father owed him. He showed my these two notes. I had never seen them before. My father told me about a week or two before he died that he owed Mr. Alday Clements. So far as I know, both notes, less their credits, are now due by my father. he told me he owed Mr. Alday Clements for a horse.

10th.Int. Do you or not know if your father left any land or any interest in land when he died and if so, describe the same briefly and give your idea of the Value of the land.
Ans. He owned a lot called the Joseph Doman Lot on the road from Pondtown to Church Hill. This contains about six acres and is worth about $130.00
He owned a half interest in a lot of land on the road from Pondtown to Millington,containing about six acres of labd,and this is where he lived when he died. The other half interest is owned by my sister, Mary E. Rochester. My father's hald interest i worth about $100.00.

11th.Int. I now file with the Examiner Exhibit G. a paper filed with the Bill of Complaint as a part of it. Pleace examine this paper and tell me what you know about it.
Ans. it is a copy of my first and final administration account.

Examiner's special.

Ans. I do not.

Harvey Thomas.

At this time, Counsel for the Petitioners, files with your Examiner, Exhibit A, Exhibit D. Exhibit E. Exhibit F. and Exhibit H. and asks that same be taken as part of the evidence produced on the part of the Petitioners.

There being no further witnesses to be examined at this time, and the Petitioners not deciring further time for the production of evidence your Examiner herewith respectfully makes his return together with his Exhibits, marked Exhibit A. Exhibit B. Exhibit C. Exhibit D. Exhibit E. Exhibit F. Exhibit G. and Exhibit H. and certified that he was engaged as such examiner two days, examined three witnesses, making costs chargeable to Plaintiffs, as follows, to wit:-

Charles E.Tucker,	Examiner.	$8.00
Mary E.Rochester,	Witness	.75
David A.Clements,	Witness	.75
Harvey Thomas,	Witness	.75
		10.25
J.W.Yeates, Service of summons.		.45
	Total	10.70

Chas. E.Tucker.
Examiner.

State of Maryland, Queen Anne's County, to wit:-
To the Honorable, the Judges of said Court:-
I, Mary E.Rochester, do desire hereby to correct a mistake made in my testimony heretofore given in about case. In answer to question six of my testimony I stated that my brother Charles Emory Thomas lEft one child by the name of Helen Thomas. I desire now to state that he left no children born in lawful wed-lock, and that Helen Thomas mentioned by me is not his child born in lawful wed-lock, my brother left no children by his lawful wife.

Mary E.Rochester.

I hereby certify that the above was signed by Mary E.Rochester in my presence on this fifth day of August, nineteen hundred and eighteen.

Chas. E.Tucker.
Examiner.

Exhibit H. filed Apr.3rd.1917.

194. Name of Deceased Samuel Charles Thomas.

Date of passage.	Name of Claim	Nature of claim	Date of Note & Bond	Amt of Interest	Amount of Claim
Nov.13	Dr.N.S.Dueley	Account			10.00
	S.C.Dueley	"			6.00
Dec.2	James D.Moore	"			6.50
" 22	Levi L.Everett	Note for $35.00with $20.00 credit with interest from Aug.16-1911			15.00

Date of	Holder of Claim	Nature of Claim	Date of Note & Bond.	Amt of Interest	Amount of Claim
Dec.22 1915	Levi L.Everett	Account	Interest from Aug.27,1914		23.40
Feb.9	Aldai Clements	Note dated Mar. 23,1912, 6 mos.		$60.00	
		Credit by cash Jult 16th.1914		10	
				50.00 Int fr.date	50.00
Feb.9	Aldai Clements,	Note dated March 23,1912,	12 months	65.00	
		Cr. by cash 1/3/14		20.00	
				45.00 interest from date.	45.00
" 13	W.D.Roe & Son.	Account			3.95
Apr.10	Charles A.Bradley	Account	Balance		20.50
May 25	Wm.Anderson & Son	Note dated Apr.2-1914	6 months int.fromOct2-1914		16.48
" "	Wm.Anderson & Son.	Acct.			1.20
" 25	Bradley & Sparks	"			46.00
July 6	E .K.Everett	"	with interest		8.91
Dec. 6	Thomas D.Merrick M.D.	Acct.			5.67

In the Orphan's Court for Queen Anne's County,Maryland, SCT:-

The Register of Wills for Queen Anne's County, State of Maryland, does hereby certify that the within and aforegoing is truly copied from the Claim docKet (a registry of Claims in the Office of the Register of Wills for Queen Anne's County, against deceased persons) under the "name of deceased Samuel Charles Thomas"; that the claims therein enumerated and described were duly proved against said Samuel Charles Thomas for payment or distribution out of the proceeds of the personal property of the said Samuel Charles Thomas.

In testimony whereof, I hereunto subscribe my name, and affix the seal of my office, this twentieth day of April,in the year nineteen hundred and sixteen.

Seal's Place.

William T.Bishop.
Register of Wills for Queen Anne's County,Maryland.

Petition to amend bill of complaint by making Martha Jane Thomas a party defendant to Bill of Complaint. Filed Aug. 16th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements et al.
versus
Mary E.Rochester et al.

Chancery Docket
Cause No.
2173.

To the Honorable, the Judges of said Court:-

The petition of Frances M.Clements and Merrick Clements, executors of Alday Clements, deceased, complainants of above cause, unyo Your Honors respectfully sets forth:

1. That the bill of complaint filed in above cause states thatSamuel Charles Thomas named in said bill left certain children,among them one by the name of Mary Jane Thom as, and that she is an infant under twenty one years of age and is a nonpresident of the State of Maryland.

2. That it developed during the taking of the testimony that said Samuel Charles Thm Thomas left no child by the name of Mary Jane Thomas but that he did leave a child by the name of Martha Jane Thomas, who is an infant under twenty one years and whol at th the time of the filing of the bill of complaint and the taking of the testimony was a non-resident of the State of Maryland.

3. That your petitioners have been informed and believe that the said Martha Jane Thomas is now at the present time a resident of the State of the State of Maryland and that she resides in Queen Anne's County with Lilly Thomas her mother.

4. That your petitioners have been informed that the said Martha Jane Thomas is a necessary party to the suit instituted by the bill of Complaint.

Your Petitioners therefore pray Your Honors to pass an order granted them leave to amend the said bill by making the said Martha Jane Thomas a party defendant to said bill and this suit, and granting also unto your petitioners the writ of subpoena against the said Martha Jane Thomas commanding her to appear in this Court at some certain day to be named therein to abswer the said bill of complaint and abide by and perform such decree as may be passed thereon.

Respectvully submitted,

Madison Brown,
Attorney for Petitioners.

It is this twenty sixth day of August, in the year nineteen hundred and twenty, ordered by the Circuit Court for Queen Anne's County, in Equity, upon the aforegoing petition, that the petitioners be and they are hereby granted leave to amend their bill of complaint by making Martha Jane Thomas named in the aforegoing petition a party defendant to said bill of complaint, and it is further ordered that said amendment shall be made by running a pen through the words "Mary Jane Thomas" whereever they occur in said bill of complaint and to write over the said words in said bill the name Martha Jane Thomas.

And it is further ordered, that the Clerk of the Circuit Court for Queen Anne's County shall issue in due form of law the writ of subpoena against the said Martha Jane Thomas, infant, residing in Queen Anne's County aforesaid according to said petition, commanding her to appear in this Court at some certain day to be named therein to answer the said bill of complaint and abide by and perform such decree as may be passed thereon.

Filed Aug.30th.1920. Philemon B.Hopper.

Subpoena for respondent to appear and answer filed Sept.1st.1916.

Seal's Place. Queen Anne's County, to wit:
The State of Maryland.

To Della Thomas, Infant of Kent County, Greeting:

You are hereby commanded that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at CEntreville, in said county, on the 1st. Monday of September nect, to answer the complaint of Frances M.Clements et al against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Albert Constable, Chief Judge of our said Court, the 1st. Monday of August, 1916. Issued the 24th.day of August, in the year 1916.

Wm.F.Watson, Clerk.

And on the back of the aforegoing subpoena was thus endorsed; to wit:

Served by reading same to Della Thomas and leaving a copy with Mr. Hollet, Guardian for Della Thomas- 8/31/16.

J.Thomas Haddaway, Shff.

Subpoena for respondent filed Sept.1st.1916.

Seal's Place. Queen Anne's County, to wit:
The State of Maryland.

To Dennis Taylor. of Queen Anne's County, Greeting:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the twenty sixth day of August ect, to answer the amended bill fomplaint of Frances M.Clements, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.
Witness the Honorable, Albert Constable, Chief Judge of our said Court, the 1st Monday of August, 1916.

Issued the 25th.day of August,in the year 1916.

Wm.F.Watson, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-

I hereby certify that I served the within writ on Dennie Taylor named therein by reading the same to him on the 25th. day of August, 1916.

J.W.Yeates.
Sheriff for Queen Anne's County,

Andwer of Martha Jane Thomas by guardian ad Litem.

Agreement that testimony heretofore taken shall have same effect as if taken after this answer. Filed 9/16/20.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements et al.
vs
Mary E.Thomas et al.

Chancery Docket
Cause No. 2173.

To the Honorable, the Judges of said Court;

The answer of Martha Jane Thomas, an infant under the age of twenty one years, by Ezekiel M.Forman, guardian ad litem to her, to the bill of Complaint of Frances M. Clements and others against her in this cause exhibited.

This defendant cannot admit any of the matters and things charges in the complainant's bill to be true, and being an infant under the age of twanty years, submits her rights to the protection of this court.

Ezekiel M.Forman.
Guardian ad Litem.

To the Honorable, the Judges of said Court:-

I have read the testimony heretofore taken in this cause and have no reason to believe that the same is not true. I cannot imagine any evidence which can be produced to overcome the testimony so taken. Two of the witnesses testifying in this cause are children of Samuel C.Thomas, and therefore related to said Martha Jane Thomas as brother and sister and have same interest in the property mentioned as she has. One ofthem testifies directly to the fact that Samuel Charles Thomas was indebted as alleged in the bill and the other does not dispute the debt.

Ezekiel M.Forman. Guardian ad Litem.

It is hereby agreed that the testimony heretofore taken shall have same effect as if taken after the filing of the above answer, and that papers shall be submitted for decree forthwith, rule reQUIRING testimony to to lie in court ten days being waived.

Madison Brown,
Attorney for Plaintiffs.

EzEkiEl M.Forman,
Guardian Ad Litem.

Subpoena for respondent, filed Sept.6th.1920.

Seal's Place. Queen Anne's County, to wit:-

The State of Maryland.

To Martha Jane Thomas, infant. of Queen Anne's County, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of september next, to answer the complaint of Frances M.Clements et al. against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable Wm.H.Adkins, Chief Judge of our said Court the first Monday of August,1920.

Issued the 30th.day of August,in the year 1920.

J.F.Rolph, Clerk.

The defendant is required
to file an answer or other
defense in the Clerk's office
within 15 days after return day.

And on the back of the aforegoing was thus endorsed,to wit:-

Served by reading the within writ and notice to the defendant named therein and and copy left with Lena Thompson, mother of Inft. this 4th.day Sept.1920.

J.W.Yeates, Shff.

Filed Sept. 6/20.

Decree filed Sept.17th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements et al.
versus
Mary E.Rochester, et al.

Chancery Docket
Cause No.
2173.

The above cause standing ready for hearing, and being submitted without argument, the bill of complaint, the testimony and all the other proceedings were read and considered. It is thereupon, on this seventeenth day of September, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, sitting as a Court of Equity, adjudges, ordered and decreed that the real estate of Samuel Charles Thomas, deceased, in the proceedings mentioned, or so much thereof as may be necessary for the payment ofhis debts, be sold.

That Madison Brown, of said county, be and he is hereby appointed trustee to make said sale, and the course and manner of his proceedings shall be as follows, to wit: he shall first file with the Clerk of the Circuit Court for Queen Anne's County a bond to the State of maryland, executed by himself, with a surety or sureties to be approved by this Court, or by the said clerk, in the penalty of One thousand dollars, if the said surety or sureties be personal, or in the penalty of five hundred dollars, if the surety be a corporate surety authorized by law to becmme sole surety on bonds, conditioned for the faithful performance of the trust reposed in him by this decree, or which may be reposed in him by any future decree or order in the premises;he shall then proceed to make the said sale, having given at least twenty days previous notice by advertisement inserted in some newspaper published in Queen Anne's County,State of Maryland, and such other notice as he shall think proper, of the time, place, manner and terms of sale, which

terms shall be as follows: One half of the purchase money in cash on the day of sale and the residue of the purchase money at the expiration of twelve months from the day of sale, with interest from the day of sale, or all cash on day of sale at the option of the purchaser or purchasers, the deferred payments, if any, to be secured by the note or notes of the purchaser or purchasers with surety or sureties thereon to be approved by the said trustee. And as soon as may be convenient after any such sale or sales, the said trustee shall return to this court a full and particular account of the same, with an affidavit of the truth thereof and of the fairness of said sale or sales, annexed; and on the ratification of such sale or sales by this Court, and on the payment of the whole p purchase money (and not before$ the said trustee, by a good and sufficient deed, to be executed and acknowledged agreeable to law shall convey to the purchaser or purchasers of said property, and to his, her or their heirs, the property and estate to him, her or them sold, free, clear and discharges from all claim of the parties to this cause, and of any and every person or persons claiming by, from or under them or any of them. And the said trustee shall bring into this court the money arising from said sale or sales, and the notes which may be taken for the same, to be disposed of under the direction of this Court, after deducting therefrom the costs of this suit, and such commissin to the said trustee as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharges his trust.

Philemon B.Hopper.

Bond filed Oct. 12th.1920.

State of Maryland, SCT;-

KNOW ALL MEN BY THESE PRESENTS, that we, Madison Brown, of Queen Anne's County, State of Maryland, and The American Surety Company, of New York, a corporation created by and existing under the laws of the State of New York, are held and firmly bound unto the State of Maryland, in the full and just sum of five hundred dollars, current money, to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Sealed with our seals and dated this eleventh day of October, in the year nineteeen hundred and twenty.

Whereas, by a decree of the Circuit Court for Queen Anne's County, sitting as a Court of Equity, bearing date on the seventeenth day of September, nineteen hundred and twenty, and passed in a cause in said court which bears the number 2173, and wherein Frances M. Clements and others are complainants and Mary E.RochEster and others are defendants, the above bound Madison brown has been appointed trustee to make sale of certain real estate in the proceedings in said cause mentioned.

NOW THE CONDITION OF THE ABOVE OBLIGATION is such, that if the above bound Madison Brown do and shall well and faithfully perform the trust reposed in him by said decree, or that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to remain in full force and virtue in law.

Madison Brown. (SEAL)

The American Surety Company of New York
By Madison Brown
Its attorney in fact.

Signed, sealed and delivered
in the presence of
Mary E.Forman.

Attest J.Lemuel Roberts. Seal's Place.

And on the back of the aforegoing bond was thus endorsed, to wit:-

Security approved and Bond filed October 12th.1920.

J.F;Rolph, Clerk.

Report of Sale filed Oct. 13th,1920.

In the Circuit Court for Queen Anne's County, in Equity.

Frances Clements et al.
versus
Mary E.Rochester, et al.

Chancery Docket,
Cause No. 2173.

To the Honorable, the Judges of said Court:-

The report of Madison Brown,the trustee appointed by the decree in this cause to make sale of the real estate therein mentioned, shows:

That after giving bond for the faithful discharge of his trust, as required by said decree, and giving notice of the time, place, manner andterms of sale in the Centreville Record, a newspaper published in said county, by advertisement for more than three successive weeks before the day of sale, and by handbills extensively circulated throughout that part of said county in which the land sold lies, he did pursuant to said notice attend in front of the court house door in the town of Centreville, in said county, on Tuesday, October 12, 1920, at 2 o'clock P.M.and then and there proceeded to make sale of the real estate mentioned in the following manner,to wit:-

The trustee first offered at public sale to the highest bidder all the undivided one-half interest and estate of Samuel Charles Thomas, in, to and of all that lot of land called The Samuel Charles Thomas Lot, situate, lying and being on the road from Church Hill to Pondtown Corner in the seventh election district of Queen Anne's County aforesaid, adjoining the lands of Frisby Hynson and Charles Hooper, and containing six acres of land, more or less, and sold the same unto Fred Spencer and Sophie Spencer,his wife, as tenants by the entireties, at and for the sum of three hundred and eighty dollars, they being then and there the highest bidders for said property. The said purchasers have paid to the trustee on account of said purchase money the sum of sixty dollars but have made no further compliance with the terms of sale. This lot is that described in the second place in the notice of sale and is sometimes called The Joseph Doman Lot, the name given in error to the lot next described as sold in the notice of sale. In the next place the trustee offered at public sale to the highest bidder all the undivided onephalf interest and estate of Samuel Charles Thomas mentioned in the proceedings of said cause, in to and of all that lot of land called The Samuel Charles Thomas Lot, situate in the seventh election district of said county on the public road leading from Pondtown Corner to Millington, adjoining the lands of William F.Fowler, Harry Bittle and others, and containing six acres of land,more or less, and sold the same to William E.Lynch, he being then and there the highest bidder therefor at and for the sum of two hundred and two dollars and seventy five cents. The said purchaser has paid the full purchase money.

The lot so sold to him is the one described in the notice of sale in the first place and is in said notice in error called The Jos. Doman Lot.

It was stated as a condition of the sale that the state and county taxes of current year were to be paid out of proceeds of the sales, and the land would be sold free and clear of dower of widow of Samuel C.Thomas. A copy of the notice of sale, duly certified to by the publishers of the newapwper above mentioned,is filed with this report as part hereof. The total sales amount to $582.75

Which is respectfully submitted,

Madison brown, Trustee.

State of Maryland, Queen Anne' , County, to wit:-

I hereby certify that on this thirteenth day of October, in the year nineteen hundred and twenty, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Madison Brown,trustee, and he did make oath in due fo form of law that the matters and things set forth in the aforegoing report of sales are true to the best of his knowledge and belief, and that said sales were fairly made.

J.F.Rolph,
The Clerk of the Circuit
Court for Queen Anne's County.

Filed Oct. 13th.1920.

Certificate of Publication of Advertisement of sale filed Oct. 13th.1920.

TRUSTEE'S SALE OF LAND IN Pondtown, Queen Anne's County,Maryland.

By virtue of the decree of the Circuit Court for Queen Anne's County, in Equity, passed in a cause of Frances Clements, et al. against the heirs of Samuel Charles Thomas I will sell at public sale to the highest bidder in thetown of Centreville, Queen Anne's County,Maryland, in front of the Court House door, on Tuesday, October 12th.1920 commencing at 2 o'clock P.M. the following land, owned by the late Charles Thomas at the time of his death;

Parcel No.1. The Joseph Doman Lot on the road from Pondtow to Millington,adjoining the lands of William F. Fowler, Mordecai Skinner and Harry Biddle, and containing 6 acres of land,more or less. This lot is improved by a dwelling house and barn and contains nice fruit trees.

Parcel No.2. all that lot of land known as the Samuel Charles Thomas lot on the r road from Pondtown to Church Hill,adjoining the lands of Frisby Hynson and Charles Cooper, and contains 6 acres of land,more or less. This lot is all cleared and lies close to Bethel Church. Terms of sale: One-half of the purchase money in cash on day of sale and the residue of the purchase money at the expiration of 12 months from the day of sale at the option of the purchaser, the deferred payments, if any, to be secured by the note or notes of the purchaser or purchasers with surety or sureties therein to be approved by the said trustees.

Madison Brown, Trustee.

T.Frank Seward, Auctioneer.

THE CENTREVILLE RECORD.

Centreville, Md. Oct. 11th.1920.

The Centreville Record Publishing Co,hereby certifies that the annexed adv. of Trustee Sale in the case of Frances Clements et al against the heirs of Samuel Charles Thomas a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published in Centreville, Queen Anne's County,Maryland,

once a week for three successive weeks before the 12th.day of October, in the year 1920.

The Centreville Record Publishing Co.

By E.M.Forman.
Associate Editor.

Filed Oct. 13th.1920.

NISI.

Frances Clements et al.

vs.

Mary E.Rochester,
et al.

In the Circuit Court
for Queen Anne's County,
in Eqmity.
Chancery No. 2173.

ORDERED, this 13th.day of October, A.D.1920, that the sale of the real estate made and reported in this cause by Madison brown, trustee be ratified and confirmed,unless cause t the contrary thereof be shown on or before the 17th.day of December, next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland, once in each of four successive weeks before the 17th day of November next.

The report states the amount of sales to be $582.75

J.F.Rolph, Clerk.

Filed Oct. 13th.1920.

Certification of Publication or Order Nisi filed Jan.24th.1921.

Order Nisi.

Frances Clements et al.

vs.

Mary E.Rochester et al.

In the Circuit Court
for Queen Anne's County, in Equity,
Chancery No. 2173.

Ordered, this 13th.day of October, A.D 1920, that the sale of the real estate made and reported in this cause by Madison brown, trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th.day of.December nect; provided a vopy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland, once in each of four successive weeks before the 17th.day of November next. The report states the amount of sales to be $582.75

J.F.Rolph, Clerk.

Filed October 13th.1920 True Copy Test: J.F.Rolph, Clerk.

The Centreville Record.

Centreville, Md.
Jan. 24, 1921.

The Centreville Record Publishing Co, hereby certified that the order Nisi in the case of Frances Clements et al. vs. Mary E.Rochester et al, Cause No. 2173, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once in each of four successive weeks before the 17th.day of November in the year 1920.

The Centreville Record Publishing Co.

By E.H.Brown,Jr.

PEtition for substitution of Isaac Gleaves and Edith Gleaves,his wife, in place and stead of Fred Spencer and Sophie Spencer.
Filed June 25th.1921.

In the Circuit Court for Queen Anne's County, in Equity.

Frances Clements et al. — Chancery Docket

versus

Mary E.Rochester, et al. — Cause No. 2173.

To the Honorable, the Judges of said Court:

The petition of Fred Spencer and Sophie Spencer,his wife, unto Your Honors repsectfully sets forth:

1. That as will appear from the report of sales filed in this cause your petitioners became the purchasers of the lot therein called The Samuel CharlesThomas lot, in said County on the road from Church Hill to Pondtown, adjoining the lands of Frisby Hyn son and Charles Cooper, for the sum of three hundred eighty dollars.

2. That your petitioners have paid to Madison brown,trustee making said sale one hundred dollars on account of their purchase and now owe him this 24th.day of June,1921 with interest to this date included, $292.60.

3. That your petitioners have sold said property so bought by them and their interest and estate under said sale unto Isaac Gleaves and Edith GlEaves,his wife, as tenantsby the entireties, with the understanding that they would settle with said trustee said balance of $292.6), and should after payment thereof receive the deed for said property from said trustee in the same manner as they has been the original purchasers at said sale, and that theyshould be substituted as purchasers of said property by order of this Honorable Court in theplace and stead of your Petitioners, and that it is furth er agreed and understood that the settlement of any further consideration for said sale by your petitioners unto said Isaac Gleaves and Edith Gleaves,his wife, would be a matter between the said vendors and the said purchasers with which said trustee would have no concern.

Your Petitioners therefore pray Your Honors to pass an order substituting the said Isaac Gleaves and Edith Gleaves,his wife, as purchasers of said property in the place and stead of your Petitioners.

Respectfully submitted.

Test: Edwin H.Brown,Jr.

Fred Spencer
Sophie Spencer.

We, the undersigned, Isaac Gleaves and Edith Gleaves,his wife, having read the aforegoing petition, do hereby consent to be substituted as the purchasers of the property mentioned in said petition in the place and stead of the said petitioners, and we further agree, that upon the order of substitution being passed to assume the payment of the said balance due by the said petitioners as stated in said petition.

Isaac Gleaves.

Test: Edwin H.Brown,Jr.

Edith Gleaves.

I, Madison Brown,trustEe of above cause, do hereby agree that the Court shall pass an order substituting Isaac Gleaves and Edith Gleaves,his wife, as tenants by the entireties, as purchasers of the property mentioned in said petition,in the place and stead of Fred Spencer and Sophie Spencer,his wife, the original purchasers.

Madison Brown.

ORDERED, this twenty fifth day of June, nineteen hundred and twenty one, by the Circuit Court for Queen Anne's County,in Equity, upon the aforegoing petition and consent there to annexed of Isaac Gleaves and Wdith Gleaves,his wife, and Madison brown, trustee of this cause, that Isaac Gleaves and Edith Gleaves,his wife, as tenants by the entireties, be and they are hereby substituted as purchasers of the property mentioned in said petition in the place and stead of Fred Spencer and Sophie Spencer,his wife, original purchasers, and and Madison Brown, trustee as aforesaid be and he is hereby authorized, empowered and directed to grant and convey said property unto the said Isaac Gleaves and Edith Gleaves,his wife, their heirs and assigns, as tenants by the entireties, after the payment of them of the balance due by the original purchasers as set forth in the aforegoing petition, and not before, in the place and stead of said original purchasers, in the same manner and as fully and effectually as if they, the said Isaac Gleaves and Edith Gleaves,his wife, had been the original purchasers at the same mentioned in said petition.

Philemon B.Hopper.

Petition of trustee for a notice to creditors of Samuel Charles Thomas to file their claim Filed June 25th.1921.

In the Circuit Court for Queen Anne's County, in Equity.

Frances Clements et al.
versus
Mary E.Rochester, et al.

Chancery Docket
Cause No.
2173.

To the Honorable, the Judges of said Court:-

The Petition of Madison Brown, the trustee appointed by the decree filed in the above cause to make sale of the real estate decreed to be sold, unto Your Honors respectfully sets forth: That the sale decreed to be made has been made and shortly the funds arising from the sale will be ready for disbursement among the creditors of Samuel Charles Thomas,deceased, mentioned in the proceedings of said cause, and for the payment of whose debts the land was decreed to be sold. That it does not appear from the proceedings that notice to the creditors of said Samuel Charles Thomas has as yet been given.

That in order that the creditors of said deceased may be ascertained notice to them must be given in the way usual to proceedings of this kind. Therefore your petitioner orays the Court to pass an order directing the creditors of said deceased to file their claims

Respectfully submitted,

Madison Brown. Trustee.

Frances Clements et al.
versus
Mary E.Rochester, et al.

In the Circuit Court for
Queen Anne's County, in Equity,
Chancery Docket Cause No. 2173.

Ordered, this 29th.day of June, in the year nineteen hundred and twenty one, by the Circuit Court for Queen Anne's County, in Equity, that the creditors of Samuel Charles Thomas,deceased, be and they are hereby notified and directed to file their claims against the said Samuel Charles Thomas, with the proper vouchers thereof, with the Clerk of the Circuit Court for Queen Anne's County on or before the first day of September,1921; provided a c py of this order be inserted in a newspaper published in Queen Anne's County once in each of four successive weeks before the first day of August next.

Filed June 30th.1921.

Philemon B.Hopper.

Order of Court rejecting first report and account of the auditor and referring papers to auditor for another accounty. Order allowing a fee of fifty ($50)dollars to trustee Filed December 23rd.1921.

In the Circuit Court for Queen Anne's County, et al.

Frances M.Clements et al. — Chancery Docket

versus — Cause No.

Mary E.Rochester, et al. — 2173.

To the Honorable, the Judges of said Court:-

The petition of Madison Brown unto Your Honors respectfully sets forth:

That since the stating and filing of the report and account of the special auditor in the above cause it has been discovered that the said report and account is incorrect in as mush as the cost of advertising the notice to creditors in accordance with the the order of this court is omitted from said account.

That your petitioner prepared and filed the bill of complaint of said cause and conducted the proceedings to the decree. That the conduct of said cause was laborious and required technical skill, as reference to the proceedings will disclose.

That while your petitioner is allowed his trustees commissions for making the sal the same are too small to recompense him for the labor, trouble, and skill required to conduct the cause and proceedings thereof, and that this cause presents a case where an additional sum should be allowed as just compensation for the work done by your petitioner both as attorney and as trustee conducting the sale and distribution of the money.

Your Petitioner therefore prays Your Honors to pass an order rejecting the report and account of the special auditor heretofore filed, andto refer the papers of the cause to the special auditor with directions to state another account in which the costs of advertising the notice to creditors is to be allowed and in which your petitioner is to be allowed a sum of money as extra compensation in addition to his regular trustee's commissions,

Respectfully submitted, Madison Brown.

Ordered, on thissecond day of December, in the year nineteen hundred and twenty one, by the Circuit Court for Queen Anne's County, in Equity, that the report and account of Madison B.Bordley,Special Auditor, filed September 23,1921,in above cause, be and the same is hereby rejected, and the papers of said cause are hereby referred to said auditor with instructions to state and return to this court another account between the proceeds of sale and Madison brown, the trustee making the sale reported in said cause, in which account the said Special auditor is hereby instructed to allow the costs of advertising the notice to creditors omitted from said rejected account and is to allow said Madison brown in addition to his commissions as trustee the additional sum of fifty dollars as extra compensation for the work and labor preformed by said Madison Brown in said cause.

Philemon B.Hopper.

Report and account of Madison B.Bordley,Special Auditor.
Audit No.2. Filed December 27th.1921.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M.Clements et al.
versus
Mary E.Rochester, et al.

Chancery Docket
Cause No. 2173.

To the Honorable, the Judges of said Court:-

The audit has been stated to take the place of the previous audit rejected by the order of this court. In the within audit Madison Brown, trustee of the cause, is charged with the gross proceeds of the sales made by him, and is then thereout allowed his commissions, per rule of c urt, costs of the cause, costs of advertising sale and the several orders of the cause, including notice to Creditors to file their claims, costs of bond, amount due and paid the widow of Samuel Charles Thomas in lieu of her dower. The balance then remaining, not being sufficient to pay the creditors, in full is distributed pro rata among the creditors of Samuel Charles Thomas, each receiving .7607# per cent.of his claim. The statement of the claims of the creditors is same as attached to first audit, and has been removed therefrom and is attached to this audit.

Respectfully submitted,

Madison B.Bordley,
Spcl. Auditor.

The Proceeds of the sales of the real estate of Samuel Charles Thomas, late of Queen Anne's County, deceased, in account with Madison brown, trustee for sale thereof.

Cr.

1920.		
October 12	By gross proceeds of the sales of said real estate per report of sales filed, to wit:	$582.75
	By amount paid to said trustee by Harvey Thomas, administrator of Samuel Charles Thomas for distribution among creditors of latter	50.63
		$633.38

Dr.

" " " " "	To Madison Brown,party making sale, for his commissions, per rule of court, on sales:		$40.38
	To do. for court costs of this suit, per statement of clerk of court:		
	Costs of J.F.Rolph, Clerk.	$40.25	
	Costs of J.W.Yeates, sheriff,	4.95	
	Fee of Guardian ad Litem	4.00	
	Fees of Register of Wills	6.50	
	Appearance fee of M.Brown	10.00	
	Fee of C.E.Tucker, examiner	8.00	
	Witnesses before do.,	2.25	75.95
	To do for amount paid T.F.Seward for crying sale, per receipt		10.00
	To do.for costs of advertising sale and Nisi thereon in Centreville Record and costs of handbills, per receipted bill, to wit:		55.36
	To do. for costs of advertising Order of Publication in Centreville Record, per receipt		37.12
	To do. for costs of advertising order nisi to be passed as to this amount, to wit:		3.00

To do, for amount paid Lilly Thomas, widow of Samuel Charles Thomas, for her allowance as said widow per rule of court out of proceeds of sales of land sold clear of her dower right, per her receipt for same, $32.00

To do, for amount of taxes on land sold paid by him for years 1918, 1919, 1920, per receipts for same and for amount to be paid to Mary E.Rochester for taxes paid by her on land sold for year 1915, $22.29 & 8.00 30.29

To do, for costs of his bond with corporate surety thereon, $10.00 and for costs of advertising notice to creditors to file their claims, per receipts, to wit: 18.00

To do. for the amount of fee allowed him per order of court passed in this cause, to wit: 50.00

To Madison B.Bordley, Special Auditor, for stating this account, to wit: 9.00

To balance for distribution among creditors of Samuel Charles Thomas, to wit: 272.28

$633.38 $633.38

Disbribution among Creditors.

	Names of creditors	Dr. Brought over	Cr. $272.28
1.	To Dr. S.C.Dudley, the sum of	$ 7.00	
2.	To James D.Moore, the sum of	7.64	
3.	To Levi Everett the sum of	20.00	
4.	To Levi Everett the sum of	27.54	
5.	To Executors of Alday Clements, the sum of	75.28	
6.	To the Executors of Alday Clements the sum of	69.16	
7.	To William D.Roe, and Sons. the sum of	4.67	
8.	To Charles A.Bradley, the sum of	24.10	
9.	To William Anderson & Son. the sum of	19.15	
10.	To William Anderson & Son, the sum of	1.40	
11.	To E.K.Everett, the sum of	10.46	
12.	RTo D.Thomas Merrick, the sum of	5.88	
		$272.28	$272.28

December 26, 1921.

Madison B.Bordley,
Special Auditor.

Clements et al. Cause

versus No.

Rochester, et al. 2173.

Statement of the claims against the real estate of Samuel Charles Thomas:

	Name of Creditors.		Amount	
1.	Dr.S.C.Dudley,	account	6.00	
		interest	2.13	$8.13
2.	James D.Moore	account	6.50	
		interest	2.38	8.88
3.	Levi Everett	Note, balance	15.00	
		Interest from August 16,1911	8.23	23.83
4.	Levi Everett	account	23.40	
		Interest from August 27,1914	8.60	32.00
5.	Alday Clements	Note	60.00	
		Interest from 3/23/12-7/6/14	8.22	
			$68.22	

		Credit,	10.00	
			$58.22	
		Interest, Sept. 7/14 to sale	21.30	
			79.52	
		Commissions per note,	7.95	76.47
6.	Alday Clements,	Note	65.00	
		Interest Mar. 23/12 to Jan. 3/1914	6.95	
			71.95	
		Credit	20.00	
			51.95	
		Interest Jan. 3/1914, to sale	21.09	
			$73.04	
		Commissions	7.31	80.35
7.	Wm. D. Roe & Sons.	Account,	3.95	
		Interest	1.45	5.40
8.	C. A. Bradley	Account	20.50	
		Interest,	7.50	28.00
9.	Wm. Anderson & Son.	Note	16.48	
		Interest	5.78	22.26
10.	Wm. Anderson & Son	Account	1.20	
		Interest,	.42	1.62
11.	E. K. Everett	Account	8.91	
		Interest,	3.25	12.16
12.	E. Thomas Merrick	Account	5.00	
		Interest,	1.83	6.83
	Total			$316.33

Sept. 22, 1921.

Special Auditor.

This statement is made from the claim docket in the Orphan's Court of Queen Anne's County containing list of claims filed against Samuel Charles Thomas (a copy of said list is filed in this cause as an exhibit. All claims listed save that of Dr. N. S. Ducley and that of Bradley and Sparks for funeral expenses are allowed. All interest is brought from date of death of S. C. Thomas to day of sale unless otherwise noted.

In the Circuit Court for Queen Anne's County, in Equity.

Frances M. Clements et al.

versus

Mary E. RochEster et al.

Ordered, by this Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, on this thirty first day of January, in the year nineteen hundred and twenty two that the within and aforegoing report andaccount of Madison B. Bordley, Special Auditor, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although it appears that notice has been given in accordance with order Nisi passed in relation thereto, and the trustee, Madison Brown is hereby directed to apply the proceeds of sale in accordance with said account, with a due proportion of the interest received or to be received on the credit sales to the trustee's commissions and the claims of the creditors.

Filed Feb. 14th. 1922. Philamon B. Hopper.

NISI RATIFICATION OF AUDIT.

Frances M. Clements et al. vs. Mary E. Rochester, et al.

In the Circuit Court for Queen Anne's County, in Equity. Case No. 2173.

ORDERED, this 27th. day of December, in the year nineteen hundred and 21, that the Report and Account filed in these proceedings by Madison B. Bordley, Special Auditor,

be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24thday of January, 1922;provided a copy of this order be published once a week in each of two successive weeks before the 16th.day of January,1922, in some newspaper prin ted and published in Queen Anne's County.

Filed Decemeber 27th.1921. J.F.Rolph, Clerk.

Certificate of Publication of
Nisi Ratification of Audit, filed Jan.31st.1922.

NISI RATIFICATION OF AUDIT.

Frances M.Clements et al.
vs.
Mary E.Rochester, et al.

In the Circuit Court for Queen Anne's County, in Equity,
Case No. 2173.

Ordered, this 27th.day of December,1821, that the report and Account filed in these proceedings by Madison B.Bordley,Special Auditor, be ratified and confirmed,unless cause to the contrarythereof be shown on or before the 24th.day of January,1922,provided a copy of this order be published once a week in each of two successive weeks before the 16th.day of January, 1922, in some newspaper printed and published in Queen Anne's County.

J.F.Rolph, Clerk.

True Copy: Test:
J. F. Rolph, Clerk.

Filed December 27th.1921.

CHANCERY NO. 2330.

Q U E E N A N N E ' S C O U N T Y, T O W I T: Be it remembered that on the ninth day of April, in the year nineteen hundred and twenty, the following Bill Of Complaint was brought to be recorded, to wit:-

In the Circuit Court for Queen Anne's County, in Equity.

Bertha E.Coleman and Willie Ringgold Coleman, her husband, Plaintiff.	( )	Cause No.
versus	( )	2330.
Charles William Nickerson and Mary Nickerson,his wife. Defendants.	( )	

To the Honorable, the Judges of said Court:-

Your Orators, complaining, say:-

1. That one Marietta Elizabeth Pearson,late of said county,deceased, departed this life sometime in the month of November,in the year nineteen hundred and nineteen,intestate, seized and possessed of a lot or parcel of land situate, lying and being in the Second Election district of said county, on the road from Church Hill to Rolph's Wharf, adjoining the lands of John H.Evans, and Emily Klinefelter, and containing three acres of land,more or less.

2. That the said Marietta Elizabeth Pearson left surviving at the time of herdeath as her only heirs at law two children, the said Bertha E.Coleman and Charles William Nickerson.

3. That the said Bertha E.Col man and Charles William Nickerson are now seized and possessed in equal shares, as tenants in co-parcenary, of the above described lot of land.

4. That said land cannot bedivided among the said parties owning the same and interested therein as aforesaid according to their respective rights without loss or injury to them.

5. That your oratrix, the said Bertha E.Coleman, has been advised that she is entitled to have said land sold under a decree of this court and a division of the money arising from said sale had among the parties owning said land according to their respective rights.

6. That your oratrix, Bertha E.Colemand, and your orator, the said Willie Ringgold Coleman, are husband and wife.

7. That the defendant, Charles William Nickerson, has a wife, the said Mary Nickerson.

8. That both the said Charles William Nickerson and his said wife, Mary Nickerson,are non-residents of the State of Maryland and when last heard of were residing in or near Marcus Hook, State of Pennsylvania.

To the end, therefore,

(1) That a decree may be passed for the sale of the real estate above mentioned and described.

(2) That the proceeds of sale may be distributed between your oratrix the said Bertha E. Coleman, and the said Charles William Nickerson, according to their respective rights and interests.

(3) That your orators may have such other and further relief as their case may require.

May it please your Honors to grant unto your orators an order of publication giving notice to the said Charles William Nickerson and Mary Nickerson,his wife, who are non residents of the State of Maryland, as before stated, of the substance and object of this bill, and warning them to appear in this Court in person, or by solicitor, on or before a certain day, to answer the premises, and show cause, if any they have, why a decree ought not to pass as prayed.

And as in duty bound, etc.

Madison Brown.
Solicitor for Plaintiffs.

ORDER OF PUBLICATION filed Apr. 9th. 1920.

Order of Publication .

In the Circuit COurt for Queen Anne's County, in Equity, Cause No.2330.

Bertha E.Coleman and Willie Ringgold Coleman,
her husband,
versus
Charles William Nickerson and Mary Nickerson,his wife.

The obkect of this suit is to procure a sale of the real estate of which Marietta Elizabeth Pearson, late of said county, died seized and possessed, for purpose of division of proceeds of sale among her heirs, Bertha E.Coleman and Charles William Niclerson her children.

The bill states that said Marietta Elizabeth Pearson died in November, 1919, intestate, seized and possessed of a lot of land in Second Election District of Queen Anne's County,Maryland, on road from Church Hill to Rolph's Wharf, adjoining the lands of John H.Evans and Emily Klinefelter, and containing three acres of land,more or less; that she left as her only heirs at law two children, the said Bertha E.ColEman and Charles William Nickerson, who are now seized and possessed of said land in equal parts that said land cannot be divided among the parties entitled thereto as aforesaid,without loss or injury to them; that the plaintiff, Bertha E. Coleman, is entitled to have said land sold under a decree of this court and a division of the proceeds of sale had among the parties entitled thereto according to their respective rights; that Bertha E. Coleman and Willie Ringgold Coleman are inter-married; that the said Charles William Nickerson has a wife, Mary Niclerson; that both the said Charles William Nickerson and Mary Nickerson,his wife, are non-residents of the State of Maryland, and when last heard of were residing at or near Marcus Hook, State of Pennsylvania. The bill prays for a sale of said land and for division of proceeds of sale among the said parties entitled thereto according to their respective rights, and for further relief, It is thereupon, this ninth day of April, 1920, ordered by the Circuit Court for Queen Anne's County, in Equity, that the plaintiff, by causing a copt of this order to be inserted in some newspaper published in Queen Anne's County,Maryland, once in each of four successive weeks before the 11th. day of May, 1920, give notice to the said absent defendants of the of the object and substance of this bill, warning them to appear in this Court in persons or by solicitor, on or before the 28th.day of May next; to show cause, if any they have, why a decree ought not to pass as prayed.

J.F.Rolph, Clerk.

Decree Pro Confesso. filed Aug. 14th1922.

In the Circuit Court for Queen Anne's County, in Equity.

Bertha E.Coleman, et al. (Chancery Docket
versus) Cause No.
Charles William Nickerson et al. (2330.

The Order of publication heretofore passed in this cause having been duly published as will appear from a copy of the advertissment of said order as published in The Centreville Record, a newspaper published in said county, filed in this cause, and Charles William Nickerson, one of the non-resident defendants named in said order having failed to file his answer or other defense within fifteen days after the time limited by such order for his appearance,

It is thereupon, on this fourteenth day of August, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, in Equity, adjudged, ordered and decreed that the plaintiff is entitled to relief in the premises and that the bill of complaint be and the same is hereby taken pro confesso against said defendant. But because it does not certainly appear to what relief the plaintiffs are entitled, it is further adjudged and ordered that testimony be taken before one of the standing examiners of this court to support the allegations of the bill.

Philemon B.Hopper.

To the Honorable, the Judges of said Court:-

I hereby certify that it appears from the records and dockets of this court that Charles William Nickerson has not filed any answer or other defense in above cause.

Certificate of Publication of Order of Publication,filed Aug.14th.1922.

For copy of the original Order of Publication see folio 130 of this liber.

THE CENTREVILLE RECORD,

Centreville, Md. June 29th.1920.

The Centreville Record Publishing Co, hereby certifies that the Order of Publication in the case of Coleman et al. vs. Nickerson et al. a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once in each of four successive weeks before the 11th.day of May, in the year 1920.

The Centreville Record Publishing Co.

By E.H.Brown,Jr.

Answer of Mary Nickerson, filed Aug. 14th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Bertha E.Coleman, et al. Chancery Docket
versus Cause No.
Charles William Nickerson et al. 2330.

To the Honorable, the Judges of said Court:-

The answer of Mary Nickerson to the bill of complaint of Bertha E.ColEman and another against her and another in this Court exhibited.

This defendant admits the matters and things set forth in the bill of complaint to be true and submits to the passage of the decree prayed for in said bill without argument.

Edwin H.Brown, Jr.
Attorney for Mary Nickerson.

To J.F.Rolph, Clerk:-

Enter my appearance for the defendant, Mary Nickerson, and file in the papers of the above cause this answer.

Edwin H.Brown, Jr.

Testimony filed Sept. 8th.1920.

Bertha E.Coleman and Willie Ringgold Colemen,her husband, Plaintiffs.	( )	In the Circuit Court
Vs.	(	for Queen Anne's County.
Chas. Wm.Nickerson and Mary Nickerson,his wife, Defendants.	) ( )	in Equity, Cause No. 2330.

To the Honorable, the Judges of said Court:-

Pursuant to a decree pro confesso against Chas. Wm.Nickerson passed by this Honorable Court on the fourteenth day of August, in the year nineteen hundred and twenty, granting leave to the Plaintiffs to take testimony before one of the Standing Examiner's of this Honorable Court, the other defendant having answered said bill of Complai ny filed in said cause, and the subscriber, one of the regular examiner's for this Court having been notffied by Cousel for the Plaintiffs of their desire to take testimony, did after due notice to counsel for Mary Nickerson, one of the defendants, of the time and place of the taking of such testimony, attend in my office in the town of Centreville, Queen Anne's County,Maryland, on Saturday September fourth, in the year nineteen hundred and twenty, at the hour of eleven o'clock A.M. and proceeded to take the following testimony,to wit:

Ruth Octavoa Potts, the first witness of lawful age produced on the part of the Plaintif fs, being duly sworn and examined, deposes and says:-

1st.Int. State your name, residence and occupation?
Ans. My name is Ruth Octavoi Potts, I reside at Rolph's Wharf in Queen Anne's Count,Md. with my husband Arthur Harding Potts.

2nd.Int. State whether or not you know the parties to this suit or any of them and how long have you known them.
Ans. I know them all. The Plaintiffs are my mother and father and the defendants are my Uncle and his wife. I have known them all all my life.

3rd. Were you or not acquainted with one Marietta Elizabeth Pearson, if so,state whether she is living or dead, and if dead, when and where she died and state also if you know, whether or not she left a last will and testament.
Ans. I knew her, she was my grandmother. She is dead, She died at her home on the road from Church Hill to Rolph's Wharf, this county, the sixteenth day of

November, 1919. She did not leave a will.

4th. State whom your grandmother left surviving her as her onlyheirs at law?
Ans. She left my mother, Bertha E Coleman, and my Uncle Chas. W.Nickerson, as her only heirs at law.

5th.Int. State if you know, where Chas. Wm.Nickerson resided at the time of the death of your grandmother and where he has been residing since her death.
Ans. At the time of grandmother's death, he resided in Marcus Hook in Pennsylvania and he has not resided in Maryland since her death.

6th. State whether or not your grandmother owned any land at the time of her death and if she did, describe the same briefly and give your idea of the value of the same?
Ans. At the time of her death grandmother owned a lot of land in Queen Anne's County, on the road from Church Hill to Rolph's Wharf, adjoining the lands of John H.Evans and Emily Klinefelter, containing about three acres of land and improved by a frame dwelling. In my opinion it is worth from $600 to $650.

7th.Int. State whether or not the land you have mentioned can be divided between your Mother and her brother according to their respective rights without loss or injury to them and give your reason for your answer?
Ans. In my judgment the land I have spoken of cannot be divided between my mother and Uncle, the only parties interested without loss and injury to them. My reason for saying this is, that the house is on one side of the lot, and to divide it would mean that one or the other would have to take the house and the part of the land on that side and the other would have to take land without any improvements upon it. This would make the land unimproved of practically no value, and would also lessen the value of the dwelling portion.

Examiner's special.
Ans. I do not.

Ruth Octavia Potts.

Bertha Ernestine Coleman, the next witness of lawful age produced on the part of the plaintiff, being duly sworn and examined, deposes and says?

1st.Int. State your name, residence and occupation?
Ans. Bertha E.Coleman, I reside at near Rolphs Wharf in this county, and my occupation is housewife.

2nd.Int. State whether or not you know the parties to this suit or any of them and how long you have known them?
Ans. I know them all. I am one of the Plaintiffs and my husband is the other, and the defendants are my brother and his wife.

3rd.Int. Were you or not acquainted with one Marietta Elizabeth Pearson? If yea, state whether she is living or dead and if dead, when and where she died and state also if you know, whether or not she left a last will and testament?
Ans. I knew her. She was my mother and the mother of my brother Chas.W.Nickerson. She is dead, having died at her home on the road from Church Hill to Rolph's Wharf,this county, on the sixteenth day of November,1919. She did not leave a will.

4th. State whom Yourmother left surviving her as her onlyheirs at law?
ans. She left surviving her two children, myself and my brother Chas. W.Nickerson as her only heirs at law.

5th.Int. State if you know, where Chas. Wm.Nickerson resided at the time of the death of your mother and where he has been residing since the time of her death?
Ans. At the time of Mother's death he was residing in Marcus Hook State of Penna. He has not resided in the State of Maryland,since her death.

6th.Int. State whether or not your mother owned any land at the time of her death and if she did, describe the same briefly and give your idea of the value of the same?
Ans. At the of her death, Mother owned about three acres of land on the road from Rolph's Wharf to Church Hill in this county, adjoining the land of John H. Evans and Mrs. Emily Klinefelter, this land has a dwelling upon it in rather poor condition. In my judgment this land is worth about six or seven hundred dollars.

7th.Int. State whether or not the land you have described can be divided between you and your brother according to your respective rights without loss and injury to you and give your reason for such answer as you may give?
Ans. I dont think it could be. My reason for saying this is, that there is a dwelling upon one part of it, and to divide it among my brother and I would mean that one or the other of us would have to get the part on which the dwelling stands

and the other the land with no improvements. To undertake make both parts equal the one who got the house could have but a small partof the land, and the one that got the land would have something of but very little value. I should say that to sell as a whole would mean a value of at least twice as much or more than it would if divided.

8th. Examiner's special.

I do not.

Bertha E.Coleman.

There being no further witnesses to be examined and further time for the production of evidence being desired, your Examiner herewith respectfully makes his return and certifies that he was engaged as such examiner and examined two witnesses, making costs chargeable to Plaintiff as follows, to wit:

Chas. E.Tucker,	Examiner,	$8.00
Ruth Octavia Potts.	Witness	.75
Bertha W.Coleman.	"	
		$8.75

Respectfully submitted,

Chas. E.Tucker,
Examiner.

Decree filed October 13th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Bertha E.Coleman et al., versus Charles William Nickerson et al. — Chancery Docket. Cause No. 2330.

The above cause standing ready for hearing, and being submitted without argument, the bill of complaint and all the other proceedings were read and considered..

It is thereupon, this thirteenth day of october, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, sitting as a Court of Equity, adjudged, ordered and decreed, that the real estate in the proceedings of said cause be sold for the purpose or partition; that Madison Brown, of said County, be and he is here by appointed trustee to make said sale, and the course and manner of his proceedings shall be as follows: he shall first file with the Clerk of the Circuit Court for Queen Anne's County a bond to the State of Maryland, executed by himself, with a surety or sureties to be approved by this Court or the said Clerk, in the penalty of the sum of Seven hundred dollars, if the surety or sureties on said bond shall be persons, and in the penalty of fourteen hundred dollars, if the surety on said bond shall be a corporation duly authorized by law to become sold surety on bonds, conditioned for the faithful performance of the trust reposed in him by any future decree or order in the premises; he shall then proceed to make the said sale, having given at least twenty says previous notice by advertisement inserted in some newspaper published in Queen Anne's County aforesaid, and suth other notice as me may think proper, of the time,place, manner and terms of sale, which terms shall be as follows; one-third of the purchase money to be in cash at the time of the sale, and the residue thereof in two equal instalments payable six and twelve months after the day of sale, with interest from the day of sale the deferred payments, ifany, to be securec by the notes of the purchaser or purchasers with surety or sureties thereon to beapproved by the said trustee; or all cash at the time of the sale. at the option of the purchaser. And as soon after any such sale or sales as may be convenient, the said trustee shall return to this court a full and par-

ticular account of the same, with an affidavit of the truth thereof, and of the fairness of said sale or sales annexed; and on the ratification of such sale or sales by this court, and the payment of the whole purchase, and not before, the said trustee, by a good and sufficient deed to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers of said property, and to hi, her or their heirs, the property and estate to him, her or them sold, free, clear and discharged from all claim of the parties to this cause, and and of any and every person or persons claiming by, through, from or under them or any of them. And the said trustee shall bring into this Court the money arising from said such sale or sales, and the notes which may be taken for the same, to be disposed of under the direction of this Court, after deducting therefrom the costs of this suit, and such commission to the said trustee as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

Philemon B.Hopper.

Bond filed Nov. 9th.1920.

State of Maryland, SCT:-

KNOW ALL MEN BY THESE PRESENTS, that we, Madison Brown, of Queen Anne's County, State of Maryland, and The American Surety Company of New York, a body corporate, duly incorporated by and existing under the laws of the State of New York, are held and firmly bound unto the State of Maryland in the full and just sum of fourteen hundred dollars to be paid to the said State of maryland or its certain attorney, to which payment well and truly to be made and done we bond ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, firmly with these presents.

Sealed with our seals and dated this eighth day of November, in the year nineteen hundred and twenty.

WHEREAS by a decree of the Circuit Court for Queen Anne's County in Equity, bearing date on the thirteenth day of October, in the year nineteen hundred and twenty, and passed in a cause in said court bearing the number 2330, Chancery Docket, and wherein Bertha E. Coleman and others are plaintiffs and Charles William Nickerson and others are defendants, the above bound Madison Brown has been appointed trustee to make sale of certain real estate in the proceedings in said cause mentioned.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounden Madison Brown do and shall well and faithfully perform the trust reposed in him by said decree or that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to remain in full force and virtue in law.

Madison Brown. (SEAL)
The American Surety Company
of New York,
By Madison Brown
Its attorney in Fact.

Signed,sealed and
delivered in the
presence of
John J.Hartnell.

Attest: J.Lemuel Roberts.

Seal's
Place.

And on the back of the aforegoing Bond was thus endorsed:to wit:
Security approved and Bond filed Nov.9th.1920. J.F.Rolph, Clerk.

Report of Sale filed Nov. 19th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Bertha E.Coleman et al.

versus

Charles William Nickerson et al.

Chancery Docket

Cause No.

2330.

To the Honorable, the Judges of said Court:-

The report of Madison brown, trustee, appointed by the decree in this cause to make sale of certain real estate therein mentioned, shows:-

1. That after giving bond with security for the faithful discharge of his trust, as required by said decree, and giving notice of the time, place manner and terms of sale by advertisments in the Centreville Record a newspaper published in Centreville in said County, for more than twenty days before the day of sale, he did, pursuant to said notice attend in front of the Court House door in the town of Centreville, in said county,on Tuesday, the ninth day of November, in the year nineteen hundred and twenty, at one o' clock P.M. and then and there proceeded to sell the real estate decreed to be sold and c consisting of all that lot of land situate, lying and being in the second election district of Queen Anne's County, State of maryland, on the public road from Church Hill to Rolph's Wharf, and on the road from Newnam's Wharf to State Road from Chestertown to Church Hill, adjoining the lands of John H.Evans and that of Emily Klinefelter,and being the same land whereon Willie Ringgold Coleman and Bertha E.Coleman now live and being the same land which Elizabeth Pierson, late of said county, deceased, died seized and possessed in the current year, and containing three acres of land,more or less,and sold the same to John H.Evans, of said county, at and for the sum of fourteen hundred and five dollars, the said John H.Evans at said sale or then and there being the highest bidder therefor at said price.

2. That said John H.Evans has paid unto the said trustee the sum of five hundred dollars on account of said purchase money but has made no further compliance with the terms of sale, stating to the trusteethat he would the balance of the purchase money in cash on the ratification of the sale.

3. That after reading the advertisement of sale just before commencing the auction eering of the said property the said trustee stated that said property would be offered subject to the following terms, in addition to the advertised terms of sale, and said property was offered and sold to said additional terms, to wit:

(a) That the graveyard on the property would be reserved from the sale and would not pass to the purchaser, that the size of the graveyard reserved was thirty feet by thirty feet; that the sale would be made with the understanding that that the heirs of the said Elizabeth Pierson would have the right in the future to inter the remains of their dead in said graveyard, and would have the right of ingress, egress and regress for that pur pose; that no allowance for the resefvation would be made to the purchaser out of the proceeds of sale.

(b) That all outbuildings on the land to be sold would be reserved from the sale with the right to Willie Ringgold Coleman to remove same from the land within a reasonable time after the ratification of the sale. (Note: said outbuildings belong to said Willie Ringgold Coleman.

(c) That all state and county taxes of the current year were to be paid by the purchaser that if the trustee or any party to the cause should pay the said taxes on or before January first next to prevent delinquency then the amount so paid was to be refunded to the party so paying the same on ratification of the sale by the purchaser. (Note: the reason for this statement was that the sale could not be ratified before January first next, the date when said taxes would become due and in arrear if not paid)

(d) That the roof of the building on the land to be offered had been recently repaired (after the passage of the decree) by Willie Ringgold Coleman at a cost of fifteen dollars, and that when the sale had been ratified by the court the amount so expended would have to be refunded to him by the purchaser.

(e) That possession of the property to be sold would be given as soon as the sale had been ratified by the court.

4. That a certified copy of the advertisement of the sale so made in the Centreville Record is filed with this report as part hereof.

Which is respectfully submitted,

Madison Brown. Trustee.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this nineteenth day of November, in the year nineteen hundred and twenty, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County aforesaid, personally appeared Madison brown, trustee, and he did make oath in due form of law that the matters and things set forth in the aforegoing report of sale are true, to the best of his knowledge and belief, and that said sale was fairly made.

J.F.Rolph,
Clerk of the Circuit Court for Queen Anne's County.

Certificate of Publication of Advertisement ofSale filed Nov. 19th.1920.

Trustee's Sale of Property near Rolph's Wharf.

By virtue of the decree of the Circuit Court for Queen Anne's County,in Equity, as trustee, I will sell at public sale to the highest bidder in front of the Court House door, in the town of Centreville, Queen Anne's County,Maryland, on Tuesday,Nov.9,1920, at 1 o'clock P.M. all that lot of land on the public road from Church Hill to Rolph's Wharf and on the road from Newnam's Wharf to the State road from Church Hill to Chestertown, adjoining the lands of John H.Evans and Emily Klinefelter, and containing 3 acres of land,more or less. The improvements consist of frame dwelling house and outbuildings. This is the property of the late Mrs. Elizabeth Pierson and is where at this time Mr. and Mrs. William Coleman reside.

Terms of sale; One-third of the purchase money in cash at the time of the sale and the residue in two equal instalments payable six and twelve months from the day of sale, with interest from the day of sale, or all cash at the time of the sale, at the option of the purchaser; the deferred payments, if any, to be secured by the notes of the purchasers with surety or sureties thereon to be approved by undersigned.

Madison Brown, Trustee,
Centreville, Md.

T.F.Seward, Auctioneer.

CENTREVILLE RECORD.

Centreville, Md. Nov. 9th.1920.

The Centreville Record publishing Co, hereby certifies that the trustees Sale of property, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for four successive weeks before the 9th. day of November, in the year 1920.

The Centreville Record Publishing Co.

By Ezekiel M.Forman.
Associate Editor.

Filed Nov. 9th.1920.

NISI filed Nov. 19th.1920.

NISI.

Bertha E.Coleman et al.
vs.
Charles William Nickerson
et al.

In the Circuit Court for
Queen Anne's County,
in Equity,
Chancery No. 2330.

ORDERED, this 19th.day of November, A.D.1920, that the sale of the real estate made and reported in this cause by Madison Brown, trustee be ratified and confirmed , unless cause to the contrary thereof be shown on or before the 21st.day of January next; provided a copy of this order be inserted in some newapaper printed and published in Queen Anne's County,Maryland, once in each of four successive weeks before the 21st.day of December next.

The Report states the amount of sales to be $1405.

Filed Nov. 19th.1920.

J.F.Rolph, Clerk.

Certificate of publication of Order Nisi filed Jan.24th.1921.

Order Nisi.

Bertha E.Coleman, et al.
vs.
Charles Williams Nickerson, et al

In the Circuit Court for
Queen Anne's Vounty, in Equity,
Chancery No. 2330.

Ordered, this 19th.day of November, A.D.1920, that the sale of the real estate made and reported in this cause by Madison Brown, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st.day of January next; provided a copy of this order be inserted in sone newspaper printed and published in Queen Anne's County,Maryland, once in each of four successiveweeks before the 21st,day of December next.

The report states the amount of sales to be $1405.

J.F.Rolph, Clerk.

True Copt Test: J.F.Rolph,Clerk.

Foled November 19th.1920.

THE CENTREVILLE RECORD.

Centreville Md. Jan. 24.1921.

The Centreville Record Publishing Co,hereby certifies that the Order Nisi in the case of Bertha E.Coleman et al. vs Charles William Nickerson et al. a true copy of which is hereto annexed, was inserted in the Centreville record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once in each of four successive weeks before the 21st. day of December, in the year 1920.

The Centreville Record Publishing Co.

By E.H.Brown,Jr.

For Final Order Ratifying Sale See Page 141 of this Liber.

Petition for substitution of Casper N.Evans in place of John J.Evans as puefchaser of real estate sold in said cause.
Filed Jan.24th.1921.

In the Circuit Court for Queen Anne's County, in Equity.

Bertha E.Coleman et al,
Plaintiffs,

versus

Charles William Nickerson et al
Defendants.

Chancery Docket

Cause No.

2330.

To the Honorable, the Judges of said Court:-

The petition of John H Evans and Casper N.Evans unto Your Honors respectfully sets forth.

That as will appear from the report of sale filed in this cause the said John H. Evans became at sale therein mentioned the purchaser of the property therein described as sold.

That the said John H.Evans has since said purchase by him sold said property unto the said Casprer N.Evans. That your petitioners desire that that said Casper N.Evans be substituted as the purchaser of said property in the place and stead of the John H.Evans.

Your petitioners therefore pray your Honors to pass an order substituting the said Casper N.Evans the purchaser of the property so sold in the place and stead of the said John H.Evans.

John H.Evans.

Casper N.Evans.

I hereby give my consent to the passage of the order above prayed for.

Madison Brown, Trustee.

Ordered, on this twenty fourth day of January, nineteen hundred and twenty one, upon the aforegoing petition and consent thereto annexed of Madison Brown, the trustee of above cause, that Casper N.Evans above mentioned be and he is hereby substituted as the purchaser of the real estate reported as sold in the above cause in the place and stead of the said John H.Evans who is reported as the original purchaser in the report of sale filed in said cause, and it is further ordered, that the said Madiosn Brown, trustee heretofore appointed by decree of this cause to make said sale, be and he hereby authorized, empowered and directed to grant and convey said real estate unto the said Casper N.Evans in the place and stead of the said John H.Evans and as fully and as effectually as if the said Casper N.Evans had been the original purchaser; provided, however, before the said trustee, shall grant and convey said real estate unto said Casper N.Evans, he, said

trustee, shall have been paid the full purchase money named in said report of sale and all interest thereon.

Philemon B.Hopper.

Report and Account of Special Auditor, filed May 31st.1921.

In the Circuit Court for Queen Anne's County, in Equity.

Bertha E.Coleman et al. — Chancery Docket

versus

Charles W.Nickerson et al. — Cause No. 2330.

To the Honorable, the Judges of said Court:

The report of Madison B.Bordley, Special Auditor, unto Your Honors respectfully sets forth:

That in stating the within account he first charged unto Madison Brown, the trustee appointed by the decree filed in this cause, the gross amount of the sale made by hm him and by him herein reported, and thereout allowed him the amount of his commissions on said sale, per rule of court, the costs of advertising the sale and the several orders nisi of this cause, auctioneer's and bond fees,and the auditor's fee. The amount them remaining is divided equally between bertha E.Coleman and Charles W.Nickerson, the two parties entitled thereto under the proceedings.

Respectfully submitted,

Madison B.Bordley .
Special Auditor.

May 4,1921.

The Proceeds of the sale of the of the real estate of Bertha E.Coleman and Charles W.Nickerson in Account with Madison Brown, the trustee appointed by the decree of this cause to sell said real estate.

Cr.

1920 Nov. 9	By gross proceeds of the sale of said real estate per report of trustee filed, to wit:		$1405.00

Dr.

" "	To Madison Brown, trustee, for his commissions per rule of court, on said sales, to wit:		$91.80
	To do. for amount paid T.F.Seward for crying said sale as auctioneer, per receipt,to wit:		15.00
	To do. for the costs of his bond filed in this cause, paid per receipted account.		10.00
	To do, for the court costs of this cause, per bill of costs of clerk:		
	Costs of J.F.Rolph, Clerk:	24.25	
	Appearance fee of solicitor of pltff.	10.00	
	Appear fee of solicitor of defendants,	10.00	
	Costs of C.E.Tucker, Examiner,	8.00	
	Costs of witness before examiner	.75	53.00
	To do.for the costs of advertising in Centreville Record notice of sale and order nisi thereon and order of publication,per bill for same, to wit:		73.25
	To Madison B.Bordley, special auditor, for stating this account, to wit:		4.50
	To Madison Brown, trustee, for costs of advertising order nisi to be passed as to this report and account, to wit:		3.00

To Bertha E.Coleman, the sum of	577.22	
To Charles W.Nickerson,the sum of	577.23	
	$1405.00	$1405.00

May 4, 1921.

Madison B.Bordley,
Special Auditor.

Nisi Ratification of Audit. filed Aug. 15th.1921.

NISI RATIFICATION OF AUDIT.

Bertha E.Coelan et al.

vs.

Charles W.Nickerson et al.

In the Circuit Court for

Queen Anne's County, in Equity.

Case No. 2330.

Ordered, this 15th.day of August, in the year nineteen hundred and twenty one, that the report and account filed in these proceedings by Madison B.Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th.day of September, 1921; provided a copy of this order be published once a week in each of two successive weeks before the 5th.day of September, 1921, in some newspaper printed and publish ed in Queen Anne's County.

Filed August 15th.1921.

J.F.Rolph, Clerk.

Final Order Ratifying Sale, filed Jan.24th.1921.

In the Circuit Court for Queen Anne's County, in Equity.

Bertha E.Coleman et al.

versus

Cause No. 2330.

Charles William Nickerson.

Ordered this twenty fourth day of January, nineteen hundred and twenty one, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, that the sale made and set out in the aforegoing report of sale, made by Madison Brown, the trustee appointed to make said sale, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although it appears that notice has been given in accordance with the order nisi or conditional order heretofore in this cause passed in relation to said sale. And it is further ordered that the papers of the said cause be and the same are hereby referred unto Madison B.Bordley, Special Auditor of the is court, with instructions to him to state an audit or account between the said proceeds of sale and said trustee. And it is further ordered, that said trustee be and he is hereby allowed the usual commissions and all expenses incident to said sale not personal, to be allowed in said audit.

Filed Jan. 24th.1921.

Philemon B.Hopper,

Certificate of Publication of Nisi Ratification of Audit. filed March 16th.1922.

NISI RATIFICATION OF AUDIT.

Bertha E.Coleman et al.
vs.
Charles W.Nickerson, et al.

In the Circuit Court for
Queen Anne's County, in Equity.
Case No. 2330.

Ordered, this 15th.day of August, in the year nineteen hundred and twenty one, that the report and account filed in these proceedings by Madison B.Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th.day of September, 1921; provided a copy of this order be published once a week in each of two successive weeks before the 5th. day of September,1921 in some newapaper printed and published in Queen Anne's County.

J.F.Rolph, Clerk.

Filed August 15th.1921. True Copy; Test: J.F.Rolph, Clerk.

THE CENTREVILLE RECORD.

Centreville, Md. March 16. 1922.

The Centreville Record Publishing Co, hereby certifies that the Nisi Ratification of audit in the case of Coleman et al vs. Nickerson et al. Chy. 2330, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week in each of two successive weeks (1st.Ins.Aug.20/21) before the 5 day of Sept,in the year 1921.

The Centreville Record Publishing Co.

By E.H.Brown,Jr.

CHANCERY NO. 2336.

QUEEN ANNE'S COUNTY, TO WIT: BE it remembered that on the first day of May, in the year nineteen hundred and twenty, the following Bill Of Complaint was brought to be recorded, to wit:-

The Sudlersville Bank of Maryland a body corporate, Plaintiff.	( )	Inthe Circuit Court for Queen Anne's County, in Equity.
Vs.	( )	
Elsie L.Sudler Laila George Sudler,Infant, Martha Elvira Sudler, Infant, Sarah Katharyn Sudler, Infant and ElsiE L.Sudler, Executrix of Foster Sudler, deceased, Defendants.	( )	

Bill Of Complaint.

To the Honorable, the Judges of said Court:

Your Orator, which sues as well for itself as for all other creditors of Foster Sudler, late of Queen Anne's County,deceased, who will come in and contribute to the expenses of this suit, complaining, says:-

1. That the said Foster Sudler was, in his life time, indebted unto your Orator, The Sudlersville Bank of Maryland, a body corporate, in the sum of sixty five hundred dollars, upon a certain promissory note made and drawn by the said Foster Sudler and his wife, Elsie L.Sudler, in the name of Elsie George Sudler (a defendant in this cause) unto Your orator, bearing date the 15th.day of October, 1918, and payable ten months after its date at the banking house of said body corporate in the town of Sudlersville, Queen Anne's County,Maryland, as will appear by reference to said note herewith filed marked "Plaintiff's Exhibit No .1" and prayed to be taken as a part of this Bill.

2. That the said Foster Sudler, departed this life about the month of May, in the year 1919, in Queen Anne's County, Maryland, seized and possessed, among other real estate, of the following real estate, to wit:
A. The lot or parcel of land, consisting of several lots now composing the residence property of said Foster Sudler, situate in Sudlersville, Queen Anne's County,Maryland, on Main Street adjoining the property of Susan Hazel, William Barwick and George Phillips, containing about one acre of land.
B. The tract of land or farm now in the tenancy of Frank Cacy situate in the First Election District of Queen Anne's County, Maryland, on the road from Sudlersville to Church Hill adjoining the lands of the trust estate of M.Edwin George and also adjoining the farm formerly belonging to W.Otho Thomas, containing one hundred and seventy nine acres of land,more or less, devised to said Foster Sudler by Sarah C.Pearce;
And being so seized and possessed of said real estate,departed this life as aforesaid leaving a last will and testament bearing date the twenty first day of April,in the year 1919, duly executed to pass real estate, and which has been duly admitted to probate by the Orphan's Court for Queen Anne's County aforesaid and is now of record in the office of the Register of Wills for Queen Anne's County, a certified copy of which said will is herewith filed marked Plaintiff's Exhibit No.2, and prayed to be taken as a part of this Bill.

3. That by the Third Item of said last will and testament of said Foster Sudler the aforesaid real estate constituting the residence property of said Foster Sudler, mentioned in paragraph 2 sub-paragraph "A" of this Bill was devised by said testator to his wife, Elsie L.Sudler, for life and after her death to his children, Laila G.Sudler, Martha E. Sudler and Sarah K.Sudler, their heirs and assigns forever in equal parts, as tenants in common; that by the "Fourth" item of said last will and testament a tract of land or farm adjoining the town of Sudlersville, and all other land in said town owned by the testator, except the said residence property, is devised one third for life,to said Elsie L.Sudler with remainder to the three children of the testator, namely said Laila G.Sudler, Martha E.SudlEr, and Sarah K.Sudler, and two thirds part is devised to the testator's said three children, their heirs and assigns in equal parts, and provision is made in said item Fourth in reference to the sale of certain lots in and adjacent to the town of Sudlersville; that by the Fifth item of said last will and testament one third of all the rest, residue and remainder of the testator's property, real and personal, is devised and bequeathed to the said Elsie L.Sudler for life and from and after her death to the testators said three children and by the Sixth item said devises and bequests are directed to be in

lieu of the dower of said Elsie L.Sudler in the lands of said testator; that by the Seventh Item of said last will and testament two thirds of the rest, residue and remainder of the property of the testator is devised and bequeathed to his said three children and that by the Eighth Item of said last will and testement the said Elsie L.Sudler is therein named as executrix of said last will and testament.

4. That letters testamentary upon all and singular the personal estate of the said Foster Sudler were duly granted and committed by the Orphan's Court for Queen Anne's Con County unto the said Elsie L.Sudler the executrix named in the aforesaid last will and testament as will appear by reference to a certified copy of said letters testamentary filed herewith marked Plaintiff's Exhibit No.3, and prayed to be taken as a part of this Bill of Complaint.

5. That shortly after the aforesaid last will and testament was admitted to probate as aforesaid, and before the filing of this Bill of Complaint, the said Elsie L.Sudler, widow of the said Foster Sudler, deceased, renounced the devises and bequests made to her her in lieu of dower in the real estate of said Foster Sudler by said last will and testament and elected to take as heir such interest and estate in the real estate and personal property owned by said Foster Sudler at the time of his death as she might be entitled by law and in said renunciation claimed a one-third interest therein absolutely and in fee, as will appear by reference to a certified copy of said renunciation filed herewith marked Plaintiff's Exhibit No.4, and prayed to be taken as a part of this Bill of Complaint.

6. That the said Elsie L.Sudler, the executrix of said last will and testament of said Foster Sudler duly qualified as executric under said last will and testament and possessed herself of the personal estate of said Foster Sudler, deceased and that said personal estate is now in due course of administration in the Orphan's Court for Queen Anne's County, and a certified copy of the inventory of saidpersonal estate is herewith filed marked Plaintiff's Exhibit No.5, and is prayed to be taken as a part of this Bill of Complaint.

7. That your orator is advised and charges that the personal estate owned and left by the said Foster Sudler at the time of his death is largely insufficient for the payment of the debts owing by said Foster Sudler at the time of his death and the costs of administration of her personal estate.

8. That your orator is advised and charges that as the personal estate owned and left by the said Foster Sudler at the time of his death is insufficient for the paymen of his debts owing at the time of his death, your orator and the other creditors of said Foster Sudler are entitled to have that part oftheir claims remaining unpaid, after the application thereto of said personal estate of said Foster Sudler paid out of the real estate of which said Foster Sudler died, seized and possessed and in the hands of his devisees and heirs at law.

9. That the said Foster Sudler left no heirs at law other than his said widow, Elsie L.Sudler and his said three children, Leila G.Sudler, Martha E.Sudler and Sarah K.Sudler, all of whom are his devisees as aforesaid.

10. That the said widow, Elsie L.Sudler, resides in Queen Anne's County and that the said three children, Leila G.Sudler, Martha E.Sudler and Sarah K.Sudler, all reside in Queen Anne's County and are infants under 21 years of age.

11. That there is now due and owing unto Your Orator under the aforesaid promissory note of said Foster Sudler, filed as Plaintiff's Exhibit No.1, the entire principal sum of six thousand and five hundred dollars together with such costs thereon as may be incident to the collection thereof.

To the end therefore:-

1. That the real estate of the said Foster Sudler, deceased, mentioned and described in this bill of Complaint or so much thereof as may be necessary for the purpose, may be sold, under the decree of this Court, for the payment of such part of the claim of your orator and the other creditors of said Foster Sudler, deceased, remaining unpaid after the application thereto of the said personal estate in the hands of said executrix.

2. That your orator may have such other and further relief as its case may require.

May it please your Honors to grant unto your orators the writ of subpoena directed to the said Elsie L. Sudler, residing in Queen Anne's County aforesaid, and to the said Leila G.Sudler, infant, Martha Elvira Sudler, infant, and Sarah Kathryn Sudler, Infant, all residing in Queen Anne's County aforesaid, and to the said Elsie L.Sudler as executrix of said Foster Sudler deceased, commanding them and each of them to be ad appear in this Court at some certain day, to be namedtherein and answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound etc.

Thos. J.Keating.
Attorney for Plaintiff.

Plaintiff's Exhibit #1. filed May 1st.1920.

$6500.00 Sudlersville, Md. Post Office, October 15-1918 No.26902

Ten months after date, for value received, we promise to pay to the order of The Sudlersville Bank of Maryland, the sum of Sixty Five Hundred 00/100 Dollars, negotiable, and payable at the Banking House of said Bank, in the town ofSudlersville, Queen Anne's County,Maryland, and further agree upon defalcation to pay an attorney's fee of ten per cent, and do hereby authorize any attorney of record to appear for me in any Court of Law or Equity, or before any Justice of the Peace at the suit of the holder and confess judgment against me in favor of the holder thereof, for the amount hereof with interest and cost with all exemption waived. $6500.00 due Aug.15/19

Foster Sudler.
Elsie George Sudler.

Pay proceeds to first signer.

Due:

And on the back of the aforegoing was thus endorsed, to wit:-
Int. paid to Feb. 15/20
Feb. 20/20 Int. paid to Aug.15/20 Plaintiff's Exhibit #1. Filed May 1st.1920.

Examined and entered on Docket of Claims and will be allowed when paid, per order of Court.

Wm.T.Bishop.
Register of Wills for Queen Anne's County.

Four Twenty five cent and
Three Ten cent Documentary stamps,endorsed: S.B. Oct.26,1918.
Filed May 24.1920, C E.Tucker, Examiner. Filed May 24,1920.

Probate.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 20th.day of February, 1920, before the subscriber, a Justice of the Peace of the State and County aforesaid, personally camed John F.Stokes, Cashier and made oath in due form of law that the annexed note as stated, is just and true, that he has not received, directly or indirectly except for what credit has already been given any part parcel of the money charged to be due thereon, or any security or satisfaction for the same.

Test: Wm.Harrington. Wm.Harrington, J.P.

Plaintiff's Exhibit No.2.
Certified Copy of the last will and Testament of Foster Sudler,deceased.

In the name of God, Amen!

I, Foster Sudler, of Queen Anne's County, in the State of Maryland, do make this my last will and testament, in manner and form following, that is to say:

First: I hereby revoke all former wills by me made.
Second: I hereby direct the payment of my just debts.
Third: I hereby give and devise unto my dear wife, Elsie Lavinia Sudler, for and during the term of her natural life and no linger, all that lot of land together with the buildings and improvements thereon, situated, in the town of Sudlersville, Queen Anne's County, State of Maryland, which I acquired under the last will and testament of my Aunt, Sarah Catherine Pierce, deceased, and also the lot of land adjacent thereto which I bought of George Phillips, both constituting my residential property; and after the death of my said wife, I give and devise said property unto my three children, Leila George Sudler, Martha Elvira Sudler and Sarah Kathryn Sudler,and unto their heirs and assigns forever, in equal parts, as tenants in common.
Fourth. I give and devise unto my wise, Elsie Lavinia Sudler, for and ruging the term of her natural life, and no longer, one undivided third part of my farm adjoining the town of Sudlersville aforesaid, and one-third part of all other land (always excepting the property mentioned in paragraph second of this will) in said town or adjoining said town, nowowned by me or which shall hereafter be owned by me, or now or which hereafter may be devised or willed to me, or which my wife and children may come into possession of from me or through me in anyway, and from and after the death of my said wife I give and devise (but subject to the power of sale hereinafter mentioned) said one-third part (so given unto my wife) unto my said three children, their heirs and assigns forever, in equal parts. And I hereby give (but subject to the power of sale hereinafter given to my wife) unto my three children, their heirs and assigns forever, in equal parts, two undivided third parts of said land (or those parts not given to my wife for life as aforesaid) The front field of my farm known as the Goodhand Farm, and the front field of the farm of Dr. Arthur E.Sudler, my father, now lives on, are parts of the land mentioned and intended in this paragraph, and a demand for building lots from these fields may from time to time arise.

I therefore clothe my said wife with full power and authority to sell off and from the said front field as now fenced of my said Goodhand farm (which field contains about fourteen acres) and the said front field (as now fenced) of the home farm of my said father (the last mentioned field facing on the road from Sudlersville to Church Hill, as well as the road from Sudlersville to Millington and containing about fourteen acres such lots or portions of said fields as she may in her discretion and judgment think best. but no lot which may be sold under this power shall extend back beyond a line parallel with the front of the residences now located on said farms. And I hereby empower my wife to make sale or sales of said lots whenever she may think fit and upon such terms as she may thing best; And I hereby empower my wife, to convey unto the purchaser or purchasers, in fee simple, all lots or portions of said fields she may sell under this this power. And I do hereby relieve the purchaser or purchasers of said lots from all liability on account of the application of the purchase money arising from any and all sale or sales by my wife under this power.

I do hereby give and bequeath unto my wife absolutely and forever one-third part of each and every sale she may make under this power, the same to beomme her property immediately upon each sale, and is to be received by her in lieu of her left estate in th property sold; and the remaining part of each sale, to wit: two thirds thereof, I do give and bequeath unto my three children, absolutely, in equal parts, the same to becom their property immediately upon each sale. I do hereby authorize and empower the legal guardian to expend the proceeds of each sale hereby given to my said children whenever in the judgement of said guardian to do so may beto the interest and advantage of my said children or any of them. Nothing in this paragraph is intended to apply to the property mentioned in paragraph second of this will.

Fifth. One-third of all the rest, residue and remainder of my property, real or personal, wheresoever located or situated, I do give, devise and bequeath unto my saidwife, WlsiE Lavinia Sudler, for and during the term of her natural life, and no longer, and from and after her death unto my said three children, absolutely and forever, to be equally divided between them.

Sixth. I do hereby declare that the bequests and devises herein given unto my said wife shall be in lieu of her thirds in myPersonal property and in lien of her dower in my land.

Seventh. Two-thirds of the rest, residue and remainder of my said property I do hereby give, devise and bequeath unto my said three children and unto their heirs, executors, administrators and assigns, to be equally divided between them. But the share or shares, as well accrued as originall of such of my children as shall die under the age of twenty three years without leaving issue living at her or their death or deaths, I hereby give, devise and bequeath unto the other or others of them, their or her heirs, executors, administrators and assigns, absolutely and forever.

Eighth. I do hereby will and direct that all interest, income and profits which shall arise from and out of the property given to my said children, under the above item (Item 7) of this my will, shall be paid to the guardian of eachchild until said child shall arrive at legal age, if she shall live so long, and after her arrival at legal age, the same be paid to said child until she shall arrive at the age of twenty three years, if she shall live so long, when she shall be entitled to receive the principal of her property. All income which may be so received by said guardian shall be applied by said guardian to the support, education and maintenance of said child.

Ninth. I hereby appoint my said wife to be the legal guardian of my said children, and I do hereby nominate and appoint her to be the executric of this my last will and testament without the necessity of giving bond as such.

In testimony whereof I do hereunto sign my name and affix my seal this 21st. day of April, in the year nineteen hundred and nineteen.

Foster Sudler (SEAL)

Signed, sealed, published, pronounced and declared by theabove named testator, Foster Sudler, as and for his last will and testament, in our presence, who, at his request, in his precence and in the precence of each other have hereunto subscribed our names as witnesses.

Wm. Anderson.
Harvey Lafferty.

State of Maryland, Queen Anne's County, to wit:-

On this seventh day of October, nineteen hundred and nineteen appeared in open Court, ElsiE Lavinia Sudl r, custodian of the above will of Foster Sudler, late of said County, deceased, and named therein as the executrix hhereof, and she did make oath in due form of law that she does not know nor has she heard of any will or codicil of the said Foster Sudler, deceased, other than the above instrument of writing, and she received the same from the said Foster Sudler on or about the date of the will.

Sworn in open Court Cert. by

William T.Bishop.
Register of Wills for Queen Anne's County.

State of Maryland, Queen Anne's County, to wit: On the seventh day of october, in the year nineteen hundred and nineteen, came into Court William Anderson and Harvey Lefferty, subscribing witnesses to the last will and teatement of Foster Sudler, late of Queen Anne's County,deceased, and the said William Andersson and Harvey Lafferty did make oath in due form of law that they did see the testator, Foster Sudler, sign and seal this the said will; that they heard him publish, pronounce and declare the same to be his last will and testament, that at the time of his so doing he was, to the best of their apprehension, of sound and disposing mind, memory and understanding; and they subscribed their names as witnesses to this the said will in the presence of the said Foster Sudler and in the presence of each other.

Swonn in open Court: Cert. by.

William T.Bishop.
Register of Wills.

In the Orphan's Court for Queen Anne's County.

The Orphan's Court for Queen Anne's County, having carefully examined the last will and testament of Foster Sudler, late of said County, deceased, and also the evidence adduced as to its validity, orders and decrees this seventh day of October,nineteen hundred and nineteen, that the same and aforegoing last will and testament of Foster Sudler be and the same is hereby admitted in this Court as the true and genuine last will and testament of the said Foster Sudler, deceased.

W.Hopper Gibson,
Harry Clark
William H.Welch.

State of Maryland, Queen Anne's County, to wit:

I, William T.Bishop, Register of Wills for said County, do hereby certify that the aforegoing is a true and full copy of the last will and testament of Foster Sudler together with probates thereof, as filed, recorded and kept in the office of the Register of Wills.

Witness my hand and seal of said Orphan's Court this sixteenth day of April,in the year 1920.

William T.Bishop.
Register of Wills for Queen Anne's County,Maryland,

Certificate of Letters Testamentary filed May 1st.1920.

State of Maryland, Queen Anne's County, to wit:

To All to Whom these presents shall come or May Concern:

KNWO YE, that on the seventh day of October, A.D.1919, before the Orphan's Court of Queen Anne's County, duly thereunto elected, commissioned and qualified according to the Constitution of the State of Maryland, the last will and testament of Foster Sudler late of said county,deceased, was in due form of law admitted to probate; and that on the seventh day of October, A.D.1919, Letters Testamentary of all and singular the goods, chattels, rights and credits, which were of the said deceased, or in any manner or way concerning his said last will and testament, were granted unto Elsie Lavinia Sudler the executric in and by the said will named andappointed she having first entered into bond with approved security for the due performance thereof according to law.

In testimony whereof I, William T.Bishop, Register of Wills for Queen Anne's County aforesaid, do hereunto set my hand and affix the seal of the Orphan's Court for Queen Anne's County, this thirteith day of April, A.D. 1920.

William T.Bishop.
Register of Wills.

Seal's
Place.

plaintiff's Exhibit #4. filed May 1st.1920.

In the Orphan's Court for Queen Anne's County:

In the matter of the Administration of the estate of Foster Sudler, late of said County, deceased.

To the Honorable, the Judges of said Court and the Register of Wills of said County.

I, ElsiE Lavinia Sudler, widow of Foster Sudler, late of Queen Anne's County, State of Maryland, do hereby renounce and quit all claim to any bequest or decise made to me by the last will and testament of my husband exhibited and proved according to law, and I elect to take in lieu thereof as one of his heirs one third in fee simple, of all lands, tenaments and hereditaments within this State belonging to my husband at the time of his death, or that share of his real estate which I would have taken under the laws of Maryland had he died intestate, and I also elect to take one third of his personal property. I am electing to take as heir at law and not electing to take dower.

In testimony whereof I hereunto subscribe my name and affic my seal this third day of November, 1919.

Elsie Lavinia Sudler. (SEAL)

Test: Madison Brown.
Filed Nov. 3-1919.
William T.Bishop.
Register of Wills.

State of Maryland, Queen Anne's County, SCT:-

I, William T.Bishop, Register of Wills for Queen Anne's County do hereby certify that the aforegoing is a true and full copy of the Renunciation of Elsie LaviniaSudler, widow of Foster Sudler,deceased, as filed, recorded and kept in the office of the register of Wills.

In testimony whereof, I hereunto subscribe my name and affix the seal of the Orphanis Court for Queen Anne's County aforesaid.

William T.Bishop.
Register of Wills for Queen Anne' s County, Maryland.

Seal's Place.

Plaintiff's Exhibit No.5. filed May 24th.1920

Warrant to appraise Personalty.

THE STATE OF MARYLAND.

Queen Anne's County, SCT:-
TO C.H.Metcalfe, and James T.Knotts. Greeting:-

This is to authorize you jointly, to appraise the goods, chattels and personal estate of Foster Sudler, late of Queen Anne's County, deceased, so far as they shall come to your sight and knowledge, each of you having first taken the oath hereto annexed, a certificate whereof, under hand and seal, you are to return annexed to an inventory of the said goods, chattels and personal estate, by you appraised in dollars and cents; and in the said inventory you are to set down in columns, opposite each article the value thereof.

Witness, Hon. W.Hopper Gibson, Chief Judge of the Orphan's Court of Queen Anne' s County, this seventh day of October, in the year nineteen hundred and nineteen.

Test: William T.Bishop.
Register of Wills for Queen Anne's County.

The appraisers,before they proceed to act, must take the following oath:

We do swear that we will well and truly,without partiality or prejudice, value and appraise the goods, chattels and personal estate of Foster Sudler deceased, so far as the same shall come to our sight and knowledge, and will in all respects perform our duty, as appraisers, to the best of our skill and judgment. So help us God.

Signed: C.H.Metcalfe. (
) Appraisers.
James T.Knotts. (

I hereby certify that the aforegoing oath was taken and subscribed to by the said C.H.Metcalfe M.D. and James T.Knotts, before the undersigned, a Notary Public of the State of Maryland, in and for Queen Anne's County, this 8th. dayof October, A.D.1919.

Place of
Notary's Seal.

John F.Stokes.
Notary Public.

A true and Perfect Inventory of all andsingular the goods, chattels and personal estate of Foster Sudler, late of Queen Anne's County,deceased, appraised by the subscribers, C.H.Metcalfe and James T.Knotts jointly, we having first been legally authorized, and having taken the oath prescribed by law, as will be seen by the warrant to appraise, and certificate thereon hereto annexed;

Twenty five shares of the capital stock of the Sudlersville Bank of Maryland, which we appraise at $75.00 per share or aggregate sum of Fifteen hundred dollars,

We, the subscribers, do certify that the aforegoing is a just and true inventory and valuation of all and singular the goods, chattels and personal estate of the said Foster Sudler, deceased, so far as the same has come to our sight and knowledge, and as valued and appraised in dollars and cents, according to the best of our skill and judgment.

Witness our hands and seals this 8th.day of October, in the year of our Lord one thousand nine hundred and nineteen.

C.H.Metcalfe. (SEAL) (
) Appraisers.
James T.Knotts. (SEAL) (

Amount of Appraisement $1500.00

Queen Anne's County, to wit: On this 1st. day of May, 1920, came ElsiE L.Sudler, Executris of Foster Sudler, deceased, and made oath in due form of law, that the annexed and aforegoing is a true and perfect inventory of the goods, chattels and personal estate of Foster Sudler,deceased, so far as the same had come to her hands and possesion at the time of the making thereof; that what has since or shall hereafter come to her hands and possession she will return in an additional inventory, that she knows of no concealment of any part or parcel of said deceased's estate by any person whatever, and that should she hereafter hear of any concealment or suspicion of concealment she will acquaint the Orphan's Court therewith, that it may be inquired into according to law.

Certified by William T.Bishop. Register of Wills.

In the Orphan's Court for Queen Anne's County:

I, William T.Bishop, Register of Wills for Queen Anne's County, do hereby certify that the aforegoing is a true and full copy of the Inventory of the personal estate of Foster Sudler,deceased, as filed in the Orphan's Coubt for said County, thisfirst day of May, 1920.

In testimony whereof I hereunto subscribe my name and affix the seal of said Court

William T.Bishop.
Register of Wills.

Subpoena filed May 3rd.1920.

Queen Anne's County, to wit:

The State of Maryland.

To Lelia George Sudler, Martha Elvira Sudler, Sarah Kathryn Sudler, Infants. of Queen Anne's County, Greeting:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the 1st. Monday of May nect, to answer the complaint of The Sudlersville Bank of Maryland, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of April, 1920.

Issue the first day of May, in the year 1920.

J.F.Rolph, Clerk.

The defendant is required to file his answer or other defence in the Clerk's Office within 15 days after the return day.

And on the back of the aforegoing was thus endorsed, to wit:

The within named infant defendants, Leila George Sudler, Martha Elvira Sudler, and Sarah Kathryn Sudler, "Summoned", by reading the within writ to them and each of them in the presence of their mother, Elsie L.Sudler, with whom they reside in Queen Anne's County,and leaving a copy of this writ with their said mother, this first day of May,

1920.

J.W.Yeates, Sheriff.

Filed May 3rd.1920.

Subpoena filed May 3rd.1920.

Queen Anne's County, to wit:- The State of Maryland.

To Elsie L.Sudler, Executrix of Foster Sudler. of Queen Anne's County, Greeting:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the 1st. Monday of May next, to answer the complaint of The Sudlersville Bank of Maryland, a body corporate, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, The Honorable, Wm.H.Adkins, Chief Judge of our said Court, the 1st.Monday of April, 1920.

Issued the 1st. day of May, in the year 1920.

The defendant is required to file his answer or other defence in the Clerk's Office within 15 days after the return day.

J.F.Rolph, Clerk.

And on the back of the aforegoing was thus endorsed, to wit:

The within writ served by reading the same to the within named defendant, Elsie L.Sudler, executrix of Foster Sudler, this first day of May 1920, and said defendant "Summoned"

Filed May 3rd.1920.

J.W.Yeates, Sheriff.

Subpoena filed May 3rd.1920.

Queen Anne's County, to wit: The State of Maryland.

To

Elsie L.Sudler. of Queen Anne's County, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of May next, to answer the complaint of The Sudlersville Bank of Md. against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Wm.H.Adkins, Chief Judge of our said Court the 1st. Monday of April, 1920.

Issued the 1st. day of May, in the year 1920.

The defendant is required to file his answer or other defense in the Clerk's Office within 15 days after the return day.

J.F.Rolph, Clerk.

And on the back of the aforegoing was thus endorsed, to wit:-

The within writ served upon the within named defendant, Elsie L.Sudler, by reading the same to her this first day of May,1920, and the said defendant "Summoned"

Filed May 3rd.1920.

J.W.Yeates, Sheriff.

Answer of Elsie L.Sudler,,Executrix of Foster Sudler filed 5/10/20.

The Sudlersville Bank of Maryland, a body corporate, Plaintiff,	In the Circuit Court for Queen Anne's County,
Vs.	
Elsie L.Sudler, et al. Defendants.	In Equity.

Chancery Cause No. 2336 .

To the Honorable, the Judges of said Court:-

The answer of Elsie L.Sudler, one of the defendants, in her individual capac-

ity, to the bill of complaint of the Sudlersville Bank of Maryland, against her and others in this Court exhibited.

The defendant, answering says:

That she admits the matters and things as alleged in said bill of complaint and submits to the passage of a decree as prayed in said bill.

And as in duty bound, etc.

John Palmer Smith,
Attorney for defendant.

Elsie L.Sudler.

Petition for Guardian Ad Litem and order thereon, filed May 22nd.1920.

The Sudlersville Bank of Maryland
a body corporate, Plaintiff;

Vs.

Elsie L.Sudler, et al.

Chancery Cause No. 2336.

To the Honorable, the Judges of said Court:

The Petition ofThe Sudlersville Bank of Maryland, a body corporate, Plaintiff in the above entitled cause, to your Honors respectfully states:

That Leila George Sudler, Martha Elvira Sudler and Sarah Katherine Sydler, three of the defendants in the above entitled cause, have been duly returned summoned as will appear by the return of the Sheriff of Queen Anne's County upon the original writ of summons filed in this cause, but three defendants being infants under the age of twenty one years cannot answer and defend this suit for themselves and said infant defendants have no legal guardian to appear, answer and defend this suit for themselves.
Your Petitioner therefore prays that an order may be passed by this Honorable Court appointing some one as guardian ad litem to appear, answer and defend this suit for the said infant defendants, Leila George Sudler, Martha Elvira Sudler and Sarah Katherine Sudler.

And as in duty bound etc.

Thos. J.Keating.
Attorney for Petitioner.

Filed 5/10/20.

ORDERED, this twenty second day of May, 1920, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, upon the aforegoing Petition, that Paul B.Smith of Queen Anne's County, Maryland, be, and he is hereby appointed guardian ad Litem to Leila George Sudler, Martha Elvira Sudler and Sarah Katherine Sudler infant defendants in the above cause, to appear, answer and defend in this suit for said infant defendants.

Filed May 22nd.1920.

Philemon B.Hopper.

Answer of Guardian Ad Litem filed May 24th.1920.

The Sudlersville Bank of Maryland,
a body corporate, Plaintiff.

Vs.

Elsie L.Sudler et al.

Chancery Cause No. 2336.

To the Honorable, the Judges of said Court:-

The joint and several answer of Leila George Sudler, Martha Elvira Sudler and

Sarah Katherine Sudler, infant defendants to the above cause, by Paul B.SMith, guardian ad litem, for said infant defendants, duly appointed by this Honorable Court to the Bill of Complaint of the Sudlersville Bank of Maryland against them and others in this suit exhibited.

These defendants, being infants under the age of twenty one years, cannot admit any of the matters and things in said bill of complaint alleged, and submit their rights thereunder to the protection of this honorable court.

And as in duty bound etc.

Paul B.Smith.
Guardian to Leila George Sudler, Martha Elvira Sudler, Sarah Katherine Sudler.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 24 day of May, 1920, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared Paul B.Smith, guardian ad Litem to Leila George Sudler, Martha Elvira Sudler and Sarah Katherine Sudler, infant defendants, and made oath in due form of law that the matters and things stated in the aforegoing answer are true to the best of his knowledge and belief.

Witness my hand.

J.F.Rolph,
Clerk of the Circuit Court
for Queen Anne's County.

Answer of Elsie L Sudler, in her individual capacity filed 5/10/22.

The Sudlersville Bank of Maryland, a body corporate, Plaintiff.

Vs.

Elsie L.Sudler, et al.

In the Circuit Court

for Queen Anne's County.

in Equity.

Chancery Cause No. 2336

To the Honorable, the Judges of said Court:-

The answer of Elsie L.Sudler, executrix of Foster Sudler, deceased, to the bill of complaint of The Sudlersville Bank of Maryland, a body corporate, against her and others in this Court exhibited.

The defendant, answering says:- That she admits the matters and things as alleged in said Bill of Complaint and submits to the passage of a decree as prayed in said bill.

And as in duty bound, etc.

Elsie L.Sudler.

John Palmer Smith.
Attorney for defendant.

Power of Attorney filed May 24th.1920.

The Sudlersville Bank of Maryland, a body corporate, Plaintiff.

Vs.

Elsie L.Sudler, et al.

To John Palmer Smith, attorney at law.
Centreville, Maryland.

You are hereby authorized and empowered to enter tour appearance for me as a defendant in the above entitled case in my individual capacity and also in my capacity as executrix of Foster Sudler, deceased, and to file an answer in said case admitting

the facts set forth in the bill of complaint and consenting to the passage of the decree as prayed for in the bill.

Elsie L.Sudler.
Individual-capacity.

Elsie L.Sudler.
Executrix of Foster Sudler.

Notice to Examiner to take testimony, filed May 24th.1920.

The Sudlersville Bank of Maryland,
a body corporate, Plaintiff.

vs.

ElsiE L.Sudler,
Leila G.Sudler, Infant,
Martha E.Sudler, Infant,
Sarah K.Sudler, Infant.
Elsie L.Sudler, Executrix,
Defendants.

In the Circuit Court
for Queen Anne's County,
in Equity.

To Charles E.TuckEr, A standing Examiner of the Circuit Court for Queen Anne's County, in Equity.

Notice is hereby given you that the above cause is now at issue and involves matters of fact, and evidence is required to be taken in support of the allegations of the Bill of Complaint; and that the Plaintiff desires to take testimony in support of the Bill Of Complaint. You are requested to fix some reasonable day for the taking of the testimony in the above entitled cause and to give notice to the parties concerned.
The names of the witnesses to be examined on the part of the Plaintiff are as follows:

John F.Stokes, Sudlersville, Queen Anne's Co, Md.
Joseph M. George " " " " ".

Thos. J.Keating.
Attorney for Plaintiff.

To Charles E.Tucker, Examiner:-

It is hereby agreed that testimony shall be forth with taken before you in the above entitled cause without further notice to the respective partiesto the suit.

Thos. J.Keating.
Attorney for Plaintiff.

Paul B.Smith.
Guardian Ad Litem.

John Palmer Smith.
Attorney for defendants.

Testimony filed May 24th.1920.

The Sudlersville Bank of Maryland,
a body corporate, Plaintiff.

Vs.

Elsie L.Sudler, and Leila George Sudler, Martha Elvira Sudler, Sarah Katheryn Sudler, Infants,and Elsie L.Sudler, executric of Foster Sudler, deceased, Defendants.

In the Circuit Court
for Queen Anne's County,
in Equity.
Cause No. 2336.

To the Honorable, the Judges of said Court:-

The above entitled cause standing ready for the taking of testimony therein, the subscriber, one ofthe regular examiner's for this Honorable Court, in pursuance to an agreement for the taking of said testimony, did attend at my office in the town of Centreville,Maryland, on the twenty fourth day of May, in the year nineteen hundred and nineteen, at the hour of five o'clock P.M. and in the presence of Paul Smith, the guardian

ad litem for the infant defendants and John Palmer Smith, Esq. attorney for Elsie L. Sudler in her individual capacity and Elsie L.Sudler, in her capacity as Executrix of Foster Sudler,deceased, and Thomas K.Keating the attorney for the Plaintiff, proceeded to take the following restimony, to wit:-

Joseph M.George, the first witness of lawful age produced on the part of the Plaintiff being duly sworn and examined, deposes and says:-

1st.Int. State your name, age, residence and occupation?
Ans. My name is Joseph M.George, age 31, residence Sudlersville,Md. my occupation is farming.

2bs. Are you or not acquainted with the parties to this suit? If yes, please state their names, ages and residences?
Ans. I am acquainted with them. I am a director in the Plaintiff bank and I know all the defendants. In fact one of the defendants Elsie L.Sudler is my sister and is an aduly above 21 years of age, and resides in Queen Anne's County Three of the defendants namely:Leila G.Sudler, Martha Elvira Sudler and Sarah Katherine Sudler are my neices. The are all infants and reside with their mother in Sudlersville.

3rd.Int. Were you or not acquainted with Dr.Foster Sudler? If so, please state wheth er or not he if living or dead? and if dead, when and where did he depart this life?
Ans. I was acquainted with Dr. Sudler, He is dead and he departed this life in Sudlersville. Md, in May,1919.

4th.Int. Please state whether or not Foster Sudler at the time of his death was indebted unto the Sudlersville Bank of Maryland, and unto various other persons and corporations?
Ans. He was. I know that he was indebted to the Sudlersville Bank of Maryland upon a promissory note given to the bank for $6500.00, and I know also that he was indebted on various other notes. I know that my sister, Elsie L. Sudler, has paid a number of the notes and other obligations which Dr.Sudler owed at his death.

5th.Int. Please state whether or not Foster Sudler at the time of his death was seiz ed znd possessed of any real estate, and particularly of thereal estate mene tioned and described in the bill of complaint filed in this case and now handed you for examination?
Ans. I know that Dr.Foster Sudler at the time of his death owned several farms and also owned a residence property in the town of Sudlersville. He owned one farm adjoining the town of Sudlersvillw, known as the Goodhand Farm, This farm is tenanted by William Connelly, Dr . Sudler also owned subject to the life estate of his father Arthur E.Sudler, two farms near Sudlersville one of these farms is now in the tenancy of Samuel P.Goodhand and the other in the tenancy of Samuel Powers. The other farm owned by Dr. Foster Sudler at the time of his death is on the public road from Sudlersville to Church Hill and this farm with the residence property in Sudlersville are mentioned and described in the Bill of Complaint just handed me and which I have examined.

6th.Int. Did the said Foster Sudler die intestate or did he leave a last will and testament, and if he left a last will and testament by what Orphan's Court was the will probated?
Ans. Dr. Foster Sudler, died leaving a last will and teatament which has been probated by the Orphan's Court for Queen Anne's County, and a certified copy of his will is now on file in these proceedings.

7th.Int. To whom were the residence property and the farm mentioned in the bill of complaint devised by the last will and teatement of the said Foster Sudler?
Ans. The rewidence property,in Sudlersville,Md. was devised to my sister Elsie L. Sudler for life with remainder, to the children of Dr. Foster Sudlerwho are defendants in this cause. The farm mentioned in the bill of Complaint is a part of the residuary estate devised in the fifth item of the will and in th seventh item of the will.

8th.Int. To whom were letters testamentary granted upon the estate of the said Foster Sudler, and did the executric named in his last will and testament duly QUALIFY?
Ans. Letters testamentary upon the personal estate of Dr.Foster Sudler were grant ed by the Orphan's Court for Queen Anne's County, to his executric Elsie L. Sudler and she duly qualified as executrix.

9th.Int. Did Elsie L.Sudler, widow of the said Foster Sudler, deceased, accept the devises and bequests made to her under the will of Foster Sudler, or did she renounce the prowisions of the said will and elect to take such interests and estate as she might be entitled to receive thereform as heir?

Ans. Elsie L.Sudler, widow, refused to accept the devise and bequests left to her under the will of her husband, Foster Sudler and duly filed her written renunciation in the office of the Register of Wills for Queen Anne's County, within six moths from the date of the death of her husband, Foster Sudler.

10th.Int. Of what personal property did the said Foster Sudler die possessed of? Which passed into the hands of his executrix and was the personal estate sufficient for the payment of the indebtednesses of the said Fosler owing at the time of his death?

Ans. The only personal property left by Foster Sudler were the twenty shares of the Capital stock of the Sudlersville Bank of Md, as shown in the copy of the invnetory filed in these proceedings. This Bank stock has been disposed of by my sister and applied to the payment of Dr.Sudler's debts. The personal estate was largely insufficient for the payment of his indebtedness owing by Dr.Foster Sudler at the time of his death.

11th.Int. Please state the amount due and owing by the said Foster Sudler upon his promissory note to the Sudlersville Bank of Maryland dated October 16th.1918, at 10 months, for the sum of $6,500.00 an filed in this case as Plaintiffs Exhibit No.1.

Ans. The amount of this note is sixty five hundred dollars and I do not believe any part of this note has been paid, except that my sister Elsie L.Sudler, has paid the interest on said note to August 15th.1920.

12th.Int. By whom was the said Foster Sudler survived at the timeof his death as his devisees and heirs at law?

Ans. Dr. Foster Sudler was survived by his widow, Elsie L.Sudler and by three children whom I have named in answer to interrogatory #2. He left no other heirs at law.

State the value of the farm mentioned in the Bill Of Complaint and the value of the residence property in Sudlersville,Md.

Ans. I believe the value of these two properties to be about $14000.00

Examiner's special.
I do not.

Jos. M.George.

The next witness of lawful age produced on the part of the Plaintiff, being duly sworn and and examined deposed and says:-

1st.Int. State your name, age, residence and occupation?
My name is John F.Stokes, 30 yrs. of age, I reside in Sudlersville,Md. and my occupation is Bank Cashier.

2ns. Int. Are you or not acquainted with the parties to this suit? If yes, please state their names, ages and residences?

Ans. I knwo all of them. Elsie L.Sudler is the widow of Dr. Foster Sudler and is an adult above 21 yrs. of age, and Leila G.Sudler, Martha Elvira Sudler and Sarah Katherine Sudler, are the children of Foster Sudler, and all of them are infants and reside with their mother in Sudlersville, Queen Anne's County,Md. All of these are defendants in the case. The Sudlersville Bank of Maryland, of which I am the cashier, is the party plaintiff.

3rd.Int. Were you or not acquainted with Dr.Foster Sudler$ if so, please state whether or not he is living or dead, and if dea, when and where did he depart this life?

Ans. I knew him. He is dead, he died at his home in this County some time in May,1919.

4th.Int. Please state whether or not Foster Sudler at the time of his death was indebted unto the Sudlersville Bank of Maryland, and unto various other persons and corporations?

Ans. I know he was indebted unto the Sudlersville Bank of Maryland and that he also owed various other debts. The note to the Bank was for $6500.00

5th.Int. Please state whether or not Foster at the time of his death was seized and possessed of any real estate, and particularly of the real estate mentioned and described in the bill of complaint filed in this case and how handed you for examination?

Ans. Dr. Foster Sudler owned at the time of his death several farms and also owned a residence in Sudlersville,Md. He owned a farm adjoining Sudlersville,known as the Goodhand farm, and now tenanted bt Wm.Connelly; He also owned two farms near Sudlersville, in which his father Dr. Arthur E.Sudler, has a life estate. One of these farms is tenanted by Samuel P Goodhand and the other is in tenancy of Samuel Bowers. Dr. Sudler owned another farm at the time of his death situate on the road from Sudlersville to Church Hill and is tenanted by Frank Cacy. The farm tenanted by Cacy and the residence property in Sudlersville are mentioned and described in the Bill of Complaint which I have just examined.

6th.Int. Did the said Foster Sudler die intestate or did he leave a last will and testament. and if he left a last will and testament by what Orphan's Court was the will probated?

Ans. Dr. Foster Sudler left a last will and testament which was probated in the Orphan's Court for Queen Anne's County.

7th.Int. To whom were the residence property and the farm mentioned in the bill of com plaint devised by the last will and testament of the said Foster Sudler.?

Ans. The residence property was devised to mrs. Elsie L.Sudler, for life with remainder to his children, who are defendants inthis case. The farm mentioned in the fifth item of his will and in the 7th.item of his will.

8th.Int. To whom were letters testamentary granted upon the estate of the said Foster Sudler, and did the the executrix named in this last will and testament duly qualify?

Ans. Letters were grantedbo his widow, Elsie L.Sudler, who duly qualified as Execu trix.

9th.Int . Did Elsie L.Sudler widow of the said Foster Sudler,deceased, accept the devises and bequests made to her under the will of Foster Sudler, or did she renounce the provisions of said will and elect to take such interest and esta te as she might be entitled to receive therefoom as heir?

Ans. I have never seen the renunciation but I understand that Dr.Sudler's widow Elsie L.Sudler, renounced the provisions of his will in so fas as the devises and bequests to her were concerned.

10th.Int. Of what personal property did the said Foster Sudler die possessed of which passed into the hands of his executrix and was the personal estate sufficient for the payment of the indebtednesses of the said Foster Sudler owing at the time of his death?

Ans. I do not know of any personal estate except the twenty shares of the Capital stock of the Sudlersville Bank of M ryland and this Bank stock is shown in the inventory. His personal estate was entirely insufficient for the payment of his debts.

11th.Int. Please state the amount due and owing by the said Foster Sudler upon his promissory note to the Sudlersville Bank of Maryland dated October 15th.1918, at 10 months for the sum of$6,500.00 andfiled in this case as Plaintiff's Exhibit #1?

Ans. There is now due and owing under this promissory note filed as Plaintiff's Exhibit "1 so fas as the Bank is concerned, the principal sum of $6500.00 together with whatever costs that may be incident to the collection of this note. The interest on this note, since the death of Dr. Sudler has been paid by his widow, Elsie L.Sudler to August 15th.1920.

12th.Int. By whom was the said Foster Sudler survived at the timeof his death as his devisees and heirs at law?

Ans. Dr.Sudler at the time ofhis death left surviving him, his widow,Elsie L.Sudler and three children, the children I have already named, giving their ages and places of residence in answer to my second question.

13th.Int. State the value of the farm mentioned in the Bill of Complaint and the Value the residence property in Sudlersville, Md.

Ans. In my judgment the two places are worth from $14000.00 to $15000.00.

Examiner's special.
I do not.

John F.Stokes.

At this point an adjournment was taken until 8 o'clock P.M..

At 8 o'clock P.M. your Examiner again attended at his office and the Plaintiff filed with your Examiner Exhibits Nos. 1,2,3,4 and 5, and asks that same be taken as a part of its evidence.

There being no further witnesses to be examined and neither party desiring further time for the production of evidence your Examiner herewith respectfully makes his Return, together with his Exhibits Nos. 1,2,3,4 and 5 and certifies that he was engaged as such examiner two days and examined two witnesses, making costs chargeable to Plaintiff, as follows, to wit:-

Chas. E.Tucker,	Examiner.	$8.00
Jos. M.George.	Witness,	.75
John F.Stokes.	Witness,	.75
		$ 9.50

Respectfully submitted,
Chas. E.Tucker, Examiner.

For Exhibits Nos. 1,2,3,4 and 5 see folio 147,148,149, 150 and 151 of this Liber.

Agreement to submit to Decree filed May 25th.1920.

The Sudlersville Bank of Maryland,
a body corporate,

Vs.

Elsie L.Sudler, et al.

In the Circuit Court

for

Queen Anne's County,

in Equity.

Chancery Cause No. 2336.

To the Honorable, the Judges of said Court:-

It is hereby agreed that all the proceedings in the above cause, be, and they are hereby referred to the Courtfor the passage of a decree for a sale of the real estate mentioned in the proceedings.

It is further agreed, that the testimony filed in this cause on May 24th.1920 shall not be required to remain in Court under the Equity Rule for the period of ten days for the purpose of exceptions to said testimony and to that end the privisions of said Equity Rule are hereby waived.

Thos. J.Keating.
Attorney for Plaintiff.

John Palmer Smith.
Attorney for Defendant.

Paul B.Smith.
Guardian ad litem.

Decree for sale, filed May 25th.1920.

The Sudlersville Bank of Maryland.
a body corporate, Plaintiff.

Vs.

Elsie L.Sudler and others,
Defendants.

In the Circuit Court

for

Queen Anne's County.

in Equity.

Final Decree.

This cause standing ready for hearing and being submitted without argument, all the proceedings and testimony were read and considered.

It is thereupon, this twenty fifth day of May, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, adjudged, ordered and decreed that the real estate of Foster Sudler,deceased, mentioned in these proceedings, or so much thereof as may be necessary for the payment of his debts, be sold, that Thomas J. Keating of Queen Anne's County, Maryland, be and he is hereby appointed trustee to make said sale, and that the course and manner of his proceedings shall be as follows: he shall first file with the Clerk of this Court a bond to the State of Maryland, executed by himself, and a surety or sureties, to be approved by this Court in the penalty(if corporate surety be given) of fifteen thousand dollars ($) conditioned for the faithful performance of the trust reposed in him by this decree, or to be reposed in him by any future decree or order in the premises; he shall then proceed to make the said sale, having given at least three weeks previous notice by advertisement in erted in a newspaper or newspapers published in Queen Anne's County,Maryland and such other notice as he shall think proper, of the time, place, manner and terms of sale, which terms shall be one-third cash, one-third in one year and one-third in two years from day of sale, or all cash, at the option of the purchaser or purchasers, the credit portions to bear interest and to be secured to the satisfaction of the trustee, and, as soon

as may be convenient after such sale or sales, the said trustee shall return to this Court a full and particular account of his proceedings relative to such sale, with an an nexed affidavit of the truth thereof and of the fairness of said sa;e, and on obtaining the Court's ratification of the sale, and on the payment of the whole purchase money (and not before) the said trustee shall, by a good and sufficient deed, to be executed acknowledged and recorded according to law, convey to the purchaser or purchasers, his, her or their heirs, the property and estate to him, her or them sold,free, clear and dis charged from all claim of the parties hereto, plaintiff and defendant, and those claime ing by, from or under them, or either of them, and the said trustee shallbring into this Court, the money arising from said sale, to be distributed under the direction of this Court, after deducting the costs of this suit and such commission to the saidtrustee as this Court shall think proper to allow in consideration of the skill, attention and fidé ity wherewith he shall appear to have discharged his trust. And at the time of advertising said sale the trustee is directed to gibe notice to the creditors of said Foster Sudler, deceased, to file their claims, with the vouchers thereof, with the Clerk of this Court, on or before the 31st.day of December, 1920.

Philemon B.Hopper.

Trustee's Bond filed June 1st.1920.

KNOW ALL MEN BY THESE PRESENTS, That we, Thomas J.Keating, of Queen Anne's County, State of Maryland and the Fidelity and Deposit Company of Maryland, a body corporate,duly authorized by its charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland, in the full and just sum of fifteen thousand dollars to be paid to the said State, or its certain attorney, to which payment, well and bruly to be made, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally firmly by these presents, sealed with our seals and dated this first day of June in the year of our Lord one thousand nine hundred and twenty.

Whereas, by decree of the Circuit Court for Queen Anne's County,in Equity, bearing date on the 25th.day of May,one thousand nine hundred and twenty, and passed in a cause in the said Court, wherein The Sudlersville Bank of Maryland, is complainant, and Elsie L.Sudler and others are defendants the above bound Thomas J.Keating has been appointed Trustee to make sale of the real estate in the proceedings in said cause mentioned and described.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Thomas J.Keating so and shall well and faithfully perform the trsut reposed in him by said decree, or that may be reposed in him by any future order or decree in the premises,then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed,sealed,and delivered
in the presence of
T.F.Rolph,
Attest: Harry M.Gutton,
Assistant Secretary.

Thomas J.Keating (SEAL)

Fidelity and Deposit Company of Maryland
Per Millard Leonard, Vice-President.

And on the back of the aforegoing was thus endorsed,to wit:-

Security approved and Bond filed 1st.June.1920. J.F.Rolph,Clerk.

Trustee's Report of Sale filed June 23rd.1920.

The Sudlersville Bank of Maryland,
a body corporate, Plaintiff.

Vs.

Elsie L.Sudler and others,
Defendants.

In the Circuit Court
for
Queen Anne's County,
in Equity.

Report of Sales.

To the Honorable, the Judges of said Court:-

The report of Thomas J.Keating, Trustee appointed by decree in thus cause to make sale of the real estate therein mentioned and described, respectfully states: That after giving bond with security, approved by the Clerk of this Court, for the faithful discharge of the trust reposed in him by the said decree, and after giving notice of the time, place, manner and terms of sale by advertisement inserted in the Centreville Observer and in the Centreville Record, two newspaper printed and published in Queen Anne's County Maryland, for more than three successive weeks before the day of sale, as provided by said decree, he did, pursuant to said notice and advertisement, attend in front of the Court House in the town of Centreville, Maryland, on Tuesday, June 22nd. 1920 at the hour of 1-30 o'clock P.M. and did then and there proceed to sell the real estate mentioned and described in these proceedings as follows, to wit:- In the first place, Your Trustee read the advertisement of sale, a certified copy of which advertisement of sale is filed with this report, and announced that he would first offer for sale the tractof land or farm, nowin the tenancy of Frank Cacy, situate in the seventh election district of Queen Anne's County, Maryland, on the north or right side of the public road leading from Sudlersville to Church Hill, adjoining the M.Edwin George land and the farm recently purchased of W. Otho Thomas by Sudler Kimbles, containing one hundred and sixty five acres of land,more or less, and then and there sold said farm to George A.Skinner and Susan Skinner, his wife, at and for the sum of sixty five dollars per acre for the 165 acres,more or less, they being then and there the highest bidder therefor, at said price, and aggregating the total purchase price of Ten thousand seven hundred and twenty five dollars.

The purchasers have made a cash deposit and advised your Trustee that they expect to make a cash settlement for the farm upon ratification of the sale. The farm was sold subject to the tenancy of Frank Cacy for the remainder of the year 1920 and the wheat crop was reserved from the operation of the sale. The landlord(s interest in all other crops of the year 1920 is to pass to the purchasers and the purchasers are to pay the taxes for the year 1920 and the Insurance from the day of sale. In the next place, your Trustee offered for sale all that residence property where Dr. Foster Sudler resided at the time of his death, situate on Main Street in the town of Sudlersville, Queen Anne's County,Maryland, adjoining on one side what is known as the Barwick property, on another side what is known as the Hazel property and adjoining in the rear the property of George Phillips containing about one acre of land improved by a large frame residence, garage, stable and other outbuildings and sold said residence property to Elsie L.Sudler who was then and there the highest bidder therefor, at and for the amount of four thousand dollars. This property was sold with possession to be given Jan 1st.1921, and the taxes thereon to be paid to said date out of the proceeds of sale. Notice to creditors attached to advertisement of sale.

Respectfully submitted,

Thos. J.Keating, Trustee.

Summary of Purchase Money.

Farm of 165 acres @ $65.00 per acre.	$10725.00
Residence property	4000.00
Total	14725.00

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 23rd.day of June, in theyear 1920, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared the above named Thomas J.Keating, trustee, and made oath in due form of law that the mattes and things stated in the foregoing report are true to the best of his knowledge and belief, and that the sale therein reported were fairly made.

J.F.Rolph,
Clerk of the Circuit Court for
Queen Anne's County.

Filed June 23rd.1920 Certificate of Advertisement of Sale.

Trustee's Sale of valuable Residence Property and Farm.

The undersigned as trustee, by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed in a cause in said Court wherein The Sudlersville Bank of Maryland is Plaintiff and Elsie L.Sudler and others are defendants, will offer at public sale in front of the Court House in Centreville, Queen Anne's County,Maryland,on Tuesday June 22,'20, at 1.30 o'clock P.M. the folllowing real estate of which Doctor Foster Sudler died seized and possessed and described in the proeedings in said cause, that is to say:- All that residence property where Dr. Foster Sudler resided at the time of his death, located on Main Street in the town of Sudlersville,Queen Anne's County,Maryland, adjoining the Barwick Property on one side and the Hazel Property on the other side and adjoining in the rear the property of George Phillips, containing about one acre of land,improved by large frame residence, stable garage and necessary out buildings all in good order. All that tract of land or farm now in the tenancy of Frank Cacy located on the right or north side of the public road leading from Sudlersville to Church Hill, adjoining the M. Edwin George land and the farm recently purchased by Sudler Kimbles,containing 165 acres of land more or less, of which there is in tillage about 130 acres and the remainder is well set in timber. The improvements consist of a comfortable frame dwelling, barn, stables, sheds and necessary outbuilding, all in good condition. The farm is on the state road about 2 1/2 miles from Sudlersville and is in first class state of cultivation. Fruit trees sufficient for use of farm. The farm is very productive and splendidly located.

Terms of sale as prescribec by decree: One third of purchase money payable in cash on day of sale and ments payable respectively in one the remainder in two equal instaland two years from day of sale, or all cash, at option of purchaser,the credit payments to bear interest from day of sale and to be secured to satisfaction of the trustee,

A cash deposit of $1000.00 on each parcel at time of sale.

Thomas J.Keating, Trustee.

Elmer Anthony, Auctioneer.

Notice to Creditors. All persons having claims against the estate of Dr.Foster Sudler, late of Queen Anne's County deceased, are hereby notified to file their claims withthe proper vouchers thereof with the Clerk of the Circuit Court for Queen Anne's County on or before the 31st.day of December, 1920.

Thomas J.Keating, Trustee.

The Centreville Observer.
Centreville,Md. June 23.1920.

The Centreville Observer Publishing Co, hereby certifies that the sale of real estate in the case of Thomas J.Keating, Trustee,Sudlersville Bank,Plaintiff and Elsie L.Sudler, et al, defendants a true copy of which is hereto annexed, was inserted in the Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 22nd. day of June, in the year 1920.

The Centreville Observer Publishing Co.
By S.Chas. Walls, Secty.

Filed June 23rd.1920.

Order Nisi filed June 23rd.1920.

The Sudlersville Bank of Maryland, a body corporate. Plaintiff.

Vs.

Elsie L.Sudler, and others, Defendants.

In the Circuit Court
for Queen Anne's County,
in Equity.
No. 2336.

Ordered that the sales of the real estate of Foster Sudler deceased, made and reported by Thomas H.Keating, Trustee for the sale of the real estate mentioned and described in the above entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th.day of August, in the year 1920; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 28th.day of July next.

The report states the amount of sales to be $14725.00

Filed June 23rd.1920. J.F.Rolph, Clerk.

Certificate of Publication of Order Nisi. filed

Order Nisi.

The Sudlersville Bank of Maryland, a body corporate, Plaintiff

vs

Elsie L.Sudler, and others, Defendants.

In the Circuit Court for Queen Anne's County, in Equity,

Ordered that the sales of the real estate of Foster Sudler, deceased, made and reported by Thomas J.Keating, Trustee for the saLe of the real estate mentioned and described in the above entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th.day of August, in the year 1920;provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland, once in each of four successive weeksbefore the 28th.day of July next.

The report states the amount of sales to be $14,725.00

J.F.Rolph, Clerk.

Filed June 23rd.1920. True Copy. Test: J.F.Rolph, Clerk.

The Centreville Observer.
Centreville,Md. Sept 15/1920.

The Centreville Observer Publishing Co, hereby certified that the order Nisi in the case of The Sudlersville Bank vs. Elsie L.Sudler et al. a true copy of which is

hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed ad and published at Centreville, Queen Anne's County,Maryland, once a week for four succes sive weeks before the 28th.day of July, in the year 1920.

The Centreville Observer Publishing Co.
By S.Chas. Walls, Secty.

Filed Sept. 15th.1920, Order Ratifying Sale.

The Sudlersville Bank of Maryland, a body corporate, Plaintiff.
vs.
Elsie L.Sudler, and others, Defendants.

In the Circuit Court
for Queen Anne's County,
in Equity,
No. 2336.

Ordered this 15th.day of September, 1920, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the sales of the real estate of Foster Sudler deceased, made and reported in the above cause by Thomas J.Keating, Trustee, be and the same are hereby finally ratified and confirmed; no cause to the con trary thereof having been shown, although notice appears to have been given as provided in the previous order Nisi.

The trustee is allowed the usual trustee's commissions for making sale of real estate and for all expenses, not personal, upon producing the proper vouchers therefor before the auditor.

Filed Sept. 15th.1920. Philemon B.Hopper.

Report and Account of the Auditor, filed January 28th.1921.

In the Circuit Court for Queen Anne's County, in Equity.

The Sudlersville Bank of Maryland,
versus
Elsie George Sudler et al.

Chancery Docket, Cause No. 2336

To the Honorable, the Judges of said Court:-

The report of Madison Brown, Auditor unto Your Honors respectfully sets forth:

That it appaars from the proceedings of this cause that Foster Sudler left insuffi cient personal property for the payment of his debts; that Elsie George Sudler, his widow, renounced in due time the will and thereby became entitled to one third of his real estate as an heir at law; that at the time of the sales herein mentioned she was entitled, subject to his debts, to an undivided one third part of the land sold in this cause.

It also appears from a certified copy of the final administration account of the personal estate of said Foster Sudler, filed with the auditor, that certain claims were allowed dividends in the Orpha 's Court out of the personal estate, and as these claims are certified by the register of Wills to have been allowed for distribution out of the personal estate the auditor has made a statement of claims as part of this account, attached herewith, based on said administration account (which shows said dividend) and in which the claims allowed in said account are allowed in said statement of claims

The within account is stated by first charging the trustee with the gross amount of the sales made by him, and is then allowed thereout his commissions for making said sales per rule of this court, his costs incident to said aale, taxes paid by him &. The all the balances due on said claims are allowed in full. The one-third of the res idue is allowed Elsie George Sudler, the widow, and two thirds thereof are divided equally between the three children of Foster Sudler named in his will.

The auditor has not attempted to find what proportion of the net sale ofthe resi- dence pr perty the children receive nor what the proportion of the netsale of the farm they receive, deeming this can be done if necessary by the papers being referred to him for that purpose. It may be important in the future to ascertain these proportions, for it appears that the net sale of the residential property passes to the children

absolutely under third item of the will, while it appears that the net sale of the farm sold passes to the children under Item 7 of the will, which item provided that in the event of thedeath of any the children under 23 years of age without lawful issue, the share of the one do dying shall pass to the others &.

Respectfully submitted,

Jan.28,1921. Madison Brown, Auditor.

To the Honorable, the Judges of said Court: The auditor, since writing the above report, desires to add the following as part of the same report. Since writing the report above he has ascertained that each child receives from the sale of the residential property as her share $87.34, and that each child received from the net sales of the farm $555.76, He has done this because the share of each child from the residential property maybe payable at once to the guardian of said child, while the share of each child from the farm may not become absolutely the property of the child until she reaches 23 years of age and therefore may be held under the order of this court until the time of payment has arrived.

Respectfully submitted,

Madison Brown, Auditor.

The Proceeds of the Sales of the real estate of Foster Sudler, deceased, sold under the decree passed in this cause, in account with Thomas J.Keating, the trustee appointed by the decree filed in this cause.

Cr.

1920.			
June 22.	By gross proceeds of the sale of the farm mentioned in the report of sales filed, to wit:	$10725.00	
	By gross proceeds of the sale of theresidence property mentioned in said report of sales.	4000.00	
	Total amount of sales, to wit:		$14725.00

Dr.

" "	To Thomas J.Keating,trustee, for his commissions on said sales, per rule of court, to wit:-		$637.49	
	To do, for the costsof his bond filed herein with corporate surety thereon,per receipt for same:		45.00	
	To do.for the court costs of this cause per bill of costs made by Clerk:			
	Costs of J.F.Rolph. Clerk ,	42.50		
	Appear. fee plaintiff's solicitor.	10.00		
	Appear. fee defendant's solicitor	10.00		
	Costs of J.W.Yeates, Sheriff	2.00		
	Fee of guardian ad litem	4.00		
	Costs of W.T.Bishop,Register of Wills	16.50		
	Costs of C.E.Tucker, examiner	8.00		
	Witnesses before examiner.	1.50	94.50	
	To do. for the charges of Elmer Anthony at sale as auctioneer, to wit:		25.00	
	To do. for the costs of advertisingnotice of sale and order nisi thereon, per receipted bill for same,to wit:		68.00	
	To do for the costs of advertising notice of sale in the Centreville Record, per receipted bill for same, towit:		63.00	
	To do. for costs of advertising the order nisi to be passed and advertised in relation to this report and account to wit:		3.00	
	To do. for the amount of the state & County taxes for year 1920, sold on residence property sold with understanding said taxes should be paid out of sale,per receipted tax sale account, to wit:		56.11	
	To Madison Brown, for stating this audit, to wit:		27.00	
	To Balance, to wit:		13705.90	
			14725.00	$14725.00

By balance brought forward, to wit: $13705.90

1.	To Elsie George Sudler, assignee of Emily V.Straughn in full of balance of note of Foster Sudler for $500 mentioned in statement of claims as Claim No.1.	$479.44	
2.	To Elsie George Sudler, assignee of Emily Sudler for $500 mentioned in statement of claims as Claim No.2	958.87	
3.	To Elsie George Sudler, assignee of Addie Sudler, in full of balance on note of Foster Sudler for $500,mentioned in statement of claims as Claim No.3.	484.10	
4.	To Elsie George Sudler, assignee of C.B.Channe in full of balance on note of Foster Sudler for $500.00 mentioned in statement of claims as Claim No.4.	498.68	
5.	To Elsie George Sudler, assignee of National Bank of Smryna, in full of balance on of Foster Sudler for $500.mentioned in statement of claims as Claim No.5	478.04	
6.	To Elsie George Sudler, assignee of C.B.Chance, in full of balance due on account of Foster Sudler for $10.80 mentioned in statement of claims as Claim No.6	9.29	
7.	To Elsie George Sudler, assignee of J.W.Paynter, in full of balance on account of Foster Sudler for $50 mentioned in statement of claims as Claim No.7	43.00	
8.	To Elsie George Sudler, assignee of The Sudlersville Bank of Maryland, in full of balance due on note of Foster Sudler for $6500,mentioned in statement of claims as Claim No.8.	5968.19	
9.	To Elsie George Sudler, assignee of National Bank of Smyrna,in full of balance due on note of Foster Sudler, for $2000,mentioned in statement of claims as Claim No.9	1892.34	
	To balancecarried below for distribution	2893.95	
		13705.90	$13705.90

Distribution among heirs and legatees of Foster Sudler:

By balance brought down, to wit: 2893.95

1.	To Elsie George Sudler, widow of Foster Sudler, (renouncing will) 1/3 of said balance,to wit:	964.65	
2.	To Leila George Sudler, daughter of Foster Sudler, infant,legatee under his will,2/9 of said balance	643.10	
3.	To Martha Elvira Sudler, infant daughter of Foster Sudler, legatee under his will,2/9 of said balance:	643.10	
4.	To Sarah Kathryn Sudler,infant daughter of Foster Sudler,legatee under his will 2/9 of said balance,	643.10	
		2893.95	2893.95

Jan.27,1921.

Madison Brown, Auditor.

Statement of Claims versus Foster Sudler.

No. Claim	Name of creditor.		
1.	Elsie G.Sudler, as assignee of Emily V.Straughn, of note of Foster Sudler to her for	$500.00	
	Inte st thereon to Oct. 2,1920	57.49	
		557.49	
	Deduct dividend from personal estate	78.05	
	Balance due on said claim	$479.44	$497.44
2.	Elsie G.Sudler as assignee of Emily V.Straughn, of note of Foster Sudler to latter	1000.00	
	Interest thereon Oct. 2, 1920	114.96	
		1114.96	
	Less dividend from personal estate,	156.09	
	Balance due on said claim	958.87	958.87
3.	ElsiE G.Sudder, as assignee of Addie Sudler of note of Foster Sudler to latter for	500.00	
	Interest thereon to oct.2,1920	62.90	
		~~562.90~~	
	Less dividend thereon from personal estate	78.80	
	Balance due on said claim	484.10	484.10

4.	ElsiE G.Sudler, as assignee of Charles B.Chance of note of Foster Sudler to him for	$500.00	
	Interest thereon to oct. 2,1920.	79.85	
		579.85	
	Less dividend from personal estate	81.17	
	Badance due on said claim	498.68	498.68
5.	Elsie G.Sudler, as assignee of National Bank of Smyrna of note of Foster Sudler to said bank for	500.00	
	Interest thereon to oct. 2,1920	55.25	
	Less dividend from personal estate	555.25	
		77.47	
		477.78	
	Add error in dividend same being against claimant	.26	
	Balance due on said claim	478.04	478.04
6.	Elsie G.Sudler, as assignee of Charles B.Chance of account due him by Foster Sudler for	10.80	
	Less dividend from personal estate	1.51	9.29
7.	Elsie G.Sudler, as assignee of J.W.Paynter of account due him by Foster Sudler,	50.00	
	Less dividend thereon from personal estate	7.00	48.00
8	Elsie G.Sudler, as assignee of the Sudlersville Bank of Maryland,of note of Foster Sudler for	6500.00	
	Interest thereon to Oct.2,1920	439.75	
		6939.75	
	Less dividend from personal estate	971.56	
	Balance due on said claim	5968.19	5968.19
9.	Elsie G.Sudler, as assignee of National Bank of Smyrna, of note of Foster Sudler for	2000.00	
	Interest thereon to Oct. 2, 1920	200.40	
		2200.40	
	Less dividend from personal estate	308.06	
	Balance due on said claim	1892.34	1892.34
	Total amount of balances due on claims		10,811.95

Madison Brown Auditor.

In the Matter of the Estate of Foster Sudler,deceased: — In the Orphan's Court for Queen Anne's County.

First and Final Administration account of Elsie G.Sudler, Executric of Foster Sudler, deceased.

This accountant charges himself with the full amount of the inventory filed in this estate on May,1st.1920	$1500.00
This accountant further charges herself with the gain on sales of the property appraised, to wit	500.00
Total personal estate received by executrix	2000.00

This accountant craves an allowance for the following payments and disbursements made from said personal estate, to wit:

1. For the amount of costs paid William T.Bishop,Register of Wills for filing and recording will of deceased,incentory and issuing letters and etc.	16.50
2. Amount of costs of publishing notice to creditors in the Centreville Observer, to wit:	5.00
3. Amount retained to pay C.H.Metcalfe and James T.Knotts for their appraisers fee	6.00
4. For the amount of commissions due this accountant at the rate of 10% on the amount wherewith she is charges in this account,that is to say, 10% on $2000.00	.200.00
5. For the amount of costs due William T.Bishop,register of Wills for stating, filing and recording this account.	12.50
Total Disbursements:	240.00

Summary.

Total Amount of Personal estate	$2000.00
Total disbursement as above	240.00
Balance of personal estate	1760.00

The above balance of the personal estate in the sum of $1760.00 is distributed as a dividend at the rate of 14% upon the following claims due by the deceased at the time of his death, which said claims amount to the total sum of $12,571.40 as per the following schedule:

		Claim	Dividend.
Note of deceased to Emily V.Straughn assigned to Elsie G.Sudler for the principal sum of	$500.00	557.49	78.05
Interest thereon to Oct. 2.20	57.49		
Note of deceased to Emily V.Straughn assigned to Elsie G.Sudler for the sum of	1000.00		
Interest thereon to Oct.2,20	114.96	114.96	156.09
Note of deceased to Addie G.Sudler assigned to ElsiE G.Sudler for the principal sum of	500.00		
Interest thereon to Oct.2.20	62.90	562,90	78.80
		Claim	Dividend.
Note of deceased to Charles B.Chance assigned to Elsie G.Sudler for the principal sum of	500.00	579.85	81.17
Interest to Oct. 2.20	79.85		
Note of deceased to National Bank of Smyrna assigned to Elsie G.Sudler for the principal sum of	500.00		
Interest to Oct. 2.20	55.25	555.25.	77.47
Noteof deceased to National Bank of Smyrna assigned to Elsie G.Sudler for the principal sum of	2000.00		
Interest to Oct. 2.20	200.40	2200.40	308.06
Account of deceased to Charles B.Chance assigned to Elsie G.Sudler for the principal sum of	10.80	10.80	1.51
Account of deceased to J.W.Paynter assigned to Elsie G.Sudler for the principal sum of	50.00	50.00	7.00
Note of deceased to Sudlersville Bank assigned to Elsie G.Sudler for the principal sum of	6500.00		
Interest to Oct.2.20	439.75	6939.75	971.56
	$12571.40	12571.40	1760.00

State of Maryland, Queen Anne's County, Sct:-

This twenty eighth day of December, A.D.1920, then came Elsie G.Sudler, administratrix of Foster Sudler, late of the County aforesaid, deceased, and made oath in due form of law that the aforegoing account of administration is just and true as stated, and that she has bona fide paid or secured to be paid the several sums for which she therein claims an allowance.

William T.Bishop.
Register of Wills for Queen Anne's County.
Md.

In the Orphan's Court for Queen Anne's County,Maryland.
Twenty eighth day of December, A.D.1920.

The aforegoing account of administration was duly examined and passed by the Court and hereby ordered to be recorded.

W.Hopper Gibson
John R.Benton
Chas. E.Cannon
Judges.

In the Orphan's Court for Queen Anne's County,Maryland, SCT;-

The Register of wills for Queen Anne's County,Maryland, does hereby certify that the within and aforegoing is a true copy of First and Final Administration account of Elsie G.Sudler, executrix of Foster Sudler, deceased, as filed and passed in this office on December, 28,1920, and recorded in Liber W.T.B. No.1, folio 360 in the orphan's Court for Queen Anne's County,Maryland, and that the claims therein mentioned against Foster Sudler were allowed for distribution in said account out of the proceeds of the personal property of said Foster Sudler, deceased.

In testimony whereof I hereunto subscribe my name and affix the seal of my office this 26th. day of January, 1921.

Seal'
Place.

Wm.T.Bishop.
Register of Wills for Queen Anne's
County,Maryland.

Ordered this day of May, in the year 1921, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court that the within and aforegoing report and accountof the auditor be and the same is hereby ratified and confirmed no cause to the contrary having been shown although notice appears to have been given as provided in the previous order nisi passed upon this report and account and the trustee making the sale is directed to apply the proceeds of sale accordingly with a due proportion of interest to the commissions an claims as the same has been or may hereafter be received; the distributive shares of the infants, Leila G.Sudler, Martha Elvira Sudler and Sara Katherine Sudler, shall be held subject to the further order of this Court.

Filed May 3rd.1921. Philemon B.Hopper.

Nisi Ratification of Audit.

NISI RATIFICATION OF AUDIT.

The Sudlersville Bank of Maryland,

vs.

Elsie L.Sudler, et al.

In the Ciruuit Court for
for Queen Anne's County,
in Equity, Case No. 2336.

Ordered this 28th.day of January, inthe year nineteen hundred and twenty one, that the report and account filed in these proceedings by Madison Brown,Auditor, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 24th. day of February, 1921, provided a copy of this order be published once a week in each of two successive weeks before the 15th.day of February,1921, in some newspaper printed and published in Queen Anne's County.

J.F.Rolph, Clerk.

True Copy;Test:

Filed January 28th.1921. J.F.Rolph, Clerk.

THE CENTREVILLE RECORD.

Centreville,Md.May 3rd.1921.

The Centreville Record Publishing Co, hereby certifies that the Nisi Ratification of Audit in the case of The Sudlersville Bank of Maryland, vs. ElsiE L. Sudler, et al, a true copy of which is hereto annexed, was inserted in the Centreville Record a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for two successive weeks before the 15th.day of February, in the year 1921.

The Centreville Record Publishing Co.
By E.B.Goldsborough.

Register's Certificate filed May 3rd.1921.

Certificate of Guardianship.

State of Maryland, Queen Anne's County, to wit:-

I,William T.Bishop Register of Wills in and for Queen Anne's County,State of Maryland, and by law keeper of the seal and of the records and of the original papers of the Orphan's Court for Queen Anne's County, DO HEREBY VERTIFY, that it appears from the records in said Court that on the third day of May, A.D. nineteen hundred and twenty one, that Elsie G.Sudler was appointed Guardian of Leila George Sudler, Martha Elvira Sudler and Sara Kathryn Sudler infant children of Foster Sudler, late of Queen Anne's County,deceased, after she hadentered intobond with approved security in the penalty of five thousand dollars for the due performance thereof, according to law.

In testimony whereof, I Willia T.Bishop,Register of Wills for Queen Anne's County aforesaid, do hereby set my hand and affix the seal of the Orphan's Court for Queen Anne's County, this third day of May,nineteen hundred and twenty one.

Wm.T.Bishop.
Register of Wills for Queen
Anne's County.

Seal's
Place.

Petition to have funds paid over to Guardian for Infant defendants. filed May 3rd.1921.

The Sudlersville Bank of Md.	(	In the Circuit Court for
vs.	)	
Elsie G.Sudler and oThers.	(	Queen Anne's County, in
	)	Equity.

To the Honorable, the Judges of said Court:-

The Petition of Elsie G.Sudler, Guardian to Leila G.Sudler, Martha Elvira Sudler and Sara Katharine Sudler, infant children of Foster Sudler, deceased, to your Honor respectfully states:-

1. That as will appear from the audit filed in this cause on January 28th.1921, of the proceeds of the sales of the real estate sold in this cause by Thos.J.Keating,Trustee, there was awarded unto said Leila G.Sudler, infant daughter of Foster Sudler, the sum of $643.10 unto Martha Elvira Sudler infant daughter of Foster Sudler, the sum of $643.10, and unto Sara Katharine Sudler, infant daughter of Foster Sudler the sum of $643.10 as their distributive share of the proceeds of sale of the real estate sold in said proceedings.

2. That your petitioner has been duly appointed guardian to said infant defandants, Leila G.Sudler, Martha Elvira Sudler, and Sara Katharine Sudler, infant children of Foster Sudler, deceased by the Orphan's Court for Queen Anne's County, and has duly qualified as said guardian to said infant children by filing in said Orphan's Court an approved bond in the penalty of the sum of five thousand dollars as will appear by reference to a certificate of the Register of Wills for Queen Anne's County filed herewith as a part of this petition and, having duly qualified as guardian to said infant children, your petitioner is advised that she is entitled to have paid over to her as Guardian to said Leila G Sudler,infant, the said sum of P643.10, to have paid over to her as guardian to said Martha Elvira Sudler,infant, the sum of $643.10, and to have paid over to her as guardian to said Sara Katharine Sudler,Infant, the sum of $643.10.

Your Petitioner, therefore prays that an order may be passed by this Honorable Court authorizing empoweringand directing that Thomas J.Keating, trustee in the cause pay unto your petitioner as guardian to Leila G.Sudler, the sum of $643.10, as guardian to Martha Elvira Sudler, the sum of $643.10, and as guardian to Sara Katherine Sudler the sum of $643.10.

And as in duty bound etc.

Elsie G.Sudler, Guardian.

I hereby admit the matters and things alleged in the aforegoing petition.

Thos.J.Keating, Trustee.

It is ordered this 3rd. day of May, in the year 1921, by the Circuit Court for Queen Anne's County, in Equity, upon the aforegoing petition, exhibit and admission that Thomas J.Keating,trustee in the above cause pay over to Elsie G.Dudler, as guardian to Leila G.Sudler,infant, the sum of $643.10, to Elsie G.Sudler, as guardian to Martha Elvira Sudler, infant, the sum of $643.10 and to Elsie G.Sudler,as guardian to Sara Katherine Sudler, infant, the sum of $643.10 distributed to said infants from the proceeds of the sale of the real estate sold in the above proceedings in the audit filed in this cause on January 28,1921, and,upon paymenr by said Trustee, the said Elsie G.Sudler, Guardian as aforesaid, is hereby directed to execute and deliver unto said Trustee a due release and acquittance therefor.

Philemon B.Hopper.

CHANCERY NO. 2339.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the twenty eighth day of May, in the year nineteen hundred and twenty, the following Bill Of Complaint was brought to be recorded, to wit:-

In the Circuit Court for Queen Anne's Court for Queen Anne's County,
In Equity.

Constantine O'Neal.	(	
Versus	)	Chancery Docket
Robert McNeal.	(	Cause
Norwood Dean EppleEy, Infant.	)	No.2339.
	(	

To the Homorable, the Judges of said Court:-

Your orator, complaining, says:-

1. That one Catherine McNeal,late of said county,deceased, died on or about the thirty first day of July, 1919, intestate, seized and possessed of three lots of land, contigous one to the other, situate, lying and being at or near Jackson's Creek, in the Fifth election district of said county, on the east side of a street or road called "Gratitude Avenue", improved by frame dwelling house and outbuildings, and called or known as The Catherince McNeal Property, and being the same land granted unto the said Catherine McNeal by the Chester River Steamboat Company, by two deeds, one dated June 20,1898, and recorded in Liber W.H.C.No.8, fols. 536 &., a land record book of said county, and the other dated May 29,1902, and recorded in Liber J.E.G.No.4, fols. 87 & a land record book of said county.

2. That the said Catherine McNeal left surviving her as her only heirs at law your orator, her grandson; her husband, the said Robert McNeal, and a granddaughter, one Gertrude Eppley, who has since died intestate leaving surviving her as her only heir at law one child, the said Norwood Dean Eppley.

3. That your orator, the said Robert McNeal and the said Norwood Dean Eppley are now seized and possessed, in equal shares, as tenants in common, of the land above described.

4. That the said land cannot be divided among the parties so owning the same as set forth in the preceding paragraph without loss or injury to them, and that in order to make a division of the same it will be necessary that said real estate be sold under the decree of this court and the proceeds of sale divided among the said parties now owning said land according to their respective rights and interests.

5. That one Lillian Boswell, late of said county,deceased, departed this life intestate sometime in the yeay 1907, intestate and seized and possessed of three lots of land, contiguous one to the other, situate, lying and being in said county, at or near Jackson's Creek, on the west of Gratitude Avenue aforesaid, and near if not adjacent to the propertyfirst described herein; being unimproved land known as the"Lillian Boswell Lots" and being the same land granted unto the said Lillian Boswell by The Chester River Steamboat Company by deed dated May 20,1903, and recorded in Liber J.E.G.No.5, fols. 193 '. a land record book of said county,

6. That the said Lillian Boswell left surviving her as her only heirs at law a

nephew, your orator, and a neice, Gertrude Eppley above mentioned, who has since departed this life intestate leaving surviving her as her only heir at law the said Norwood Dean Eppley.

6. That your orator and the said Norwood Dean Eppley are now seized and possessed in equal shares, as tenants in common, of the land described in paragraph five above.

7. That the land so described in paragrpah 5 of this bill cannot be divided among the parties now owning the same as set forth in paragrpah 6 above without loss or injury to them, and that in order to make a division of said land it will be necessary that the same be sold under a decree of this court and a division of the proceeds of the sale had among the parties entitled thereto as above set forth according to their respective rights.

8. That the said Robert McNeal resides in Queen Anne's County aforesaid.

9. That the said Norwood Dean Appley is an infant under twenty one years of age and is a non-resident of the State of Maryland and when last heard of he was residing in Marysville in the State of Pennsylvania.

To the end therefore:

(1) That a decree may be passed for the sale of the real estate herein before described as The Catherine McNeal Property.

(2) That the proceeds of the sale of the said Catherine McNeal Property may be distributed between your orator and the said Robert McNeal and the said Norwood Dean Eppley according to their respective rights and interests.

(3) That a decree may be passed for the sale of the real estate hereinbefore described as The Lillian Boswell property.

(4) That the proceeds of the sale of the real estate of the said Lillian Boswell Property, may be distributed between the said Norwood Dean Eppley and your orator according to their respective rights and interests.

(5) That your orator may have such other and further relief as his case may require.

May it please your Honors to grant unto your orator the writ of subpoena directed to the said Robert McNeal, aduly, residing in Queen Anne's County aforesaid, commanding him to be and appear in this Court at some certain day, to be named therein, and to answer the premises and abide and perform such decree as may be passed therein, and may it please Your Honors to grant unto your orator the order of publication giving noticeto the said Norwood Dean EpplEy, an infant under the age of twenty one years, and who is a non-resident of the State of Maryland, residing in Marysville, State of Pennsylvania, when last heard of, of the object and substance of this bill, and warning him to appear in this Court, in person or by solicitor on or before a certain day, to be named therein, to show cause, if any he has, why a decree ought to pass as prayed.

And as in duty bound etc.

Madison Brown,
Solicitor for Plaintiff.

Order of Publication filed May 28th.1920.

Order of Publication.

Constantine O'Neal. versus Robert McNeal Norwood Dean Eppley Infant. (In the Circuit Court for Queen Anne's County, in Equity. Cause No. 2339.

The object of this suit is to procure a sale of the real estate of which Catherine McNeal, late of said county, died seized and possessed, and a sale of the real estate of which Lillian Boswell, late of same county, died, seized and possessed, for the purpose of division of proceeds of sale among their respective heirs.

The bill states: that said Catherine McNeal died intestate on July 31,1917, seized and possessed of a lot of land now known as Catherine McNeal Property situate in said county at or near Jackson's Creek, in fifth election district, on east side of road or street called "Gratitude avenue", improved a dwelling house and outbuildings, leaving as her only heirs at law her husband, said Robert McNeal, a grandson, Constatine L'Neal, theplaintiff and a granddaughter,Gertrude Eppley, who has since died intestate leaving as her only heir at law one child said Norwood Dean Eppley; that said real estate is now owned by said Robert McNeal, Constatine O'Neal and Norwood Dean Eppley in Equal shares, as tenants in common; that said real estate cannot be divided among the said parties owning the same as above set forth without loss or injury to them, and that the plaintiff is entitled to have the same sold under a decree orthis Court for the purpose of division of proceeds of sale among the said parties entitled thereto according to their respective rights; that said Constantine O'Neal and Norwood Dean Eppley are seized and possessed in equal shares as tenants in common of a lot of land situate in said county on west side of Gratitude Avenue aforesaid, near first mentioned property, and called or known as The Lillian Boswell Lots, and described in a deed to one Lillian Boswell recorded among land records of said county in Liber J.E.G.No.5, fols. 193 &. that said last named property cannot be divided between the said Constatine O'Neal (plaintiff) and Norwood Dean Eppley entitled thereto as above set forth without loss or injury to them, and that the plaintiff is entitled to have said real estate sold under a decree of this Court for purpose of division of the proceeds of sale among the parties so entitled thereto according to their respective rights; that the said Robert McNeal is a resident of said county; that said Norwood Dean EppleEy is an infant under the age oftwenty one years and is a non-resident of the State of Maryland and was residing in Marysville,Pennsylvania when last heard of.

The bill prays for a sale of both parcels of land above mentioned and for a division of the proceeds of sales among the parties owing said real estate according to their respective rights, and for further relief.

It is thereupon, this 28th.day of May,1920, ordered by the Circuit Court for Queen Anne's County, in Equity, that the plaintiff by causing a copy of this order to be inserted in some newspaper published in Queen Anne's County,Maryland, once in each of four successive weeks before the 30th.day of June, 1920, give notice to the said Norwood Dean Eppley, the absent defendant, of the object and substance of this bill, warning him to appear in this Court, in person or by solicitor, on or before the 17th. day of July next, to show cause, if any he has, why a decree ought to pass as prayed.

Filed June 28th.1920. J.F.Rolph, Clerk.

Certificate of Publication of Order of Publication filed Aug.4th.1920.

For Order of Publication see Folio 173 of this Liber (foot of page)

The Centreville Record.

Centreville, Md. July 19,1920.

The Centreville Record Publishing Co, hereby certified that the annexed

advertisement (Order of Publication) in the case of Constantine O'Neal vs. Robert McNeal et al, cause 2339, Circuit Court for Queen Anne's Co,in Equity, a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, nce a week in each of four successive weeks before the 30th.day of June, in the year 1920.

The Centreville Record Publishing Co.
Ny E.M.Forman.
Associate Editor.

Filed Aug.4th.1920.

Petition of Plaintigg for appointment of Guardian ad litem for infant defendants.
Filed Aug.4th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

ConstantinE O'Neal.	(	
versus	)	Chancery Docket.
Robert McNeal and Norwood Dean Eppley,Infant.	(	Cause
	)	No.2339.

To the Honorable, the Judges of said Court:-

The Petition of Constantine O'Neal, plaintiff, unto Your Honors repsectfully sets forth;

That the order of publicatioj heretofore issued in above cause against Norwood Dean EpplEy, an infant non-rEsident defendant, has been duly published in accordance with the terms of said order, as will appear from a copy of said advertisement, certified by the publishers filed in this cause. That said infant defendant has no legal guardian residing within the jurisdiction of this court, and being an infant, it is necessary that some suitable person be appointed guardian ad litem to answer and defend the suit instituted in above cause for said infant,

Therefore your petitioner prays Your Honors to pass an order appointing some person guardian ad litem for said infant with authority to answer and defend said suit for said infant.

Respectfully submitted,

Madison Brown,
Attorney for petitioner.

Date of filing is on other side.

Ordered, this fourth day of August, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County,in Equity and by the authority of this Court, on the aforegoing petition, that Edwin H.Brown,Junior, be and he is hereby appointed guardian ad Litem for Norwood Dean Eppley, infant non-resident defendant of above cause, with authority and direction to appear answer and defend the suit above mentioned for said infant.

Philemon B.Hopper.

Answer of Robert McNeal. Filed 8/5/20.

In the Circuit Court for Queen Anne's County, in Equity.

Constantine O'Neil.	(	Chancery Docket
versus	)	Cause No.
Robert Mcneal et al.	(	2339.

To the Honorable, the Judges of said Court:-

The answer of Robert McNeal to the bill of complaint of Constantine O'Neil against this defendant and others exhibited in above court in above matter.

This defendant admits the matters and things set forth in the bill of complaint to be true and submits to such decree in the premises as may be right.

Robert McNeal.

Answer of Guardian Ad Litem, filed 8/5/20.

In the Circuit Court for Queen Anne's County, in Equity.

Constantine O'Neal. (In Cause No. 2339.
versus) Chancery Docket.
Robert McNeal et al. (

To the Honorable, the Judges of said Court:-

The answer of Norwood Dean Eppley, infant under age of twenty on years, defendant by Edwin H.brown,Junior, his guardian ad litem, to the bill of Complaint of Constantine O'Neal against him and others in this court exhibited in above cause.

This defendant, being an infant of tenderyears, cannot admit any of the matters and things alleges in said bill and submits herewith his rights to the protection of this court.

Edwin H.Brown, Jr. Guardian Ad Litem.

Testimony having been taken in this cause, it is hereby agreedthat thePapers of said cause shall be forthwith submitted to the Court for a decreewithout argument.

Madison Brown, Attorney for Plaintiff.
Edwin H.Brown,Jr. Guardian Ad Litem
Robert McNeal by Madison brown.

Testimony filed Aug. 10th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Constantine O'Neal. (In the Circuit Court for
Vs.) Queen Anne's County,
Robert Mcneal. (in Equity.
Norwood Dean Eppley,Infant.) Cause #2339.

To the Honorable, the Judges of said Court:-

The above cause standing ready for the taking of testimony upon the bill and answers and the subscriber, one of the regular examiners of this Honorable Court, having been notified by council of plaintiff of his desire to take testimony of said cause and after giving due notice to two of the parties of the time and place of the taking of such testimony, attend at my office, in the town of Centreville, Queen Anne's County, Maryland, on the ninth day of August, in the year nineteen hundred and twenty, at the hour of eleven thirty o'clock A.M. proceeded to take the following testimony, to wit:-

Robert A.McNeal the first witness of lawful age produced on the part of the Plaintiff,beging duly sworn and examined, deposes and says:-

1st.Int. State your name, age, residence and occupation?
Ans. Robert A.McNeal, I live in EinchEster, Queen Anne's County,Md. I am 54 yrs. old and my occupation is waterman,

2nd. Do you or not know the parties to this suit; If yea, state which of them and how long you have known them?
Ans. I know all the parties. I am one of the defendants and the other I have known ever since they were born.

3rd.Int. Were you or not acquainted with one Katherine McNeal late of Queen Anne's County,Md. and if so, state whether or not she is living or dead, and if dead, state when and where she died and whether or she left a last will and testament?
Ans. I knew her, she was my wife She is dead, she died at our home in Winchester, Queen Anne's County, on the 31st.day of July 1917, she left no will.

4th.Int. State whether or not the said Catherine McNeal left any real estate and if so, state its location, briefly describe it and give your idea of the value of the same.
Ans. She left three lots of land adjoining one another, very close to Jackson's Creek in Winchester, Queen Anne's County, Md. and on the east side of the street or road cllaed Gratitude Avenue, these lots were deeded to my wifeby the Chester River Steamboat Company, by two deeds. The are improved by a frame dwelling house and some outbuildings. In my judgment this property is worth about $1700.00

5th.Int. State whom the said Catherine McNeal, left surviving her at the time of her death as her only heirs at law?
Ans. Myself, her husband, a grandson Constantine O'Neall and a granddaughter, Gertrude Eppley, a sister of Constantine O'Neal. She has died since my wife, leaving surviving her, only one child, Norwood D.Eppley, The husband of Gertrude Eppley died before her.

6th.Int. State how old Norwood Dean Eppley is and state where he lives?
Ans. He will be four years old next February. He lives in Marysville, Penna. where hismother died. He has no guardian in this State.

7th.Int. State whetehер ot not you were acquainted with one Lillien Boswell late of Queen Anne's County, and if so, state whether she is living or dead and if dead, state when and where she died and whether or not she left a last will and testament?
Ans. I knew her. She is dead, she was my wife's daughter and died in 1907 without a will. She died at my home.

8th. Int. State whether or not, Lillian Boswell at the time of her death, was seized and possessed of any land and if so, des ribe the same briefly and give your idea of its value?
Ans. She left three lots of land near Jackson's Creek, in this county, on the west side of Gratitude avenue, which were deeded to her by the Chester River Steamboat Vompany, These lots are unimproved and are worth about $100.

9th.Int. State whom Lillian Boswell left surviving her as her only heir at law?
Ans. She left Constantine O'Neall who was her nephew and a niece, Gertrude O'Neal who afterwards married became Gertrude Eppley of whom I have already mentioned.

10th. State whether or not the property left by Catherine McNeal, already described by you can be divided among the parties nowowningthe same, withdut loss or injury to them and give your reasons for your answer.
Ans. It cannot be divided among the larties interested without loss and injury to some one of them if not all of them. My reason for saying this is, that the dwelling and outbuildings are all situate on one of the three lots which my wife owned at the time of her death and the other lots are unimproved. It is impossible to divide the one with the b ildings on it and the other lots, simple aslots are of such small value except that they be enclosed or counted with the lot having the buildings as a whole, are of small value. To undertake to divide them would mean a great loss. In other words I mean, the lots as a whole are worth much nore that they are separate.

11th.Int. State whether or not the prope ty left by Lillian Boswell and and before des cribed by you, can be divided among her heirs without loss or injury to them and give your reason for your answer?
Ans. No, they cannot be divided without loss. My reason for saying this is that the lots have a good sized pond of water on them, this pond is located near the center of the lots and takes up nearly all of one lot, which makes that lot of no practical value and to divide, would give to those interseted such a small portion of unimproved land, as t practically to be of no use when separated, but if sold as a whole the are of much greater value then if divided. If these lots were to be divided it would be almost if not entirely impossible to sell them.

12th.Int. Please state how, in your opinion, the properties described by you should be sold in order to promote the interest of the parties owning the same?
Ans. I think it would be of interest to all the parties holding an interest in these lots should be sold as a whole. I think the Boswell lots if included in the sale with the McNeal lots will bring much more than they would if sold separately;

and I also think to include them with the McNeal land would make the McNeal land bring more money.

13th.Int. Examiner's Special.
Ans. I do not.

R.A.McNeal.

Constantine O'Neall, the next witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, deposes and says:

1st.Int. State your name, age, residence and occupation.
Ans. Constantine O'Neall, age 25 yrs, coupation Clerk and my residence is 400 East Clement St,Baltimore,Md.

2nd.Int. Do you ornot know the parties to this suit, If yea, state which of them and low long you have known them?
Ans. I know them all. I am the plaintiff, Robert McNeal,is my step grandfather and Norwood Dean Eppley is my nephew. I haveknown my step grandfather ever since I was vorn and my newphen ever since he wasborn.

3rd.Int. Were you or not acquainted with one Katherine McNeal late of Queen Anne's County,Md. and if so state whether or not she is living or dead and if dead, state when and whereshe died and whether or not she left a last will and testament?
Ans. I knew her. She is dead, she died at her home in Winchester this County, in July,1917, She was my grandmother. She did not leave a will.

4th.Int. State whether or not the said Katherine McNeal left any real estate and if so, state its location, briefly describe it and give your odea of the value of the same?
Ans. At the time of her death she owned three lots near Jackson's Creek wharf, in Winchester, Queen Anne's County,Md. These lots were deed to grandmother by the Chester River Steamboat Company an all of them lie on the east side of what is called Gratitude avenue. One of these lots is improved by a dwelling and some out buildings and the other two are unimproved. In my judgment I think this property is worth about $1700.

5th.Int. State whom the said Catherine McNeal, left surviving her at the time of her death as her only heirs at law?
Ans. My step grandfather, my sister and myself. my sister's name was Gertrude Eppley, she died in October,1918, Her husband was then dead. She left one son survivin her, Norman D.Eppley. Our mother was Gertrude O'Neall and her mothers name was Catherine McNeall.

6th.Int. State how old Norwood Deal Eppley is and state where he lives?
Ans. He will be foud years old some time next February, and he lives with his grandparents in Marysville, Penna.

7th.Int. State whether or not youweee acquainted with one Lillian Boswell late of Queen Anne's County, and if so, state whether she is living or dead and if dead,state when and where she died and whether or not she left a last will and testament?
Ans. I knew her. she is dead. She was my Aunt. She died in 1907 without a will.

8th.Int. State whether or not, Lillian Boswell at thetime of her death was seized and possessed of any land, and if so, describe the same briefly and give your idea of its value and state whom she left surviving her as her only heirs at law?
Ans. At the time of her death she owned three lots of land on the west side of Gratitude avene, just a little ways from the other property which I have described above. In my judgment theselots are worth about $100. If sold with the property I have described as belonging to Catherine McNeal, but if they were to be sold to themselve , I thing $50.00 would be a big price for them. Her only heirs at law are myself and my nephew Norwood Dean Eppley.

9th. State whether or not the property left by Catherine McNeal already described by you can be divided among the parties now owningthe same,without loss or injury to them and give your reasons for your answer?
Ans. I dony think this property could be divided among the parties interested in it without loss and injury to them. My reason is that the buildings are all on one lot and of course cant be divided and the other two lots which are unimproved, as unimproved lots are practically of very little value, they really derive their value from the fact that the dwelling and other buildings which are on the one lot, being used in conjunction, is where the value lays.

10th.Int. State whether ornotthe property left by Lillian Boswell and before described by you, can be divided among her heirs without loss or injury to them and give your reasons for your answer?
Ans. In my judgment to divide these lots among the parties to which they now belong would mean a loss and injury to them. The three lots whilst they adjoin,have a large pond of water in the center one which makes that one of no value. The other two are not worth very much as unimproved lots. If however they are sold in connection with the other property in which we are also interested, makes them worth of at least double their value in any other way.

11th.Int. Please state how, in your opinion, the parties holding an interest in these lots should in order to promote the interest of the parties owning the same?

Ans. By all means, they ought to be sold as a whole. To my certain knowledge there is no demand for lots by themselves but there is a demand for the whole property if it can be bought as a whole.

ExaminEr's special.

I know of nothing that I have not already explained.

C.O'Neill.

There being no further witnesses to be examined and neither party desiring further time for the production of evidence your Examiner herewith respectfully makes his return and certifies that he was engaged as such examiner two days and examined one witness making costs chargeable to Plaintiff as follows:-

Charles E.Tucker.	Examiner.	$8.00
Robert McNeal	Witness.	.75
		8.75

Respectfully submitted.

Chas. E.Tucker.
Examiner.

Decree filed Aug. 2nd.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Constantine O'Neal. (Chancery docket
versus) Cause
Norwood Dean Epply et al. (No.2339.

The above cause standing ready for hearing and being submitted without argument, the bill of complaint and other proceedings were read and considered. it is thereupon, on this twenty sixth day of August, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, sitting as a Court of Equity, and by the authority of this Court, adjudged, ordered and decreed, that the real estate in the proceedings mentioned be sold for the purpose of partition between the parties. That Madison Brown, of said count, be and he is hereby appointed trustee to make said sale, and the course and manner of his proceedings shall be as follows; he shall first file with the Clerk of the Circuit Court for Queen Anne's County, a bond to the State of Maryland, executed by himself, with personal surety or sureties or with corporate surety duly authorized to become sole surety on bonds required in legal proceedings, to be approved by this Court or by said Clerk, in the penalty of thirty six hundred dollars if with personal surety or sureties thereon and in the penalty of eighteen hundred dollars if with corporate surety thereon, conditioned for the faithful performance of the trust reposed in him by this decree or which may be reposed in him by any future decree or order in the premises; he shall then proceed to make said sale, having given at least twenty days previous notice by advertisement inserted in some newspaper published in Queen Anne's County, State of Maryland and such other notice as he shall think proper, of the time, place, manner and terms of sale, which terms shall be as follows, ont third of the purchase money in cash on the day of sale, and the residue of the purchase money to be paid in two equal instalments in nine and eighteen months from day of sale with interest from the day of sale, or all in cash on the day of sale, at option of the purchase; the deferred payments to be secured by the notes of the purchaser or purchasers with a surety or sureties to approved by the trustee; a cash deposit of three hundred dollars to be required of purchaser or purchasers

at the time of the sale. And as soon as may be convenient after any such sale or sales, the said trustee shall return to this Court a full and particular account ofhe same with an affidavit of the truth thereof and of the fairness of said sale or sales annexed; and on the ratification of such sale or sales by this Court, and on the payment of the whole purchase money (and not before) the said tnustee, by a good and sufficient deed, to be acknowledged and executed agreeable to law, shall convey to the purchaser or purchasers of said property, and to his, her or their heirs, the property and estate to him, her or them sold, free, clear and discharged from all claim of the parties to this cause and of any and every person or persons claiming by, from or under them or any of them. And the said trusteeshall bring into this court the money arising from said sale or sales, and the notes which may be taken for the same, to be disposed of underthe direction of this Court, after deducting therefrom the costs of this suit, and such commission to the trustee as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

Philemon B.Hopper.

Bond filed 9/21/22.

State of Maryland, Sct:

KNOW ALL MEN BY THESE PRESeNTS, that we, Madison Brown, of Queen Anne's County, in the State of Maryland, and The American Surety Company of New York, a corporation created by and existing under the laws of the State of New York, are held and firmly bound unto the State of Maryland in the full and just sum of eighteen hundred dollars, current money, to be paid to the said State of Maryland, or its certain attorney, to which payment well andtruly to be made and done we bind ourselves and each ofus, our and each of our heirs, executors, administrators, successors and assigns, jointly and se severally, firmly by these presents.

Sealed with our seals and dated this twentieth day of September, in the year nineteen hundred and twenty.

Whereas by a decree of the Circuit Court for Queen Anne's County sitting as a Court of Equity, bearing date on the twenty sixth day of August, nineteen hundredand twenty, and passed in a cause in said court wherein Constantine O'Neal is complainant and Norwod Dean Epply et al. are defendants, the above bound Madison Brown has been appointed trustee to make sale of certain real estate in the proceedings in said cause mentioned.

NOW THE CONDITION OF THE ABOVE OBLIGATION is such that if thE above Madison Brown do and shall well and faithfully perform the trust reposed in him by said decree or that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to remain in full force and virtue in law.

SignEd,sealed and
delivered in the presence of:
Mary E.Forman.

Seal's
Place.

Madison Brown. (SEALO

The American Surety Company of
New York, by
Madison Brown,
Its attorney in fact.

Attest. J.Lemuel Roberts.

And on the back of the aforegoing
was thus endorsed:to wit:
Security approved and bond filed Sept. 21st.,1920,
J.F.Rolph. Clerk.

Report of Sale filed Sept. 23rd.1920.

In the Circuit Court for Queen Anne's County.

Constantine O'Neal	(	Chancery Docket
versus	)	Cause No
Robert McNeal		
Norwood Dean Eppley	)	2339.

To the Honorable, the Judges of said Court:-

The report of Madison Brown, trustee appointed by the decree in this cause to make sale of certain real estate therein mentioned, shows:

That after giving bond with security for the faithful dischargeof his trust, as required by said decree, and givingnotice of the time, place manner and terms of sale by advertisement in the CentrevilleRecord, a newspaper published at Centreville in said county for more than twenty days before the day of sale, he did, purcusnt to said notice, attend in front of the court house door in the town of Centrevile aforesaid, on the twenty first day of September, in the year ninet en hundred and twenty, at three o'clock P.M. and then and there proceeded to make sale of said real estate in the following manner, to wit:- The said trustee offered at public sale to the highest bidder all that property called or known as The Robert McNeal Property, situated at or near Jackson's Creek in Fifth election district of Queen Anne's County aforesaid, composed of two parcels of land one of which is located on the west side of Gratitude avenue and the other of which is located on the east side of said venue; the land on the west side of said avenue being composed of lots 3, 19, and 20, and the land on the east side of said avenue being composed of lots 40,41 and 42 of a map of the property of or formerly of The Chester River Steamboat Company recorded in Liber W.H.C.No.7, fols. 88 and 89, a land record book of said county, and sold the same to Nathan P.Corkran, he being then and there the highest bidder therefor, at and for the sum of eighteen hundred dollars, The said purchaser paid unto your trustee the sum of three hundred dollars on account of his purchase but had made no further compliance with the terms of sale. After reading the advertised notice of sale and before commencing the sale the trustee announced that the purchaser would be required to pay the state and bounty taxes of the current year.

A copy of the advertised notice of sale is filed with this report as part of the same.

Which is respectfully submitted,

Madison Brown, Trustee.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that on this second day of September,in the year nineteen hundred and twenty, before me, the subscriber, the clerk of the Circuit Court for Queen Anne's County, personally appeared Madison Brown, the within named trustee, and he did make oath in due form of law that the matters and things set forth in the aforegoing report of sale are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

J.F.Rolph,
Clerk of the Circuit Court
for Queen Anne's County.

Filed Sept. 23rd.1920.

Certification of Publication of Advertisement of Sale filed Sept. 23rd.1920

Trustee's Sale of property in Winchester.

By virtue of a decree of theCircuit Court for Queen Anne's County, in Equity, the undersigned will offer at public sale to the highest bidder in front of the Court House door, in the town of Centreville, Maryland, on Tuesday, Sept 21,1920 at 3 o(clock P.M. all that property called The Robert McNeal property situated at or near Jackson's Creek Winchester, Queen Anne's County, Maryland. The land is composed of two parcels, one on the west side of Gratitude avenue and the other on the east side of said avenue. Land n on west side is composed of Lots 3, 19 and 20, and land on east side is composed of Lots 40.41 and 42 of map of Chester River Steamboat Company recorded in Clerk's Office (Liber W.H.C.No.7, fols. 88 and 89) Each lot is about 100 feet X 200 feet, save No.3 wh ich is 100 X 186. The lots will be sold as a whole and not separately.

Improvements consist of a comfortable frame dwelling of two stories on west side of said avenue and outbuildings, in good repair. This sale offers a good opportunity to one desiring a nice home on the water. Stores, school and railroad station are conveniently located.

Terms of sale; One-third of the purchase money in cash on day of sale and the residue in two equal instalments payable 9 and 18 months from day of sale, with interest from day of sale, or all cash on day of sale, at option of purchaser; deferred payments to be secured by notes of purchaser, with securities thereon to be approved by the trustee. Cash deposit of $300 will be required at time of sale. For further particulars apply to undersigned.

Madison Brown, Trustee,
Ventreville, Md.

ElmEr Anthony, Auctioneer.

THE CENTREVILLE RECORD

CEntreville, Md. Sept. 23, 1920.

The Centreville Record Publishing Co, hereby certifies that the advertisement in the case of Constantine O'Neal vs. Robert McNeal a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Cen treville, Queen Anne's County,Maryland, once a week for four successive weeks before the 21 day of Sept. in the year 1920.

The Centreville record Publishing Co.
By E.H.Brown,Jr.

Filed Sept.23,1920.

Order Nisi filed Sept. 23rd.1920.

NISI.

Constantine O'Neal	(	In the Circuit Court
vs.	)	for Queen Anne's County, in Equity.
Robert McNeal Norwood Dean EppleY	(	Chancery No. 2339.

ORDERED, this 23rd.day of SEptember, A.D.1920, that the sale of the real estate made and reported in this cause by Madison Brown, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th.day of November, next, provided a copy of this order be inserted in some newspaper printed and published

in Queen Anne's County, Maryland, once in each of four successive weeks before the 27th. day of October next.

The Report states the amount of sales to be $1800.00

Filed Sept. 23rd.1920 J.F.Rolph, Clerk.

Certificate of Publication of Order Nisi. filed Nov. 27th 1920.

Order Nisi.

Constantine O'Neal vs. Robert McNeal and Norwood Dean Eppley.	( ) (	In the Circuit Court for Queen Anne's County, in Equity, Chancery No. 2339.

Ordered, this 23rd.day of September, A.D.1920, that the sale of the real estate made and reported in this cause by Madison Brown, trustee, be granted and confirmed, unless cause to the contrary thereof be shown on or before the 27th.day of November next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland, once in each of four successive weeks before the 27th.day of October next.

The report states the amount of sales to be ($1800.00

J.F.Rolph, Clerk.

True Copy, Test: J.F.Rolph, Clerk.

Filed September 23rd.1920.

THE CENTREVILLE RECORD.

Centreville, Md. Nov. 27th.1920.

The Centreville Record Publishing Co, hereby certifies that the order Nisi in the case of Constantine ONeal vs. Robert McNeal et al. a true copy of which is hereby annexed was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for four successive weeks before the 27th.day of October, in the year 1920.

The Centreville Record Publishing Co.

By E M.Forman.

Associate Editor.

Order ratifying sale.

It is ordered by the Circuit Court for Queen Anne's County,sitting as a Court of Equity, on this day of in the year nineteen hundredand twenty,that the sale within reported be and the same is hereby ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given as directed bythe order nisi heretofore passed in this cause in relation to said sale. The papers are hereby referred to Madison B.Bordley, as special auditor, with instructions to him to state and return to this Court an account between the proceeds of sale and the trustee making the said sale.

Philemon B.Hopper.

(over)

Report and Account of Special Auditor filed December 3rd.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Constantine O'Neal, (Chancery Docket.
versus) Cause
Robert McNeal et al. (No. 2339.

To the Honorable, the Judges of said Court:-

The report of Madison B.Bordley, Special auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging therein unto the trustee of the cause the gross proceeds of sale made by him, and then by allowing thereout the costs of the sale, court costs, commissions and other costs relating to the cause, the costs so allowed amounting to $269.75.

That it appears from examination of bill of complaint that the land sold consisted of two parcels, sold as one, Constantine O'Meal, Robert McNeal and Norwood Dean Eppley owning the parcel described in paragraph 1 of the bill while the other parcel was owned at time of sale by Constantine O'Neal and Norwood Dean Eppley along. The auditor has found the value of the last mentioned parcel to be $75.00 by averaging the value set thereon by by the two witnesses in the cause, cause, and has taken for the value of the other lot the gross sales less this $75. taken as value of lot described in paragraph 5 of bill.

The auditor has then apportioned the costs so allowed, and has distributed the amount he has so arrived at as value of first described parcel, $1725.00 less costs apportioned thereto among the three parties named above as owning said parcel so described in paragraph 1 of the bill. The remainder of the sale, to wit: $75.00 less costs so allowed apportioned to this amount, is then distributed between the parties named above as owning last described parcel.

Thatit appears from the proceedings of the cause that Norwood Dean Eppley is an infant under twenty one years of age.

Respectfully submitted,

Dec 3" 1920. Madison B.Bordley, Special Auditor.

The proceeds of the sale of the real estate of Constantine O'Neal, Robert McNeal and Norwood Dean Eppley in account with Madison Brown, the trustee appointedto sell said real estate.

1920		Cr.		
21st.				
Sept.	By gross proceeds of sale, per trustee's report of sale filed,to wit:			$1800.00
		Dr.		
" "	To Madison brown, trustee,for his commission for making sale, per rule of court, to wit:		$112.50	
	To do. for the charges of auctioneering for crying sale, to wit:		5.00	
	To do,for court costs of this cause per statement of clerk:			
	Costs of J.F.Rolph, Clerk.	$30.75		
	Costs of C.E.TuckEr, examiner & witnesses	8.75		
	Costs of guardian ad litem	4.00		
	Appearance fee of plaintiff's attorney	10.00	53.50	
	To do,for the costs of his bond filed with corporate surety die said surety,to wit:		10.00	
	To do, for costs of advertising order of publication sale and several orders nisi of the cause, perbill for same,to wit:		84.25	
	To do.Madison B.Bordley, Special auditor for this account		4.50	
			$269.75	
	To Balance, to wit:		1530.25	
			$1800.00	$1800.00

Cr.

By gross sale of lot of land described in #1 of bill of complaint (see auditor's report) $1725.00

Dr.

To costs allowed above apportioned to this sale:	$258.50	
To Constantine O'Neal, the sum of	488.83	
To Robert McNeal, , the sum of	488.83	
To Norwood Dean Eppleythe sum of	488.84	
	1725.00	

==========

Cr.

By gross sale of lot of land described in #5 of bill of complaint, (see auditor's report) 75.00

Dr.

To costs allowed above apportioned to this lot	11.25	
To Constantine O'Neal, the sum of	31.87	
To Norwood Dean Eppley the sum of	31.88	
	$75.00	$75.00

==========

December 3, 1920.

Madison BBordley,
Special auditor.

Nisi Ratification of Audit. filed Dec,3rd.1920.

NISI RATIFICATION OF AUDIT.

Constantine O'Neal.

vs.

Robert McNeal er al.

In the Circuit Court
for
Queen Anne's County, in Equity,

Case No. 2339.

rdered, this 3rd. day of December, in the year nineteen hundred and twenty, that the report and account filed in these proceedings by M.B.Bordley, Special auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th.day of December, 1920;provided a copy of this order be published once a week in each of two successive weeks before the 20th.day of December, 1920 in some newspaper printed and published in Queen Anne's County.

Filed December 3rd.1920.

J.F.Rolph, Clerk.

Certificate of Publication of Nisi Ratification of Audit. Filed June 24th.1921.

NISI RATIFICATION OF AUDIT.

Constantine O'Neal
Vs.
Robert McNeal et al.

In the Circuit Court
for Queen Anne's County, in Equity.
CaseE No. 2339.

Ordered, this 3rd. day of December, 1920, that the report and account filed in these proceedings by M.B.Bordley, special auditor, be ratified and confirmed,unless cause to the contrary thereof be shown on or before the 28th.day of December, 1920,provided a copt of this order be published once a week in each of two successive weeks before the 20th.day of December, 1920, in some newspaper printed and published in Queen Anne's County.

J.F.Rolph, Clerk.

True Copy- Test:

Filed December 3rd.1920.

J.F.Rolph, Clerk.

THE CENTREVILLE RECORD.

Centreville, Md. Jan. 24,1921.

The Centreville record Publishing Co, hereby certifies that the Nisi ratification of audit in the case of Constantine O'Neal vs. Robert McNeal et al. a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week in each of two successive weeks before the 20th.day of December, in the year 1920.

The Centreville Record Publishing Co.
By E.H.Brown, Jr.

Final Order Ratifying Audit.

Ordered, this twenty fourth day of January, (1921) in the year nineteen hundred and twenty one (1921) by the Circuit Court for Queen Anne's County in Equity, and by the authority thereof, that the within and aforegoing report and account of Madison B.Bordley, Special auditor, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although it appears that notice has been given in accordance with the ordre nisi passed in relation thereof. And it is further ordered that Madison Brown, the trustee making the sale, be and he is hereby directed to apply the proceeds of sale in accordance with the said report and account with a due proportion of the interest received or to be received on credit sales to the commissions of the trustee and to the shares of the distributees.

Filed January 24th.1921. Philemon B.Hopper.

CHANCERY NO. 2340.

Quwwn Anne's County, to wit: Be it remembered that on the thirty first day of May, in the year nineteen hundred and twenty, the following Order to docket suit was brought to be recorded, to wit:-

J.Frank Harper, and Charles E.Tucker, Assignee of Mortgage. Vs. John T.Wilson and Katie Wilson,his wife, Mortgagors.	( ) ( ) ( )	In the Circuit Court for Queen Anne's County, in Equity. Cause No.

J.Fletcher Rolph, Esq. Clerk:-

Docket suit forthwith on the Chancery Docket of said Court in accordance with the above titling and file in the papers in said cause a certified copy of the mortgage from John T.Wilson and Katie Wilson,his wife, to William Ellsworth Wilson, dated the 6th.day of November,1918, and recorded in Liber J.F.R.No.1, folios 320 etc. a land record book for Queen Anne's County aforesaid, and by said William Ellsworth Wilson assigned to J.Frank Harper and Charles E. Tucker, dated November 29th.1919, said assignment being recorded among said land records at the foot of said mortgage.

This suit, to be instituted as aforesaid, is a suit for the foreclosure of the above described mortgage under the power of sale containedtherein, by reason of default in the payment of the interest covenanted to be paid upon said principal mortgage debt by the terms of said mortgage at the times therein provided for the payment thereof and failure to insure the improvements on the mortgaged premises.

Also file in said cause the bond accompanying this order.

J.Frank Harper.

Chas. E.Tucker,
Assignees of Mortgage,

Certified copy of Mortgage and assignment filed May 31st.1920.

Queen Anne's County, to wit: Be it remembered that on the sixth day of November,in the year nineteen hundred and eighteen, the following mortgage was brought to be recorded, to wit:-

This Mortgage , made this sixth day of November,in the year nineteen hundred and eighteen by John T.Wilson and Katie Wilson,his wife, of Queen Anne's County, in the State of Maryland,

WHEREAS,the said John T.Wilson is justly indebted unto William Ellsworth Wilson of Queen Anne's County aforesaid, formoney this day loaned by the said William Ellsworth Wilson in the full sum of three hundred dollars ($300.00)

AND WHEREAS it is hereby agreed by and between the parties to this mortgage that the said sum of Three hundred dollars shall be repaid to the said William Ellsworth Wilson at the expiration of three years from the date of this mortgage with interest thereon in the meantime payable semi-annually from the date of this mortgage at the rate of six per cent per annum;

AND WHEREAS the said loan was made upon the expRess precedent agreement that

the aforesaid principal sum of three hundred dollars and the interest to accrue thereon as aforesaid and the prompt payment of the same at the times hereinbefore set forth, were to be secured and assured by this mortgage.

Nowtherefore, this mortgage witnesseth, that in consideration of the premises and of the sum of one dollar, the said John T.Wilson and Katie Wilson,his wife, do hereby grant and convey unto the said William Ellsworth Wilson,his Heirs and assigns in fee simple, all that lot or parcel of land known as Lot No2 of the Keating Lots, and improved by a two story frame dwelling house, situate, lying and being in what was known as Holtontown in the southern part of the town of Centreville, in Queen Anne's County, State of Maryland, adjoining on its north side the lot known as Lot No.1, and on its south side the property of Laura Wright, and described as follows, to wit:- Beginningfor the same at a stone at the southeast corner of the said lot hereby conveyed, on the outlet leading from Sand lots formerly a portion of said Keating lotsto Holton Avenue, said stone being forty feet from the corner of the lot of or formerly of Joseph Giles, and running with the adjoining lot known as Lot No.1 a distance of one hundred and sixty five feet to a stone on the line of thE said Sand lots forty feet to a stone, thence with the lot known as Lot No.3, a distance of one hundred and sixty five feet to a stone on the outlet aforesaid, and thence with the said outlet forty feet to the said place of beginning; being the same land which was conveyed to the said John T.Wilson by Robert J.Catlin and Anna V.Catlin,his wife and Joseph M.Parvis, by deed bearing date the twenty third day of April,eighteen hundred and ninety eight, and recorded in Liber W.H.C.No.7, ffolios 465 and etc. a land record book for Queen Anne's County aforesaid, and being the same land which was conveyed to Clarence M.Catlin and the said Joseph M.Parvis by J.Fletcher Rolph and Thomas J.Keating, trustees by deed bearing date the twenty third day of November, eighteen hundred and ninety six, and recorded in Liber W.H.C.No.5, folios 285 and etc. a land record book for Queen Anne's County aforesaid. Together with all rights, roads, ways, waters, privileges, and advantages thereto belonging or in anywise appertaining, and the buildings and improvements thereon erected and being. Provided, that if the said John T.Wilson, his heirs, executors, administrators or assigns, shall well and truly pay to the said William Ellsworth Wilson,his executors, administrators or assigns, the aforesaid sum of three hundred dollars ($300.00) when and as the sameshall become due and payable as above set forth, and the interest to accrue thereon as aforesaid when and as the same shall become due and payable as above set forth and shall perform all the covenants conditions and agreements on his and their part to be performed, then this mortgage shall be void; and u til default be made in the premises the said John T. Wilson, his heirs and assigns shall possess said property. And the said John T.Wilson for himself, his heirs, executors, administrators and assigns, hereby covenants to pay, as they severally fall due, the debt and interest hereby intendedto besecured, all taxes assessments, public dues and charges levied or that may be levied thereon and on the property hereby conveyed, all costs and attorneys commissions and charges incurred in the collection of said debt and interest or any part of either, and to insure and pendingthis mortgage to keep insured the improvements on said premises to the amount of at least the insurable value thereof, in some company or cmmpaniesapproved by the said William Ellsworth Wilson, his executors, administrators or assign , and to have the said policy or policies so framed or endorsed that the proceeds arising from said policy ro policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver upon demand, to the mor gagee, his executors, administrators or assigns, said policy or policies,

and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value. But, in case of default in payment of said debt, or the interest to accrue thereon, or any part of either as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable, and the said William Ellsworth Wilson,his executors, administrators or assigns or F.Frank Harper, of Queen Anne's County, aforesaid, his and their hereby duly constituted attorney for the purpose, are hereby authorized and empowered to sell said premises upon giving twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper prited and published in Queen Anne's County, State of Maryland, and such other notice as the party selling may deem expedient, for cash or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of first, all expenses incident to such sale,including compensation to the person making the sale the same as allowed to trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity, second, all moneys owing hereunder or secured hereby whether the same shall have then matured or not, and third, the balance to the said John T.Wilson, or whoever may be entitled to the same. And it is hereby agreed that when default be made in any covenant or condition contained in this mortgage, and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said William Ellsworth Wilson,his executors, administrators or assigns or J. Fra Frank Harper his and their said attorney, shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof unless the tender of said mortgage indebtedness be accompanied by the payment of all expense incurred under said foreclosure proceedings, including all costs of advertisement,court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness, principal and interest, equal to one-half the commission allowed trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions, the said John T.Wilson for himself, his heirs, executors, administrators and assigns, hereby covenant to pay.

Witness the hands and seals of the said mortgagors.

John T.Wilson. (SEAL)

Test: C.S.Jump. Katie Wilson. (SEAL)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this sixth day of November,in the year nineteen hundred and eighteen,before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared John T.Wilson and Katie Wilson,his wife, and each acknowledged, the aforegoing mortgage to be their respective act.

C.S.Jump.

Justice of the Peace.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this sixth day of November, in the year nineteen hundred and eighteen, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared William Ellsworth Wilson, the within named mortgagee, and made oath in due form of law that the consderation stated in the within and aforegoing mor gage is true and bona fide as therein set forth.

C.S.Jump,
Justice of the Peace.

Queen Anne's County, to wit: Be it remembered that on the ninth day of November,1919, the following assignment was brought to be recorded, to wit:-

For value received I hereby assign the within and aforegoing mortgage to J.Frank Harper and.Charles E.Tucker.

Witness my hand and seal this twenty ninth day of November,in the year nineteen hundred and nineteen.

Test: MIldred B.Coursey. Ellsworth Wilson. (SEAL)

State of Maryland, Queen Anne's County, to wit:

I hereby certify that the aforegoing is truly taken and copied from Liber J.F.R. No.1, folio 320, a land record book for Queen Anne's County.

In testimony whereof I hereto subscribe my name and affix the seal of the Cir Cuit Court for Queen Anne's County this day of 1920.

Seal's Place.

J.F.Rolph, Clerk.

Bond filed May 31st.1920.

KNOW ALL MEN BY THESE PRESENTS; that we, J.Frank Harper and Charles E.TuckEr, of Queen Anne's County, in the State of Maryland, and the UNTIED STATES FIDELITY AND GUARANTY COMPANY, a body corporate duly authorized by it .charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland in the full and just sum of eight hundred dollars ($800.00) current money of the United States, to be paid to the xxid State of Maryland aforesaid, or its certain attorney, to which payment well and truly to be made and done we bind ourselves and each of us, our and each of our heirs, executors and administrators, successors and assigns, in the whole and for the whole,jointly and severally, furmly by these presents, sealed with our seals and dated this twenty eighth day of May, in the year nineteen hundred and twenty.

WHEREAS, the above bounden J.Frank Harper and Charles E.Tucker are about to execute the power of sale contained in a certain mortgage from John T.Wilson and Katie Wilson, his wife, to William Ellsworth Wilson, bearing date the sixth day of November, in the year nineteen hundred and eighteen, and recorded in Liber J.F.R.No.1, folios 320 etc. a land record book for Queen Anne's County,Maryland, which was by the said William Ellsworth Wilson duly assigned to said J.Frank Harper and Charles E.Tucker by an assignment dated November 29th.1919, and recorded among said land records at foot of said mortgage, by making sale of the property described in, granted and conveyed by said mortgage,default having occured in the terms, conditions and covenants of said mortgage by reason of the non-payment of the interest covenanted to be paid upon the principal mortgage debt named in and secured by said mortgage at the times therein provided for the payment there-

of and by reason of the failure to insure and to keep insured the improvements on the mortgaged premises;

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden J.Frank Harper and Charles E.TuckEr do and shall well and faithfully abode by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of the mortgaged property or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

J.Frank Harper. (SEAL)

Charles E.Tucker, (SEAL)

UNITED STATES FIDELITY AND GUARANTY COMPANY

By L.P.Sollenberger
Nive President.

Signed, sealed and delivered in the presence of:-(as to J. FranK Harper) Helen J.Lease.
(As to Charles E.Tucker)

Seal's Place.

Attest: William J.McFeeley.
Assistant Secretary.

And on the back of the aforegoing bond was thus endorsed, to wit:-
Security approved and bond filed May 31st.1920.

J.F.Rolph, Clerk.

Report of Sale filed June 26th.1920.

J.Frank Harper and Charles E.Tucker. Assignees of Mortgage Vs. John T.Wilson and Katie Wilson, his wife, Mortgagors.	( )) ( ) (	In the Circuit Court for Queen Anne's County, in Equity. CausE No. 2340.

To the Honorable, the Judges of said Court:-

The Report of J.Frank Harper and Charles E.Tucker, assignees of the mortgage hereinafter described, to your Honors, respectfully sets forth:--

1. That default was made by the mor gagors by reason of the nonpayment of the interest covenanted to be paid upon said principal mortgage debt at the time or times when the same became due and payable, and have failed to payany part of said interest upon said principal mor gage debt, as by the terms of said mortgage set forth, and in in said mortgage covenanted to be paid as provided therein for the payment thereof, and that default was also made by reason of the failure of the mortgagors to insure, and pending this mortgage to keep insured the buildings and improvements upnn said premises as covenanted in said mortgage to be done, thereby causing the mortgagors for the protection of themselves to insure and to pay the premiums thereof, in accordance with the terms and conditions as in said mortgage set forth, the said mortgage being as follows, to wit: the mor gage from John T.Wilson and Katie Wilson, his wife, to William Ellsworth Wilson, dated November sixth, nineteen hundred and eighteen, and recorded in Liber J.F.R.No.1, folios 320, etc. a land record book for Queen Anne's County, Maryland which mortgage was by the said William Ellsworth Wilson, assigned to the said J.Frank Harper and Charles E.Tucker, by assignment dated November 29th.1919, and recorded among said land records at the foot of said mortgage, copy of wnich said mortgage and the

said assignment thereof, duly certified, is filed among the proceedings in this cause.

2. That prior to the sale herein fter mentioned of the mortgaged property, the said J.Frank Harper and Charles E.Tucker, assignees of said mortgage as foresaid, gave bond to the State of Maryland, conditioned to abide by and fulfill any order or decree which should be made by any Court of Equity in relation to the sale of the mortgaged property or the proceeds thereof as provided by law, which bond was filed with the Clerk of this Cuurt and was by said Clerk duly approved prior to the sale hereinafter reported.

3. That after givingnotice of the time, manner, place and terms of sale in the Centreville Observer and also in the Centreville Record, newspaper published in Queen Anne's C unty aforesaid for more than twenty days before the day of sale, the said J. Frank Harper and Charles E.Tucker, assignees of said mortgage asaforesaid, did, pursuant to said notice, attend in front of the Court House door, in the town of Centreville, Queen Anne's Count., Maryland, on Saturday, the twenty sixth day of June, nineteen hundred and twenty, at the hour of two o'clock P.M. and then and there in execution of the power of sale contained in said mortgage to be exercised in case of default in the terms thereof, defaul. having occured as above stated, proceeded to sell the real estate described in said mortgage, that is to say:- they then and there offered at public sale to the highest bidder,the real estate described in said advertisement of sale and in said mortgage being all that lot or parcel of land situate in the southern part of the town of Centreville, Queen Anne's County,Maryland, in what is known as Holtontown, and known as Lot No.2, of the Leating Lots, adjoining on its north side the lot known as Lot No.1 and on its south side the property of Laura Wright, being improved by a two story frame dwelling house and being the same land described in the deed from Robert J.Catlin et al. to the said John T.Wilson by deed dated April 23rd. 1898, and recorded in Liber W.H.C. No.7, folios 465 etc. a land record book for Queen Anne's County aforesaid, and sold the same to george Woodland and Lena Woodland,his wife, as tenants by the entireties, they being then and there the highest bidder therefor, at and for the sum of nine hundred and ten d llars, ($910.00) The undersigned assignees and vendors file herewith as a part of this report, marked Exhibit #1, a certificate of the publication of the aforesaid advertisement of sale in the Centreville Observer, a newspaper published as aforesaid in Queen Anne's County aforesaid. The said purchasers have paid to the undersigned assignees and vendors the sum of four hundred dollars (400.00) on account of the aforesaid purchase money, and have promised to pay the balance of said purchase money on or before the final ratification of said sale by this Honorable Court.

Respectfully submitted.

J.Frank Harper

Charles E.Tucker.

Assignees of mortgage.

State of Maryland, Queen Anne's County, to wit:

I herebycertify that on this twenty sixth day of June, in the year nineteen hundred and twenty, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, Maryland, personally appeared J.Frank Harper and Charles E.Tucker, assignees of mortgage, and each made oath in due form of law that the matters and things stated in the aforegoing repo t of sale are rue to the best of their and each of their knowledge and belief, and that the sale therein reported was fairly made.

J.F.Rolph,
Clerk of the Circuit Court for
Queen Anne's County,Maryland.

Certificate of Publication of Advertisement of Sale
Filed June 26th.1920.

Assignee's Sale of valuable dwelling house and lot, in Centreville, Md.

By virtue of the power of sale contained in the mortgage from John T.Wilson and Katie Wilson,his wife, to William Ellsworth Wilson dated November 6th.1918, and record ed in Liber J.F.R.No.1, folios 320, etc, a land record book for Queen Anne's County, Maryland, and by said mortgage assigned to J.Frank Harper and Charles E.Tucker,-by assignment dated November 29th.1919, and recorded among said land records at the foot of said mortgage, the undersigned J. Frank Harper and Charles E.Tucker, assignees as afore said of said mortgage will offer for sale at public auction in front of the Court House door, in the town of Centreville, Queen Anne's County, Maryland, on Saturday June 26 '2 20 commencing at the hour of two o'clock P.M. all that lot or parcel of land known as Lot No.2, of the leating lots, situate in the southern part of the town of Centreville, Queen Anne's County, Maryland in what is known as Holton Twon, adjoining on its north side the lot known as Lot No.1 and on its south side property of Laura Wright, being the same land described in the deed from Robert J. Catlin et al, to said John T.Wilson dated April 23rd.1898, and recorded in Liber W.H.C.No.7, folios 465 etc, a land record book for Queen Anne's County aforesaid. The improvements consist of a two story dwelling house conveniently located and its sale presents a good opportunity to a person who may desire to purchase a home in this portion of Centreville,

Terms of Sale: One-third of the purchase money to be paid in cash at the time of sal and the balance thereof in two equal instalments, payable repsectively in six and twelv months from the day of sale, the credit payments to bear interest from day of sale and to be secured by the notes of the purchaser with security thereon to be approved by the undersigned, or the whole purchase money may be paid in cash, at the option of the purchaser.

J.Frank Harper,
Charles E.Tucker.
Assignees of mortgage.

ElmEr Anthony, Auct.

THE CENTREVILLE OBSERVER.

Centreville, Md. June 26, 1920.

The Centreville Observer Publishing Co, hereby certified that the assignee's sad in the case of J.Frank Harper & Chas. E.Tucker, assignees Wilson vs. Wilson, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 26th. day of June in the year 1920.

The Centreville Observer Publishing
By
S.Chas. Walls, Sect.

Exhibit #1.
FilEd June 26th.1920.

No.

Order Nisi filed June 26th.1920.

ORDER NISI.

J.Frank Harper, and
Charles E.Tucker,
assignees of mortgage)

Vs.

John T.Wilson and
Katie Wilson,his wife,
Mortgagors.

In the Circuit Court for
Queen Anne's County, in Equity,
CausE No. 2340.

ordered, this 26th. day of June, in the year nineteen hundred and twenty, that the sale of the mortgaged real estate made and reported in this cause by J.Frank Harper and Charles E.Tucker, assignees of Mortgage, be ratifiéd and confirmed, unless cause to the contrary thereof be shown on or before the 6th. day of September, next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County State of Maryland, once in each of four successive weeks before 4th. day of August next.

The report states the amount of the sale to be $910.

J.F.Rolph, Clerk.
of the Circuit Court for
Queen Anne's County.

Filed June 26th.1920.

Certificate of Publication of Order Nisi filed Oct. 6th.1920.

order Nisi.

J.Frank Harper and Charles E. Tucker, assignees of mortgage,	(	In the Circuit Court
vs.	)	for Queen Anne's County,
John T.Wilson and Katie Wilson, his wife, mortgagors.	(	in Equity,
	)	Cause No. 2340.
	(	

ORDERED, this 26th. day of June, in the year nineteen hundred and twenty, that the sale of the mortgaged real estate made and reported in this cause by J.Frank Harper and Charles E.Tucker, assignees of mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th.day of September next; provided a copy of this order be inserted in some newapaper printed and published in Queen Anne's Countym State of Marland, onee in each of four successive weeks before the 4th.day of August next.

The report states the amount of the sale to be $910 .

J.F.Rolph,
Clerk of the Circuit Court for
Queen Anne's County.

True copy:

Filed June 26th.1920. Test: J.F.Rolph, Clerk.

THE CENTREVILLE OBSERVER .

Centreville, Md. Oct. 8. 1920.

The Centreville Observer Publishing Co, hereby certifies that the order Nisi in the case of J.Frank Harper & Chas. E.Tucker, assign, vs. John T.Wilson et al., a true copy of which is hereto annexed, was inserted in the Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for foursuccessive weeks before the 4th.day of August,in the yeab 1920.

The Centreville Observer Publishing Co.

By B.G.Durney.

Final Order of Ratification filed Oct. 8th.1920.

FINAL ORDER OF RATIFICATION.

J.Frank Harper and Charles E.Tucker, Assignees of mortgage	(	In the Circuit Court for
vs.	)	Queen Anne's County,
John T.Wilson and Katie Wilson, his wife, mortgagors.	(	in Equity.
	)	Cause No. 2340.

ORDERED, this eighth day of October, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that the sale of the real estate made by J.Frank Harper and Charles E.Tucker, Assignees of mortgage, and reported by them in the above eause, beand the samd is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given as directed by the preceding Order Nisi passed in this cause on the 26th.day of June, 1920, and the said J.Frank Harper and Charles E.Tucker, Assignees of mortgage, are allowed the commissions and all expenses not personal for which they shall produce vouchers to the auditor of this Court, which are provided for in the mortgage.

Philemon B.Hopper

Report and Account of the Audit.

In the Circuit Court for Queen Anne's County, in Equity.

J.Frank Harper and Charles E.Tucker, Assignees of mortgage. (Chancery Docket,
) Cause
versus (No.
John T.Wilson, et al, mortgagors.) 2340.

To the Honorable, the Judges of said Court:

The report of Madison Brown, Auditor, unto your Honors respectfully sets forth:

That he has stated the within account by first charging unto the plaintiffs as vendors making the sale herein reported the gross amount of the sale made by them, and then by allowing unto them thereout their commissions for making the saleaccording to the rule of this Court, as provided by the terms of the mortgage, the court costs of this cause, the costs of their bond and auctioneer's fee, the costs of advertising notice of the sale and several orders nisi of this cause, the mortgage debt (per statement filed) in full, auditor's fee, leaving a balance as the net sale of $360.70 to remain subject to the future order of this court.

Respectfully submitted,

Nov.18,1029. Madison Brown, Auditor.

THE proceeds of the sale of the mortgaged real estate of John T.Wilson, Mortgagor, in account with J.Frank Harperand Charles E.Tucker, Assignees of the mortgage herein mentioned, vendors making said sale under the power of sale in said mortgage.

==========

Cr.

1920 June 26.	By gross proceeds of the sale of the mortgaged real estate, per report of sale filed June 26,1920,to wit:	$910.00

Dr.

" "	To J.Frank Herper and Charles E.Tucker, vendors making sale of said real estate, for their commissions for so doing, per terms of the mortgage, to wit:	$61.65	
	To do. for the premium or costs of their bond filed in this cause with corporate surety thereof, per receipt of said surety, to wit;	5.00	

To do. for the court cos s of this cause per statement of clerk, as follows:		
Costs of J.F.Rolph, Clerk.	$18.75	
Appearance fee of plaintiff's attorney	10.00	28.75
To do for the charge of T.F.Seward for auctioneering real estate, per his receipt.		10.00
To do, for the costs of advertising in the Centreville Observer notice of the sale and the order nisi theren, per receipted statement,to wit:		54.50
To do for the costs of advertising in the Centreville Record notice of sale, per receipted account for same, to wit:		49.50
To do for the costs of advertising the order nisi to be passed in relation to this account and report thereon,to wit:		3.00
To do, as assignees of the mortgage mentioned, in full of the mortgage debt due by said mortgage, per statement of the mortgage debt filed,to wit:		332.40
To Madison Brown, Auditor, for stating this account, to wit:		4.50
To balance subject to future order of this Court:		360.70
	$910.00	$910.00

Madison Brown.
Auditor.

Nov.18-1920.

Nisi Ratification of Audit filed Nov. 19th.1920.

NISI RATIFICATION OF AUDIT.

J.Frank Herper and
Charles.E.Tucker, asse of Mtg.

Vs.

John T.Wilson and
Katie Wilson,his wife.

In the Circuit Court

for Queen Anne's Cuunty,

in Equity.

Case No. 2340.

Ordered, this 19th. day of November, in the year nineteen hundred and twenty, that the report and account filed in these proceedings by Madison Brown, auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th.day of December, 1920, provided a copy of this order be published once a week in each of two successive weeks before the 6th.day of December, 1920. in some newspaper printed and published in Queen Anne's County.
Filed November, 19th.1920. J.F.Rolph, Clerk.

Certification of Publication of Nisi Ratification of Audit filed Aug. 11th.1921.

NISI RATIFICATION OF AUDIT.

J.Frank Herper and Charles E.TuckEr
Assignees of Mortgage.
Vs.
John T.Wilson and Katie Wilson, his wife.

In the Circuit Court for
Queen Anne's County,in Equity,
CasE No. 2340.

Ordered, this 19th.day of November, in the year nineteen hundred and twenty, that the report and account filed in these proceedings by Madison Brown, auditor, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 15th.day of December, 1920- provided a copy of this order be published once a week in each of two successive weeks before the 6th.day of December, 1920, in some newspaper printed and published in Queen Anne's County,

J.F.Rolph, Clerk.
True Copy Test: J.F.Rolph, Clerk.

Filed November 19th.1920.

THE CENTREVILLE RECORD.

Centreville, Md. Aug. 11-1921.

The Centreville Record Publishing Co, hereby certifies that the Nisi audit in the case of Harper & Tucker, assign. vs. Wilson, a true copy of which is hereto annexed, was inserted in the Centreville record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, nce a week in each of two successive weeks bef before the 6 day of December, in the year 1920.

The Centreville Record Publishing Co.
By E.H.Brown, Jr .

Final Order Ratifying Audit.

In the Circuit Court for Queen Anne's County, in Equity.

J.Frank Harper and Charles E.Tucker, Assignees of mortgage, vs. John T.Wilson et al, mortgagors.	( ) ( ) (	Chancery Docket. Cause No. 2340.

Ordered this 11th.day of August, in the year nineteen hundred and twenty one, by the Circuit Court for Queen Anne's County, in Equity, and by thE authority thereof, that the foregoing account and report of Madison Brown, auditor, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although it appears that due notice has been given as reQuired by the conditional order of ratification passed in this cause on the day of August, in the year nineteen hundred and twenty one.

The Trustee is hereby directed to apply the proceeds of the sale in accordance with the said aforegoing report and account and to pay tothe several persons the respective amounts therein awarded to them, with due proportion of interest received or that may be received, the residue or remainder of said proceeds after payment of the respective awards as aforesaid to be held by the said J.Frank Harper and Charles E.Tucker, assignees, subject to the future order of this Court.

Filed Aug. 11-1921. Philemon B.Hopper.

Report and Account of the Auditor No. 2.
Filed Nov. 17th, 1922.

In the Circuit Court for Queen Anne's County in Equity.

J.F. Harper and C.E. Tucker, assignees, versus John T. Wilson, et al., mortgagors.	)))	Chancery Docket, Cause No. 2340 .

To the Honorable, the Judges of said Court:

The report of Madison Brown, auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging the vendors of this cause with the amount due by them by the preceding account of the auditor, and then by allowing them thereout the costs of advertising several orders nisi under the creditor's petition and the other costs arising under said petition, including fee of C.E, Tucker allowed by order of court.

Then there is allowed to each creditor filing claims against J.T. Wilson his claim in full.

Then distribution is made in accordance with the testimony filed as to the heirs at law of John T. Wilson, the mortgagor.

Respectfully submitted,

Madison Brown, Auditor.

Nov. 16, 1922.

The proceeds of the sale of the mortgaged real estate of John T. Wilson, mortgagor, in account with J. Frank Harper and Charles E. Tucker, assignees of mortgage, vendors under mortgage.

Cr.

1922.
Sept. 15: By balance of said sale due by the preceding account of the auditor filed in this cause, to wit: $360.70

Dr.

Sept. 15. To J. Frank Harper & Charles E. Tucker, said Vendors for costs of advertising order publication & Notice to creditors to file claims in Queenstown News: $12.75

To do., for costs under creditor's petition, per clerk's bill of costs:

Costs of J.F. Rolph, Clerk,	$12.75		
Costs of T.F. McNulty, sheriff	4.90		
Costs of T.S. Dove, sheriff,	.60		
Costs of H.T. Leavely, sheriff,	1.80		
Costs of J.W. Yeates, sheriff,	1.20		
Fee of S. Tilghman, guardian a.L.	4.00		
Fee of M.B. Bordley, examiner,	8.00	M.B. Bordley 1/5/23.	
Fee of witness before examiner,	1.50		
Appear. fees of solicitors, both sides	20.00		54.75

To do., for 2 years costs of their bond paid corporate surety thereon, per receipts, 10.00

To do, for costs of advertising the order nisi to be passed as to this account, 3.00

To Charles E. Tucker, for fee for conducting proceedings under creditor's petition, per order of court passed herein, to wit: 25.00

To Madison Brown, auditor, for stating this account: 9.00 Pd. to me, Madison Brown.

To balance carried down, to wit:	246.20	
	$360.70	$360.70
By balance brought down, to wit:		$246.20
To R.W. Eddins, for his claim for balance of funeral expenses of John T. Wilson, $29.50 & Interest thereon, $3.92, the sum of	33.42	
To Dr. W.H. Fisher, for his claim versus John T. Wilson, $20.00 & interest thereon, to wit:	23.25	
To William E. Wilson, for his claim versus John T. Wilson $24.57 & interest thereon, to wit:	26.78	
To balance carried over, to wit:	162.75	
	$246.20	$246.20

Cr: By balance brought forward, to wit: $162.75

Dr: To Charles H. Kenton, assignee of Katie Wilson, widow and one of the heirs at law of John T. Wilson, on account of her interest in said balance, per assignment filed, the sum of: $35.00

To Katie Wilson, 1/2 of said balance, $81.38, less said sum of $35.00, to wit: 46.38

To Charles F. Wilson, brother of John T. Wilson, 1/7 of 1/2 of said balance, or the sum of 11.62

To James A. Wilson, brother of J.T. Wilson, 1/7 of 1/2 of said balance or the sum of 11.62

To William A. Wilson, bro. of John T. Wilson, 1/7 of 1/2 of said balance or the sum of 11.62

To Joseph A. Wilson, brother of John T. Wilson, 1/7 of 1/2 of said balance or the sum of 11.62

To William E. Wilson, brother of John T. Wilson, 1/7 of 1/2 of said balance or the sum of 11.63

To Henry Wilson, brother of John T. Wilson, 1/7 of 1/2 of said balance or the sum of 11.63

Distribution of share of Annie Banks, sister of John T. Wilson dying after him:

To Charles Banks, her husband, 1/3 of 1/7 of 1/2 of said balance, or $3.95

To Olden Banks, her child, 1/3 of 2/3 of 1/7 of 1/2 of said balance of the sum of 2.56

To Mary Etta Banks, child, infant, 1/3 of 2/3 of 1/7 of 1/2 of said balance, or sum of?	2.56		
To Norman Banks, her child, infant, 1/3 of 2/3 of 1/7 of 1/2 of said balance or sum of:	2.56	11.63	
		$162.75	$162.75

Madison Brown
Auditor.

Nov. 16, 1922.

NISI RATIFICATION OF AUDIT.

J. Frank Harper, Charles E. Tucker, Assignee,

vs.

John T. Wilson, et al.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

CASE NO. 2340.

ORDERED, This 17th day of November, in the year nineteen hundred and Twenty two, that the Report and Account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of December, 1922; provided a copy of this order be published once a week in each of two successive weeks before the 4th day of December 1922 in some newspaper printed and published in Queen Anne's County.

Filed 17th of Nov. 1922. J.F. Rolph, Clerk.

Certificate of Publication of Advertisement of Nisi Ratification of Audit.

NISI RATIFICATION OF AUDIT.

J. Frank Harper, Charles E, Tucker, Assignees,
vs.
John T. Wilson, et al.

In the Circuit Court for Queen Anne's County, In Equity, Case No. 2340.

Ordered, This 17th day of November, in the year nineteen hundred and twenty two, that the Report and Account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of December, 1922; Provided a copy of this order be published once a week in each of two successive weeks before the 4th day of December, 1922, in some newspaper printed and published in Queen Anne's County.

Filed: 17th Nov. 1922.
J. F. ROLPH, Clerk.

True Copy:-Test:
J. F. ROLPH, Clerk.

THE CENTREVILLE OBSERVER.

Centreville, Md., Dec. 18, 1922.

The Centreville Observer Publishing Publishing Co., hereby certifies that the Nisi Ratification of Audit in the case of Harper & Tucker vs. John T. Wilson, et al., a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for two successive weeks before the 4th day of Dec. in the year 1922.

The Centreville Observer Publishing Co.
By Bertha G. Durney.

Filed December 19th, 1922.

Final Order Ratifying Audit on folio 550.

CHANCERY NO. 2137.

Q U E E N A N N E ' S C O U N T Y, T O W I T: Be it remembered that on the twenty seventh day of April, in the year nineteen hundred and fifteen, the following Bill Of Complaint was filed for record, to wit:-

Charles L.Rochester.	(	In the Circuit Court
vs.	)	for
Ellen Jane Rochester, Charles H.Tolson Bertha Cain and Ernest Cain,her husband, Bessie Godges and Howard Hodges, her husband, Mary Batalina Sudler and Earl Sudler, her husband, Carrie Brown and Samuel Brown, her husband, Spencer Tolson and Luther Tolson, Infant.	( ) ( ) ( ) ( ) ( )	Queen Anne's County, In EQUITY.

To the Honorable, the Judges of said Court:-

The Bill of Complaint of Charles L.Rochester, of Queen Anne's County aforesaid, humbly shows:

1. That a certain Charles H.Tolson, late of Queen Anne's County aforesaid, departed this life on or about the nineteenth day of April, in the year nineteen hundred and fifteen, intestate, leaving no personal estate, but leaving real estate consisting of a lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County aforesaid, on the road from Busick's Corner to Nat Everett's Corner, adjoining the Hiram Sparks' property and the land of the heirs of Perry Daniel, and containing fifteen acres of land,more or less, and leaving the following descendants as his only heirs at law, that is to say: a daughter Ellen Jane Rochester, who is the wife of your orator, a son, Charles H.Tolson, a daughter,Bertha Cain; a daughter,Bessie Hodges; a daughter,Mary Batalina Sudler; a daughter,Carrie Brown; a son,Spencer Tolson; and two grandchildren, named respectively, Harry Tolson and Luther Tolson, who arethe children of one Dennis Tolson, a son of the said Charles H.Tolson, and who died in the lifetimeof his father.

2. That all the said heirs of the said Charles H.Tolson named above are over the age of twenty one years, with the exception of the said Harry Tolson who is about thirteen years of age, and with the exception of the said Luther Tolson who is about nine years of age, and who resides in Queen Anne's County aforesaid with Susie Tolson,their Mother.

3. That the said Charles H.Tolson and Spencer Tolson are unmarried and reside in Queen Anne's County aforesaid.

4. That the said Bertha Cain resides in Philadelphia County, State of Pennsylvania, but can be found in Queen Anne's County aforesaid, and has a husband, one Ernest Cain, who resides in Queen Anne's County aforesaid.

5. That the said Bessie Hodges resides in Philadelphia County, State of Pennsylvania, but can be found in Queen Anne's County aforesaid, and has a husband, one Howard Hodges who lives in Queen Ann 's County aforesaid.

6. That the said Mary Natalina Sudler has a husband,one Earl Sudler, with whom

she resides in Queen Anne's County aforesaid.

7. That the said Carrie Brown has a husband, one Samuel Brown, with whom she lives in Queen Anne's County aforesaid.

8. That after the death of the said Charles H. Tolson your orator procured the services of one Howard E.Wilson, an undertaker, to bury the remains of the said Charles H Tolson, and made himself responsible for the funeral expenses of the said decedent, and has since settled with the said Howard E.Wilson for said funeral expenses; that the said Howard E.Wilson has assigned his account for said funeral expenses unto your Orator who herewith exhibits the same which marked "C.L.R." is filed as paet of this bill.

9. That your orator is advised that as the said Charles H.Tolson left no personal property at the time of his death out of which his funeral expensesand other debts can be paid, that he and the other creditors of the said Charles H.Tolson are entitled to have their claims paid out of the real estate of the said Charles H.Tolson in the hands of his heirs at law as aforesaid.

10. That in the distribution of the proceeds arising from the sale of said real estate under a decree of this court directing the sale of said real estate for the payment of the funeral expenses of the said Charles H Tolson, the said claim of your orator for the said furneral expenses of the said Charles H.Tolson is in law a debt of the said Charles H.Tolson and is entitled to take priority in payment over all claims of the common creditors of the said Charles H.Tolson.

To the end therefore, that the said Ellen Jane Rochester, Charles H.Tolson, Bertha Cain and Ernest Cain,her husband, Bessie Hodges and Howard Hodges, her husband, Mary Natalina Sudler and Earl Sudler, her husband, Carrie Brown and Samuel Brown, her husband, Spencer Tolson, Harry Tolson and Luther Tolson may answer the several matters and things heretofore stated as fully and particularly as if they were hereinagain repeated, and they were thereunt specially terrogated; and that the real estate of the said Charles H.Tolson may be sold for the purpose of, first, paying out of the preocceds thereof unto you orator his said claim for the funaral expensesof the said Charles H. Tolson,deceased, and of them paying thereout the slaims of the common creditors of the said Charles H.Tolson.

And that your orator may have such otherans further relief as his case may require.

May it please your Honors to grant unto your orator the writ of subpoena against the said Ellen Jane Rochester, Charles H.Tolson, Bertha Cain and Ernest Cain,her husband, Bessie Hodges and Howard Hodges, her husband, Mary Natalina Sudler and Earl Sudler, her husband, Carrie Brown and Samuel Brown,her husband, Spencer Tolson, Harry Tolson and Luther Tolson, of Queen Anne's County, State of Maryland, commanding them to appear in this court, at some certain day to be therein named, to answer the premises and abide by and perform such decree as may be passedtherein.

And as in duty bound, etc.

Madison Brown.
Solicitor for Complainant.

Exhibit C.L.R. Barclay,April 20/1915

Mr. Chas, Rochester and Chas. Tolson EstatE.

To H.E.Wilson, Dr.

April 19/1915. To CaskEy & Case $45.00
Embalming. 10.00
$55.00

With interest from date.

This bill for the funeral expenses of Chas. H.Tolson by Chas. L.Rochester who has paid the full amount to me and unto whom I now assign the said bill.

Howard E.Wilson.

"C.L.R." Filed April 27" 1915.

Exhibit "C.L.R."

Filed Mar.25/1918,
C.E.Tucker, Examiner.

Subpoena .

Queen Anne's County, to wit:-

Seal's Place The State of Maryland.

To Richard E.Tolson and Charles B.Tolson,infants.

Of Queen Anne's County, Greeting:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at centreville, in said County, on the first day of May,next, to answer the complaint of Charles L.Rochester against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, the Honorable Albert Rochester, Chief Judge of our said Court, the 1st.Monday of April, 1915.

Issued the 29" day of April,in the year 1915.

William F.Watson, Clerk.

And on the back of the aforegoing was thus endorsed, to wit:-

I hereby certify that on this twenty nineth day of April I served the within writ upon Richard E.Tolson and Charles B.Tolson, infant defendants therein named by reading the same to them, and on the same day I left with Sudie Tolson,their mother, a copy of said writ, said copy having been furnished me by the Clerk of the Court named in said writ.

S.E.Spry. Sheriff.

Filed May 1-1915.

Subpoena

Queen Anne's County, to wit:

The State of Maryland.

To Harry Tolson,Infant, Luther Tolson,Infant.

Of Queen Anne's County,Greeting:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Ann 's County, as a Court of Equity, at Centreville, in said County, on the first Monday of May next, to answer the complaint of Charles L.Rochester against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Albert Constable, Chief Judge of our said Court, the 1st.Monday of April, 1915.

Issued the 27th.day of April, in the year 1915.

Wm. F.Watson, Clerk.

And on the back of the aforegoing was thus endorsed, to wit:-

I hereby certify that on this ninth day of April,I served the within writ upon Harry Tolson and Luther Tolson, infant defendants therein named by reading the same to them, and on the same day I left with Susie Tolson,their mother, a copy of said writ, said copy having been furnished me by the Clerk of the Court named in said writ.

S.E.Spry, Sheriff.

Filed May 1-1915.

Subpeona.

Queen Anne's County, to wit:- The State of Maryland.

Seal's Place

To Ellen Jane Rochester, Charles H.Tolson, Bertha Cain, and Ernest Cain,her husband, Bessie Hodges and Howard Hodger, her husband, Mary Natalina Sudler and Earl Sudler,her husband, Carrie Brown and Samuel Brown,her husband,Spencer Tolson.

Of Queen Anne's County, Greeting:-

You are hereby commanded that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centrevil le, in said County, on the first Monday of Maynext, to answer the complaint of Charles L.Rochester, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable Albert Constable, Chief Judge of our said Court, the 1st.Monday of April, 1915.

Issued the 17th day of April,in the year 1915.

Wm.F.Watson, Clerk.

And on the back of the aforegoing was thus endorsed,to wit:-

I hereby certify that I have served the within writ upon Ellen Jane Rochester, Charles H.Tolson, ErnEst Cain, Howard Hodges, Mary Natalina Sudler, Earle Sudler, Carrie Brown, Samuel Brown and Spencer Tolson therein namedby reading unto them and each of them the within writ.

Bertha Cain and Bessie Hodges non sunt.

Filed May 1-1915. S.E.Spry. ShEriff.

Subpoena.

Seal's Place.

Queen Anne's County, to wit: The State of Maryland.

To Lillian Tolson of Queen Anne's County, Greeting:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of EQUITY at Centreville, in said County on the first Monday of May next, to answer the complaint of Charles L.Rochester against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Albert Constable, Chief Judgeof our said Court, the 1st.Monday of April,1915

Issued the 29th.day of April,in the year1915.

William F.Watson, Clerk,

And on the back of the aforegoing was thus endorsed,to wit:-

Non est. S.E.Spry, Sheriff.

Filed May 1-1915.

Petition for leave to amend Bill of Complaint by making new parties.
Filed April 29th,1915.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester,	(	Chancery Docket
vs.	)	Cause No.
Ellen Jane Rochaster,et al.	(	

To the Honorable, the Judges ofsaid Court:-

The Petition of Charles L.Rochester, the Complainant in the above entitled cause, by madison brown, his attorney, to Your Honors respectfully sets forth;

That since filing the Bill in the above entitled cause, your petitioner has discovered that Spencer Tolson one of the defendants named in said Bill, has a wife,

Lillian Tolson, who resideswith her husband in Queen Anne's County aforesaid, and that Charles H.Tolson mentioned in said bill of complaint had, at the time of his death on or about the nineteenth day of April, in the year nineteen hundred and fifteen, in addition to the two grandchildren named in said Bill of Complaint, two other grandchildren named, respectviely, Richard E.Tolson and Charles B. Tolson, the former being about ten years of age and the latter about four years o age, both being the children of Dennis Tolson, also mentioned in said bill of complaint as the son of the said Charles H. Tolson who died in the lifetime ofhis father.

That the said Lollian Tolson, Richard E.Tolson, and Charles B.Tolson are necessary parties to this suit and to the Bill of Complaint filed herein.

Your Petitioner therefore prays your Honors to pass an order authorizing and empowering him to amend his said bill of complaint so asto make the said Lillian Tolson, Richard E.Tolson and Charles B.Tolson parties defendant to this suit and the Bill of Complaint.

Respectfully submitted,

Madison Brown.
Solicitor for Complainant.

Filed April 29th.1915.

ordered, on this twenty ninth day of April, in the year nineteen hundred and fifteen by the Circuit court for Queen Anne's County, in Equity, and by the authority thereof, on the aforegoing petition, that Charles L.Rochester, the complainant of the above entitled cause, beand he is hereby authorized and empowered to amend his Bill of Complaint filed in said cause so as to make Lillian Tolson, Richard E.Tolson and Charles B.Tolson parties defendant to said bill of Complaint, and he is further authorized to make said amendment by filing against said parties an amended Bill of Complaint.

Filed April 29" 1915.

Philemon B.Hopper.

Amended Bill of Complaint filed April 29" 1915.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester, (
vs.)
Ellen Jane Rochester, (
Charles H.Tolson,)
Bertha Cain and Ernest
Cain,her husband, (
Bessie Hodges and Howard,
Hodges, her husband, (
Mary Natalina Sudler and)
Earle Sudler, her husband,
Varrie Brown and Samuel (
Brown, her husband, Spencer)
Tolson and Lillian Tolson,his wife,
Harry Tolson,infant, Luther Tolson (
in fant, Richard E.Tolson,infant)
and Charles B. Tolson,infant.
(

Chancery Docket

Cause No.

To the Honorable, the Judges of said Court:-

The Amended Bill of Complaint of Charles L. Rochester, of Queen Anne's County aforesaid, humbly shows:-

1. That a certain Charles H.Tolson, late of Queen Anne's County aforesaid, departed this life on or about the nineteenth day of April, in the year nineteen hundred and fift een, intestatem leaving no personal estate, but leaving real estate consisting of a lot or parcel of land situate, lying and being in the First election district of Queen Anne's County aforesaid, on the road from Busick's corner to Nat Everett's Corner, adjoining the Hiram Sparks property andthe land of the heirs of Perry Daniel, and containing fifteen acresof land,more or less, and leaving the following descendants as his only heirs at law, that is to say:- a daughter, Ellen Jane Rochester, who is the wife of your orator, a son, Charles H.Tolson, a daughter, ertha Cain, a daughter, Bessie Hodges; a daughter Mary Batalina Sudler; a daughter, Carrie Brown, a son, Spencer Tolson; and four grandchil dren named respectively, Harry Tolson, Luther Tolson, Richard E.Tolson and Charles B.Tol son, who are the children of one Dennie Tolson, a son of the said Charles H.Tolson, and who died in the lifetime of his father.

2. That all the said heirs of the said Charles H.Tolson named above are over the age of twenty one years, with the exception ofthe said Harry Tolson who is about thirteen years of age, of the said Luther Tolson who is about nine years of age, of the said Richard E.Tolson who isabout ten years of age, and of the said Charles B.Tolson who is about four years of age, and who all reside in Queen Anne's County aforesaid with Susie Tolson, their mother.

3. That the said Charles H.Tolson is unmarried and Spencer Tolson is married to Lillian Tolson, and all reside in Queen Anne's County aforesaid.

4. That the said Bertha Cain resides in Philadelphia County, State of Pennsylvania, but can be found in Queen Anne's County aforesaid, and has a husband, one Ernest Cain, who resides in Queen Anne's County aforesaid.

5. That the said Bessie Hodges resides in Philadelphia County, State of Pennsylvania but can be found in Queen Anne's County aforesaid, and has a husband, one Howard Hodges who lives in Queen Anne's County aforesaid.

6. That the said Mary Natalina Sudler has a husband, one Earle Sudler, with whom she resides in Queen Anne's County aforesaid.

7. That the said Carrie Brown has a husband, one Samuel Brown with whom she lives in in Queen Anne's County aforesaid.

8. That after the death of the said Charles H. Tolson your orator procured the services of one Howard H.Wilson, an undertaker, to bury the remains of the said Charles H. Tolson, and made himself responsiblefor the funeral expenses of the said decedent, and has since settled withthe said Howard E.Wilson for said funeral expenses; that the said Howard E.Wilson has assigned his account for said funeral expenses unto your orator who herewith exhibits the same, which marked "C.L.R." is filed as part of this Bill.

9. That your orator is advised that as the said CharlesH.Tolson left no personal property at the time of his death out of which his funeral expenses and other debts can bepaid, that he and the other creditors of the said Charles H.Tolson are entitled to have their claims paid out of the real estate of the said Charles H.Tolson in the hands of his heirs at law as aforesaid.

10. That in distribution of the proceeds arising from the sale of said real estate under a decree of this Court directing the sale of said real estate for the payment of the funeral expenses of the said CharlesH.Tolson, the said claim of your orator for the said funeral expenses of the said Charles H.Tolson is in law a dept of the said Charles H.Tolson and is entitled to take priority in payment over all claims of the common creditors of the said Charles H.Tolson.

To the end therefore, that the said Lillian Tolson, Richard E.Tolson andCharles B.Tolson may answer the several matters and things hereinbefore stated as fully and particularly as if they were hereinagain repeated, and they were thereunto specially terrogated; and that the real estate of the said Charles Tolson may be sold for the purpose of, first, paying out of the proceeds thereof unto your orator his said claim for the funeral expensesof the said Charles H.Tolson, deceased, and of then paying thereout the claim of the common creditors of the said Charles H.Tolson.

And that your orator may have such other and further relief as his case may require.

May it please your Honors to grant unto your orator the writ of subpoena against the said Lillian Tolson Richard E.Tolson infant, and Charles B.Tolson,infant, of Queen Anne's County, State of maryland, commanding them to appear in this Court, at some certain day to be therein named, to answer the premises, and abide by and perform such decree as may be passed therein.

And as in duty bound etc.

Madison Brown.
Solicitorfor Complainant.

Filed April 29", 1915.

petition for appointment of a Guardian Ad Litem. filed March 31st.1917.

In the Circuit Court for Queen Anne's County, in Equity.

CharlesL.Rochester,	(	
vs.	)	Chancery Docket
Ellen Jane Rochsster, et al.	(	Cause No.

To the Honorable, the Judges of said Court:-

The petition of Charles L.Rochester,the plaintiff in the abovecause, by Madison Brown, his attorney, to Your Honors respectfully sets forth:-

Thatthe process heretofore issued in the above cause for Harry Tolson, Luther Tolson, Richard E.Tolson and Charles B.Tolson,infant defendants of said cause, has been returned served, as will appear by reference to said writ and the sheriff's return endorsed thereon, now on file in said office.

That none of said infant defendants have a legal guardian residing in the jurisdiction of this court, and all of said infants are undertwenty one years of age, and your petitioner is advised that a guardian ad litm be appointed by this court to answer the bill of complaint for said infants and to defend for them the suit instituted by said bill against them.

Your petitioner therefore prays your Honors to pass an order appointed some suitable person guardian ad litem to answer said bill of complaint for said infants, and to defend the above suit for them.

Respectfully submitted,

Madison brown,
Attorney for Petitioner.

Ordered, on this thirty first day of March, in the year nineteen hundred and seventeen by the Circuit Courtfor Queen Anne's County, in Equity, and by the authority thereof, upon the aforegoing petition, that Lucille Bailey of said county, be and she is hereby appointed guardian ad litem for Harry Tolson, Luther Tolson, Richard E.Tolson and Charles B.Tolson,infant defdndants of the above entitled cause, and to appear, answer and defend for said infant defendants the suit instituted against them by the bill ofcomplaint. filed in the above cause.

Philemon B.Hopper.

Petition of Plaintiff for leave to amend bill of complaint so as to proceed against Bertha Cain and Bessie Hodges as non-residents. Filed June 13th. 1917.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester, Plaintiff (
vs.) Chancery Docket
Ellen Jane Rochester, et al. (Cause No.
Defendants.) 2137.

To the Honorable, the Judges of said Court:-

The Petition of Charles L. Rochester, the plaintiff, unto Your Honors respectfully sets forth:

That both the original bill of complaint and theamended bill of complaint filed in above cause state that two of the defendants, Bertha Cain and Bessie Hodges, reside in Philadelphia County, State of Pennsylvania, but can be found in Queen Anne's County aforesaid" and that the original bill of complaint prays for the writ of subpoena against them, the amended bill of complaint does not, being amended to make additional parties only.

That the writ of subpoena againstthe said Bertha Cain and Bessie Hodges was duly issuedto the sheriff of Queen Anne's County, but hasbeen returned by him "non sunt".

That your petitioner has learned sincethe commencement of this suit that the said Bertha Cain and Bessie Hodges cannot be found in Queen Anne's County aforesaid, and that are still non-residents of the State of Maryland, and reside in the State of Pennsylvania or elsewhere beyondthe jurisdiction of this Court.

That for the reasons above stated your petitioner has been advised that in order to proceed wit this suit he must amend his bill of complaint by striking out the words thereof "but can be found in Queen Anne's County aforesaid", and by asking for the order of publication against the said Bertha Cain and Bessie Hodges as non-resident defendants to this bill.

Your petitioner therefore prays your Honorsto pass an order granting him leave to amend the said bill of complaint filed in this cause in such a manner as as to allow him to proceed against the said Bertha Cain and Bessie Hodges as non-residents of the State of Maryland.

Respectfully submitted,

Madison Brown.

Attorney for petitioner.

Ordered, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, upon the aforegoing petition, on this thirteenth day of June, ninetee hundred and seventeen, that leave be and the same is hereby granted unto Charles L. Rochester, the petititioner, to amend the bill of complaint of this cause in such a menner as to enable him to proceed against Bertha Cain and Bessie Hodges named in the aforegoing petition, as non-residents of the State of Maryland andin the same manner as if they had originally been proceeded against in this cause as non-residents, and said amendment shall be in the following manner, that is to say: by striking from paragraphs 4 and 5 of the original bill of complaint the words "but can be found in Queen Anne's County aforesaid" found therein;by striking from the prayer for procees contained in said original bill of complaint the names of Bertha Cain and Bessie Hodges; by striking from the amended bill of complaint the words "but can be found in Queen Anne's County afore-

said", contained in both paragraph 4 and 5 of said amended bill of complaint; and adding to the original bill of complaint by way of a new paragraph a prayer for the order of publication against said Bertha Cain and Bessie Hodges as non-residents of the State of Maryland.

June 13th.1917.

And it further ordered, that when the amendments hereinbefore authorized and directed have been made in accordancewith this order, that the clerk of this Court shall issue the order of publication hereinbefore mentioned in accordance with the prayer for same hereinbefore mentioned.

Philemon B.Hopper.

Order of Publication filed June 15th.1917.

ORDER OF PUBLICATION.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester,Plaintiff (Chancery Docket
vs.) Cause No. 2137
Ellen Jane Rochester, et al. (

The object of this bill is to procure a decree for the sale of the real estate of Charles H.Tolson,late of Queen Anne's County,State of Maryland, for the purpose of the payment out of the proceeds of said sale of, first, his funeral expenses, and, secondly, his other debts. The bill states:-

That the said Charles H.Tolson died on or about April 19th. 1915, intestate, leaving no personal property, but leaving a tract of land situate in said county, in the First district thereof, on the road from Busick's Corner to Nat Everett's corner, containing 15 acres, more or less; that he left as his only heirs at law the following persons: 5 daughters, Ellen Jane Rochester (the wife of the Plaintiff) Bertha Cain (intermarried with Ernest Cain) Bessie Hodges (intermarried with Howard Hodeges) Mary Natalina Sudler (Intermarried with Earle Sudler) Carrie Brown (intermarried with Samuel Brown) 2 sons, Charkes H.Tolson and Spencer Tolson (intermarried with Lillian Tolson(and 4 grandchildren all infants under the age of twenty one years, Harry Tolson, Luther Tolson, Richard E.Tolson Charles B.Tolson,children of Dennie Tolson, a deceased son of Charles B.Tolson;that all of said named parties live in Queen Anne's County aforesaid with the exception of Bertha Cain and Bessie Hodges, who are non-residents of the State of Maryland, and reside in or near Philadelphia, in the State of Pennsylvania, or elsewhere beyond the jurisdiction of this court; that the plaintiff procured one Howard E.Wilson to inter the remains of the said Charles H.Tolson and paid the costs of said burial amounting to $55.00 to said Howard E.Wilson, who assigned the burial account unto the plaintiff, who thereupon became a creditor of said Charles H.Tolson, that as said Charles left no personal property the plaintiff and the other creditors of said deceased are entitled to have their claims paid out of said real estate in the hands of the heirs of said deceased; that the plaintiff is entitled out of the proceeds of the sale of said real estate under a decree of this court for the payment of the debts of said decease to priority of payment over all claims of the common creditors of said deceased.

The bill then prays for the passage of a decree for the sale of said real estate for the purpose of paying out of the proceeds of sale first, the claim of the plaintiff

for the funeral expenses of said Charles H.Tolson, and secondly, the claim of the common creditors of said deceased.

It is thereupon adjudges and ordered that the plaintiff by causing a copy of this order to be inserted in some newspaper published in Queen Anne's County aforesaid, once a week for four successive weeks before the eighteenth day of July next, give notic to the said absent defendants of the object and substance of said bills, and warn them to appear in this court, in person or by solicitor, on or before the sixth day of August next to answer the premises and show cause, if any they have, why a decree ought not to pass as prayed.

Wm.F.Watson.
Clerk of the Circuit Court for
Queen Anne's County.

Filed June 15th.1917.

Copy of advertisement of Order of Publication filed March 16th.1918.

For Order of Publication see folio 209 of this Liber.

The centreville Record,
Centreville, Md. Aug. 21,1917

The Centreville Record publishing Co, hereby certifies that the Order of Publicatin in the case of Chas. L.Rochester,Plaintiff vs. Ellen Jane Rochester et al, defendants. a true copy of which is hereto annexed, was inserted in The centreville record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for four successive weeks before the 18th.day of July, in the year 1917.

The Centreville Record Publishing Co
By B.L.Goldsborough.

Petition for appointment of Guardian Ad Litem filed March 16th.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rechester, Plaintiff) Chancery Docket
vs.) Cause No.
Ellen Jane Rochester,et al. Defendants.) 2137.

To the Honorable, the Judges of said Court:-

The petition of the plaintiff, Charles L.Rechester, by Madison brown,his attorney, unto Your Honors respectfully sets forth:-

1. That Harry Tolson, Luther Tolson, Rich rd Tolson and Charles B.Tolson,infants defendants of the above cause, have been duly summoned and the write heretofore issued against them have been duly returned "served", as will appear from said writs now on file in the proceedings of the above cause and the return thereupon made by the sher iff

2. That noneof said infants have a legal guardian residing within the jurisdiction of this court.

Your petitioner therefore now makes application for the appointment of some suitable person as guardian ad litem for said infants and to answer and defend this suit for them.

And as in duty bound etc.

Madison brown.
Attorney for Petitioner.

Ordered, upon this sixteenth day of March,in the year nineteen hundred and eighteen by the Circuit Court for Queen Anne's Count , in Equity and by the authority thereof, that George A.Whitely, of said county, be and he is hereby appointed guardian ad litem to appear and defend the above suit for said infants defendants named in the aforegoing petition.

Philemon B.Hppper.

Answers of Ellen Jane Rochester et al filed March 16th.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester (
vs.) Chancery Docket.
Ellen Jane Rochester, et al. (Cause No. 2137

To the Honorable, the Judges of said Court:-

The joint and several answer of Carrie Brown and Samuel Brown, her husband, to the bill of complant of Charles L.Rochester against them and others in the above cause exhibited.

These defendants admit the several matters and things charges in the complainant's bill to be true, and submit to such decree in the premises as may be right.

And as in duty bound etc.

Carrie Brown.
Samuel Brown.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester (
vs.) Chancery Docket
Ella Jane Rochester et al. (Cause No.
)

To the Honorable, the Judges of said court:-

The answer of Spencer Tolson and Lillian Tolson,his wife, to the bill of complaint of Charles L.Rochester against them in the above entitled cause exhibited.

These defendants admit the several matters and things charged in the complainant's bill to be true, and submit to such decree in the premises as may be right.

And as in duty bound etc.

Spencer Tolson
Lillie Tolson.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester (
vs.) Chancery Docket
Ella Jane Rochester et al. (Cause No.

To the Honorable, the Judges of said Court:-

The Answer of Ellen Jane Rochester, Charles H.Tolson against them and others in the above entitled cause exhibited:-

These defendants admit the several matters and things charges in the complain-

ant's bill to be true and submit to such decree in the premises as may be right.

Ella J.Rochester.

Charles Tolson.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester. (
) Chancery Docket
vs. (
) Cause No.
Ellen Jane Rochester et al. (
)

To the Honorable, the Judges of said Court:-

The joint and several answer of Ellen Jane Rochester, Charles H.Tolson, Ernest Cain, Howard Hodges, Carrie Brown, Samuel Brown, Spencer Tolson and Lillian Tolson to the Bill of Complaint of Charles L.Rochesteb aginst them and ohhers in this Court exhibited in the above entitled cause.

These defendants admit the several matters and things charges in the complain ants Bill to be true, and submit to such decree in the premises as may be right.

And as in duty bound etc.

Ella J. Rochester.
Charles Tolson
his
Susie X Tolson
mark
Test: M.J.Rochester Natleau Sudler.
Earl N.Sudler.

petition to take evidence. Filed March 16th.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester, (
Plaintiff,)
vs. (Chancery
Docket
Ellen Jane Rochester et al.) Cause No.
Defendants. (
2137.

To the Honorable, the Judges of said Court:-

The petition of Charles L.Rochester, plaintiff, unto Your Honors respectfully sets forth:-

That the above cause is now at issue and involvesmatters of fact, and your Petitioner desires to take evidence to support the allegations of the bill and to be used in above cause.

Your petitioner therefore prays Your Honors to pass an order granting leave to him to take such evidence before one of the standing examiners of this Court.

And as in duty bounds etc.

Madison Brown,
Attorney for plaintiff.

Orderd, this sixteenth day of March,nineteen hundred and eighteen, by the Circuit Court for Queen Anne's County in Equity and by the authority thereof, upon the aforegoing petition, that leave be and the same is hereby granted to the petitioner to take evidence to be used in above cause before one of the regular examiners of this court, w

who, before proceeding to take such evidence, shall give due notice to the parties concern ed.

Philemon B.Hopper .

Answer of Guardian ad Litem.
filed March 16th.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester, Plaintiff
vs.
Ellen Jane Rochester, et al, Defendants.

Chancery Docket
Cause No. 2137.

To the Honorable, the Judges of said court:-

The joint and several answer of Harry Tolson, Luther Tolson, Richard Tolson and Charles N.Tolson,infants under the age of twenty one years, by george A.Whiteley, their guardian ad litm, to the bill of complaint of Charles L.Rochester against them in above cause exhibited.

These defendants cannot admit any of the matters and things alleges in the said bill, and being infants of tender years submit their rights to the protection of this court.

And as in duty bound etc.

George A.Whiteley.
Guardian ad Litem.

Replication filed March 16th.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester
vs.
Ellen Jane Rochester et al.

Chancery Docket.
Cause No.
2137.

The plaintiff, Charles L.Rochester, joins issue on the matters alleged in the answers of Ellen Jane Rochester, Charles H.Tolson, Mary Natalina Sudler, Earl Sudler, Carrie Brown, Samuel Brown, Spencer Tolson, Lillian Tolson, Harry Toldon, Luther Tolson, Richard Tolson and Charles B.Tolson, so far as the same may be taken to deny or avoid the allegations of the bill.

Madison Brown.
Attorney for Plaintiff.

Decree Pro Confesso filed March 16th.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester Plaintiff
vs.
Ellen Jane Rochester et al. Defendant.

Chancery Docket
Cause No. 2137.

The defendants, Ernest Cain and Howard Hodges, having been duly summoned to appear to the bill of complaint filed in above cause, and having failed to appear there to, according to the exigency of of the writ; and the non-resident defendants, Bertha Cain and Bessie Hodges, having been duly notified by the publication of the order of publication against them heretofore in above cause passed to appear to the said bill of complaint, and having failed to appear thereto, according to the exigency of said order of publication.

It is thereupon, on this sixteenth day of march, in the year nineteen hundred and eighteen, adjudges, ordered and decreed by the Circuit Court for Queen Anne's County in Equity and by the authority thereof, that the plaintiff is entitled to relief in the premises, and that the bill of complaint be and the same is hereby taken pro confes so against the said defendants.

Philemon B.Hopper.

Testimony filed March 30th.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester. Plaintiff
vs.
Ellen Jane Rochester,et al, Defendants.

Chancery Docket.
Cause No. 2137.

To the Honorable, the Judges of said Court:-

Pursuant to an order of this Honorable Court passed on the sixteenth day of March, in the year nineteen hundred and eighteen, granting leave to the Plaintif for taking of testimony in the above entitled cause, the subscriber, one of the regular examiners for this Court having been notified by the Plaintiff of his desireto take testimony and after due notice to these entitledto same of the time and place of taking such testimony as might be offered, did attend, at my office in the town of Centreville Queen Anne's County,Maryland, at the hour of eleven o(clock A.M. on the twenty fifth day of March, in the year nineteen hundred and eighteen, and in the presence of Madison Brown, Counsel for Plaintiff, and George A .Whiteley, Guardian for the infant defendants, Mr. J.H.C.Legg, Counsel for the resident adult defendants, having advised your Examiner that he did not desire to be present, proceeded to take the following testimony, to wit:-

Howard E.Wilson, the first witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, deposes and days:-

1st.Int. Please state your name, place of residence and occupation.
Ans. Howard E.Wilson,Barclay, Queen Anne's County,Maryland, Undertaker.

2nd.Int. Are you or not acquainted with the parties to this suit or any of them and if yea, please state which of them and how long you have known them.
Ans. I know Charles L.Rochester,the Plaintiff. I know Ellen Jane Rochester,his wife, and Charles H.Tolson, Bertha Cain and Ernest Cain, Bessie Hodges,Howard Hodges, Spencer Tolson. This is all I known. I have known them for some time.

3rd.Int. Were you or not acquainted with oneCharles H.Tolson, late of Queen Anne's County? If so, please state whether he is living or dead and if dead, when and where he died.
Ans. I was acquainted with him. He is dead. he died in Queen Anne's County, in April,1915.

4th.Int. State if you know who buried the remains of Charles H.Tolson as undertaker and who furnished the casket for his remains and who conducted his funeral.

Ans. Howard EWilson, myself.

5th.Int. Please Saate how you came to do this and what charge you made for the same and if you have been paid and who paid you for your services.

Ans. I buried Charles H.Tolson and furnished his casket and conducted his funeral at the rwquest of Charles L.Rochester,the plaintiff. I charged for these services $55.00. This amount was paid to me by Charles L.Rochester. I made out an account against him and the estate of Charles Tolson for this amount and for these serθ vices and when Charles L.Rochester paid me I transferred this account to him.

6th.Int. I now hand you a paper writing marked Exhibit C.L.R. which has been filed in this case and ash you to state whether or not you have seen it before.

Ans. I have. it is my hand writing and is the account for the funeral expenses of Charles H.Tolson. it is the account I transferred to Charles L.Rochester.

7th.Int. Do you or not knownif the said Charles H.Tolson left any personal property at the time of his death?

Ans. I do not know of any.

8th.Int. Do you or kot know if the said Charles H.Tolson died owning any land?

Ans. He left a tract of land containing about fifteen acres in the first district of Queen Anne's County on the road from Busick's Corner to Nat Everett's Corner, adjoining the Hiram Sparks property.

Examiner's Special.

Ans. I do not.

Howard E.Wilson.

There being no further witnesses to be examined at this time and the Plaintiff desiring furthertime for the production of evidence, as adjournment was taken until March 29th.1918, at three o'clock P.M.

At the hour of three o'clock P.M.on March 29th.1918, your Examner proceeded to take the following testimony, Mr. Madison Brown, Counrsel for Plaintiff and Heorge A.Whitely, Guardian ad.Litem,being present.

Charles L.Rochester,the next witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, deposes and says:-

1st.Int. Please state your name,age, residence and occupation.

Ans. My name is Charles L.Rochester,age 48,occupation farmer, and residence near Ingleside,Queen Anne's County,Maryland.

2nd.Int. Were you or not acquainted with the parties to this suit or any of them? If so state which if them and how long you have known them.

Ans. I am the plaintiff. I know all the defendants. Ellen Jane Rochester, is my wife. I have known all the derendants except Harry Tolson,Luther Tolson,Richard Tolson and Charles B.Tolson, who are infants, for a long time. The infants I have known them since they were born.

3rd.Int. Were you or not acquainted with Charles H.Tolson,late of Queen Anne's County, and if so,state whether he is living or dead and if dead when and where he died and state if you know whether he left a will.

Ans. I was acquainted with him. He is dead. He died in Queen Anne's County, in April, the seventeenth,nineteen hundred and fifteen. He did not leave a will.

4th.int. State whether or not he left any land and if so describe same briefly and give your idea of its value.

Ans. He left a small farm in the first district of Queen Anne's County,containing firteen acres of land,more or less, on the road from Busick's corner to nat Everett's corner,adjoining the land of Hiram Sparks and that of the heirs of Pere Daniels.

5th:Int. Saate if know whom the said Charles H.Tolson left surviving him as his heirs at law.

Ans: He left the following children, Ellen Jane Rochester,who is my wife, a son,Charles H.Tolson,a daughter,Bertha Cain, a daughter,Bessie Hodges, a daughter Mary Natalina Sudler, a daughter Carrie Brown, a son,Spencer Tolson, and three grandchildren, Harry Tolson, Luther Tolson and Richard E.Tolson,who are the children of one Dennis Tolson, a son of the said Charles H.Tolson,Dennis Tolson died before his father.

6th.Int. Do you or not know where bertha Cain and Bessie Hodges were residing on April 27th.1915, when the Bill of Complaint in this case was filed and state if you know where they have since that time resided.

Ans. Both were living in the State of Pennsylvania at that time and from that time up to the present have resided there.

7th.Int. Which if any of the heirs of Charles H.Tolson are under twenty one years of age?

Ans. Harry Tolson, Luther and Richard E.Tolson.

8th.Int. Which of the heirs, if any, of the said Charles H.Tolson are married? If any are married, please give the names of husbands or wives as the case may be.

Ans. Ernest Cain is the husband of Bertha Cain. Howard Hodges was the husband of Bessie,but he is now dead. Earl Sudler is the husband of Mary Natalina Sudler. Samuel Brown is the husband of Carrie Brown.

9th.Int. State if you know whether or not the said Charles H.Tolson left any personal property at the time of his death.
Ans. He left none whatever. I took care of him two years before he died.

10th.Int. State if you know who was the undertaker who buried Charles H.Tolson and how if you know he came to bury him.
Ans. After he died my asked me to take the responsibility of burying him. I employd Howard E.Wilson,of Barclay, to bury him and Mr. Wilson buried him.

11th.Int. State if you know who paud Mr. Howard E.Wilson the burial expenses of Charles H.Tolson.
Ans. I paid him and he transferred the funeral bill to me.

12th.Int. I now hand you a paper writing marked Exhibit C.L.R. which has already been filed with the examiner. Please examine the same and state what you know about it.
Ans. It is the funeral bill I paid Mr.Wilson.

13th.Int. There is a party to this suit by the name of Charles B.Tolson,infant. When you named the heirs of Charles H.Tolson you did not name him as an heir. Please state why if you left him out intentionally.
Ans. He should not be a party to this suit. While he is a child of the wife or wid- of Dennis Tolson, he was not born until four years after the death of Dennis Tolson. When Mr. Brown made a party to the suit, he was acting on the wrong information.

14th.Int. Examiner's special.
Ans. No sir, I do not.

Chas. L.Rochester.

Ellen Jane Rochester, the next witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, deposes and says:-

1st.Int. Please state your name and place of residence.
Ans. Ellen Jane Rochester. I reside near Engleside, Queen Anne's County.

2nd. Int. Are you or not acquainted with the parties to this suit or any of them? If so, state which of them and how long y u have known them.
Ans. I know all the parties to this suit, Charles L. Rochester is my husband,.and I live with him. I am one of the defendants. Charles H.Tolson was my brother Nertha Cain, Bessie Hodges, Mary Natalina Sudler and Carrie Brown are my sister Harry Tolson, Luther Tolson and Richard E.Tolson are my nephews and are all under the age of twenty one, the oldest being about sevetneen years old; Ernest Cain is the husband of Bertha Cain, Earl Sudler is the husband of Mary Natalina Sudler. Samuel Brown is the husband of Carrie Brown. I know Charles.B.Tolson, but I am not related to him.

3rd.Int. Were you or not acquainted with one Charles H.Tolson, late of Queen Anne's County and if so, state whether he is living or dead and if dead when and where he died and whether or not he left a last will and testament.
Ans. I knew him. He was my father He died in Queen Anne's County, April 15th. 1915. He left no will.

4th.Int. State if you know, whether or not your father at the time of his death, was the owner of any land and if so, describe the same briefly.
Ans. He owned a small place near Busick's Corner in Queen Anne's County. It has about fifteen acres.

5th.Int. Please state whom you father left surviving him as his heirs at law.
Ans. He left the following children, my brother,Charles H.Tolson,my sisters,Bertha Cain, Nessie Hodges,Mary Natalina Sudler and Carrie Brown. He left a son,my brother Spencer Tolson, I forgot to name him. His wife is Lillian Tolson. He had a son named Dennis Tolson,what is my father did. Dennis died beforemy father and left three children, Harry Tolson, Luther Tolson and Richard E.Tolsen. They live with their mother in Queen Anne's County.

6th.Int. What personal roperty if any did your father leave when he died?
Ans. Not any. I know it because I helped to take care of him.

7th.Int. Please state if you know who furnished the casket for the remains of your father and who buried your father and state how he came to do so.
Ans. Mr. Howard E.Wilson. My husband employed him at my request and my husband paid him for it $55.00

8th.Int. Do you or not know where your sisters, bertha Cain, and Bessie Hodges were living on April 27th.1915? If so, please state.
Ans. In the State of Pennyslvania. They were living there a long time before my father died and they still live there.

9th.Int. Charles B.Tolson is a party to this suit and is stated in the bill of Complaint to be a child of Dennie Tolsen. When you named the children of Dennie Tolson you did not name him.If you did not name his intentionally,please state why.
Ans. He is not a son of Dennis Tayler. He is a son of Dennis Tolson's widow and was born about four years after Dennie died.

Examiner's Special.
Not that I know of.

Ella J.Rochester.

There being no further witnesses to be examined and neither party desiring further time for the production of evidence, your Examiner herewith respectfully makes his Return together with Exhibit C.L.R.attached to the original Bill of Complaint, and certified that he was engaged as such Examiner two days and examined three witnesses, making costs chargeable to Plaintiff, as follows:-

Charles E.Tucker, Examiner.	$8.00
Heward E.Wilson, witness	.75
Charles L.Rochester, witness	.75
Ellen Jane Rochester, witness.	.75
	$ 10.25

Chas. E.Tucker.
Examiner.

Agreement to submit proceedings for a decree,
filed Apr. 18th.1918.

In the Circuit Court for Queen Anne's County in Equity.

Charles L.Rochester, Plaintiff. — Chancery
vs. — Docket
Ellen Jane Rochester, Defendant. — Cause No. 2137.

It is hereby agreed that the proceedings of the above entitled cause shall forthwith be submitted to the Court for a decree without argument.

Madison Brown.
Attorney for Plaintiff.

Attorney for Ellen Hane Rochester, Charles Tolson,Susie Tolson, Mary Natalina Sudler, Earl Sudler, Carrie Brown, Samuel Brown, Spencer Tolson,Lillie Tolson

J.H.C.Legg.

Gee.A.Whiteley.
Guardian ad litem.

Decree filed apr. 18th.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester, Plaintiff — Chancery Docket
vs. — Cause No. 2137.
Ellen Jane Rochester,et al,
Defendants.

The above cause standing ready for hearing, and being submitted without argument, the bill of complaint and all the other proceedings were read and considered.

It is thereupon, this eighteenth day of April,in the year nineteen hundred and eighteen,by the Circuit Court for Queen Anne's County,sitting as a court of Equity,adjudged ordered and decreed that the real estate of Charles H.Tolson,deceased, in the proceedings mentioned, or so much thereof as may be necessary for the payment of his debts, be sold.

That J.H.C.Legg and Madison Brown, of said county, be and they are hereby appointed trustees to make said sale, and the course and manner oftheir proceedings shall be as follows: they shall first file with the Clerk of the Circuit Court for Queen Anne's County a bond to the State of Maryland, executed by themselves, with a surety or sureties

to be approved by this Court, or the said Clerk, in the penalty of eight hundred dollars conditioned for the faithful performanxe of the trust reposed in them by this decree,or which may ve reposed in them by any future decree or order in the premises, they shall then proceed to make the said sale, having given at least three weeks previous notice by advertisement, inserted in some newspaper published in Queen Anne's County,State of Maryland, and such ither notice as they shall think proper, of the time,place, manner and terms of sale, which terms shall be as follows: one third of the purchase shall be paid in cash on the day of sale, and the balance in two equal instalments payable, respectively, one and two years from the day of sale, with interest from the day of sale, or, at the option of the purchaser, all of the purchase money may be paid on the day of sale; all deferred payments to bear interest and to be secured by the notes of the purchaser or purchasers with sureties thereon to be approved by the said trustees.

And as soon as may be convenient after any such sale or sales, the said trustees shall return to this Court a full and particular account of the same, with an affidavit of the truth thereof and of the fairness of said sale or sales, annexed; and on the ratification of of such sale or sales by this Court, and on the payment of the whole purchase money (and not before) the said trustees, by a good and sufficient deed, to be executed and acknowledged agreeable to law, shall convey to the purchaser or purchasers of said property, and to his, her or their heirs, the property and estate to him, her or them sold, free, clear and discharged from all claim of theparties to this cause, and of any and every person, or persons, claiming by, from or under them or any of them And the said trustees shall bring into this Court the money arising from said sale or sales, and the bonds or notes which may be taken for the same, to be disposed of under the direction of this Court, after deducting therefrom the costs of this suit, and such commission to the said trustees as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith they shall appear to hace discharged their trust.

And at the time of advertising said sale, the trustees are to give notice to the creditors of the said Charles H.Tol n,deceased, to file their claims, with the Vouchers thereof, with the Clerk of the Circuit Court for Queen Anne's County within 6 months from the day of sale.

Philemon B.Hopper.

Bond filed Apr. 22nd.1918.

State of Maryland, SCT:-

KNOW ALL MEN BY THESE PRESENTS, that we, J.H.C.Legg and Madison brown, of Queen Anne's County, State of Maryland, and The American Surety Company of New York, a corporation created by the laws of the State of New York, are held and firmly bound unto the State of Maryland in the full and just sum of eight hundred dollars, current money, to be paid to the said State of Maryland, or its certain attorney, to which payment well and and truly to be made and done, we bind ourselves and every of us, our and every of our heirs, executers, administraters, successors and assigns, jointly and severally, firmly by these presents.

Sealed with out seals and dated this 20th.day of April,in the year nineteen hundred and eighteen.

Whereas, by a decree of the Circuit Court for Queen Anne's County, in Equity,

bearing date April the eighteenth, nineteen hundred and eighteen, and passed in cause there in wherein Charles L.Rochester is the plaintiff and Ellen Jane Rochester and others are defendants, which Cause bears the number 2137 on the Chancery Docket of said court, the above bound J.H.C.Legg and Madism Brown, have been appoined trustees to make sale of certain real estate in the proceedings in said cause mentioned.

Now the condition of the above obligation is such, tht if the above beund J.H.C. Legg, and Madison Brown de and shall well and faithfully perform the trust reposed in them by said decree, or that may be reposed in them by any future decfee or order in the premises, then the above obligation to be void; otherwise to remain in full force and virtue in law.

J.H.C.Legg. (SEAL)

Madison brown. (SEAL)

Sggbed,sealed and
delivered in the Presence of: Helha D.Brown.

American Surety Company of New York.

By _____?
Resident Vice-President.

Seal(s
Place.

Attest: H.L.Haught.
Resident Assistant Secretary.

And on the back of the aforegoing Bond was thus endorsed,to wit:

Security approved and Bond filed Apr. 22nd.1918.

J.F.Relph, Clerk.

Report of Sale filed May 23rd.1918.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester, Plaintiff. Chancery Cause.

vs. No. 2137.

Ellen Jane Rochester,
et al. Defendant.

To the Honorable, the Judges of said Court:-

The report of J.H.C.Legg and Madison brown, trustees appointed by the decree in this cause to make sale of certain real estate therein mentioned, shows:-

That after giving with security for the faithful discharge of his trust, as required by said decree, and giving notice of the time,place, manner and terms of sale by advertisements in the Centreville Observer and the Centreville record, two newspaper published at Centreville, in said county, for more than three successive weeks before the day of sale, and by handbills extensively circulated through the section of the county in which said real.estate lies, they did, pursuant to saud neice,attend in front of the court house door, in the town of Centreville, Queen Anne's County, Maryland, on Tuesday May 21st. 1918, at the hour of one o'clock and then and there proceeded to sell said real estate in the following manner, to wit: Your trustees offered at public sale to the highest bidder all that farm or tract of land called or known as The Charles H.Tolson Property, situate in the first election district of Queen Anne's County,Maryland, on the road from Busick's corner to nat Everett's Corner, adjoining the land of Hiram Sparks, and the Perry Daniel land, containing fifteen acres, more or less, and sold the same to Bertha Cain and Bessie Hodges, they being then and there the highest bidders therefor, at and for the sum of thirty six dollars, per acre, or for the aggregate sum of five hundred and forty dollars ($540.00) The purchasers have paid unto your trustees the sum of one hundredand eighty dollars ($180.00) on account of said purchase money, but have made no

further compliance with the terms of sale, stating that they had the intention of paying the balance of the purchase money in full on the ratification of the sale.

And your trusteesfurther report that at the time of the advertisement of the said sale, they gave notice to the crediters of the said Charles H.Tolson to file their claims with the vouchers thereof with the Clerk of this Court within six months from May 21st.1918, and that they file with this report a copy ofthe notice of saidsale of said notice to crediters as a part hereof.

Which is respectfully submitted,

J.H.C.Legg.

Madisen brown.

Trustees.

State of Maryland, Queen Anne's County, Sct:-

I hereby certify that on this 23rd.day of May,nineteen hundred and eighteen, before me, the Clerk of the Circuit Court for Queen Anne's County aforesaid, personally appeared J.H.C.Legg and Madisen brown, the within named trustees and made oath in due form of law that the matters and things stated in the aforegoing report are true to the best of their knowledge and belief, and that the sale therein reported was fairly made.

J.F.Relph,
Clerk of the Circuit Court
for Queen Anne's County.

Filed May 23rd.1918.

Order Nisi filed May 23rd.1918.

Nisi.

Charles L.Rochester
vs.
Ellen Jane Rochester.

In the Circuit Court for
Queen Anne's County, in Equity.
Chancery No. 2137.

Ordered this 23rd.day of May, A.D.1918, that the sale of the real estate made and reported in this cause by J.H.C.Legg and Madisen brown, trustees be ratified and confirmed, unless cause to the contrary thereof be shewn on or before the 26th.day of July, next, provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 26th.day of June next.

The report stated the amount of sales to be $540.00

J.F.Relph, Clerk.

True copy: test:
J.F.Relph, Clerk.

Filed May 23rd.1918.

Certification of Publication or Order Nisi filed July 26th.1918.

Nisi.

Charles L.Rochester
vs.
Ellen Jane Rochester

In the Circuit Court for
Queen Anne's County,in Equity.
Chancery No. 2137.

Ordered this 23rd.day of May. A.D.1918, thatthe sale of the real estate made and reported in this cause by J.H.C.Legg and Madison Brown, trustees, be ratified and confirmed,unless cause to the contrary thereof be shown on or before the 26th.day of

July next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four succe ssive weeks before the 26th. day of June next. The report states the amount of sales to be $540.00

True copy test: J.F.Rolph, J.F.Rolph, Clerk.

Filed May 23rd.1918.

The Cantreville Record.

Centreville, Md. July 26,1918.

The Centreville record Publishing Co, hereby certified that the order nisi in the case of C.L.Rochester vs. Ellen Jane Rochester, Chy. 2137 a true copy of which is hereto annexed, was inserted in the Centreville Record, w weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for four successive weeks before the 26 day of July, in the year 1918.

The Centreville Record Publishing Co.

By E.H.Brown, Jr.
President.

Certification of Publication of Advertisement of Sale
filed May 23rd.1918.

Trustees(Sale of small farm.

By virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed in Cause Np. 2137 of Charles L.Rochester versus Ellen Jane Rochester et al, the undersigned will sell at public sale to the highest bidder in front of the Court House door, in the town of Centreville, Maryland, on Tuesday May 21, 1918 at one o(clock P.M. all that Farm or tract of land, called or known as The Charles H.Tolson property situate in the first district of Queen Anne's County,Maryland, on the ro d from Busick's Corner to Nat Everett's Corner, adjoining the land of Hiram Sparks and Perry Daniels land, containing 15 acres more or less. Improvements consist of a small house and other buildings. There is a lot of valuable timber on this land. The land in cultivation is suited to growth of tomatoes, corn etc. being located not far distant from Barclay and Sudlersville. The place will make a nice home for a small farmer.

Terms of sale; one-third of the purchase money in casu on day of sale, and the balance in two equal instalments payable respectively, one and two years from day of sale, with interest, or all cash on day of sale, at option of the purchaser. Deferred payments to be secured by the notes of the purchaser with security thereon to be approved by the trustees.

J.H.C.Legg.
Madison brown.
Trustees,
Centreville, Maryland.

G.A.Whiteley, Auct.

Notice to creditors.

Pursuant to the decree of the Circuit Court for Queen Anne's County in Equity, passed in cause No. 2137, wherein Charles L.Rochester is plaintiff and Ellen Jane Rochester et al are derendants, notice is hereby given to the crediters of Charles H.Tolson, late of said county,deceased, to file their claims against deceased, with the vouchers thereof with the Clerk of the Circuit Court for Queen Anne's County,within six months from the 21st. day of May, 1918,

J.H.C.Legg.
Madison brown, Trustees.

The Centreville Record.

Centreville, md. May 23. 1918.

The Centreville Record Publishing Co, hereby cretified that the advertisement & Noti e to creditors in the case of C.L.Rochester vs. E.J.Rochester et al. Cause No.2137 a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for four successive weeks before the 21st. day of May, in the year 1918.

The Centreville Record Publishing Co.

Filed May 23rd.1918. By E.H.Brown,Jr.

Final Order Ratifying Sale filed July 27th.1918.

In the Circuit Court for Queen Anne's Cpunty, in Equity.

Charles L.Rochester, Chancery Docket.

vs. Cause No. 2137.

Ellen Jane Rochester et al.

Ordered, by the Circuit Court for Queen Anne's County, in Equity and by the authority thereof, that the sale of the real estate reportee by the within and aforegoing report of sale be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given as directed by the order nisi passed in the above cause in raltation to said sale on the 23rd. day of May, nineteen hundred and eighteen. The trustees are allowed the usual commission and all expenses of said sale not personal. And it is further ordered tha the papers in the above cause be and the same are hereby referred to Madison B.Bordley Special Aiditor, with instructions to state an audit or an account between the proceeds of sale and the said trustees, Madison Brown, the regular auditer of the court being one of said trustees; this order passed July 27, 1918.

Filed July 27th.1918, Philemon B.Hopper.

Report and Account of Madison B.Bordley,Special Auditor
filed Jan.9th.1919.

In the Circuit Court for Queen Annes County, in Equity.

Charles L.Rochester et al. Chancery Docket

vs. Cause No.

Ellen jane Rochester, et al. 2137.

To the Honorable, the Judges of said Court:-

The report of Madison B.Bordley unto Your Honors respectvully sets forth:

That he has stated the within account first charging therein unto the trustees of the cause the gross amount of the sale made by them and then thereout allowing them their commissions, court costs, advertising costs of the cause, costs of bond, auctioneers fee and auditer's fee. The claims filed against Charles H.Tolson mentioned in the proceedings of said cause are then allowed in full and the balance then remaining is divided equally among the heirs of Charles H.Tolson in accordance with their respective rights, the shares of those who heretofore have assigned their shares being distributed unto the assignees of said shares in accordance with said assignsments.

The Auditer desires to call the attention of the Court to the fact that Harry Tolsen Luther Tolson and Richard Tolsen named in the within account and heirs of said Charles H.Tolsen are under the age of twenty one years.

Respectfully submitted.

January the fourth,nineteen hundred and nineteen.

Madison B.Bordley,
Special Auditer.

The Proceed of the sale of the real estate of Charles H.Telson, late of Queen Anne's County, deceased, in account with J.H.C.Legg and Madison Brown, trustees appointed to make the sale of said real estate.

Cr.

1918. May 21.	By gross sale of said real estate, per report of sale filed in said cause, to wit:		$540.00

Dr.

" "	To J.H.C.Legg and Madison brown, parties making said sale as trustees, for their commission, per rule of court, to wit:		$37.60	
	" do, for the court costs of this cause as set out in the bill of costs made by clerk of court, to wit: Costs of			
	W. F. Watson, late Clerk,	$8.75		
	J. F. Rolph, Clerk	48.50		
	S. E. Spry, Sheriff	6.30		
	G.A.Whitely, Guardian ad litem,	4.00		
	Apprs. fee of plaintiff's solicitor	10.00		
	Apprs. fee of defendanr's colicitor	10.00		
	Costs of Examiner	8.00		
	Witnesses before examiner.	2.25	97.80	
	" do for costs of advertising the sale orders nisi thereon and as to this audit order of publication and printing hand bills, per receipted bill, to wit:		40.00	
	To do for charges of G.A.Whitely, for auctioneering sale per bill, to wit:		5.00	
	" do for the costs of their bond paid to the corporate surety thereon, per receipted bill for same, to wit:		5.00	
	" do Madison B.Bordley, Special auditor, for stating this account to wit:		4.50	
	# Balance, to wit:		350.10	
			$540.00	$540.00
	By balance brought forward, to wit:			350.10
	To Charles L.Rochester, in payment of his claim for funeral expenses of Charles H.Telson,$55.00 and interest thereon $10.18 (see exhibit filed with bill of Complaint) total sum of		$65.18	
	To Bessie Hodges, for her claim of $6.98 and interest thereon $1.05 filed against Charles H.Telson, a total sum of		8.03	
	To Bessie Hodges, for the claim of $2.39 and interest thereon of 22¢, filed against Charles H.Telson a total sum of		2.61	
	To Charles L.Richester, in payment of his claim of $5.82 and interest thereon $1.21 filed against Charles H.Telson, total sum of		7.03	
	To Charles L.Rochester, for claim of 95¢ and interest thereon 19¢, filed against Charles H.Telson , a total sum of		1.14	
	To Charles L.Rochester, in settlement of claim of $6.50 and interest ther on $1.12 filed against Charles H.Telson, a total sum of		7.62	
	To Charles L.Rochester, in settlement of claim of $7.09 and interest thereon $1.32 filed against Charles H.Telson, a total sum of		8.41	
	To E.S.Valliant & Son, for claim of $3.55 and interest thereon 95¢ filed against Charles H.Telson,a total sum of		4.50	
	To Balance		245.58	
			$350.10	$350.10.

By balance brought forward, to wit: $245.58

To Ellen Jane Richester, daughter of Charles H.Tolson
1/8 of said balance, to wit: $30.69

To Charles H.Tolson, son of Charles H.Tolson,
use of Charles H.Rochester, per assignment filed
1/8 of said balance, to wit: 30.69

To Bertha Cain, daughter of Cheeles H.Tolson,
1/8 of said balance, to wit: 30.70

To Bertha Hodges, daughter of Charles H.Tolson,
1/8 of said balance, to wit: 30.70

To Mary Natilina Sudler, daughter of Charles H.Tolson
1/8 of said balance, to wit: 30.70

To Carrie Brown, daughter of Charles H.Tolson, use of
Charles L.Rochester, per assignment filed,
1/8 of said balance, to wit: 30.70

To Spencer Tolson,son of Charles H.Tolson, use of
Charles L.Rochester, per assignment filed,
1/8 of said balance, to wit: 30.70

To Harry Tolson,grandson of Charles H.Tolson,
1/3 of 1/8 of said balance, to wit: 10.23

To Luther Tolson,grandson of Charles H.Tolson,
1/3 of 1/8 of said balance,to wit:- 10.23

To Richard Tolson,grandson of Charles H.Tolson,
1/3 od 1/8 of said balance, to wit: 10.24

$245.58 $245.58

January 4, 1919.

Madison B.Berdley,
Special Auditor.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester,

vs.

Ellen Jane Rochester et al.

Chancery Docket
Cause No. 2137.

For value received, We, the undersigned, Carrie Brown and Samuel Brown,her husband, do hereby assign and transfer unto Charles L. Rochester, absolutely, all our several and respective interest estate in to and of the proceeds of the sales of the sales of the real estate made in the above entitled cause and therein desfribed in the report of sale therein filed.

The auditor is hereby directed to audit the interest and estate hereby assigned in the audit to be filed directly unto the said Charles L.Rochester.

Witness our hands and seals.

Carrie Brown. (SEAL)
Samuel Brown. (SEAL)

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester,

vs.

Ella Jane Rochester, et al.

Chancery Docket
Cause No.

I hereby assign and transfer unto Charles L. Rochester all my right, title, interest and estate in, to and of the proceeds of the sales made and reported in the above entitled cause. The auditor is hereby directed to audit unto the said Charles L.Rochester my interest and estate.

Witness my hand and seal.

Spencer Tolson. (SEAL)

Test: madison brown.

In the Circuit Court for Queen Anne's County, in Equity.

Charles L.Rochester et al. (Chancery Docket
) vs. (Cause No. 2137.
Eliza Jane Rochester, et al.)

For value received, I hereny assign and trandfer all my right, title, interest and estate in to and of the proceeds of the sale of the real estate made and reported by J.H.C.Legg and Madison brown in the above entitled cause unto Chalres L.Rochester.

The auditor is hereby directed to distribute my share as an heir at law of Charles Tolson, my father, mentioned in said cause, unto the said Charles L.Rochester

Witness my hand and seal.

Charles Tolsan. (SEAL)

Test: Maggie Rochester.

Nisi Ratification of Audit filed Jan.9th.1919.

NISI RATIFICATION OF AUDIT.

Charles L.Rochester et al. (In the Circuit Court
) for Queen Anne's County,
vs. (in Equity.
) Case No. 2137.
Ellen Jane Rochester et al. (

ordered this 9th.day of January, in the year nineteen hundred and nineteen, that the report and account filed in these proceedings by Madison B.Bordley, Special auditor, be ratified and confirmed,unless cause to the contrary thereof be shown on or before the 29th.day of January, 1919; ppovided a copy of this order be published once a week in each of two successive weeks before the 6th.day of February, 1919 in some newspaper printed and published in Queen Anne's County.

Filed January 9th.1919. J.F.Rolph, Clerk.

Certificate of Publication
of Nisi Ratification of Audit.

NISI RATIFICATION OF AUDIT.

Charles L.Rochester et al. (In the Circuit Court for Queen Anne's
) County, in Equity, Case No. 2137.
vs. (
)
Ellen Jane Rochester et al.

Ordered this 9th.day of January, in the year nineteen hundred and nineteen that the report and account filed in these proceedings by Madison B.Bordley, special auditor, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 29th.day of January,1919; provided a copy of this order be published once a week in each of two successive weeks before the 6th. day of February,1919, in some newspaper printed and published in Queen Anne's County.

J.F.Rolph, Clerk.

True copy
test: J.F.Tolph, Clerk,
Filed January 9th.1919 .

THE CENTREVILLE RECORD.

Centreville, Md. June 3rd.1922.

The Centreville Record Publishing Co, hereby certifies that the Nisi ratification of audit in the case of Chas. L.Rochester et al, vs. Ellen Jane Rochester et al, Chy.2137 a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week in each of two successive weeks before the 6th.day of February, in the year 1919.

The Centreville Record Publishing Co.
By E.H.Brown, Jr.

Queen Annes County, to wit; Be it remembered that on the 12th day of January1920 the following order to Docket Suit was filed for record to wit;

ORDER

J.F,Rolph, Clerk,

Please docket the above entitled suit, record assignment of mortgage, file among the papers a certified copy of mortgage from Isaac Cotton Jr. to John E, Pritchett, dated the second day of June, in the year nineteen hundred and thirteen, and recorded in Liber W.F.W. No. 3, folio 328, a LaNd Record book for Queen Annes County, file bond and enter my appearance for the Plaintiff.

January, 10, 1920. Edwin H. Brown, Jr.

Edwin H. Brown Jr. Assignee	In the Circuit Court
vs.	for
Isaac Cotton Jr.	Queen Anne's County
	In Equity.

CERTIFIED COPY OF MORTGAGE.

Filed Jany, 20mth,1920.

Queen Anne's County, to wit: Be it remembered that on the second day of June in the year nineteen hundred and thirteen, the following mortgage was brought to be recorded to wit:

THIS MORTGAGE,made this second day of June in theyear nineteen hundred and thirteen by Isaac Cotton, Jr., of Queen Anne's County, in the State of Maryland.

WHEREAS, the said Isaac Cotton, Jr., is indebted unto John E. Pritchett in the just sum of onehundreddollars, being for the balance of the unpaid purchase money on the hereinafter descrubed land, which said sum is to be due and payable two years from the date of these presents with interest from said date at the rate of six per cent per annum payable semi-annually, and it was a condition precedent to said sale and to said loan that the prompt payment of said principal and sum and interest as aforesaid were to be secured and assured by the execution of these presents.

NOW THIS MORTGAGE WITNESSETH, that in consideration of the premises and the sum of five dollars, the said Isaac Cotton, Jr., does hereby grant and convey unto John E. Pritchett, his heirs and assigns in fee simple, All that tract, part or parcel of a tract of land situate, lying and being in the Second Election District of Queen Anne's County, aforesaid, on the east side of the Public Road leading from Price's Station to South East Landing, and containing sixty-eight square perches of land, more or less, and being the same land which is conveyed unto the said Isaac Cotton, Jr., by the said John E. Pritchett by deed bearing even date herewith and recorded immediately preceeding these presents among the Land Records for Queen Anne's County.

Together with all rights, roads ways, waters, privileges, and advantages thereto belonging, or in ay wise appertaining, and the buildings and improvements thereon erected and being.

AND it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops, pitched, planted or growingupon said property at the time of sale shall pass to the purchaser of said property.

PROVIDED, that if the said Isaac Cotton, Jr., for himself, his heirs, executors, administrators or assigns shall well and truly pay to the said John E. Pritchett, his successors, executors, administrators or assigns the aforesaid sum of one hundred dollars and the interest to accrue thereon, as above set forth, and shall perform all the covenants, conditions and agreements herein on his or their part to be performed, then this mortgage shall be void, and until default be made in the premises the said Isaac Cotton, Jr., his heirs, and assigns shall possess said property.

AND the said Isaac Cotton, Jr., for himself and his heirs, executors, administrators and assigns hereby covenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and interest, or any part ofeither, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of theinsurable value thereof in some Company or Companies approved by the said John E. Pritchett, successors, executors, administrators or assigns, and to have the said policy or policies so framed or endorsed, that the proceeds arising from said policy or policies in case of loss, shall be applied to the payment of this mortgage, and to deliver, upon demand to the mortgagee, successors, executors, administrators or assigns said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value.

BUT, in case of default in payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended herebyto be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said John E. Pritchett, his executors, administrators or assigns, or Edwin H.Brown, Jr., his and their hereby duly constituted Attorney forthe purpose are hereby authorized and empowered to sell said premises upon giving twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County, State of Maryland, and such other conditions as party selling may deem expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensations to the persons making sale the same as allowed to trustees selling real estate under decree of the Circuit Court' for Queen Anne's County, in Equity, second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not; and, third, the balance to John E. Pritchett or whoever may be entitled to same.

AND it is hereby agreed that when default be made in any coven ant or conditin -n contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said Johne E. Pritchett, his executors, administrators, successors, or assigns, or Edwin H. Brown, Jr., their said attorney, shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred under said foreclosre proceedings, including all oosts of advertising, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness, principal and interest, equal to one-half the commission allowed Trystees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions the said Isaac Cotton, Jr., for himself and his heirs, executors, administrators and assigns, hereby covenant to pay.

Witness his hand and seal

Test:

Wm.E, Thompsonw

... Isaac Cotton, Jr., (SEAL).

State of Maryland, Queen Anne's County, To wit:

I hereby certify that on this second day of June in the year nineteen hundred and thirteen, before me, the subscriber, a Justice of the Peace of the State of Maryla -nd, in and for Queen Anne's County, personally appeared the said Isaac Cotton,Jr., and acknowledged the aforegoing mortgage to be his act and deed.

WM. E. THOMPSON

Justice of the Peace.

STATE OF MARYLAND Queen Anne's County-

...(....) I hereby certify that on this second day of june in the year nineteen hundred and thirteen before the subscriber, a Justice of the Peace, of the State ofMaryland, in and for Queen Anne's County, personally appeared John E Pritchett, mortgagee and made oath in due form of law that the consideration stated in the aforegoing is true and bona fide as therein set forth.

WM. E. THOMPSON,

Justice of the Peace.

For value received, I do hereby assign and transfer the within and aforegoing mortgage unto Edwin H. Brown, Jr., for the purpose of collection of foreclosure.

Witness my hand and seal this ninteenth day of January, in the year nineteen hundred and twenty.

Test:

Catherine Chilcutt. Joseph Pritchett, (SEAL).

Assignment filed January, 12th, 1920.

STATE OF MARYLAND, Queen Anne's County, To Wit:

I hereby certify that the aforegoing is true taken and copied from Liber W.F.W No. 3, Folio 328, etc, a land Record Book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County this 12th day of January, 1920.

J.F.Rolph, CLERK.

BONB.

KNOW ALL MEN BY THESE PRESENTS,That we, EdwiN H. Brown jr., and Mary Y. Brown,----------all of Queen Anne-(s County, State of Maryland, are held and firmly bound unto the State of Maryland in the full and just sum of two hundred dollars ($200.00), in currentmoney, to be paid to the State of Maryland or its certain attorney, to which payment, well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, jointly and severally and firmly by these presents, sealed with our seals and dated this twelfth day of January, in the year nineteen hundred and twenty.

WHEREAS, The above bounden, Edwin H. Brown,Jr., is about to execute the power of sale contained in a mortgage from Isaac Cotton, Jr., to John E. Pritchett, dated the second day of June in the year nineteen hundred and thirteen, and recorded in Liber W.F.W. No.3, folio & c., a Land Record Book for Queen Anne's County, and assigned to Edwin H. Brown, Jr.

Now the condition of the above obligation is such that if the above bounden, Edwin H. Brown, Jr., shall well and faithfully abide by and fulfill any orders and decrees which shall be made by any Court of Equity, in relation to the sale of mortgage premises or the proceeds thereof, then the above obligation shall be void, otherwise to remain in full force and virtue in law.

Signed, sealed and
delivered in the
presence of

,,,Edwin.H..Brown,.Jr.,...(SEAL)...

Catherine Chilcutt. Mary Y. Brown (SEAL)

As recorded on the back of this Bond to wit:

Security approved and Bond filed January, 12th, 1920.

REPORT OF SALE.

Edwin H. Brown, Jr.,	(	In the Circuit Court
vs	(	for
Isaac Cotton, Jr.,	(	Queen Anne's County, In Equity.
	(	Chancery No. 2317.

To the Honrcable, the Judges of said Court:

The Report of Edwin H. Brown, Jr., Assignee, respectfully sets forth;

First; That default was made in the mortgage from Isaac Cotton,Jr., to John E. Pritchett, dated the second day of June, in theyear nineteen hundred and thirteen and assigned unto Edwin H. Brown, Jr., said mortgage and assignment being recorded in Lib-

er W.F.W. No 3, folio 328 etc, a Land Record Book for Queen Anne's County, (a certified copy of said mortgage and assignment is filed in this cause and is prayed to be taken as part of this report) by the non-payment of principle and interest of said mortgage; the principle due being One Hundred Dollars ($100,00) with interest from the thirteenth day of December, in the year nineteen hundred and fourteen.

Second; That after giving bond with surety dulyconditioned and approved according to law, which said bond is also filed in this cause and is hereby made a part of this Report, for the faithful discharge of his trust and after giving notice of the time, place, mannerand terms of sale by advertisement in The Centreville Record, a newspaper printed and published in Centreville, Queen Anne's County, Maryland, for more that twenty days previous to day of sale, he did, pursuant to said notice attend in front of the Court House Door, in the town of Centreville, on Tuesday, February the tenth, in the year nineteen hundred and twenty, at the hour of 1.30 o'clock P.M. and then and there proceeded to sell the mortgaged real estate to wit; All that tract, part or parcel of a tract of land, situate, lying and being in the Second Election District of Queen Anne's County, Maryland, and on the east side of the public road leading from Price Station to Southeast landing and containing sixty eight square perches of land, more or less; and being the same property described in said mortgage and sold the same to John E. Pritchett, he being then and there the highest bidder therefore at and for the sum of Two Hundred and Thirty ($230,00) Dollars; and as the purchase price will not pay the mortgage debt, interest, taxes and the costs of sale and as the purchaser is the owner of the mortgage he has entered into an agreement to pay the costs of said sale. And that there is filed herewith a copy of said advertisement, duly certified as to its publication, marked Exhibit No. 1, as part of this Report.

All of which is respectfully submitted.

Edwin H. Brown.Jr.,
Assignee.

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that on this eleventh day of February, in the year nineteen hundred and twenty, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Edwin H. Brown, Jr., Assignee, and made oath in due form of law that the matters and things stated in the aforegoing Report are true to the best of his knowledge and belief and that the sale therein reported was fairly made.

J. F. Rolph, Clerk.

THE CENTREVILLE RECORD.

THE CENTREVILLE RECORD PUBLISHING CO., hereby certifies that the advertisement in the case of E.H.Brown, Jr., Assignee of Isaac Cotton, Jr.,a true copy of which is hereto annexed, was inserted in The Centreville Record a weekly newspaper printed and

published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the tenth day of February in the year 1921.

THE CENTREVILLE RECORD PUBLISHING CO.,

Filed February 11th, 1920. By Edwin H Brown Jr.,

NISI

Edwin H. Brown, Jr.,	:	In The Circuit Court
vs	:	For Queen Annes County
Isaac Cotton, Jr.,	:	In Equity.
	:	Chancery No. 2317.
	:	

ORDERED, This 11th day of February A.D. 1920, that the sale of the real estate made and reported in this cause by Edwin H. Brown, Jr., be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of April next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland once in each of four successive weeks before the 17th day of March next.

The Report states the amount of sales to be $230,00,

J.F. Rolph, Clerk.

Filed February, 11th,1920.

CERTIFICATE OF PUBLICATION OF ORDER NISE.

THE CENTREVILLE RECORD.

Centreville, Dec, 19, 1921.

THE CENTREVILLE RECORD PUBLISHING CO., hereby certifies thAt Order Nisi in the case of Brown, Jr., vs Cotton Chy. #2317 a true copy of which is hereto annexed was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once in each of four successive weeks before the 17th day of March in the year 1920.

THE CENTREVILLE RECORD PUB. CO.,

Edwin H. Brown, Jr.,

FINAL ORDER OF RATIFICATION.

Edwin H.Brown, Jr.,	)	In the Circuit Court
vs	)	for
Issac Cotton, Jr.,	)	Queen Anne's County, in Equity.
	)	Cause No. 2317.

Ordered this day of in the year nineteen humdred and twenty, by the Circuit Court for Queen Anne's County, in equity and by the authority of said Court that the sale made and reported in this cause by Edwin H. Brown, Jr., Asignee be, and the same is hereby confirmed and ratified, no cause to the contrary thereof having been shown although the Order of Ratification Nisi

appears to have been duly published.

The said Assignee is allowed the usual trustees' commission and all expenses not personal.

QUEEN ANNE'S COUNTY, TO WIT:

Be it remembered that on this 15th day of March, 1920 the following Order to Docket Suit was filed for record, to wit:

In the Cirucit Court for Queen Anne's County in Equity.

James Gorman Stayton, Mortgagee,	)	Chancery
versus	)	Docket,
Sarah C Stayton and	)	Cause
James V. Stayton, Mortgagors.	)	No.

To J.F. Rolph, Clerk :

Docket suit forwith in accordance with above titling anf file therein the accompanying bond and a copy of the mortgage therein described from defendants to plaintiff dated May 16, 1919, and recorded in Liber J.F.R. No. 2, fols. 275 &,. a Land Record Book of said county.

Madison Brown
Attorney for Plaintiff.

CERTIFIED COPY OF MORTGAGE.

Queen Anne's County, to Wit: Be it remembered that on the twenty first day of May, in the year nineteen hundred and nineteen, the following mortgage was brought to be recorded, to wit:

This Mortgage made this sixteenth day of May in theyear nineteen hundred and nineteen, by Sarah C Stayton and James V. Stayton, her husband, of Queen Anne's County, State of Maryland, party of the first part, and James Gorman Stayton, of the same place, party of the second part.

WHEREAS, the said Sarah C Stayton is justly due and owing to the said James Gor-man Stayton in the full sum of five hundred dollars, which she desires to secure the payment of as well as the interest hereinafter mentioned.

NOW THIS MORTGAGE WITNESSETH: That in consideration of the premises and of the sum of one dollar, the said Sarah C Stayton and James V Stayton, her husband, do hereby grant and convey unto the said James Gorman Stayton, his heirs and assigns forever, all that farm or tract of land called or known as "the Sarable Stayton Property " composed of two several tracts of land now reduced into one tract of land, parts of a tract of land called "The Horse Shoe ", situate, lying and being in the Sixth Election District of Queen Anne's County, State of Maryland, on the public road from the town of Queen Anne to Crouse's Mill, adjoiningthe lands of Sallie B Jump and Joseph Greiner and containing twenty seven acres and one fourth of an axre of land, more or less,

being the same property granted and conveyed unto the said Sarah C Stayton by James T Anthony, by deed bearing date April, 12th, 1889, and recorded in Liber W.D. No. 3, fol. 247, a land record book of said county.

TOGETHER with all rights, roads, ways, waters, privileges and advantages thereto belonging or in anywise appertaining, and the buildings and improvements thereon erected and being. And it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops, pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property, Provided that if the said Sarable Stayton, her heirs, executors, administrators or assigns shall well and truly pay to the said James Gorman Stayton, his executors, administrators or assigns, the aforesaid sum of five hundred dollars at the expiration of fiveyears from the date of this mortgage with interest from the date hereof in the mean time payable semi annually, and shall performall the covenants, conditions and agreements herein on her and their part to be performed, then this mortgage shall be void, until default be made in the premises the said Sarah C. Stayton, her heiss and assigns shall possess said property, And the said Sarah C Stayton covenants hereby to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessmants, public due and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney&s commissions and charges incured in the collection of the said debt and interest or any part of either, and to insured the improvements on said premises to the amount of the insurable value thereof, and to havethe said policy orpolicies so framed or endorsed that the proceeds arisingtherefrom, in case of less, shall be applied to the payment of this mortgage, and that no act or thing shall be done whereby said mortgaged premises maybe depreciated or lessened in value, But in case of default of payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant, condition or agreement of this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demanable and the said James Gorman Stayton, his executors, administrators or assigns or Madison Brown, Attorney at law of said County are authorized and empowered to sell said premisss upon giving twenty days previous notice of the time, place, manner and terms of sale by advertiseing in a newspaper published in said County and such other notice as the party selling may deem expedient, for cash or for cash and credit at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to apply the proceeds of sale to the payment of first all expenses incident to such sale including compensation to the person making the sale of seven percebtum commissions on the gross sale, for making said sale, second all moneys owing hereunder or secured hereby whether the same shall have then matured or not; and third, the balance to the said Sarable Stayton or whoever maybe entitled to the same.

IN TESTIMONY WHEREOF said parties of the first hereunto affix their names and

their seals the day and year first above written.

Test: Sarah C Stayton, (SEAL).

James C. Stayton. James V Stayton (SEAL).

STATE OF MARYLAND_ QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 16th day of May, in the year nineteen hundred and nineteen, before me, the subscriber, a Justice of the Peace, of the State of Maryland in and for Queen Annes County aforesaid, personally appeared Sarable Stayton and James V Stayton her husband, and did each acknowledge the aforegoing mortgage to be their respective act; and at the same time also personally appeared before me, James Gorman Stayton within named mortgagee, and he made oath in due form of law that the consideration stated in the aforegoing mortgage is true and bona fide as therein set forth.

C.M. Covey J.P.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify, that the aforegoing is truly taken and copied from Liber J. F.R. No. 2 folio 275 and c., a land Record Book for Queen Anne's County.

In testimony whereof, I hereto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County this 15th day of March, 1920.

J. F. Rolph, Clerk.

Filed March, 15th, 1920.

BOND.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY_ SCT:

KNOW ALL MEN BY THESE PRESENTS, that we, James Gorman Stayton, of Queen Anne's County, State of Maryland, and The American Surety Company of New York, a corporation created by and existing under the laws of the State of New York, areheld and firmly bound unto the State of Maryland in the full and just sum of two thousand dollars, lawful money of the United States of America, to be paid to the said State of Maryland or its certain attornty; to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents. Sealed with our seals and dated this fifteenth day of March, in the year nineteen hundred and twenty.

WHEREAS, default has occured in the terms, privisions and covenants contained in the mortgage from Sarah C Stayton and James V Stayton, her husband, to the above bound James Gorman Stayton, dated on the sixteenth day of May, in the year nineteen hundred and nineteen, and recorded in Liber J.F.R. No. 2, fols. 275 &., a land record book of said county, by reason of thenonepayment of the first instalment of interest named in said mortgage to be paid, that is to say: the interest on the mort-

gage debt due under terms of said mortgage six months from the date of siad mortgage ; and whereas the above bound James Gorman Stayton is toabout to execute the power of sale conferred upon him by the terms of said mortgage because of said default by making the sale of the real estate conveyed by and described in said mortgage.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bound James Gorman Stayton do and shall well and faithfully abide by and fulfill any order or decree which slall be made by any court of equity in relation to the sale of such said mortgaged property or the proceeds thereof, then the above obligation to be void; otherwise to remain in full force and virtue in law.

Signed, sealed and
delivered in the presence
of

J. Lemuel Roberts

James G. Stayton (SEAL).

THE AMERICAN SURETY COMPANY OF NEW YORK
by
Madison Brown
Its Attorney in Fact.

Security proved and Bond filed
March, 15th, 1920.

STATEMENT OF MORTGAGE DEBT.

In the Circuit Court for Queen Anne's County in Equity.

James Gorman Stayton	)	Chancery Docket,
versus	)	Cause
Sarah C Stayton et al	)	No 2327

Statement of Mortgage Debt.

Amount of the mortgage debt, principal, due on 10th day of April, 1920, is the sum of ---------- $ 500,00

Amount of interest due on the 10 th day of April, 1920 is the amount of the interest of $500.00 from May,16,1919 to April, 10, 1920, is the sum of---------- 29.00

Total amount of the interest and principal	$529.00
Add 5 per cent. Atty's Commissions of M.Brown	26,45
Due on the day of the sale mentioned in this cause,	$555,45

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this tenth day of September, in the year nineteen hundred and twenty, before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared James Gorman Stayton and he did make oath in due form of law that the aforegoing statement is a just and true statement of the indebtedness secured by the mortgage mentioned in proceedings of this cause due on the day of the sale mentioned in said cause.

C M. Covey.
Justie of the Peace,

Filed Sept, 20th, 1920.

REPORT OF SALE.

In the Circuit Court for Queen Anne's County in Equity.

James Gorman Stayton, Mortgagee,	)	Chancery Docket,
versus	)	Cause No.
Sarah C Stayton et al, Mortgagors.	)	2327.

To the Honorable, the Judges of said Court:

The report of James Gorman Stayton, the mortgagee named in the mortgage hereinafter referred to, and who hereinafter will refer unto himself as "plaintiff", unto Your Honors respectfully sets forth:

1. That default was made by the said Sarah C Stayton and James V Stayton, parties mortgagors, in the terms, covenants and conditions of a mortgage from them to the plaintiff dated May 16, 1919, and recorded in Liber J.F.R. No.2 fols. 275 &., a Land Record Book of said county, by reason of the non-payment of the interest covenanted in said mortgage to be paid at the expiration of six months from its date.

2. That the plaintiff, prior to the day of the salehereinafter mentioned, filed with the clerk of this court a bond to the State of Maryland conditioned to abide by and fulfill any order or decree which might be made by any court of eqUITY in relation to the sale of the mortgaged property or the proceeds thereof in accordance with the law requiring such bonds to be filed as a condition precedent to the foreclosure of mortgages under power of sale in mortgages contained, which bond the said clerk accepted and approved.

3. That after giving notice of the time, place, manner and terms of sale in the Centreville Record, a newspaper published in said county, for more than three successive weeks before the day of sale named in said notices of sale, the plaintiff caused a sale of the mortgaged real estate to be made in the following manner, to wit:

The plaintiff, who was confined in bed by illness on the day of said sale, caused Madison Brown, his attorney, to attend in the Town of Queen Anne, Queen Anne's County, State of Maryland, in front of the Hotel Property, on Saturday, April, 10th, 1920, at one o'clock P.M., and to offer at public sale, to the highest bidder all that farm or tract of land called or known as "The Sarah C Stayton Property", situate in the Sixth Election District of Queen Anne's County, State of Maryland, on the public road leading from Town of Queen Anne to Crouse's Mill, adjoining the farm of Sallie B Jump whereon Herman Callahan lives and the farm of Joseph Greiner, and containing twenty seven and one fourth acres of land, more or less, and fully described in said mortgage; that the said Madison Brown, acting for plaintiff and as his agentandattorney, did offer said property for sale at said place and at said time to the highest bidder in the manner usual to such sales, and he,the said attorney, acting for and behalf of the plaintiff, did sell said property unto James Gorman Stayton and Elsie Stayton, his wife, as tennants by the entireties and not as tenants in common, they being then and there the highest bidders therefor, at and for the sum of eleven hundred dollars, a copy of advertisement of sale is filed herewith, as part hereof.

4. That while the plaintiff was unable to be present at the time of sale manitoned by reason of his illness, he was, during the entire time of sale within a short distance of said place of sale and could have been reached for consultation or other purpose within a few minutes and without delaying the progress of the sale but a few minutes; that just before the sale he saw the said Madison Brown and gave him final instructions concerning the sale and shortly after the sale received from him a full report of said sale.

5. That said purchasers have not as yet complied with terms of the sale.

6. That on March 16, 1920, the plaintiff, after notice of sale required by said mortgage, in person did offer said property at public sale to highest bidder in the power of sale mentioned in Town of Centreville, in front of Cour t House door, and received a bid for said property of $1050.00, but did not accept said bid nor report said sale, at request of one of the heirs of said Sarah C Stayton,now deceased; that the sale herein reported was made under the belief that more money coule be realized, but with result stated.

James G. Stayton
Mortgagee, Vendor,

Madison Brown,
Attorney for Plaintiff,
Mortgagee, Vendor.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that on this twenty seventh day of May, in the year nineteen hundred and twenty, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared James Gorman Stayton, and he did make oath in due form of law that the matters and things stated in the aforegoing report of sale are true as therein stated and set forth, and that the sale therein reported was fairly made.

J.F.Rolph,
Clerk of the Circuit Court for
Queen Anne's County.

Ordered, by the Circuit Court for Queen Anne's County in Equity, and by the authority of this Court, on this 27th day of November in theyear nineteen hundred and twenty, that the sale of the real estate mentioned in the aforegoing report of sale be and the same is finally ratified and confirmed, no cause to the contrary thereof having been shown, although it appears that notice has been given by advertisement in accordance with the order nisi theretofore passed in this cause in relation to said sale. The papers of the cause are hereby referred to Madison B Bordley, Special Auditor, with instructions to state and return to this Court an account between the party making the sale and the proceeds of sale,, in which account the said party making the sale shall be allowed all expenses incident to the sale ofnot personal.

And it is further ordered, that said auditor shall disbribute the surplus proceeds of sale in accordance with the facts set forth in the petition of James Gorman Stayton filed in this cause.

It appearing that James Gorman Stayton, the party making the sale reported in this cause, is with his wife one of the purchasers of the property reported sold, it is therefore further ordered, that Madison Brown, of said county, be and he hereby appointed trustee, (with necessity of giving bond,) to convey the property reported sold to James Gorman Stayton and Elsie Stayton his wife, unto the said James Gorman Stayton and Elsie Stayton his wife, as tenants by the entireties; provided that before said property shall be conveyed by said Madison Brown, trustee, he, said trustee, shall be satisfied that said purchase named in said report of sale has been fully paid.

Philemon B Hopper.

First half of file recorded at end of case on folio 243

THE CENTREVILLE RECORD.

Centreville, Md., May, 28, 1920.

THE CENTREVILLE RECORD PUBLISHING CO., hereby certifies that the advertisemeNt in the case of James G.Stayton, Mortgagor, Sarah C Stayton et al Mortgagors a true copy of which is hereto annexed, was inserted in The Centreville Record a weekly newspaper printed and published at Centreville, Queen Amne's County, Maryland, once a week for three successive weeks before the 10th of April in theyear 1920.

The Centreville Record Publishing Company.

By. E. H. Brown, Jr.,

NISI.

James Gorman Stayton
Mortgagee
vs
Sarah C Stayton and
James V STayton, Mortgagors.

In The Circuit Court
For Queen Anne's County
In Equity.
Chancery No. 2327.

ORDERED, This 28th day of May, A.D., 1920, that the sale of the real estate made and reported in this cause by James Gorman Stayton, Mortgagee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of July next; provided a copy of this order be inserted in some newspaper printed and pub lished in Queen Anne's County, Maryland, once in each of four successive weeks beforeh the day of June next.

The Report states the amount of sales to be $1100.00.

J.F. Rolph. Clerk.

Filed May 28th, 1920.

ANNEXED "ORDER NISI ".

THE CENTREVILLE RECORD.

Centreville, Md. July, 27th, 1920.

THE CENTREVILLE RECORD PUBLISHING CO., hereby certifies that the Annexed Order Nisi in the cause of James Gorman Stayton, Mortgagee, vs Sarah C Stayton and James V. Stayton, Mortgagors, a true copy of which is hereto annexed, was inserted in The Centreville Record a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 30th day of June in theyear 1920.

THE CENTREVILLE RECORD PUBLISHING CO.

By. E.M.Forman
Associate Editor.

Filed Aug, 31st, 1920.

COPY OF ORDER NISE OF AUDIT.

THE CENTREVILLE RECORD.

THE CENTREVILLE RECORD PUBLISHING COMPANY, hereby certifies that the Nisi ratif ication of Audit in the case of J.G.Stayton vs. Sarah C. Stayton et al cause no 2327 a true copy of which is hereto annexed, was inserted in The Centrevville Record, aweekly

newspaper printed and published in Centreville, Queen Anne's County, Maryland, once a week in each of two successive weeks before the 20th day of December in the year 1920.

THE CENTREVILLE RECORD PUB. CO.

By. E.H.Brown,Jr.,

Filed January, 24, 1921.

REPORT AnD ACCOUNT OF THE AUDITOR.

In the Circuit Court for Queen Anne's County in Equity.

James Gorman Stayton, mortgagee
versus
Sarah C Stayton et al.,
Mortgagors.

Chancery Docket,
Cause No. 2327.

To the Honorable, the Judges of said Court:

The report of Madison B, Bordley, Special Auditor, unto Your Honors respectfully sets forth:

That on the within account the party making the sale of the mortgaged real estate is charged with the gross amount of the sale made and reported herein by him, and is then allowed thereout his commissions for making the sale, the court costs of the suit , costs of advertising the sale and several orders nisi of the cause, auditors fee, and the amount of the mortgage debt in full. After these allowances there remains in hands of the said party making the sale a balance of $375.55, which the auditor had divided equally among the three heirs of the said Sarah C. Stayton, deceased mortgagor. It appears that said mortgagor left three heirs, one of whom is an infant, George Wilson Stayton, and that the said balance is not required for the payment of debts (see petition filed in this cause of James Gorman Stayton for distribution of said balance under rules of the Court).

Respectfully submitted,

Madison B. Bordley,
Special Auditor.

Dec, 1, 1920.

The Proceeds of the Sale of the Mortgaged Real Estate of Sarah C. Stayton, mortgagor, IN ACCOUNT WUTH James Gorman Stayton, mortgagee, vendor of the mortgaged real estate under power of sale contained in mortgage.

Cr.

1920, April 10.	By gross proceeds of the sale of said mortgaged real estate, per report of sale, filed, to wit:		$ 1100.00
" " "	To James Gorman Stayton, vendor, party making sale for hiscommissions, per terms of mortgage --	$ 74,00	
	To do., for costs of advertising notice of Sale and order nisi thereon in Centreville Record, per account for same, to wit,----------	38.75	
	To do., for court costs of these proceedings per clerks statement to wit:		
	Costs of J.F.Rolph,Clerk	$18.75	
	Appearance fee of Plaintiffs Atty.	10.00	28.75
	To do., for costs of advertising order nisi to be passed as to this report and account, to wit:		3.00

To do., for amount paid Elmer Anthony for services at time of first offer and then at sale, per his receipt for same, to wit:----------	10.00	
To do., for costs of his bond with corporate surety thereon, per bill for same, to wit:---------	10.00	
To Madison B. Bordley, Special Auditor, for stating this account, to wit:----------	4.50	
To James Gorman Stayton, mortgagee, in full of his mortgage claim, per statement filed, to wit:	555.45	
To balance, to wit:----------	375.55	
	$ 1,100.00	$1,100.00

Cr.

By balance broght down to wit:----------		$ 37555

DR.

To James Gorman Stayton, the sum of ----------	$ 125.18	
To Rthel May Whitby, the sum of ----------	125.18	
To George Wilson Stayton, the sum of----------	125.19	
	$ 375.55	$ 375.55

December, 1, 1920.

Madison B, Bordley,
Special Auditor.

Petition of guardian of Infant to have audited money paid to guardian.

Filed Jan, 24th, 1921.

In the Circuit Court for Queen Anne's County in Equity.

James Gorman Stayton
versus
Sarah C. Stayton et al., (Chancery Docket, Cause: No. 2327.

To the Honorable, the Judges of said Court:

The petition of James Gorman Stayton, the guardian of George Wilson Stayton, infant, unto Yours Honors respectfully sets forth:

That by the audit filed in above cause there had been distributed unto said George Wilson Stayton, an infant under age of twenty one years of age the sum of one hundred and twenty five dollars and nineteen cents.

That your petitioner has been appointed by the Orphans' Court of said county guardian to said infant and has qualified as said infant by filing a bond which the said Orphans' Court has accepted and approved; see certificate of Register of Wills filed herewith.

That your petitioner is advised that he is entitled to have said sum paid over to him self as said guardian.

That he therefore prays the court to pass an order authorizing, and empowering himself as the holder of said fund as the party executing the power of sale in mortgage in said cause mentioned to transfer and pay over unto himself as said guardian the aforesaid sum of money.

Respectfully submitted,
James Gorman Stayton, Guardian of George Wilson Stayton, by

Madison Brown
His Attorney.

The aforegoing petition having been read and considered, it is on this twenty fourth day of January in the year nineteen hundred and twenty one, ordered by the Circuit Court for Queen Anne's County in Equity that James Gorman Stayton as the party making the sale mentioned in said cause andthe holder thereas of the sum of money above mentioned be and he hereby authorized, empowered and directed to pay over and transfer unto himself as guardian of George Wilson Stayton mentioned above the sum of one hundred and twenty five dollars and nineteen cents distributed unto the said George Wil-

son Stayton by the audit filed in said cause, and to assume ss said guardian tha control of said sum of money.

Philemon B. Hopper.

CERTIFICATE OF GUARDIANSHIP.

STATE OF MARYLAnD,

Queen Anne's County, to wit:

I, William T. Bishop, ~~Regi steR of Wills~~ in and for Queen Anne's County, State of Maryland, an by law keeper of the Seal and of the Records, and of the original papers of the Orphans' Court for Queen Anne(s County,: DO HEREBY CERTIFY that it appears from the records in said Court that on the twenty first day of December A.D. nine$ teen hundred and twenty, that James Gorman Stayton was appointed Guardian of George W. STayton, infant child of James V. Stayton late of Queen Anne's County, deceased, after he hadentered into bond for the sum of $300.00 with approved security for the dua performance thereof, according to law, and after.

In testimony whereof, I,William T. Bishop, Register of Wills for Queen Anne's County aforesaid, do hereunto set my hand and affix the Seal of the Orphan's Court for Queen Annes County, this 24th day of January, nineteen hundred and twenty first.

Wm. T. Bishop
Register of Wills for Queen Anne's County.

Petition of James Gorman Stayton for distribution of that part of sale not required for payment of mortgage among the heirs of deceased mortgagor.

Filed Decm 3rd, 1920.

In the Circuit Court for Queen Anne's County in Equity.

James Gorman Stayton, mortgagee, versus Sarah C Stayton et al., mortgagors, (Chancery Docket, Cause No. 2327.

To the Honorable, the Judges of said Court:

The petition of James Gorman Stayton unto Your Honors respectfully sets forth:

1. That Sarah C Stayton, the mortgagor who owned the land reported sold in this cause at the time of the mortgageherein mentioned, departed this life on or about the day of February, 1920, intestate, seized and possessed of said land subject to said mortgage.

2, That said at the sale herein reported sold for more than enough to pay the mortgage debt and all costs and commissions incident to said sale,, and that the surplus proceeds of said sale will not be required to pay her debts.

3. That said Sarah C Stayton left surviving her no husband, bu did leave as her only heirs at law three childred who are entitled to the surplus proceeds of sale, and that the names, ages and places of residence of said children are as follows:
James Gorman Stayton, the petitioner, whose post office address is Queen Anne, Maryland, and who is over twenty one years of ago.
Ethel May Whitby, a dauthger, who is over twenty one years of age and who resides near Queen Anne, Md.
George Wilson Stayton, a son, who is under twenty oneyears of age, having been born in year 1903 and who resides near Queen Anne, Maryland.

4. That your petition desires the distribution of said surplus among the heirs of said Sarah C. Stayton.

Your petitioner therefore prays Yours Honors to pass an order refering the papers of this cause and this petition to the auditor with instructions to distribute said surplus among those entitled to the same in accordance with this petition.

Respectfully submitted, James Gorman Stayton.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that on this twenty ninth day of November, 1920, before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared James Gorman.Stayton, andhe did make oath in due form of law that the matters and things set forth in the aforegoing petition are true as therein set forth to the best of his knowledge and belief; and that at the same time also personally appeared Jacob Gibson who having duly sworn by me did make oath that he has read the aforegoing petition; that the matters and the things therein stated are true as therein set forth to the best of his knowledge and belief; that he is acquaited with the parties and the facts therein stated, and that he has no interest in the matters therein set forth.

C.M.Covey,
Justice of the Peace.

.....

(Carried forward from folio 239)

Mortgage Sale
of a
Small Farm

Default having occured in the terms of a mortgage from Sarah C. Stayton and James G. Stayton, her husband, to James Gorman Stayton, executed, dated May 16, 1919, and recorded in Liber J.F.C. No. 2, folios 276, &c, a Land Record Book of Queen Anne's County, Maryland, the said undersigned, as mortgagee, will sell at Public sale, in the town of Queen Anne, Queen Annds County, Maryland, in front of the Hotel Property, on Saturday, April 10, 1920 at 12 o'clock P.M. All that Farm or Tract of Land called or known as "The Sarah C. Stayton Property" situate in the Fifth Election District of Queen Anne's County, Maryland, on the public road from the Town of Queen Anne to Crouse's Mill, adjoining the Farm of Sallie B. Jump, Coleson Herman Callahan lines and the Farm of Joseph Greiner, and containing 27 1/4 Acres of Land more or less.

The improvements consist of a new Two Story Frame Dwelling House with four rooms, a stable and carriage house combined, also new; and a Hen House. About 13 acres are in cultivation, 6 acres in Good Woods, and rest is Meadow and Grazing Land.

The farm is only two miles from the thriving village of Queen Anne and is convenient to mill. Tuckahoe Creek, bounding the farm, affords splendid fishing.

This little farm will make a nice home.

Terms of Sale - Cash on ratification of sale, with interest from day of sale; a deposit of $500 will be requried on day of sale.

James Gorman Stayton
Mortgagee
Queen Anne, Md.
Madison Benson, Attorney
Centreville, Maryland.

Possession on compliance with terms of sale.

Queen Annes County, to Wit: Be it remembered that heretofore to wit on the 31st day of March in the year 1920, Claude F.Parks, Guardain of Virginia Elizabeth Parks et al filed in Court here his Bill Complaint against Virginia Elizabeth Parks et al infants in the words and of the tenor following to wit:

Bill of Complaint,Filed March,31st, 1920.

In the Circuit Court for Queen Anne's County in Equity.

Claude F. Parks, Guardian of
Virginia Elizabeth Parks,
Claude McFeeley Parks and
Mary Matilda Parks,..... Infants, Plaintiff)
(
against said) Chancery Docket,
(
Virginia Elizabeth Parks,) Cause
Claude McFeeley Parks, (
and) No. 2328
Mary Matilda Parks, ... Infants, Defendants. (

To the Honorable, the Judges of said Court:

Your orator, as the guardian of the said Virginia Elizabeth Parks, Claude McFeeley Parks and Mary Matilda Parks, infants, unto Your Honors respectfully sets forth:

1. That he was appointed the guardian of the said infants by an order of the Orphans Court of Queen Anne's County passed on or about the day of December, 1915, and has duly qualified as said guardian, And he files herewith as part hereof a certificate of the Register of Wills of said county as to the fact of said appointment and qualification, marked "Exhibit A".

2. That one Jane P. McFeeley, late of said county,deceased, departed this life sometime in the year 1897 seized and possessed of the real estate hereinafter mentioned and described, and leaving a last will and testament duly executed to pass real estate, which last will and testament, shortly after her death, was duly admitted to pro-bate by the Orphan's Court of said county; a certified copy of said willis filed herewith as part hereof marked "Exhibit B".

3. That as will appear by reference to the last mentioned Exhibit (B) the said Jane P. McFeeley devisedthe said real estate unto her son Harry R.McFeeley and unto his wife Martha V. McFeeley for and during their joint lives and the life of the survivor of them, with remainder at the decease of said survivor unto their child and daughter Mary Jane McFeeley; providing that in case she,the said Mary J. McFeeley, should die without issue living at the time of death, said real estate should go to certain other grandchildren of the testatrix.

4. That as will also appear by reference to said last will and testament, the said Jane P. McFeeley did bequeath unto Fannie B. McFeeley, the sum of six hundred dollars and unto Lizzie McFeeley the sum of six hundred dollars, and unto Jane P. NcFeeley the sum of six hundred dollars and unto R. Maggie Smith the sum of four hundred dollars, and did charge said real estate with the payment of said legacies and with interest thereon to commence one year after the death of the said testatrix.

5. That on or about the thirteenth day of August, 1897, by an assignment in writing the said Fannie B.NcFeeley, Lizzie McFeeley, Janie P. McFeeley and R. Maggie Smith did assign their said legacies unto one Hiram G. Dudley, who has since departed this life;

a certified copy of said assignment is filed herewith as part hereof marked "Exhibit C"

6. That on or about the twenty fourth day of March, 1920, the said legacies then remaining unpaid, the executors of the said Hiram G. Dudley did assign and transfer unto to the said Claude F. Parks in his individual capacity, the legacies so assigned unto the said Hiram G. Dudley as hereinbefore set forth; a certified copy of the last mentioned assignment is filed herewith as part hereof marked "Exhibit D".

7. That said legacies have never been paid and still remain a lien and charge upon said land under said will, with interest upon each legacy from the day of

8. That the said Mary J. McFeeley mentioned in the said last will and testament of the said Jane P. McFeeley sometime in the year 1902 married the said Claude F. Parks, and departed this life sometime in the year 1913..... intestate, and without having conveyed or otherwise disposed of the interest devised unto her by said last will and testament, leaving her husband, the said Claude F. Parks, surviving her, and leaving surviving her as her only heirs at law three children, the said Virginia Elizabeth Parks, Claude McFeeley Parks and Mary Matilda Parks, all of whom are under the ageof twenty one years, their at thime time being as follows, to wit: that of Virginia Elizabeth Parks, seventeen years; that of Claude McFeeley Parks, fourteen years; and that of Mary Matilda Parks, eight years.

9. That said infants are seized in fee simple, in equal shares, as tenants in coparcenary, as the heirs of their mother, the said Mary J. McFeeley, later Mary J. McFeeley Parks, of the following described real estate, subject, however, to the life estate ofthe said Claude F Parks as surviving husband of the said Mary J.NcFeeley Parks in the whole one-third part thereof, to wit:

(1). All that farm or tract of land called or know as "The Jane McFeeley Farm" or # The Harry McFeeley Farm" situate, lying and being in the Third Election District of Queen Anne's County, State aforesaid, on the public road branching from the Centreville Easton State Road at a point between the Simpson Farm and the farm of T.R.L.Price and leading to Starr, adjoining the lands of the heirs of Samuel Simpson, Henry Covington and T.R.L.Price, and containing 164 acres, 1rood and 23perches of land, more or less.

(2). All that tract of woodland called or know as "The Jane McFeeley Woodland" or "The Harry McFeeley Woodland" and part of a tract known as "Prouse's Park" situate,lying and being in the Third Election District of Queen Anne's County aforesaid, adjoining lands of and containing 12 acres, 1 rood and 38 perches of land, more or less.

Note: The two tracts above described were conveyed to said Jane P. McFeeley by William H. Foster by deed dated November,12,1861, and recorded in Liber M.B. No.2 fols. 85 &., a land record book of said county

(3). All that tract of woodland called or known as "The Jane McFeeley Woodland" or The Harry McFeeley Woodland" situate, lying and being in the Third Election Dustrict of said county, near the road called "The Satuffer Road", adjoining the lands of and containing 20 acres, 1 rood and 7 perches of land, more or less; being the same land granted to said Jane P. McFeeley by B.P.Keating, Trustee, by deed d ated May 28,1883, and recorded in Liber S.C.D. No. 3, fols 139 &., a land record book of said county.

(10). That if would be to the interest and advantage of said infants to sell said real estate and to invest the proceeds of sale in some productive fund for their benefit.

11. That if would be to the interest and advantage of said infant s that said real estate be sold clear of the lien and charge of the legacies now resting upon the same as hereinbefore set forth and to that end the said Claude F. Parks, as the holder of said legacies, is willing that said sale be made clear of the lien and charge of said legacies but with the understanding that he to received from the proceeds of sale the amounts due to him under said legacies with the interest thereon.

12. That it would be to the interest and advantage of said infants that said real estate be sold clear of the life estate in the one-third thereof of the said Claude F. Parks as surviving husband of his said wife, and to that end the said Claude F. Parks is willing that said real estate be sold clear of his said estate therein as said surviving husband andis willing to accept in lieu of said estate such part of the annual interest which shall arise from investment of proceeds of sales as may be deemed equitable by this Court to be paid to the said Claude F. Parks as surviving husband during his life.

13. To the end thereof:

(1). That the said real estate may be sold so that the proceeds thereof may be re-invested for the benefit of said infants under the direction of the court having jurisdiction of said investment.

(2). That youR orator may have such other and further relief as his case may require.

May it please Your Honors to grant unto your orator thwrit of sub poena directed to the said Virginia Elizabeth Parks, infant, residing in Ken County aforesaid, at this time, and the said Mary Matilda Parks, infant, residing in Queen Anne's County aforesaid, commanding them to be and appear in this court at some certain day, to be named therein, and answer the premises and abide by and perfrom such decree as may be passed therein.

And as in duty bound &.,

,,,,,,,,,,,,Claude,F.,Parks,,,,,,,,,,,,,,,,
Guardian of Elizabeth Virginia Parks,
Claude McFeeley Parks and Mary Matilda
Parks, infants.

Jas.T.Bright

Madison Brown
Solicitors for plaintiff.

The interlineations in red ink made on lines 6 & 7 (& thereafter) of paragraph 12 of this bill have been made to amend original bill under order of Court.

The Exhibits referred to in the aforegoing Bill of Complaint are as follows, to wit:

"Exhibit A".

CERTIFICATE OF GUARDIANSHIP.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY,TO WIT:

I, William T. Bishop, Register of Wills in and for Queen Anne's County,State of Maryland, and by law keeper of the Seal and of the Records, andof the original papers of the Orphans' Court for Queen Anne's County; DO HEREBY CERTIFY that it appears from the records in said Court that on the twenty eighth day od December A.D. nineteen hundred and fifteen ahat Claude F. Parks was appointed Guardian of Virginia Elizabeth Parks, Claude McFeeley Parks, and Mary Matilda Parks infant children, of Mary Jane Parks lateof Queen Anne's County, deceased, afterhe had entered into bond with approval security for the due performance thereof, according to law.

In testimony whereof, I William T. Bisgop, Register of Wills for Queen Anne's County aforesaid, do hereunto set my hand and affix the Seal of the Orphans Court for Queena Anne's County, this twenty third day of March, nineteen hundred and twenty.

William T. Bishop.
Register of Wills for Queen Annes Co

Filed March, 31st, 1920.

"Exhibit B".

In thename of God, Amen,

I, Jannie P.McFeeley of Queen Anne's County, State ofMaryland, do make and publish this as my last Will and testament.

First and Principally- I do give and devise unto my son Harry R. McFeeley and Martha V. McFeeley, his wife, for and during their joint lives and life of the survivors of them all my farm and two woodlots in Queen Anne's County aforesaid, with remainder to their decease or the decease of the survivor of them to their child and daughter, Mary I. McFeeley and in case she should die without issue living at the time ofher decease with remainder to my other Grandchildren and their issue to take per stirpes.

Second, I do give and bequeath the following legacies, to wit: to Fannie B McF eeley the sum of $600,00 to Lizzie McFeeley, the sum of $600.00 to Fannie P. McFeeley th e sum of $600.00 and to R. Maggie Smith the sum of $400.00 - being my four grandchildren- And I do charge all said legacies on my Real Estate as aforesaid devised to Harry R. McFeeley & wife, with remainder & c, tobe payable one year after my decease and not to bear interest until they become due-

Third, I do give and bequeath to Lizzie McFeeley all my Room furniture and Piano

Fourth, I hereby annul all other wills by me heretofore made-

Fifth, I do hereby charge all my funeral expenses and just debts on my son Harry R. McFeeley and Martha V. McFeeley, his wife, giving to them all my interest in such crops or grain as may be on hand at my decease and charge the same in the estatedevised to them.

As witness my hand and seal this 11th May 1895.

Jane P. McFeeley (Seal).

Signed, sealed, published and declared as and for her last will and testament by Jane P.McFeeley, the above named Testatrix in our presence and the presence of each of us, who in her presence and by her request and in the presence of each of us have subscribed our names as witnesses thereto.

Fannie K. Brown,
Nellie F. Brown,
John B.Brown,

Queen Anne's County, Set:

August 7-1897 A.D. Then came John B.Brown, one ofthe subscribing witnesses to the aforegoing last will and testament of Jane P.McFeeley, deceased, late of the County aforesaid, and made oath on the Holy Evangely of Almighty God, that he did see the testatrix therein named sign, and seal the said will, that he heard her publish, pronounce and declaare the same to be her last will and testament, and that at thetime ofher so doing she was to the best of his apprehension of sound and disposing mind, memory and understanding and that he together with Fannie K. Brown and Nellie F. Brown, the other subscribing witnesses, respectively subscriebed their names as witnesses to said W ill, in the presence and at the request of the said testatrix and in the presence of each other.

Test; per

Finley Roberts,
Register of Wills for Queen Anne's County.

Queen Anne's County, Set:
9th day of August, 1897.

Then came Fannie K. Brown and Nellie F.Brown two of the subscribing witnessesto the aforegoing last will and testament of Jane P.McFeeley late of Queen Anne's County, d eceased, and they made oath in the Holy Evangely of Almighty God that they did see the testatrix therein named sign and seal said will, that they heard her publish, pronounce and declare the same to be here last will and testament, and that at the time of her so doing she was to the best of their apprehension of sound and disposing mind, memory and understanding and that they together with John B Brown, the other subscribing wit ness respectively subscribed their names as witnesses to said will, in the presence anda at the request of the said testatrix and in the presence of each other.

Test: Per

Finley Roberts,
Register of Wills for Queen Anne's County.

State Of Maryland,
Queen Anne's County, to wit:

I, William T. Bishop, Register of Wills for Queen Anne's County, do hereby certify that the aforegoing is a full and true copy of the last Will and Testament of Jane P. McFeeley deceased, as recorded, in Liber F.R.No.2. folio 50&c., a Will record Book in the orphans' Court for Queen Anne's County.

Witness my hand and seal of said Court this 23rd day of March,1920.

Willaim T. Bishop
Register of Wills for Queen Anne's County, Maryland,

"Exhibit C"..

Queen Anne's County, to wit: Be it remembered that on the twenty eighth day of September, in the year onethousand eight hundred and ninety seven, the following assignment was brought to be recorded, to wit:

This Assignment, made this thirteenth day of August, in theyear eighteen hundred and ninety seven, by us, Fannie B.McFeeley, Lizzie McFeeley, Janie P.McFeeley, and Joseph R. Smith and Rachael M. Smith, his wife, of Baltimore City, State of Maryland, Witnesseth:-

Whereas by the second Item in the last will and testament ofJane P.McFeeley, late of Queen Anne's County, State aforesaid, deceased, she did will and bequeath as follows: "I do give and bequeath the following legacies, to wit:, to Fannie B.McFeeley the sum of $600.00, to Lizzie McFeeley, the sum of $600.00, to Janie P. McFeeley the sum of $600.00 and to Maggie R. Smith the sum of $400.00, being my four grand children. And I do charge all said legacies on my real estate as aforesaid devised to Harry R. McFeeley and wife, with remainder to be payable oneyear after my decease, and not to bear interest until they becomedue" as will appear by reference thereto.

Now therefore for value received we, the said Fannie B.McFeeley, Lizzie McFeeley Janie P. McFeeley and Joseph R. Smith and Rachael Maggie Smith, his wife, to hereby transfer and assign unto Hiram G. Dudley of said City absolutely each and every of the aforesaid legacies bequeathed as aforeasid and every right and claim thereto and each and every remedy for the security or collection of same, together with the lien and charge for said legacies created and given by aforesaid Will on the real estate aforesaid, and without recourse or guarantee to us.

Witness our hands and seals.

Fannie Brown McFeeley (SEAL)
Lizzie McFeeley (SEAL)
Janie P.McFeeley (SEAL)
J.R.Smith (SEAL)
Rachael M.Smith (SEAL).

Samuel Affelder.

State of Maryland, Baltimore City, to wit:

I hereby certify that on this 21st day of August, in the year eighteen hundred and ninety seven, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Fannie B.McFeeley, Lizzie McFeeley, Janie P.McFeeley, andJoseph R. Smith and Rachael Maggie Smith, his wife, and did each acknowledge the aforegoing assignment to be their respective act.

Samuel Affelder. J.P.

State of Maryland, Baltimore City, SCT:

I hereby certify that Samuel Affelder, Esquire, before whom the annexed acknowledgements were made, and wo has thereto subscribed his name, was, at the time of so doing, a Justice of the Peace of the State of Maryland, in and forthe City of Baltimore duly commissioned and sworn and authorized by law to administer oaths and take acknowledgements.

I further certify that I am acquainted with the handwriting of the said justice,

and verily believe the signature to be his genuine signature.

In testimony whereof I hereto set my hand and affix the seal of the Superior Court of Baltimore City this 24th day of August A.D. 1897.

Robt. Ogle.
Clerk of the Superior Court of Baltimore City.

Seal of Superior Court.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber W.H.C. No.6, folio 497 etc., a land record book for Queen Anne's County, Maryland.

In testimony whereof I hereunto subscribe my name and affix the seal ofthe Circuit Court for Queen Anne's County this 26th day of March, in the year 1920.

Circuit Courts Seal.

J.F.Rolph, Clerk.

Filed March,31st,1920.

PETITION.

In the Circuit Court for Queen Anne's County, in Equity:

Claude F. Parks,Guardian,
vs.
Virginia Elizabeth Parks and others.
Cause No.....

To the Honorable, the Judges of said Court:

The petition of Virginia E. Parks unto your Honors respectfully sets forth:

That she is one of the infant defendants named in said cause but did reach the age of 18 years on the 27th day of December,1920.

That she is advised that she is now entitled to have paid unto her own hands her share of the proceeds of sales of said cause with whatever interest may also be due to her.

She therefore prays your Honors to pass an order directing the trustees of above cause to pay to her, instead of her guardian, her share of the proceeds of sale of above cause together with whatever interest on credit sales may bedue to her.

Respectfully submitted,

Virginia Elizabeth Parks.

State of Maryland, Kent County, Sct:

I hereby certify that on this 2nd day of September, nineteen hundred and twenty two, before me, the subscriber, a Notary Public of the State of Maryland in and for Kent County aforesaid, personally appeared Virginia E. Parks and she made oath in due form of law that the matters and things set forth in above cause are true as therein set forth.

Witness my hand and Notarial Seal.

Mary E. Anderson
Notary Public.

Notarial Seal.

To the Honorable, the Judges of said Court:

I, Jefferson D. Bacchus, late Guardian of Virginia E. Parks, do certify that she is now of 18 years of age, and I agree, to the passage of order prayed for in above petition.

Jefferson D. Bacchus,
Late Guardian.

In the Circuit Court for Queen Anne's County, in Equity.

Claude F. Parks, guardian, Cause No.
versus
Virginia Elizabeth Parks, et al., 2328.

To the Honorable, the Judges of said Court:

We, the undersigned trustees of above cause, do agree to the passage of the order prayed for in the aforegoing and annexed petition of Virginia Elizabeth Parks, for we feel assured from said petition and the testimony of above cause that the said petitioner has arrived at the age of 18 years and over.

James T Bright,
Madison Brown,
Trustees.

It is on this fourth day of September, in theyear nineteen hundred and twenty two, ordered by the Circuit Court for Queen Anne's County in Equity and by the authority of said Court, upon the aforegoing petition and affidavit of Virginia Elizabeth Parks, one of the defendants of said cause, and upon the consent thereto annexed of J. D. Bacchus, her late guardian and upon the aforegoing consent of the trustees of this cause, that James T. Bright and Madison Brown, trustees of said cause, be and they are hereby authorized and directed to pay unto the said Virginia Elizabeth Parks the sum of four thousand nine hundred and twenty five dollars and eighty eight cents, distributed unto her by the report and account of the auditor filed in said cause July, 28,1922, as her share of the net sales of the land made in said cause, together with the due proportion of interest received or to be received on the credit sales on her said net share of said sales so audited to her as aforesaid, andthe Court feeling assured from said petition and affidavit annexed, and the consent annexed of J.D.Bacchus, late guardian to said Virginia Elizabeth Parks, and from the testimony filed in said cause that the Virginia Elizabeth Parks, forermly infant defendant of said cause, had arrived at the age of eighteen years and over.

Philemon B.Hopper,

Filed Sept., 4th,1922.

Certificate of Guardianship.

State of Maryland,

Queen Anne's County, to wit:

I, William T.Bishop, Register of Wills in and for Queen Anne's County, State of Maryland, and by law keeper of the Seal and of the Records, and of the original papers of the Orphans Court for Queen Anne's County, DO HEREBY CERTIFY that itappears from the records in said Court that on the 14th day of December A.D., nineteen hundred and twenty that Jefferson D. Bacchus was appointed Guardian of Virginia Elizabeth Parks, infant child of Claude F, Parks, late of Queen Anne's County, deceased, after he had entered into bond with approved security for the due performance thereof, according to

law,.

In Testimony Whereof, I, William T. Bishop, Register of Wills for Queen Anne's County aforeasid, do hereunto set my hand and affix the Seal of the Orphan's Court for Queen Anne's County, this 4th day of September, nineteen hundred and twenty two.

William T. Bishop,
Register of Wills for Queen Anne's Co.

Dear Judge:

It appears from Release in Orphan's Court that Virginia Eliz. Parks has duly released, J.D.Bacchus from all funds and c., save these funds in this cause.

M.B.

Filed Sept.4,1922.

ASSIGNMENT OF LEGACIES.

THIS ASSIGNMENT, made this 24th day of March, in the year nineteen hundred and twenty, by Frank S. Dudley, Hiram G. Dudley and Thomas J. Keating, Executors of the last will and testament of Hiram G. Dudley, late of Baltimore City, State of Maryland, parties of the first part, and Claude F. Parks, of Queen Anne's County, State aforesaid, party of the second part.

Whereas one Jane P. McFeeley, late of Queen Anne's County aforesaid, by her last will and testament duly recorded among the will record books of Queen Anne's County, aforesaid, did bequeath unto Fannie B. McFeeley the sum of six hundred Dollars, unto Lizzie McFeeley the sum of sum of six hundred dollars, unto JaneP. McFeeley the sum of six hundred dollars and unto M. Maggie Smith the sum of four hundred dollars, and did by said will, charge the payment of each of said legacies upon her real estate in said will mentioned, with interest on each legacy from one year after her death and whereas, by an assignment in writing dated August 13, 1897, and recorded in Liber W.H.C. No, 6, fols 497 & ., a land record book of Queen Anne's County aforesaid, the said Fannie B. McFeeley, Lizzie McFeeley, Jennie P. McFeeley and R. Maggie Smith did assign and transfer each and every of the aforesaid legacies, together with the lien and charge for said legacies created and given by said will on the real estate above mentioned, unto the said Hiram G. Dudley; and WHEREAS there is now due unto the said Hiram G. Dudley the full principal sum of each legacy with interest on each legacy from the 21st day of August 1920, and whereas the said party of the second part has agreed to and with the said parties of the first part to pay unto them the full amount due under said legacies, with interest thereon as aforesaid, upon the assignment by them to him of said legacies and the interest due thereon as aforesaid, together with the lien and charge of said legacies created by said will as aforesaid; and WHEREAS the Orphans' Court of Baltimore City, the court granting administration upon the estate of the said Hiram G. Dudley has authorized this assignment to be made by the said parties ofthe first part upon them payment to them by said party of the second part of the amount due to said Hiram G. Dudley under said legacies as aforesaid; and WHEREAS said party of the second part has paid unto the said parties of the first part the amounts due under said legacies as afo resaid, to wit: the sum of twenty two hundred dollars principal and eighty dollars and twenty cents, interest.

NOW, THEREFORE, THIS ASSIGNMENT WITNESSETH: that in consideration of the premises and of the said sum of twenty two hundred eighty dollars and twenty cents, the receipt of which is hereby acknowledged, the said Frank S. Dudley, Hiram G.Dudley and Thomas J. Keating, Executors of the said Hiram G. Dudley, deceased, pursuant to the order of the Orphans' Court aforesaid, do hereby assign and transfer unto the said Claude F. Parks absoluetley, each and every legacy by the assignment above recited on each legacy from the 21st day of August 1919, together with the lien and charge for said legacies created and given by the saidwill of said Jane P.McFeeley aforesaid, on the real estate in her said will mentioned and described also by the assignment above recited assigned and transferred unto the said Hiram G. Dudley. It is agreed and understood that this assignment is made without recourse to or guarantee by the said executors of the said Hiram G.Dudley or any of them.

IN WITNESS WHEREOF, the said parties of the first part do hereunto affix their names and seals the day and year first hereinbefore written.

Test. W.L.Holton — Frank S. Dudley (SEAL).

Test: J.F.Rolph — Hiram G. Dudley (SEAL).

Test. W.L.Holton — Thos. J. Keating (SEAL).
Executors.

State of Maryland, Baltimore City, to wit: I hereby certify that on this 24th day of March, nineteen hundred and twenty, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Frank S. Dudley, Hiram G.Dudley,Jr., and Thos J.Keating, Executors of Hiram G Dudley, deceas-ed and did acknowledge the aforegoing assignment to be their respective act.

IN TESTIMONY WHEREOF I hereunto affix my name and NOTARIAL SEAL day and first year above herein written.

NOTORIAL SEAL.

W.L.Holton,
Notary Public.

I hereby assign the legacies mentioned in the aforegoing assignment unto James T. Bright and Madison Brown.

Witness my handand seal this 31st day of March, nineteen hundred and twenty.

Test. Claude F Parks (SEAL).

These two assignments filed with me August, 31st, 1920.

M.B.Bordley
Spec. Auditor.

Filed Feb,11th, 1921.

Statement of Legacy Claim.

Amount of the several legacies,		$ 2200.00
Interest due to executors at time of assignment by them,	$80.00	
Interest to time of payment by trustees from time of assignment by said executors.	51,63	
	$131.63	131,63
		$ 2331.63

PETITION.

Petition of Jefferson D. Bacchus, Guardian of Claude McFeeley Parks, tohave paid over to him the money due to Claude McFeeley Parks by the trustees of above cause.

SUBPOENA.

QUEEN ANNE's County,To Wit:

THE STATE OF MARYLAND.

To

Mary Elizabeth Parks

Claude McFeeley Parks

OF KENT COUNTY, GREETING:

YOU ARE HEREBY COMMANDED, That all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the 1st First Monday of April next, to answer the complaint of Claude F. Parks, Guardian & c., against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

WITNESS, The Honorable Wm H. Adkins, Chief Judge of our said Court, the First Monday of March, 1920.

Issued the Thirty first day of March in the year 1920.

J.F.Rolph, Clerk.

State of Maryland, Queen Anne's County, towit:

On the back of the aforegoing writ, was endorsed as follows, to wit:

I hereby certify that I did serve the within and aforegoing summons upon Mary McFeeley Parks and Claude McFeeley Parks, infants therein named, by reading the same toeach of them on this 2nd day of April, 1920, and that I did at the same time leave with Claude F. Parks, the legal guardian of said Mary McFeeley Parks and Claude McFeeley Parks a copy of the within writ or summons, said copy being a duplicate of the within summons.

Wm. C. Townsend.

Service admitted as of this day and date April, 2, 1920.

Claude F. Parks,
Guardian.

SUBPEONA.

QUEEN ANNE'S COUNTY, TO WIT:

THE STATE OF MARYLAND,

TO

Mary Matilda Parks, Infant.

OF QUEEN ANNE's COUNTY, GREETING:

YOU ARE HEREBY COMMANDED,That all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the First Mondgy of April next, to answer the complaint of Claude F. Parks, Guardian & c., against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

WITNESS, The Honorable Wm H. Adkins, Cheif Judge of our said Court, the First Monday of March, 1920.

Issued the 31st day of March in the year 1920.

J.F.Rolph, Clerk.

State of Maryland,

Queen Anne's County, to wit:

On the back of the aforegoing writ, was endorsed the follwing, to wit:

Served by reading the within writ to Mary Matilda Parks, Infant, in the presence Of R.E.C.Lowe and Lowe, his wife with whom she lives, and by leaving a copy of same with Claude F. Parks, her father & Guardian, April,3,1919.

J.W.Yeates,
Sheriff.

DISPOSITIONS.

Claude F.Parks, Guardian of Virginia Elizabeth Parks, Claude McFeeley Parks, MaryMatilda Parks, Infants	)	In the Circuit Court
	)	for
vs	)	Queen Anne's County,
Virginia Elizabeth Parks, Claude McFeeley Parks, Mary Matilda Parks.	)	In Equity. Chancery No. 2328.

To the Honorable, the Judges of said Court:

The Report of Madison B. Bordley, one of the regular examiners forthis Court respectfully sets forth:

That he did attend the office of Edwin H. Brown, Jr., in the town of Centreville, Queen Anne's County, Maryland, on Wednesday, May, 5th, 1920, atthe hour of three o'clock P.M. and proceeded to take the following testimony for the Plaintiffs in this case. Due notice of the taking of same having been personally served upon Edwin H. Brown, Jr., Guardian "Ad Litem" for the Infant Defendants in this case, said service having been accepted by him and he appearing in the taking of same:-

Claude F. Parks, a witnessof lawful age, produced on the part of the plaintiff being duly sworn deposes and says;

Int. 1-
State your name, place of residence and occupation.

Ans. 1-
Claude F. Parks, Age forty one, Queen Anne's County, near Chestertown, occupation, salesman.

Int. 2-
State whether or not you are acquainted with the parties of this suit, or any of them?

Ans. 2-
I am acquainted with all the parties. I am the Plaintiff. The three defendants are my children.

Int. 3-
Please give the name, ages and places of residence of your three childred just named.

Ans. 3-
Virginia Elizabeth Parks, residing at Chestertown,Kent County, Maryland. She was born December 27th, 1902. Claude McFeeley Parks, residing at Chestertown, Kent County, Maryland, was born the seventh of August, 1906. Mary Matilda Parks, rsiding at Centreville, Queen Anne's County, Maryland, was born the twenty sixth of February, 1913.

Int. 4-
State whether or not yourchildren have a legal Guardian and if so state his name and how and where he received his appointment.

Ans. 4-
They have a legal guardian. I am their legal guardian. I was appointed bythe Orphans' Court of Queen Anne's County, Maryland, on the twenty eight day of December, nineteen hundred and fifteen,

Int. 5-
State whether or not you were acquainted with one MaryJ. McFeeley Parks, late of Queen Anne's County and if so state whether she is living or dead and if dead when and where she died.

Ans. 5-
I was acquainted with Mary J. McFeeley Parks, She was my wife and she is dead. She died near Centreville, Queen Anne's County, Maryland, on the thirteenth day of November, in the year nineteen hundred and thirteen.

Int. 6-
When were you married to said MaryJ. McFeeley Parks?

Ans. 6-
I was married onJanuary the twelfth, in the year nineteen hundred and two, to the said Mary J.McFeeley, which was her name when I married her.

Int. 7-
State whether or not your wife left a last will and testament.

Ans. 7-
She did not leave a last will and testament.

Int. 8-
State whom your wife left at the time of her death as her only heirs at law.

Ans. 8-
She left as her only heirs at law my three children already named by me. I also survived her.

Int. 9-
State whether or not your children are now seized of any land or real estate and if so describe the same briefly in your answer and give your idea of the value of same.

Ans. 9-
My children own the following real estate. All that farm or tract of land known as the Jane P.McFeeley farm or the Harry McFeeley farm, situate in the third election district, about fourmiles from the town of Centreville, Queen Anne's County, Maryland, on the public road leading from Centreville-Easton public road leading to Starr, containing onehundred and sixty four acres of land, more or less. This farm I think it worth one hundred dollars an acre; also a tract of woodland, in the third district, adjoining the land of Mrs. Samuel Simpson, containing twelve acres of land, more or less. This is worth about seventy five dollar an acre; and also another tract of woodland known as the J.McFeeley woodland, in the third election district and containing twenty acres of land, more or less. This I think is worth fifteen hundred dollars and adjoining the lands of

Int. 10-
State if you know how your childred became the owner of the real estate you have described.

Ans. 10-
Jane P. McFeeley now dead, was the grand mother of Mary J. McFeeley, my wife and she died some time in the year eighteen hundred and ninety seven. She left a last will and testament which has been probated in Queen Anne's County where she died.

By this will she left this land to her son Harry R. McFeeley and his wife, Martha V. McFeeley during their lives and thelife of the survivor and at her deceased to my wife, Mary J. McFeeley, Harry R. Mcfeeley, died the twenty eight of March, 1914 and his wife Martha V. McFeeley died 1st day of April, 1914. My childred got this land as the heirs of their mother named in said will.

Int. 11-
I now hand you for your examination a paper writing makked exhibit "B". Please examine same and state what it is.

Ans. 11-
It is a copy of the last will and testament of Jane P. McFeeley. It is a copy of the will I referred to in my last answer.

Int. 12-
State what you know about the legacy charged by paragraph 2 of the last will and testament abovementioned on the land you have described.

Ans. 12-
The legatees named in paragraph 2 of said will assigned by a paper writing their said legacies to one Hiram G. Dudley before they received payment of the same. Hiram G. Dudley is now dead. He never received payment of the principal sums of said legacies in his life time. Since the death of Hiram G.Dudley, I paid the principal sums of said legacies to the executors of said Hiram G.Dudley who by assignment inwriting dated March,24,1920 assigned said legacies to me. After I was appointed Guardian of mychildred and before the assignment by the executors of Mr. Dudley to me I paid the intereston these legacies to Mr. Dudley. How much I cannot say now but I will prepare a statement of same and file with these papers. When I paid the principal of these legaciesinterest was due on each legacy to estate of Hiram G. Dudley from 21st of August 1919. The principal of these legacies now remain unpaid with certian interest on the sale.

Int. 13-
I now hand your for your examination two paper writings, one marked Exhibit "C" and the other marked "exhibit D". Please examine same and state what they are.

Ans. 13-
Exhibit "C" is a certified copy of the assignment by the legatees to Hiram G. Dudley and exhibit "D" is a certified copy of the assignment of the executors of Hiram G. Dudley to me.

Int. 14-
State whether or not in your opinion it would be to the interest and advantage of your three childred that the land now owned by them as stated by you be sold under a decree of this court as proceeds of sale invested in some productive fund for their benefit.

Ans. 14-
My opinion I think that it would be to the best interest and advantage to my childred already named to sell the real estate herein described. My reasons are as follows; The present prices realized from the sale of real estate arehigh. Im my opinion this land will bring more if sold in the very near futurethan it would have brought at any sale in the past. The scarcity of labor for farm work is very great in Queen Anne's County and may effect seriously the present value of this land so that

in the future it may bring leas than at some sale inthe near future. The building and fencing on the farm are in bad condition and very little has done for many years to keep up these improvements. Good tenants who are able to farm land of the size of this farm will be in demand owing to the scarcity of labor and will be able to obtain farms in better condition than this farm. If the farm is not sold money will have to be raised in some way to put theimprovements in a better condition or tenants who are desirable will not wantthe land. Since the death of Martha V. McFeeley this farm had been producing very poorly and there is no money of the childred availabel. The only property my childred got from their mother is this land. The children are now reaching ages when moneywill be of great use to them and the time may come when the money arising from the sale of the land may be a very necessary for the education and maintenance of mychildren. A sale now or in the near future will place more money in reach of my children for their education and maintanance than a sale made later. The proceeds of a sale made in the near future will yield a more certain income and in my opinion a far greater net income than the farm will yield if not sold.

Int. 15-

State whetheror not in your opinion it would be to the interest and advantage of your three childred that the land you have described be sold clear of the lien and charge of the legacies charged thereon by the will of Jane P. McFeeley.

Ans. 15-

It would be to the interest and advantage of my childrento sell the land clear of the lien and charge of said legacies. It is not likely any purchaser will want to buy this land with these charges on it and the sale clear of the lienwill bring more money. I am willing for the sale to be made clear of this charge which I now hold and to received out of the proceeds of the sale whatever may be due me on the day of sale under the legacies.

Int. 16-

Statewhether or not it would be to the advantage of your children that the land you have described be sold clear of your legal estate as surviving husband of Mary j. McFeeley Parks in said land.

Ans. 16-

It would. A life estate in the land would be simething that no purchaser would like and the land would bring more clear of my legal estate as surviving husband of my wife. I am willing to receive out of the proceeds of the sale or the interest thereon whatever may be proper and equitable in lieu of my estate.

Examiner Special Int.

Examiner Special Ans.

I do not.

The Plaintiff at this point put in evidence Exhibit "A2, certificat e of appointment of Claude F. Parks, Guardian to his children, Exhibit "B" certified cop y of the last will and testament of James P.McFeeley, Exhibit "C" an assignment of the legacies given under item 2 to said will to Hiram G. Dudley, Exhibit "D" an assignment of said legacy by Hiram G.Dudley's executors, to Claude F. Parks.

Test: M.B.Bordley. Claude F. Parks.

Howard E. Price, a witness of lawful age, produced on thepart of the Plaintiff being duly sworn deposes and says:

Int. 1-
State your name, age, place of residence and occupation.

Ans. 1-
Howard E. Price, Age 50, Centreville, Maryland, Occupation, Farmer.

Int. 2-
State whether or not you know the parties of this suit or any of them, if yea, state which of them and how longyouhave known them.

Ans. 2-
I know all four parties of this suit. I have known the Defendants since they were born. I have known Claude Parks for over twenty years.

Int. 3-
State if you know what relationship exists between the Plaintiff and the Defendant.

Ans. 3-
The Plaintiff is the father of the Defendants.

Int. 4-
State if you know who the mother of the Defendants was.

Ans. 4-
Her name was Mary McFeeley and she married Claude Parks. She died six or seven years ago.

Int. 5-
State if you know whether or not the defendants own any real estate, situated in Queen Anne's County. If your answer is yea, ddscribe the reas estate brifley and give your idea of value of same.

Ans. 5-
They own a farm situated on the Manor road, leading from Centreville- Wye Mills road to Starr. It contains from one hundred and 90 to one hundred and ninety five acres including thw wood lots. One wood lot however join the farm. In my judgment it is worth about $75. to $80. per acre.

Int. 6-
State if you know how the defendants came entitled to or became the owners of said estate.

Ans. 6-
They got it through their grandmother, Mrs. Jane P.McFeeley's will. It was left by her at the death of her son to Mary McFeeley.

Int. 7-
State whether or not it would be to the interest and advantage of the infant defendants to sell the real estate you described and invest the proceeds of sale in some productive sale for their benefit.

Ans. 7-
It would be to their interestand advantage. I believe it would bring more at this time because of the high price of land as the building and fences aregetting worse all the time and it will be only a short time before a lot of money will have to be spent on it. The proceeds of sale would be af a greater advantage to the children cecause it will procide them of the sure means of maintenance and education.

Special Examiner Int.

Examiner Special Ans.

I do not.

Howard E. Price.

Edwin H. Brown Jr., a witness of lawful age, produced on the part of the plaintiff, being duly sworn deposes and says;

Int. 1-
Please state your name, place of residence,

Ans. 1-
Edwin H.Brown, Jr., Resideat Centreville, Md. Attorney at law.

Int. 2-
State whether or notyou know the parties of this suit or any of them. If yea, state which of them you know and how long you have known them.

Ans. 2-
Yes, I know them all. I have known Claude Parks for fully twenty years. I know the three defendants and have known them practically since birth. They are the children of the Plainfiff.

Int. 3-
State if you know who the mother of the defendants was.

Ans. 3-
The mother was Mary J.McFeeley. I knew her and knew her before she married Claude Parks. She is now dead having died six or seven years ago.. She left no descendants but the defendants.

Int. 4-
Do you or not know if the defendants own any real estate in Queen Anne's County If your answeris yea, describe the same briefly of the values.

Ans. 4-
Yes, they own a farm situated on the road in Queen Anne's County, that leads from the Centreville-Easton road to Starr and adjoins the farm known as the Manor farm . This farm with the wood land contains something around one hundred and ninety acres and in my judgment is worth between $75. and $85. an acre. This farm is known as the Jane R. McFeeley or the Harry McFeeley farm.

Int. 5-
State whether or not in your opinion it would be of interestand advantage of the infant defendants in this cause to sell real estate and to invest the proceeds of sale in some productive fund for their benefit.

Ans. 5-
In my judgement it would be greatly to the advantage of the owners of the real estate described in this cause that same be sold and that the proceeds be invested in good securities. This farm while a good farm has not very good buildings on it nor is the fencing in proper shape. To put this farm in a condition to command a first class tenant it would require with the high cost of material this expenditure of the entire income for this farm for quite a number of years. In addition to the above the labor situation is such that the income from the farm today is a very uncertain quantity. In connection with the above reason the present high value of land would insure to the owners of this farm if it were sold and invested a greater income than they will get from the farm. The certainty of an income from the invested proceeds

of the sale of the farm and the uncertain income from the farm would make it greatly to the advantage and interest of those owning the farm to have it sold andthe proceeds invested, thereby giving them an assured amount to be used for their support, maintenance and education.

Int. 6-

Examiner Special Int.

Examiner Special Ans.

I do not.

Edwin H. Brown, Jr.,

Test:
M.B.Bordley.

There being no more witnesses and neither side desiring further time for production of evidence or the propounding of Int. your Examiner herewith encloses within testimony together with Plaintiff's Exhibits "A,B,C,D,E,& F, which were duly put in evidence and filed with your examiner as part of the testimony in this case and he certifies that he examined three witnesses and was engaged three days in the taking of same, making the cost chargable to the Plaintiff as follows:

Examiners Fee	$ 12.00
Witnesses Fee	2,25
Total	$ 14.25

Madison B. Bordley
Examiner.

Filed May,6th,1920.

CERTIFIED COPY OF ASSIGNMENT.

#7665. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the thirty first day of March, in the year nineteen hundred and twenty, the following Assignments were brought to be recorded, to wit:

THIS ASSIGNMENT, made this 24th day of March, in theyear nineteen hundred and twenty, by Frank S. Dudley, Hiram G. Dudley and Thomas J.Keating, Executors of the last will and testament of Hiram G. Dudley, lateof Baltimore City, State of Maryland, parties of the first part, and Claude F. Parks, of Queen Anne's County, State aforesaid, party of the second part.

WHEREAS one Jane P. McFeeley, late of Queen Anne's County aforesaid, by her last will and testament duly recorded amongthe will record books of Queen Anne's County aforesaid, did bequeath unto Fannie B. McFeeley the sum of six hundred dollars, unto Lizzie McFeeley the sum of six hundred dollars, unto Janie P. McFeeley the sum of six hundred dollars and unto R. Maggie Smith the sum of four hundred dollars, anddid, by said will, charge the payment of each of said legacies uponher real estate in said willmentioned, with interest on each legacy from oneyear after her death; and, whereas, by an assignment in writing dated August,13,1897, and recorded in Liber W.H.G. No. 6, fols 497 etc., a land record book of Queen Anne's County aforesaid, the said Fannie B. McFeeley, Lizzie McFeeley, Janie P.McFeeley and R. Maggie Smith did assign and

and transfer each and every of the aforesaid legacies, together with the lien and charge for said legacies created and given by said will on the real estate abovementioned, unto the said Hiram G. Dudley; and, WHEREAS there is now due unto the said Hiram G.Dudley the full principal sum of each legacy with interest on each legacy from the 21st day of August 1920; and whereas the said party of the second part has agreed to and with the said parties of the first part to pay unto them the full amount due under said legacies, with interest thereon as aforesaid, upon the assignment by them to him of said legacies and the interest due thereon as aforesaid together with the lien and charge of said legacies created by said will as aforesaid; and WHEREAS the Orphans' Court of Baltimore City, the court granting administration upon the estate of the said Hiram G. Dudley has authorized this assigrment to be made by the parties of the first party upon them payment to them by said party of the second part of the amount due to said Hiram G. Dudley under said legacies as aforesaid; and WHEREAS SAID PARTY of the second part has paidunto the said parties of the first part the amounts due under said legacies as aforesaid, to wit: the sum of twenty two hundred dollars principal and eighty dollars and twenty cents interest.

NOW THEREFORE, THIS ASSIGNMENT WITNESSETH; that in consideration of the premises and of the said sum of twenty two hundred and eighty dollars and twenty cents, the receipt of which is hereby acknowledged, the said Frank S. Dudley, Hiram G. Dudley and Thomas J.Keating, Executors ofthe said Hiram G. Dudley, deceased, pursuant to the order of the Orphans' Court aforesaid, do hereby assign and transfer unto the said Claude F. Parks, absolutely, each and every legacy by the assignment above recited assigned and transferred unto the said Hiram G.Dudley with interest on each legacy from the 21st day of August, 1919, together with the lien and charge for said legacies created and given by the said will of said Jane P.McFeeley aforesaid on the real estate in her said will mentioned and described also bythe assignment above recited assigned and transferred unto the said Hiram G.Dudley. It is agreed and understood that this assignment is made without recourse or guarantee by the said executors of the said executors of the said Hiram G. Dudley or any of them.

In witness whereof the said parties of the first part do hereunto affix their names and seals the day and year first hereinbefore written.

Test: W.L.Holton — Frank S. Dudley (SEAL).

Test: J.F.Rolph — Hiram G. Dudley (SEAL).

Test: W.L.Holton. — Thos.J.Keating. (SEAL).
Executors.

State of Maryland, Baltimore City, to wit:

I hereby certify that on this 24th day of March, nineteenhundred and twenty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared Frank S. Dudley, Hiram G. Dudley, Jr., and Thos J.Keating, executors of Hiram G. Dudley deceased, and did acknowledge the aforegoing assignment to be their respective act.

In testimony whereof I Hereunto affix myname and Notarial Seal day and year first above herein written.

W.L.Holton,
Notary Public.

Notary
Public
Seal.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber J.F.R. No. 4, folio 283 etc. a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe myname and affix the seal of the Circuit Court for Queen Anne's County, this thirty first day of March, in the year nineteen hundred and twenty.

Circuit Court
Seal.

J.F.Rolph, Clerk.

Filed March, 31st,1920.

CERTIFIED COPY OF DEED.
EXHIBIT "E".

- Queen Anne's County, to wit: Be it remembered that on the thirty firsday of May, in the year eighteen hundred and eighty three, the following deed was brought to be recorded, to wit:-

This Deed made this twenty eighth day of May, inthe year eighteen hundred and eighty three, by me, B. Palmer Keating, Trustee, witnesseth:

Whereas by a decree ofthe Orphans' Court for Queen Anne's County as a Court of Equity, passed on the sixteenth day of January, in theyear eighteen hundred and eighty three in the case of James B. Palmer vs. the administrators and heirs at law of John F. McFeeley, deceased. I, the said B. Palmer Keating was appointed Trustee to sell the land decreed to be sold, and have sold the same to JaneP. McFeeley who has fully paid the purchase money therefore, to wit:- the sum of onehundred and thirty dollars and ninety one cents.

Now therefore in consideration of the premises I, the said B. Palmer Keating , Trustee as aforesaid do grant unto the said Jane P.McFeeley, all the right and title of all the parties to the aforesaid cause, in and to all that tract , part of a tract, or parcel of land called Davland Manor, and Bromwell Lambeth situate in the Third Election District of Queen Anne's County, near the new public road known as the Stauffer Road and described as follows, to wit: Beginning at a stone marked with the letter K. upon the northwest side of the said lot of land and running thence north forty one degrees fifteen minutes east, thirty four perches to a stone, thence north fifty degrees forty five minutes west sixty five perches and six tenths of a perch to a stone , thence south forty five degrees west forty eight perches and four tenths of a perch to a stone, thence south fifty degrees fifteen minutes east sixty eight perches and six tenths of a perch to a stone and thence north thirty nine degrees fifteen minutes east fourteen perches and thirteen twentieths of a perch to the beginning, containing twenty acres, one rood and seven perches of land, more or less, being the samelot od land which was conveyed to the said John F.McFeeley by Richard E. Feddeman and wife by deed dated the nineteenth day of December, eighteen sixty three, and recorded in Liber

S.E.D. No. 1, folio 248, one of the land record books for Queen Anne's County, to which said deed reference is hereby specially made.

Witness myhand and seal.

Test: R Goldsborough. B.Palmer Keating, Trustee.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this twenty eighth day of May, in the year eighteen hundred and eighty three, before the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County, personally appeared B.Palmer Keating, the Trustee above named and acknowledged the aforegoing deed to be his act.

R.Goldsborough. J.P.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that the aforegoing is truly taken and copied from Liber S.C.D. No. 3, folio 139 etc., a land Record Book for Queen Anne's County.

Circuit Court Seal.

Intestimony whereof I hereunto subscribe myname and affix the seal of the Circuit Court for Queen Anne's County this sixth day of May, in the year 1920.

J.F.Rolph, Clerk.

Filed May,5th,1920.

CERTIFIED COPY OF DEED.
EXHIBIT "F".

Queen Anne's County, to wit:- Be it remembered that on theninth day of May, in the year of our Lord one thousand eight hundred and sixty two, the following deed was brought to be recorded to wit:-

This Deed made this twelfth day of November, in the year eighteen hundred and sixty one by us William H. Foster and Ann R. Foster, his wife, of Queen Anne' County, State of Maryland, Witnesseth that in consideration of the sum of four thousand eight hundred and thirty eight dollars and seventy six cents, wethe said William H. Foster and Ann R. Foster, his wife, do grant unto JaneP.McFeeley wife of John F. McFeeley, of County and State aforesaid, infee simple all that part of tract of land called " Davland Manor" situate, lying and being in Queen Anne's County, aforesaid, contained within the metes and bounds, courses and distances following:

Beginning in the public road leading from Centtreville to Halls Cross Roads at oropposite a forked cedar tree and running thence south twenty one degrees fifteen minutes west onehundred and eighty perches and four tenths of a perch, thence south fifty six degrees east forty six perches, thence south one degree west twenty four perches, thence north seventy six degrees west two perches, thence south forty eight degrees west thirty seven perches, thence south fifty two degrees west twenty perches, thence south fifty six degrees west thirty four perches, thence south sixty foru degrees west seven perches and a half of a perch, thence north forty seven degrees west one hundred and two perches, thence north seven degrees east one hundredand sixty four perches to thepublic road, thenc east ninety four perches, and thence south sixth three de-

-grees east forty four perchesand a half perch to the aforesaid place of beginning, containing onehundred and sixty four acres, one rood and twenty three perches of land, more or less, and also all that lot of woodland situate in the county aforesaid formerly belonging to Thomas Ashcom and sold to the said William H. Foster by George C. Palmer and Madison Brown, Trustee, appointed by said Thoms AShcom by deed recorded in Liber J.P. No. 1, folio 353,354,355 and 356, one of the Land Record Books of Queen Anne's County, being part of a tract of land called Prouse Park and Chestnut Meadows, and described in the advertisement for the sale thereof as Lot No.2, containing twelve acres, one rood and thirty eight perches of land, more or less, and sold on or about the sixth day of June,1854, with power to dispose of th said lands by last will and testament executed and acknowledged by the said Jane P. McFeeley, in the presence of atleast three witnesses with the consent of her husband, John F. McFeeley, if living, endorsed thereon "Provided that if the above mentioned power to devise shall not impart the right of conveying the same by deed executed, acknowledged and reported according to law should it be deemed advisable and proper so to convey same, and the said William H.Foster covenants that he will warrant gnerally the property hereby conveyed, and the said William H.Foster and Ann R, Foster, his wife covenant that they will execute such further assurances as may be requisite.

As witness our hands and seals.

Test : E.Pierce.
E.K.Coppage.

William H.Foster (SEAL).

Annie R. Foster (SEAL).

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this twelfth day of November, in the year eighteen hundred and sixty one, before the subscriber, a Justice of the Peace of the State in and for the County aforesaid, personally appeared William H.Foster and Annie R. Foster, his wife, and did each acknowledge the foregoing deed to be their respective act.

Elijah Pierce.
Justice of the Peace.

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, TO WIT:-

I hereby certify that the aforeging is truly taken and copied from Liber M.B. No.2, folio 85 etc. a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County this sixth day of May, in the year 1920.

Circuit Court
Seal.

J.F.Rolph.
Clerk.

Filed May,5th,1920.

AGREEMENT.

In the Circuit Court for Queen Anne's County inEquity.

Claude F. Parks, Guardian & .....Plaintiff,

versus

Vriginia Elizabeth Parks et al., Infants, Defendants.

To the Honorable, the Judges of siad Court:

I hereby agree that the Court shall decree a sale of the real estate mentioned in the bill of complaint and other proceedings of said cause free, clear and discharged of the lien of the legacies charged upon said real estate by the last will and testament of Jane P.McFeeley mentioned in said cause in favor of Fannie B. McFeeley, Lizzie McFeeley Janie P. McFeeley and Rachael M. Smith (nee McFeeley), and by them assigned unto Hiram G. Dudley, and by the executors of Hiram G. Dudley asigned unto me, and that the Court shall by said decree protect my rights as the assignee of said legacies and shall tran -sfer the lien thereof from said real estate to the proceeds of the sales in the hands of the trustees who may be appointed to make the sale prayed for.

A copy of the last will and testament of said Jane P.McFeeley is filed in said cause marked "Exhibit B"; copies of the assignments mentioned herein are filed in this cause marked respectively "Exhibit C" and "Exhibit D".

Witness my hand and seal this 20th day of May, 1920.

Claude F.Parks (SEAL).

Test:
Madison Brown.

In the Circuit Court for Queen Anne's County in Equity.

Claude F. Parks, Guardian, Plaintiff,	()	Chancery Cause,
versus	()	No.
Virginia Elizabeth Parks,	()	2328.
et al., Infants,.....Defendants,	()	

To the Honorable, the Judges of said Court:

I hereby give my consent to the sale of the real estate described in the proceed -ings of above cause under the decree prayed for in the bill of complaint free and cl- ear of my legal estate in said real estate as the surviving husband of Mary J.McFeeley Parks mentioned in said proceedings, hereby agreeing to accept in lieu of my said legal estate whatever part of the interest to arise hereafter upon the investments of the proceeds of the sales to be so made as may be deemed equitable by this court to be paid during my life.

Witness my hand and seal this 20th day of May, 1920.

Claude F Parks (SEAL).

Test:
Madison Brown.

Filed May, 21st, 1920.

DECREE.

In the Circuit Court for Queen Anne's County in Equity.

Claude F. Parks, Guardian of Virginia Elizabeth Parks, Claude McFeeley Parks, Mary Matilda Parks,.....Infants, Plaintiff,.	()	Chancery
versus	()	Docket,
Virginia Elizabeth Parks, Claude McFeeley Parks, and Mary Matilda Parsk,.....Infants, Defendants	()	Cause No. 2328

The above cause standing ready for hearing and being submitted without argument the bill of complaint, exhibits, answer and all the other proceedings were read and considered.

It is, thereupon, onthis twentieth day of May, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, sitting as a Court of Equity, and by the authority of this Court, adjudged, order and decreed, that the real estate mentioned in this cause be sold; that the said real estate be sold free and clear of the lien and charge of the legacies now resting on said real estate unpaid under the terms of the last will and testament of Jane P. McFeeley, deceased, mentioned, in said proceedings; that the rights of Claude F. Parks as the holder of said legacies and the charge theref under the assignments mentioned in said proceedings be protected in the distribution of the proceeds of sales and that his said rights as holder of said legacies and the charge thereof are hereby transfered to the proceeds of sale of said real estate as though said real estate had been sold under a proceeding for the payment of said legacies; that the said real estatebe sold clear of the legal estate therein of the said Claude F. Parks as surviving husband of Mary J.McFeeley Parks mentioned in said proceedings.

That James T. Bright and Madison Brown, of Queen Anne's County, beand they are hereby appointed trustees to make said sale, and the course and manner of their proceed-ings shall be as follows:

They shall first file with the Clerk ofthe Circuit Court for Queen Anne's County a bond to the State of Maryland, executed by themselves and with a surety or sureties to be approved by this court, or the said clerk,in the penalty of Nineteen thousand dollars, if Corporate Surety be given, or thirty eight thousand dollars if personal surety be given conditioned for the faithful performance and execution of the trust reposed in them by this decree, or which may be reposed in them by any future decree or order in the premises; they then shall proceed to make said sale, having given at least three weeks previous notice by advertisement inserted in some newspaper published in Queen Anne's County, State of Maryland, and such other notice as they shall think proper, of the time, place, manner and terms of sale, which terms shall be as follows:

One third of the purchase money in cash on the day of the sale; and the remainder in two equal installments, payable respectively one and two years from the day of sale, or all cash, at the option ofthe purchaser; the credit payments, if any, to bear interest from the day of sale and to be secured by thenotes ofthe purchaser or purchasers with a surety or sureties to be approved by the said trustees.

And as soon as may be convenient after any such sale or sales, the said trustees shall return to this court a full and particular account of the same, with an affidavit of the truth thereof, and of the fairness of said sale or sales, annexed; and on the ratification of such sale/or sales, by this Court, and on the payment of the whole purchase money (and not before), the said trustees, by a good and sufficient deed, to be executed and acknowledged by them agreeably to law, shall convey to the purchaser or purchasers of said property, and to his, her or their heirs, the property and estate to

him, her or them sold, free, clear and discharged from all claim of the parties to this cause, and of any and every person or persons claiming by, from or under them or any of them, and free, clear and discharged of the lien of the legacies charged upon said real estate by the last will and testament of Jane F. McFeeley above mentioned, and of the legal estate in said real estate of the said Claude F. Parks as the surviving husband of the said Mary J.McFeeley Parks mentioned in the proceedings of this cause.

And the said trustees shall bring into this Court the money arising from said sale or sales, and thenotes which may be taken forthe same, to be disposed of under the direction of this Court, after deducting therefrom the costs ofthis suit, and such commission tothe said trustees as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their trust.

Philemon B. Hopper.

Filed May,20,1920.

PETITION.

In the Circuit Court for Queen Anne's County in Equity.

Claude F. Parks, Guardian of	( )	Chancery Docket,
Virginia Elizabeth Parks,	( )	
Claude McFeeley Parks,	( )	Cause
Mary Matilda Parks, Infants,	( )	
versus	( )	No.
Virginia Elizabeth Parks,	( )	
Claude McFeeley Parks	( )	2328.
Mary Matilda Parks, Infants.	( )	

To theHonorable, the Judges of said Court:

The petition of Claude McFeeley Parks, the Guardian of Virginia Elizabeth Parks and Claude McFeeley Parks and MaryMatilda Parks, infants, the plaintiff in the above cause, unto Your Honors respectfully sets forth:

1. That the procees heretofore issued in above cause for Virginia Elizabeth Parks, Claude McFeeleyParks, and Mary Matilda Parks, infants defendants of above cause, had been duly returned served.

2. The said infants defendants have a guardian bylegal appointment residing in the jurisdiction of this court, to wit: the plaintiff, but that it is necessary that some person be appointed bythis Honorable Court the guardian at litem of said infant defendants to answer and defend this suit for them.

3. Your petitioner therefore prays Your Honors to pass an order appointing some person guardian ad litem for said infants defendants to answer and defend for them this suit.

Respectfully submitted,

Madison Brown,

James T. Bright,
Attorneys for the Plaintiff

It is on this thirtieth day of April, nineteen hundred and twenty, Ordered, by the Circuit Court for Queen Anne's County in Equity and by the authority thereof, upon the aforegoing petition, that Edwin H.Brown be and he is hereby appointed guardian ad litem for Virginia Elizabeth Parks, Claude McFeeley Parks and Mary Matilda Parks, infant defendants of this cause, to appear, answer and defend this suit for said infant defendants.

Philemon B.Hopper.

Filed April,19th,1920.

PETITION.

In the Circuit Court for Queen Anne's County in Equity.

Claude F. Parks, Guardian,.....Plaintiff	)	Cause
versus	)	No.
Virginia Elizabeth Parks et al., Infants, Defendants.	)	2328.

To the Honorable, the Judges of said Court:

The petition of Claude F. Parks, Guardian, unto Your Honors respectfully sets forth:

1. That he has been advisedthat the bill of complaint filed in above cause should contain the agreement of the said Claude F. Parks in his individual capacity as surviving husband of Mary J. McFeeley Parks, deceased, to accept in lieu of his leife estate in one third ofthe land described in said bill such part ofthe annual interest to arise after sale prayed for upon investment of the proceedsy of sale as this court shall deem equitalbe instead of the agreement to accept such proportion of said sales (prayed for) as the court shall deem just and reasonable.

2. Your petitioner therefore prays Your Honor to grant him leave to amend the bill of complaint by striking out of paragraph 12, lines 6 and 7, the words, "such proportion of said sales as this court shall consider just and reasonable" and to substitute in said bill in the place of said words these words, to wit: "such part of the annual interest which shall arise from investment of proceeds of sale as may be deemd equitable by this court to be paid to the Claude F. Parks as surviving husband during his life.

Respectfully submitted,

James T. Bright,

Madison Brown,
Attorneys for Plaintiff.

Ordered, bythe Circuit Court for Queen Anne's County inEquity, on this thirtieth day of April nineteen hundred and twenty, upon the foregoing petition, that the plaintiff of above cause be and he is hereby granted leave to amend his bill of complaint in the manner set forth in the aforegoing petition, and it is further ordered that said amendment be made in following manner:
By erasures and interlineations in the text of the original bill.

Philemon B.Hopper

Filed April,30,1920.

ANSWER OF GUARDIAN, "AD LITEM".

In the Circuit Court for Queen Annes County, in Equity.

Claude F. Parks, Guardian,.....Plaintiff	()	Chancery
	()	
versus	()	Docket
	()	
Virginia Elizabeth Parks,	()	Cause
Claude McFeeleyParks,	()	
MaryMatilda Parks. Infants.....Defendants.	()	No. 2328.

The answer of Virginia Elizabeth Parks, Claude McFeeley Parks, and Mary Matilda Parks, infants under the age of twenty one years,by Edwin H. Brown, Jr., guardian ad litem to them by appointment under order of this court passed inthis cause, to the bill of Claude F. Parks, legal guardian to said infants, against them in said cause exhibited, in above cause.

These defendants cannot admit any of the matters and things charged and alleged in said bill, and being infants under the age of twenty one years submits their rights to the protection of this court.

Edwin H. Brown, Jr.,
Guardian at Litem.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that on this 1st day of May in the year nineteen hundred and twenty, before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Edwin H.Brown, Jr., Guardian ad litem of above named infants and made oath in due form of law that the matters and things stated in the aforegoing answer are true to the best his knowledge and belief.

Ezekiel M. Forman,
Justice of the Peace.

BOND.

State of Maryland, Sct:

KNOW ALL MEN BY THESE PRESENTS, that we, James T. Bright and Madison Brown, of Queen Anne's County, State of Maryland, and The American Surety Company of New York, a body corporate, duly incorporated under the laws of the State of Maryland, areheld and firmly bound unto the State of Maryland in the full and just sum of nineteen thous and dollars, current money to be paid to the said State of Maryland, or its certain attorney; to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assi-gns, jointly and severally. Sealed with our seals and dated this fourteenth day of June, in theyear nineteen hundred and twenty.

WHEREAS, by a decree of the Circuit Court for Queen Anne's County, sitting as a Court of Equity, bearing dateon the twentieth day of May, in the year nineteen hundred and twenty, and passed in a cause in the said court wherein Claude F. Parks, Guardian of Virginia Elizabeth Parks et al., is the plaintiff, and Virginia Elizabeth Parks et al., are the defendants, said cause bearing the number 2328, the above bound James T. Bright and Madison Brown have been appointed trustees to make sale of certain real estate in the proceedings in said cause mentioned.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bound James T. Bright and Madison Brown do and shall well and faithfully perform the trust reposed in them by said decree, or that may be reposed in them by any future decree or order in the premises, then the aboveobligation to be void; otherwise to remain in full force and virtue of law

Signed, sealed and delivered in the presence of

James T. Bright (SEAL).

Madison Brown (SEAL).

American Surety Company
Seal.

AMERICAN SURETY COMPANY OF NEW YORK.

By N. Bert Nye
Resident Vice-President.

Attest:
W.W.Blossom
Resident Assistant Secretary.

Filed June,15th,1920.

REPORT OF SALES.

In the Circuit Court for Queen Anne's County in Equity.

Claude F. Parks, Guardian of Virginia Elizabeth Parks, et al.....	Plaintiff,	( )	Chancery
versus		( )	Docket
Virginia Elizabeth Parks et al.....	Defendant.	( )	Cause No.

To the Honorable, the Judges of said Court:

The Report of James T. Bright and Madison Brown, trustees appointed by the decree in this cause to make sale of certain real estate therein mentioned, shows:

That after giving bond with security for the faithful discharge oftheir trust asrequired by said decree, and giving notice of the time, place, manner and terms of sale by advertisement in the Centreville Record and The Centreville Observer, two newspapers published in said county, they did, pursuant to said notice, attend in front

of the court house door inthe town of Centreville, in said county, on Tuesday, June, 15, 1920, between the hours of 1.30 P.M. and 2 O'Clock P.M., and then and there proceeded to sell said real estatein the following manner, to wit:

In the first place your trustees offered at publicsale to the highest bidder all that farm or tract of land called orknown as "The Harry McFeeley Farm " situate on the road branching from the State Road from Centreville to Easton at point between the farm of Mrs. Samuel Simpson and that of T.R.L.Price, and leading to Queen Anne's Station in said county, adjoining the lands of Rev. Henry Covington and Mrs. Samuel Simpson and others, and containing 165 acres of land, more or less, and sold the same to William A. Walls, of Easton, Md., he being then and there the highest bidder therefor, at and for the sum of one hundred and nine dollars and fifty cents per acre, or for the aggregate sum of $ 18,067.50. The said purchaser has paid unto your trustees the sum of one thousand dollars but has made no further compliance with the terms of sale.

That after calling the sale and reading the notice of sale and the terms of sale as advertised, your trustees announced that in addiion to the terms of sale as advertised that said farm would be sold sub ject to the following additional terms of sale: that the wheat crop of the current year would be reserved unto the present owners of the farm as named in the bill of complaint; that the purchaser would receive the landlors/s share of all other crops and would be required to pay all state and county taxes levied or to be levied for the current year; that the straw now on farm and that of present growing wheat crop would pass to the purchaser; and that farm was sold subject to the tenancy of th e present tenant for the remainder of the current year with the rights of incoming tenants under the custom of the county to the purchaser prior to the first day of January next when full possession would be given; and the said farm was sold according to the terms stipulated.

In the next place the trustees offered for sale the tract of woodland described in the notice of sale and inthe bill of complaint as that conveyed unto Jane P.McFeeley by W.H.Foster by deed dated November, 12, 1861, and recorded in Liber. M.B. No.2, fols, 85 &., a land record book for said county, and containing twelve acres of land, more or less, and sold the same to Clayton Wright, of said county, at and for sum of six dollars and twenty five cents per acre, he being then and there the highest bidder therefor, the total sale agregating the sum of $75.00.

In the third place your trustees offered for sale all that lot of woodland described in said novice of sale and the bill of complaint asthat conveyed unto Jane P. McFeeley by B.P.Keating, trustee, by deed dated May,28,1883, and recorded in Liber S.C.D. No. 3, fols, 139 &., a land record book of said county, and containing twenty acres of land, more or less, and sold the same to the said William A. Walls, be being then and there the highest bidder therefor, at and for the sum of $8.50 per acre, or for the agregate sum of $170.00.

And your trustees state that neither the said Clayton Wright or the said William A. Walls have made any settlement for the woodland sold to them as aforesaid.

And further your trustees state that the amount of the sales of three tracts of

land so made as above set forth aggregate the sum of $18,312,50.

A certified copy ofthe notice of sale as advertised in The Centreville Record is filed with this report as part hereof.

WHICH is respectfully submitted.

James T.Bright

Madison Brown,
Trustees.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that on this seventeenth day of June, in the year nineteen hundred and twenty, before me, the subscriber the Clerk of the Circuit Court for Queen Anne's County,personally appeared James T.Bright and Madison Brown, trustees, and each made oath in due form of law that the matters and things stated inthe aforegoing report are true, to the best of their knowledge and belief, and that the sales therein reported were fairly made.

J.F.Rolph

Filed June,17th,1920.

In the Circuit Court for Queen Anne's County in Equity.

Claude F. Parks, Guardian ()
versus ()
Virginia Elizabeth Parks, et al., ()

Ordered, by the Circuit Court for Queen Anne's County in Equity, and by the authority of this Court, that the sales reported in the aforegoing Report of Sales be and the same are hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given as directed by the order nise heretofore passed in relation to said sales. The trustee are allowed the usual commission and all expenses not personal. The papers and proceedings of said cause are hereby referred to Madison B. Pordley, Special Auditor, with directions to him to state and return to this court an account between the proceeds of the sales so reported and the trustees of this cause. This order passed the 26th day of August, 1920.

Philemon B,Hopper.

Filed August,27th,1920.

THE CENTREVILLE OBSERVER.

CENTREVILLE_ MD., June,17, 1920.

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Trustees Sale of the Harry McFeeley farm in the case of Claude F. Parks, Guardian Vs. Virginia Elizabeth Parks et al a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for foursuccessive weeks before the 15th day of June in the year 1920.

THE CENTREVILLE OBSERVER PUBLISHING CO.,

By Wm J. Price, Jr.,

ORDER NISI.

THE CENTREVILLE OBSERVER.

Centreville Md., Aug,26,1920.

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Order Nisi in the case of Claude F. Parks, Guardian of Virginia E. Parks, et al, vs Virginia E. Parks, et al, a true copy of which ishereto annexed, was inserted in The Centreville

Observer, a weekly newspaper printed and published at Centreville,Queen Anne's County, Maryland, once a week for four successive weeks. before the 20th day of July, in the year 1920.

THE CENTREVILLEOBSERVER PUBLISHING CO.

By. S.Chas. Walls, Secretary.

Filed August,26th,1920.

NISI

Claude F. Parks, Guardian of Virginia ElizabethParks, et al. vs. Virginia Elizabeth Parks, et al.

IN THE CIRCUIT COURT FOR QUEEN ANNES CUNNTY IN EQUITY.

CHANCERY NO. 2328.

ORDERED, This 17th day of June A.D. 1920, that the sale of the real estate made and reported in this cause by James T.Bright and Madison Brown Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of August next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 20th day of July next.

The Report state the amount of sales to be $18,312.50

J.F.Rolph, Clerk.

Filed June,17th,1920.

REPORT AND ACCOUNT OF SPECIAL AUDITOR.

In the Circuit Court for Queen Anne's County, in Equity.

Claude F. Pakks, Guardian of Virginia Elizabeth Parks, et al., versus Virginia Elizabeth Parks, et al. Chancery Docket., Cause No. 2328.

To the Honorable, theJudges of said Court:

The report of Madison B. Bordley, Special Auditor, unto Your Honors respectfully sets forth:

That in stating the within account he first charged the trustees of this cause with the amount of the gross sales made by them, and then thereout allowed to them their commissions for making sales, per rule of court, costs of advertising, notices of sale and several orders nisi ofthis cause, auctioneer's charges for crying sale, costs of trustees' bond with corporate surety thereon, auditors's fee, andthe amount of the principal of the legacies charged on land sold underthe will of Jane P. McFeeley and two thiRds of the interest due on said legacies to executors of Hiram G. Dudley at time of assignment bythem and from that time to time of payment of principal by trustees out of the proceeds of the sales of this cause. The balance of sales remaining after these allowances is then divided pro rata or equally amongthe infant defendants of the cause. It appears that Claude F. Parks, surviving husband of Mary McFeeley Parks, at the time of sale had a life estate inone third of lands sold and that he consented to the sales made free of his life estate, agreeing to take in lieu thereof what

ever proportion ofthe interest to arise hereafter oninvestments of sales the court may allow him. For this reason only two thirds ofthe interest due on the said legacies are charged to infant defendants, allowing one third of the interest to be collected by holders of legacies out of said Cluade F. Parks.

Respectfully submitted,

Madison B. Bordley,
Special Auditor.

August,31,1920.

The proceeds of the Sales of the Real Estate of Virginia Elizabeth Parks and others IN ACCOUNT WITH James T. Bright and Madison Brown, trustees appointed by the decree of this cause to make said sales.

Dr.

1920.
June
15.... By gross amount of sales, per report of sales filed ..... $ 18312.50

Cr.

" " To.James T. Bright & Madison Brown, trustees, for their commissions for making sales, per rule of court, to wit..... $ 777,50

To do., for the court costs of this cause, per bill of costs made by clerk, as follows:

Costs of		
J.F.Rolph, clerk.	$ 54.75	
J.W.Yeates, sherriff,	.48	
W.C.Townsend, sheriff,	.80	
W.T.Bishop, Register of wills,	2.00	
C.E.Tucker, examiner,	12.00	
Witness before examiner,	2.25	
Appearance fee of complainants attys.	10.00	86.20

To do., for charges of auctioner for crying sales,.. 25.00

To do., for the coses of their bond with corporate surety thereon, per bill for same, to wit..... 57.00

To do., for costs of advertising sale in Centreville Reocrd, per bill for same, to wit..... 63.00

To do., for costs of advertising notice of sale and order nisi thereon, in Observer, per bill, to wit... 65.75

To do., for costs of advertising order nisi and be passed in relation to this account, to wit..... 3.00

To do., for costs of advertising notice of sale in Chestertown Enterprise, per bill, to wit..... 12.00

To do., for costs of notice served on present tenant of farm to quit at end of current year, to wit..... 2.00

To James T. Bright & Madison Brown, assgnees of C.F. Parks, assignee of executors of H.G.Dudley, assignee of legacies charged on farm sold under will of Jane P. Mcfeeley, for amount of said legacies, $2200.00 and accrued interest thereon to extent of two thirds of interest, (2/3 of $131.63), $ 87.74, per statement on assignment filed, to wit..... 2287.74

To Madison B. Bordley, auditor, stating this account for stating same, to wit..... 9.00

To balance carried forward, to wit..... 14924.31
$ 18312.31 $ 18312.50

Cr.

By amount of balance brought forward, to wit..... $ 14924.31

Dr.

To Elizabeth Virginia Parks, infant,

one third of said balance orthe sum of $ 4974.77

To Claude McFeeley Parks, infant,

one third of said balance or the sum of $ 4974.77

To Mary Matilda Parks, infant,

onethird of said balance or the sum of $ 4974.77

$ 14924.31 $ 14924.31

August, 31, 1920.

Madison B. Bordley
Special Auditor.

NISI RATIFICATION OF AUDIT.

Claude F. Parks, Guardian) In The Circuit Court
vs) For Queen Anne's County,
Virginia Elizabeth Parks, et al.) In Equity.
) Case No. 2328.

ORDERED, This 10th day of September in the year nineteen hundred and twenty, that the Report and Account filed in these proceedings by Madison B. Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of October, 1920; provided a copy of this order be published once a week in each of two successive weeks before the 27th day of September 1920 in some newspaper printed and published in Queen Anne's County.

J.F.Rolph, Clerk.

Filed September,10th,1920.

AUDIT NO. 2.

In the Circuit Court for Queen Anne's County in Equity.

Claude F. Parks, guardian. (
) Chancery Docket,
versus (
) Cause No. 2328.
Virginia Elizabeth Parks et al. (

To the Honorable, theJudges of said court:

The report of Madison Brown Bordley, special auditor, unto Your Honors respectfully sets forth:

That the within account has been stated at the request of the trustees of this cause, and isintended to takethe place and to supersede the audit account stated by this auditor andfiled in this cause September,10,1920, and which audit was also stated at the request of the said trustees.

The first audit according to the statement of the trustees was stated before the purchase money had been fully paid and does not include certain items of expense allow-ed in the within account and does not include a proper statement of the amount of the lien of certain legacies mentioned in both accounts, and in errobeous and should be rejected and not ratified.

In the within account the turstees are charged with the gross amount of the sales made by them, and are then allowed thereout their commissions, the courts costs of this cause, costs of advertising notices of sale and several orders nisi of the cause, costs of their bond filed with corporate surety thereon, and auditors fee.

After these allowances, the balance then remaining is divided into three parts, and to each of the three children mentioned in the bill of complaint as owning said land so sold is awarded by the within account one part.

The trustees state unto your auditor that they will file a report ofthe interest received by them and will then ask directions for the disribution of saidinterest.

Respectfully submitted,

M.B.Bordley,
Spec.Auditor.

July,28,1922.

The proceeds ofthe sales of the real estate of Virginia Elizabeth Parks and others in account with James T. Bright, and Madison Brown, Trustees appointed by the decree of this cause to make said sales.

Cr.

1920.		
June 15::	By gross amount of the sales of said real estate per report of sales filed, to wit.....	$ 18312.50

DR.

" "	To James T.Bright and Madison Brown for their commissioner for making sales,, per rule of court, to wit.....	-	777.50
	To do., for court costs of cause, per statement of clerk of court:		
	Costs of J.F.Rolph,clerk.	$ 54.75	
	Costs ofJ.W.Yeates,sheriff.	.40	
	Costs of W.C.Townsend,sheriff.	.80	
	Costs of W.T.Bishop, Reg.,	2.00	
	Costs of C.E.Tucker, Ex.,	12.00	
	Fees of witnesses before do.	2.25	
	Appear. fee of plaintiff(s solicitors.	10.00	
	Fee of E.H.Brown, guar. ad litem.	4.00	86.20
	To do., for amount paid T.F.Seward for crying sale, per receipt, to wit.....		25,80
	To do., for the costs of their bond for first year paid corporate surety thereon, per receipt, to wit:.....		57.00
	To do., for costs of advertising sale and order nisi therein Centreville Record, per bill:.....		65.75
	To do., for costs of advertising in Centreville Record notice of sale and order nisi as to this report and account, to wit:.....		66.00
	To do., for costs of advertising in Chestertown Transcript notice of sale, per statement, to wit.		12.00
	To do., for costs of service ofnotice on tenant on farm sold year oof sale to remove therefrom,to wit:.....		2.00
	To do., for the costs of their bond filed herein for 2nd and 3rd years, per statement,to wit.....		77.76
	To do., for costs of advertising notice of sale in Kent News, per receipted account.....		25.00
	To Madison, Brown, assignee of Madison Brown and James T Bright, assignees of C.F.Parks, assignee of executors of Hiram G.Dudley, who was assignee of legacies charged on land sold under will of Jane P. McFeeley, for amount of said legacies and interest due thereon to date when trustees paid said legacies (farm having been sold clear of said lien by consent of holder),per assignments filed and statement thereon,towit:.....		$2331.63
	ToMadison B. Bordley, special Auditor, for stating this account, to wit:.....		9.00
	To balance, to wit:.....		$1477.66
			$16,312.50 $18,312.50

By balance brought forward, to wit:		$ 14777.66
To Virginia Elizabeth Parks,		
one third of sale balance or sum of.....	$ 4925.88	
To Claude McFeeley Parks,		
onethird of said balance or sum of.....	$ 4925.89	
To Mary Matilda Parks,		
one third of said balance or the sum of...	$ 4925.99	
	$ 14777.66	$ 14777.66

July, 28, 1922.

M.B.Bordley,
Special Auditor.

NISI RATIFICATION OF AUDIT.

Claude F Parks, Guardian of Virginia Elizabeth Parks, Claude McFeeley Parks and Mary Matilda Parks, Infants.

vs.

Virginia Elizabeth Parks, Claude McFeeley Parks, and Mary Matilda Parks.

In The Circuit Court For Queen Anne's County, In Equity. Case No. 2328.

ORDERED, This 28th day of July, in the year nineteen hundred and 22 that the Report and Account filed in these proceedings by Madison B. Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of August 1922; provided a copy of this order be published once a week in each of two successive weeks before the 19th day of August, 1922 in some newspaper printed and published in Queen Anne County.

J.F.Rolph, Clerk.

Filed July,28th,1922.

THE CENTREVILLE RECORD.

Centreville, Md., Sept.,2nd,1922.

The Centreville Record Publishing Co., hereby certifies that the nisi ratification of audit in the case of Parks et al vs. Parks et al. a true copy of which is hereto annexed was inserted in The Centreville Record, a weekly newspaper printed and published in Centreville, Queen Anne's County, Maryland, once a week in each of two successive weeks before the 19th day of August, in the year 1922.

THE CENTREVILLE RECORD PUBLISHING CO.

By E.H.Brown,Jr.,

Filed September,2nd,1922.

Ordered, this Second day of September, in the year nineteen hundred and twenty tw -o, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that the within and aforegoing report and account of the special auditor be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although it appears that the notice required by the order nisi passed in this cause in relation to said report and accounthas been given , and

James T. Bright and Madison Brown, the trustees of said cause, be and they are hereby directed to apply the proceeds of sales of said cause in accordance with said report and account, and the interest received and to be received on the credit sales the said trustees are hereby directed to apply in following manner, to wit: thedue proportion of said interest on the trustees commissions is to applied to said commissions, one third of said interest received between day of sale and the dateof the death of Claude F.Parks or produced between day of sale and day of his death, if not actually received, is be paid to the proper representative of the said Claude F. Parks, bu only upon the order of this court to be passed hereafter naming the proper representativeto received the share of said interest to so paid to his representative, and the remaining interestis to be paidto the defendants of this cause, or to their proper guardian or guardians in equal parts, and it is further ordered, that no part of said sales or said interest shall be paid to the guardian of any infant defendant except upon the future order of this court.

Philemon B.Hopper.

Filed Sept, 2nd, 1922.

Queen Annes County to wit: Be it remembered that heretofore to wit on the 22nd day of May in the year nineteen hundredand twenty John H. Evans, Executor of John H. Evans, late of Queen Annes County, Maryland, filed in Court here his Bill of Complaint against Josiah Massey et al in the words and of the tenor following to wit:

BILL OF COMPLAINT.

John H. Evans, Executor of John H. Evans, late of Queen Annes County,Md. vs. Josiah Massey, Elma R. Coleman, Grace H. Ziesel, Fannie A. Massey, George Hubert Massey, Paul C.Massey.	( ) ( ) ( ) ( ) ( ) ( ) ( )	In the Circuit Court for Queen Annes County, Maryland, in Equity. Chancery # 2338

To theHonorable, theJudges of said Court:

The Petition of John H.Evans, Executor of John H. Evans, lateof Queen Anne's County, Maryland, deceased, most respectfully shows unto your Honors:-

1. That under the provision contained in Item 13 of the Last Will and Testament of the said John H. Evans, lateof Queen Anne's County, Maryland, a trust is provided in the words following: "I give and evise unto my daughter, Anna Massey, the sum of Four Thousand Dollars to be invested by my Executorhereinafter named, in Real Estate for her and for her children, said Real Estate to descend as the Real Estate named in Item 7", A certified copy of which Last Will and Testament is filed herewith as a part hereof, and marked Plaintiff's Exhibit No. 1.

2. That in compliance with the provisions of said Last Will and Testament, the said John H. Evans, Executor as aforesaid, did at the price of Nine Hundred and Sixty Dollars purchase a piece of land adjoining the farm which, by the said Last Will and Testament, was devisedto Anna Massey, wife of Josiah Massey, (now deceased) as shown by certified copy of Deed from Jas. A. Shaw, Trustee to John H. Evans, Executor, hearing date the 31st day of March, 1884 and recorded among the Land Records of said Kent County in Liber S.B. No. 5 Folio 411 etc. filedherewith as Plaintiffs Exhibit No. 2, but that the Deed was inadvertently drawn so as to convey the said Real Estate to your Petitioner, and that by a Deed of your Petitioner bearing date the 29th day of September in the year 1918, and recorded amongthe Land Records of said Kent County in Liber A.P.R. No. 5 Folio 368 etc., he conveyed the said property to Anna Massey and her children in accordance with the provisions of the said Last Will and Testament which said two Deeds above mentioned, are recorded, amongst the Land Records of Kent County, Maryland, and certified copy of last mentioned Deed is filed herewith, as Plaintiffs Exhibit No. 3.

3. That your Petitioner has always been ready and desirous of investing the remainder of said Four Thousand Dollars mentioned in Item 13 in Real Estate, but that he has never been able to invest same in a safe and proper manner agreeable to all the parties concerned. And that said remainder has never been invested and still remains in the hands of your Petitioner on deposit in the Queen Anne's National Bank under a Savings

Account at 4%.

4. That notwithstanding theinability to invest said funds in Real Estate your Petitioner haspaid the said Anna Massey during her lifetime all interest on said funds remaining in his hand, notwithstanding there was no provision requiring him to pay any interest. And that he has never received any commission on the interest so paid.

5. That the expenses incident ot the purchase of the real estate hereinbefore referred to was Forty Dollars makingthe total of that investment One Thousand Dollars.

6. That your Petitioner is anxious and desirout that this Honorable Courtassume jurisdiction of said trust funds and direct him in the execution and distribution of same.

7. That the said Anna Massey, mentioned in the aforesaid Item 13 of said Last Will and Testament departed this life January, 17th, 1920 leaving surviving her as her only heirs at law, the said Josiah Massey, who resied in Kent County, Maryland, Elma R. Coleman, 2121 Linden Ave., Baltimore, Md., Grace H. Ziesel, Queen Annes County, Maryland, Fannie A. Massey, Catonsville, Baltimore, County, Maryland, George Hubert Massey, Philadelphia, Pennsylvania, and Paul C. Massey of Kent County, all of whom are adults.

Wherefore your Petitioner prays this Honorable Court to pass an Order,

First: That this Honorable Court assume jurisdiction of the said trust estate anddirect your Petitioner in the further execution and distribution of the trust reposed in him under Item 13, as set forth in the last Will and Testament of the late John H. Evans, hereinbefore mentioned.

Second: That the Writs of Subppena be issued to Grace H. Ziesel of Queen Annes County, Maryland, Josiah Massey and Paul C. Massey of Kent County, Maryland, Elma R. Coleman, 2121 Linden Aave., Baltimore City, Fannie A.Massey of Catonsivlle, Baltimore County, Maryland, commanding them and each of them to be and appear, either in person or by solicitor, in this Court, on or before a certain day, to be named therein, to show cause if any they have, why a Decree ought not to be passed as prayed, and the Order of Publication giving notice to the said Geroge Hubert Massey, now a resident of the State of Pennsylvania, and a non-resident of this State, warning him to appear in this Court in person or by Solicitor on or before a certain day to be named therein, to show cause, if any he has, why a Decree ought not to pass as prayed.

And in duty bound etc.,

John H. Evans,
Executor of John H.Evans.

Sidney P. Townshend, Solicitor.

ORDER OF COURT.

Upon the aforegoing Petition, it is this 26th of May in the year 1920 by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, ordered that jurisdiction of the trust created by the Last Will and Testament of the late John H. Evans referred to in the aforegoing Petition, be and the same is hereby taken and assumed by the said Court and the same will be executed and performed under its order anddirection.

And it is further ordered that the proceedings in this cause be, and they hereby are, referred to the auditor of this Court for the purpose of stating an account and distributing the fund mentioned in this cause among the parties entitled thereto, according to theprovisions of the last will andtestament of John H. Evans, deceased; and authority is hereby given the auditor to take testimony to prove therightful children of Anna Massey, deceased, and the children of any deceased child or children, as provided in item 7 of said will and testament, and take such further testimony as may be necessary.

Lewin W. Wickes.,

Filed May,27th,1920.

The exhibits referred to inthe aforegoing bill and returned therewith as a part therefore, as follows to wit:

CERTIFIED COPY OF LAST WILL AND TESTAMENT.

In the name of God, Amen:

I. John H. Evans of Queen Annes County, in the State of Maryland do make and publish this mylast will and testament, in manner following to wit:

Item.1. I give and devise unto my dear wife, Martha A. Evans, all my household and kitchen furniture, my horse and carriage andharness; also the sum of One Thousand Dollars to be paidher out of the first money that shall come in the hands of my Executor, hereinafter named, with interest on said sum from my death until paid.

Item.2. I give and devise unto my dear wife, Martha A. Evans all my Real Estate situated on the lower end of the town of Church Hill, to have andhold the same during her natural life and no longer.

Item.3. I give and devise unto my son John H. Evans a pecuniary legacy of Four Thous and Dollars.

Item.4. I give and devise unto myson, John H. Evans the farm or tract of land where henow lives known as the Beck Farm, which I bought of Edward Beck Executor of William H. Beck, containing about one hundred and forty acres of land, more or less, to him and his heirs forever.

Item.5. I also give and devise unto my son John H. Evans the farm known as the Cay land Farm, now in his tenancy, containing onehundred and ten acres of land more or less, to him andhis heirs forever.

Item.6. I also give and devise unto my son John H.Evans the firs selection of eight or ten contiguous acres of woodland, the same being onethird ofa tract of wood land that I purchased of John G. Watson and wife, situated near Clarks Corner, tohim and his heirs forever.

Item.7. I give and devise unto my daughter Mary Josephine Faithful, wife of W.E.B. Faithful, all that tract of land whereon John Clough now resides, the same being known as the Oldson Farm, situated near Prices Station, and containing two hundred and fifty acres of land more or less; also all the buildings situated at Preces Station and on the farm named in this devise, to her during her natural lifeand no longer, and at her death to her children living at thetime to her death, and to thechildren of her deceased children, said children of a deceased child or children to represen said deceased child or children.

Item.8. I give and devise unto my daughter Mary Josephine Faithful all that tract or parcel of land known as the Primrose Farm, whereon D.R.Woodal, Jr., now resides containing one hundred and forty acres of land more or less; also the third selection of eight or ten contiguous acres of woodland, the same being about one third of a tract of woodland which I purchased from John G. Watson and wife, I also give and devise unto Mary Josephine Faithful, my daughter, her note for eight hundred andfifty dollars which I now hold.

Item.9. I give and devise unto my dauther Martha J. Reed, wife of James Reed, a pecuniary legacy of Three hundred and fifty Dollars.

Item.10. I give and devise unto my daughter Martha J. Reed all that farm or tract of land known as the "Ringgold Farm", adjoining the lands of James Reed and others, whereon John Crossley now resides, containing about two hundred and sixty acres of land more or less.

Item.11. I give and devise unto my daughter Marth J.Reed, my realestate situated in theupper end ofthe town of Church Hill where she now lives; also an account which I hed against her for sixteen hundred aollars for the Brick House Property in Church Hill

sold to Dr. Washington Finley; also James Reeds Note, which I now hold, for thirty five Hundred Dollas.

Item.12. I hereby give and devise unto my daughter Anna Massey, wife of Josiah Massey the sum of Sixteen Hundred and forty three dollars and Sixty seven cents, it being the amount of my account against her for back rents.

Item.13. I give and devise unto my daughter AnnsMassey the sum of Four Thousand Dollars to be invested by my executor, hereinafter named, in Real Estate for her andher children, said Real Estate to descend as the Real Estate named in Item.7.

Item.14. I give and devise unto my daughter Anna Massey the farm which I now own In Kent County, Maryland, known as the "Urie Farm" on which she resides, containing about three hundred and fifteen acres of land more or less.

Item.15. I give and devise unto my daughter Emma J. Catlin, wife of James W. Catlin, my farm known as the William T. Rolph Farm, whereon the said Emma J. Catlin now resides and containing about one hundred and seventy acres of land more or less, I also give and devise unto my daughter Emma J. Catlin my farm known as the "Pratt Farm, whereon Daniel Loller now resides, and containing about one hundred and seventy five acres of land more or less; also the second selection of eight or ten contiguous acres of woodland, being about one third of a tract of woodland which I purchased from John G. Watson and wife. I also give and devis unto my daughter Emma J. Catlin, Fifteen hundred dollars in money to be invested as hereinafter directed. It is my will and desire that all of the property devisedto my daughter Emma J.Catlin by Edwin S. Valliant. It is my will and desire that the said Edwin S. Valliant as Trustee, shall farm, lease, rent out and manage the Real Estate devisedto my daughter Emma J.Catlin, and shall receive all thr rents, profits and income from said Real Estate; and shall also invest all moneys,devised to my said daughter Emma J.Catlin; from timeto time, as he may think best, and after deducting all expenses including per cent commission to said trustee, to pay over the entire balance of income to the said Emma J. Catlin annually during her life. It is my will anddesire that the property herein devised to my daughter Emma J. Catlin in trust to Edwin S. Valliant shall at the death of the said EmmaJ. Catlin become the property of the children of the said Emma J. Caltion, to be equally divided between share and share alike. I also will and desire that in case of the death or resignation of the said Edwin S. Valliant, Trustee, then the Orphans Court for Queen Annes County, Maryland, shall appoint his successor, who shall givebond to be approved by said Orphans Court, for the faithful performance of his duties.

Item.16. I give and devise to my daughter Kate Hurlock, wife of S.F. Hurlock all that farm or tract of land known as the "Joel Clements Farm" and contianing about one hundred and eighty acres of land more or less; also that farm or tract of land adjoining the aforesaid "Joel Clements Farm" the same being known as the "James Rolph Farm" and containing about onehundred and ninety eight acresof land moreor less.

Item.17. I give and devise to my grandson William J.Evans a pecuniary legacy of Five Thousand Dollars.

Item.18. I give and devise to my grandson William J.Evans my one half interest in the drug store in Sudlersville, and Six Hundfed Dollars in money to be invested in the same business he to take Mr. Bine Roberts note and security for onehalf of it or three hundred dollars.

Item.19. I give, and devise to my grandson William J. Evans all that farm or tract of land, on the road leading from Church Hill to Prices Station whereon Samuel Loller now resides known as the "Patterson Farm" and contianing about four hundred and twenty eigh t acres of land more or less; also all of my Real Estate situated in the town of Sudlersville.

It is my desire that all the property devised to my grandson William J. Evans inthis will shall be his property in fee simple, provided the said William J.Evans shall attain the age of twenty one years. In case he shall die before he arrives at the age of twenty oneyears or without children, it my wish and desire that my Executor shall pay over to the Mother of the said William J.Evans the sum of Fifteen hundred dollars and the residue of the property herein devised to him to be divided equally between my children shareand share alike.

Item.20. It is my wish and desire and I hereby direcy that my executor shall act as Guardian to my grandson William J.Evans until he shall arive at the age of twenty one years, and to invest the pecuniary legacy herein bequeathed to him in real estate, or whatcverhe may deem most advantageous andhave entire control of the sameuntil he the said William J. Evans shall arrive at the age of twenty one years. And he shall use the income of the property herein devised to him in his proper education and maintenance if necessary.

Item.21. It is my wishand desire that John H. Evans, MaryJosephine Faithful, Martha J. Reed, Anna Massey, EmmaCatlin, Kate Hurlock and William J. Evans, the above named devisees, shall each pay over to my dear wife Martha A.Evans annually out of the Real Estate herein devised to them the sum of OneHundred and Twenty Five Dollars, to be paid in semi-annual installments of sixty two dollars and fifty cents from each on the first days of January and July of each year during her natural life, and I hereby charge the said Real Estate as devised, with the same.

Item.22. It is my wish and desirethat all the devises of Real Estate to my daughters made in this will shall descend in the manner designated in the seventh item ofthis will.

Item.23. I give and devise to my brother William E.Evans his account due me of one hundred and seven dollars and Six Hundred Dollars in money.

Item.24. I give and devise to my sister Deborah A. Goodhand all moneys due me by her self and husband on mortgage and One Hundred Dollars inmoney.

Item.25. I give and devise to my sister MaryHoward all the personal property named in a bill of sale from Robert F. Vane to me dated June,28th, 1882 the consideration being Two Hundred and thirty eight Dollars, and also I give and devise to her Six Hundred Dollars in money.

Item.26. It is my wish and desirethat all my property both real and personal not here in devised, shall be sold by my executor hereinafter named, at public or private sale as he may deem best, and upon whatever termshe my deem best, and all moneys due me may be collected by him, and after paying my just debts, and the pecuniary legacies herein bequeathed which I direct shall be paid within threeyears from my death, then the remainder of the money arising from said sales and collections to be equally divided between my children and grandson William J. Evans, share and share alike.

Item.27. I hereby constitute and appoint my son John H. Evans to be my sole executor of this my last will and testament.

Item.28. It is my will and desire that my Real Estate situated on the lower end of ChurchHill, devised by this Will in a former item to my dear wife Martha A. Evans, during her natural life at her death becomethe property of my daughter Emma J.Catlin wife of James W. Catlin, to be held by her and to descend in the samemanner as the other Real Estate devised to her in this Will, subject to the trust as aforesaid.

Witness my hand and seal this 14th day of July inthe year eighteen hundred and eighty two.

John H.Evans (SEAL).

Signed, sealed andpublished and declared by John H.Evans the above named as and for his last will and testament in our presence who, at his request and in his presence and the presence of each did sign our names as witnesses thereto.

A. Coahran,
W.T.Meeds,
Joseph E. Coppage.

State of Maryland, Queen Anne's County Sct: September,20th,1882.

Then came A. Coahran and W.T.Meeds two of the subscribing witnesses to the afore going will andmade oath on the Holy Evangely of Almighty God that they did see John H. Evans the within named testator sign his name to the aforegoing will that they heard him publish, pronounce and declare the same to be his last will and testament that at thetime of so doing he was to the best oftheir apprehension of a sound and disposing mind memory and understanding, that they with J.E.Coppage the other subscribing witnes s thereto, signed their names as witnesses to said will in the presence of each other in the presence of the testator and at his request.

Sworn before.

W.E.Temple, Reg. Wills.

State of Maryland, Queen ANNe's County, Sept.,28th,1882.

Then came John H. Evans, Executor named in the aforigoing will and made oath on the Holy Evangely of Almighty God that the aforegoing is the whole, true and last will and testament of John H. Evans, deceased, that has come to his hands and possession and that he does not know of any other.

Sworn before,

W.E.Temple Reg.Wills.

State of Maryland, Queen Anne's County, Sct: Sept,30th,1882.

Then came Joseph E. Coppage, oneof the subscribing witnesses to the aforegoing will of John H.Evans deceased, and made oath on the Holy Evangely of Almighty God that he did see John H. Evans, the within named testator sign his name to the aforegoing wi ll that he heardhim publish, pronounce and declarethe sameto behis last will and testa ment that at the time of so doing he was to the best of his apprehension of a sound mind, memory andunderstanding, that he with A.Coahran and W.T.Meeds theother subscribi ng witnesses thereto in the presence of each other in the presence of the testator and at his request.

Sworn before,

W.E.Temple, Reg.Wills.

State of Maryland, Queen Annes County, to wit:

I, William T.Bishop, Register of Wills in and for Queen Annes County, do hereby certify that the aforegoing is a true and full copy of the last Will and Testament of John H. Evans, deceased, as filed, recorded and kept in the Orphans Court for said County.

Witness my hand and seal this 26th day of April,1920.

William T. Bishop,
Register of Wills for Queen Annes County.

Seal of Orphans Court.

Filed May,22,1920.

PLAINTIFFS EXHIBIT NO. 2.

James A. Shaw # Be it remembered that on this 16th day of April
TRUSTEE # A.D. 1884, there was broght to be recorded,
TO # among the Land Records of Kent County, a Deed,
JOHN H. EVANS # which is in the words following, to wit:

THIS DEED, madethis thirty first day of March, in the year eighteen hundred and eighty four, by me, James A. Shaw, Trustee, Witnesseth: whereas, by Deed from Sarah E. Lee, Sophronia Joiner, Augusta Joiner, Sarah C. Willis, Otto G. Willis, Charles H. Joiner, Emma Le Doyen and James LeDoyen, the real estate, hereinafter named and described was conveyed to the said James A. Shaw, in trust to be sold and the proceeds distributed and applied to certain purposes therein set forth, as will more fully appears by reference to said deed, which bears datethe thirteenth day of May, eighteen hundred and eighty three, and is recorded in Liber S.B. Folio 309 one of the Land Record Books for Kent County, Maryland.

And Whereas, the said James S. Shaw, in pursuance of the power and authority conferred by said deed, has sold the said Real Estate, to John H. Evans, Executor of John H. Evans lateof Queen Anne's County, deceased, at and for the sum of Nine Hundred and sixty dollars, which he has fully paid to the said James A. Shaw, Trustee , as aforesaid. And Whereas said sale has been duly reported to, and finally ratified and confirmed by the Circuit Court for Kent County, as a Court of Equity as will appear by reference to certain proceedings in said Court entitled "James A. Shaw, Trustee VS Sarah E. Lee and others".

NOW THEREFORE in consideration of the premises, and of the sum of one dollar, I the said James A. Shaw, Trustee as aforesaid, do hereby grant unto the said John H. Evans Executor of John H.Evans, all the right andtitle of all the parties to the aforesaid deed, in and to all that tract or parcel of land, together with th improvements thereon, and the appurtances thereto belonging or in anywise appertaining, situate at Goose Hill, in the fourth Election District of Kent County, adjoining the farm of Josiah Massey resides and containing ten acres of land, more or less being the same tract or parcel of land, of which Thomas H. Lee, lateof Kent County, died seized and possessed, and which was conveyed to the said Thomas H. Lee by Hannah Culp, by deed bearing date twenty seventh day of August eighteen hundred and seventy eight, and recorded in Liber D.C.E. No. 4, folio 228, one of the Land Record Books for Kent County.

Witness my hand and seal.

TEST: Vachel Burgess. James A. Shaw, (SEAL).

State of Maryland, Kent County, to wit:

I hereby certify that on this Thirty first day of March, Eighteen hundred and Eighty four, before the Subscriber a Justice of the Peace of the State of Maryland, in andfor Kent County, personally appeared James A. Shaw, the Trustee above named, and acknowledged the foregoing Deed to behis act.

Vachel Burgess J.P.

And duly recorded by,

Samuel Beck, Clerk.

State of Maryland, Kent County, to wit:

I hereby certify that the aforegoing is a true copy of the above deed as copied from Liber S.B. No. 5. Folio 411 etc., one of the Land Record Books for Kent County aforesaid.

In Testimony whereof, I hereunto set my hand and affix the seal of the Circuit Court for Kent County and STate aforesaid this 21st day of April 1920.

Circuit Courts Seal.

A.Parks Rasin, Clerk.

Filed May,22nd, 1920.

PLAINTIFFS EXHIBIT # 3.

JOHN H EVANS # Be it remembered, that on the 29th day of
EXECUTOR # September 1919, there was filed to be recorded
TO # among the Land Records of Kent County, a
ANNS MASSEY # Deed, which is in the following words,
AND CHILDREN # to wit:

THIS DEED, made this 29th day of September, in the year nineteen hundred and eighteen by John H. Evans Executors of the late John H. Evans, deceased of Queen Annes County and State of Maryland.

WHEREAS, by the provision of Item 13 of the last Will and Testament of the late John H.Evans deceased aforesaid as duly recorded among the Will Records for said County, the sum of Four Thousand Dollars was left to be invested by the said Executor in real estate for Anna Massey andher children, the saidreal estate to descend as the Real Estate named in Item 7.

AND WHEREAS in pursuance of the authorityexpressed by Item 13 of said last Will and Testament, the said John H.Evans Executor as aforesaid did on the 31st day of March 1884 purchase from James A. Shaw, Trustee all that tract or parcel of land togetner with the improvements thereon and theappertenances thertо belonging or in anywise appertaining situate at Goose Hill in the Fourth Election Dustrict of Kent County, Maryland, adjoining the farm devised by the said late John H.Evans to the said Anna Mass-ey and containing ten acres of land moreor less for the said Anns Massey and her chil-dren in accordance with the provisions of the said last Will and Testament of the said late John H. Evans.

AND WHEREAS, the said sale was reported as being sold to the said John H. Evans Executor as aforesaid andthe sale land has been conveyed to the said John H. Evans Ex

ecutor of John H. Evans late of Queen Annes County, deceased by deed from the said James A.SHaw bearing date the 31stt day of March 1884 and recorded among the land Records of said Kent County in Liber S.B. No. 5, Folio 411 etc.

AND WHEREAS, said deed of conveyance does not show that said land was purchased for Anna Massey and her children asprovided by said last Will and Testament of said late John H. Evans.

AND WHEREAS, the said John H. Evans, Executor as aforesaid did pay for the expenses incident to the purchase of said land the sum of Forty Dollars making a total of One Thousand Dollars actually invested in said land.

NOW, THEREFORE, THIS DEED WITNESSETH that in consideration of the premises and the sum of Five Dollars, the said John H. Evans Executor as aforesaid does hereby grant and convey unto the said Anna Massey for and during her natural life and no longer and at her death then to her children as provided in the said last Will and Testament of the said late John H. Evans, deceased of Queen Annes County, Maryland all that tract or parcel of land containing Ten acres of land more or less together with the improvements thereon and the appurtenances thereto belonging or in anywise appertaining situate at Goose Hill in the Fourth Election Dustrict of Kent County, State ofMaryland adjoining the farm devised to the said Anna Massey by the said last will and Testament of the said late John H. Evans, it benig the same land conveyed to the said John H. Ev -ans, Executor as aforesaid by deed from James A. Shaw Trustee bearing date the 31st day of March, 1884 and recorded among the Land Records of said Kent County in Liber S.B.No.5 Folio 411 etc.

And witness my hand and seal

Test:
Sidney P. Townshend.

John H. Evans (SEAL).
Executor of John H. Evans.

State of Maryland, Kent County, To wit:

I hereby certify that on this 29th day of September in theyear Nineteen hundred and eighteen, before me th e subscriber a Notary Public of the State of Maryland in and for Kent County, aforesaid, personally appeared John H. Evans and he acknowledged the aforegoing deed to be his act as the Execytor of the late John H.Evans of Queen Annes County, Maryland, Deceased.

As witness my hand and Notorial seal.

Sidney P. Townshend.

Notary Public.

Notarial
Seals
....Place...

And was duly recorded by, A.Parks Rasin, Clerk.

State of Maryland, Kent County, to wit:

I hereby certify that the aforegoing is a true copy of the above entitled Deed as copied from Liber A.P.R. No.5 Folio 368 etc., one of the Land Records Books for Kent County aforesaid.

In Testimony Whereof, I hereunto set my hand and affix the seal of the Circuit Court for Kent County and State aforesaidthis 21st day of April 1920.

Circuits Courts Seal.

A.Parks Rasin, Clerk.

Filed May,22nd,1920.

DEFENDANTS ANSWER.

John H. Evans, Executor of # In the Circuit Court for
John H. Evans, lateof Queen # Queen Anne's County, Maryland,
Anne's County, Maryland. # In Equity.
vs. #
Josiah Massey, et al. #

To the Honorable, The Judges of Said Court:

The Joint and Several Answer of Josiah Massey, Elma R. Coleman, Grace E. Ziesel, Fannie A .Massey, George Hubert Massey, and Pual C. Massey, all of the Defendants in this case, by S. Scott Beck, their Solicitor, to the Bill of Complaint of John H. Evans, Executor of John H. Evans, late of Queen Annes County, Maryland, deceased, against them in this Court exhibited.

THESE DEFENDANTSANSWERING SAY:

These Defendants admitthe matters and facts set forth in the said Bill of Complaint, and consent to the passageof such Decree as may be right and proper in the premises.

And as in duty bound, etc.

S.Scott Beck,
Solicitor for Defendants.

Filed May,22nd,1920.

PETITION.

John H. Evans, Executor of # In the Circuit Court for Queen
John H. Evans, late of Queen # Annes County, Maryland.
Annes County, Maryland. # In Equity No.2338.
vs #
Josiah Massey,et al. #

To the Honorable, the Judges of said Court:

The Petition of Sidney P.Townshend, most respectfully shows unto your Honors,

That he was employed by the Plaintiff in the aboveentitled cause to take such steps as would be rightand proper in order to distribute the funds mentioned in these proceedings.

That in order to do this your Petitioner had the above entitled cause docketed prepared the Bill of Complaint which he filed together with the Exhibits therein mentioned.

That he obtained an Order of this Honorable Court referring the papers to the Auditor for the purpose of taking such testimony as might be necessary and the stating of an Account.

And that he secured the Witnesses and had the testimonytaken, examining all the witnesses himself.. All of which will appear upon reference to the papers filed in thes e preceddings.

That your Petitioner has received no compensation for said services and therefore this Honorable Court to pass an Order allowing him such compensation as to the Court may seem righ and proper.

And as in duty bound.

Sidney P.Townshend,
(Petitioner).

Order of Court.

The papers in these proceedings having been examined and the aforegoing Petition having been read and considered, it is thereupon this 5th day of June, in the Year Nineteen Hundred and Twenty, ordered by the Circuit Court for Queen Annes County, in Equity that Sidney P.Townshend be and he is hereby allowed the sum of one hundred dollars in full compensation for this services rendered as Solicitor for the Plaintiff in this cause and it is further ordered that the Auditor in stating his Account, shall allow said fee, to be paid from the assets to be distributed.

Lewin W. Wickes.

Filed June,5th,1920.

REPORT AND ACCOUNT OF AUDITOR.

In the Circuit Court for Queen Annes County in Equity.

Hohn H. Evans, Executor,	(	Chancery Docket.
versus	)	Cause No.
Josiah Massey, et al.	(	2338.

To the Honorable, the Judges of said Court:

The report of Madison Brown, Auditor, unto Your Honors respectfully sets forth:

That pursuant to the order of the court heretofore passid in this cause he has taken and filed herein the testimony required to be taken by said order, and that the within account is based on the bill of complaint, answer and testimony herein filed.

That it appears from the bill, answer and testimony that John H.Evans, the executor of the will of John H.Evans, his father, bequeathed to said executor, $4000.00 bo be invested in real estate for the benefit of Anna Massey for life with remainder unto her children living at the time of her death "and tothe children of her deceased children, said children of a deceased child or children to represent said deceased child or children"; see item 13 of will of John H. Evans, a copy of which is filed in this cause as "Exhibit No.1".

That it appears from the bill, answer and testimony filed that said executor invested $1000.00 of said fund in real estate but made no further investment, and that at the time of death of Anna Massey (now dead) he had in hand of said fund $3000.00; that on July first of current year this fund had produced by way of interest accruing after death of said Anns Massey $60.00; that that total $3060.00 is now for distribution in accordance with terms of said item.

That it appears from the proceedings that Anna Massey left surviving her six children, all of whom are named in the within accounty and that she left surviving her no children of deceased children.

That in the within account the said executor is charged with the said balance of $3000.00 and said interest of $60.00, and is then allowed the court costs of this cause ,costs of advertiseing order nisi to be passed as to this report and account , the fee to be paid S.P.Townshend-per order of court, and the auditors charges; and the balance then remaining divided equally between the six children of said Anna Massey.

That there is filed with this account a statement and certificate of the Queen Anne's National Bank showing the interest accured on said sum of $3000.00, after the death of Anna Massey, which statement and certificate was furnished at request of the executor to the Auditor.

Respectfully submitted,
Filed July,1, 1920.

Madison Brown, Auditor.

John H. Evans as the executor of the last will of John H. Evans the trust ee under item 13 of said will for the children of Anna Massey (now dead) living at thetime of her death INACCOUNT WITH Josiah Massey, Elma E. Coleman, Grace H. Ziesel, Fannie A. Massey, GeorgeH. Massey and Paul C Massey, her children lviing at thetime of her death and remainderman of the trust fund created by said item 13.

1920.	DR.		
July 1.	To amount of the trust fund bequeathed to him by said item 13, to wit.....		$4800.00
	CR.		
" "	By amount invested in real estate in accord$ ance with said item, per bill, answer and testimony filed, to wit.....	$1000.00	
" "	By balance carried bwlow, to wit:.....	$3000.00	
		$4000.00	$4000.00
	DR.		
" "	To balance broght down, to wit:.....		$ 3000.00
	To interest thereonaccrued since death of Anna Massey, life tenant, per testimony and exhibit filed with this account:.....		60.00
			$ 3060.00
	CR.		
" "	By following costs of this cause, per bill of costs of clerk, to be paid by said ex$ ecutor, to wit:		
	Costs of J.F.Rolph, Clerk: $ 26.75		
	Costs of W.T.Bishop,Register 4.00		
	Costers Of A.P.Rasin,Clerk: 2.75		
	Appear fee of S.P.Townshend, 10.00		
	Appear fee of S.S.Beck, 10.00	$ 53.50	
	By amount to be paid S.P.Townshend for legal servicesrendered in this cause by order of court passed in this cause, to wit:	100.00	
	By costs of advertising order nisi to be passed in relation to this report & acc ount, to wit:	3.00	
	By amount to be paid Madison Brown, Auditer, for his fee for taking testimony and stating this account, including $3.00 to be paid to his clerk taking testimony in short hand and writing out same, to wit:	16.50	
	By balance carried forward, to wit:.....	2887.00	
		$ 3060.00	$ 3060.00
	DR.		
	To balance broght forward, to wit.....		$ 2887.00
	CR.		
	Distribution amongthechildren of Anna Massey lving at the time of her death.		
	By amount to be paid to Josiah Massey ...	$ 481.16	
	By amount to be paid Elma R. Coleman.....	481.16	
	By amount to be paid to Grace H. Ziesel..	481.17	
	By amount to be paid to Fannie A. Massey..	481.17	
	By amount to be paid to George H. Massey..	481,17	
	By amount to be paidto Paul C. Massey.....	481,17	
		$ 2887.00	$ 2887.00

July,1,1920. Madison Brown, Auditor.

Ordered this 17th day of August,1920, by the Circuit Court of Queen Annes County in Equity, that the aforegoing Report and Account of the Auditor, be, and the same is hereby, finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the ratification Nisi passed in said cause, and that the said John H.Evans, Executer of John H. Evans, Deceased, apply the proceeds accordingly, withdue proportion of interest as the same has been or may be received.

Filed August,30th,1920. Lewlin W. Wickes.

The Queen Annes National Bank of Centreville,
Centreville, Maryland.
Savings Department, Book #828.

In account with

JohnH. Evans, Trustee for Annie E, Massey under will of J.H.Evans, deceased.

The amount of $3000.00 as shown by this statement is a correct amount according to our Books as of January the first, 1920 with interest at the rate of 4% per annum which will make a total balance on June the 30th, 1920 as follows:

Principal	$3000.00
6 Mo.int.	60.00
	$3060.00

The Queen Annes National Bank of Centreville, Maryland,
Centreville, Maryland.

By J.Lemuel Roberts, Cashier.

NISI RATIFICATION O F AUDIT.

John H. Evans, Executor,	In the Circuit Court
VS.	For Queen Annes County,
Josiah Massey, et al.	Case No.2338. In Equity.

ORDERED, this12th day of July in the year nineteen hundred and twenty that the Report and Account filed in these proceedings by Madison Brown,Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of August, 1920; provided a copy of this order be published once a week in each of two successive weeks before the 2nd day of August 1920 in somenewspaper printed and published in Queen Anne's County.

J.F.Relph, Clerk.

Filed July12,1920.

CERTIFICATE OF PUBLICATION.

THE CENTREVILLE OBSERVER.

CENTREVILLE, Md., August 13th, 1920.

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Nisi Ratification of Audit in the c ase of John H. Evans, Executor vs Josiah Massey, et al a t rue copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Annes County, Maryland, once a week for two successive weeks. before the 2nd day of August in theyear 1920.

The Centrevill e Observer Publishing Co.

Filed Aug.13,1920.

By. S.CHas. Walls. Secy.

Final Order Ratifying Audit, filed Aug. 30th. 1920 .

Ordered this 17th day of August, 1920, by the Circuit Court of Queen Anne's County, in Equity, that the aforegoing Report and Account of the Auditer, be, and the same is hereny, finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the ratification Nisi passed in said cause, and that the said John H.Evans, Executor of John H.Evans,deceased, apply the proceeds accordingly, with due proportion of interest as the same has been or may be received.

Lewin W.Wickes.

Filed Aug. 30th. 1920.

USDA

CHANCERY NO. 2341.

Ella P.Robinson, Plaintiff (In the Circuit Court for
vs.) Queen Anne's County, in
William Allan Robinson, Infant (Equity, Cause No.
Defendant.)

To the Honorable, the Judges of said Court:-

Yur Oratrix, complaining says:-

(1) That one William A.Robinson, late of Queen Anne's County, Maryland, departed this life on the second day of June, in the year nineteen hundred and sixteen, intestate, leaving surviving him his widow, the said Ella P.Robinson, and an only child, the said William Allan Robinson, who is under the age of twenty one years, he being at this time between ten and eleven yearsof age, as his only heirs at law.

(2) That the said William A.Robinson, deceased, was in his life time seized and possessed of a farm or tract of land situate, lyng and being in the seventh election district of Queen Anne's County, Maryland, on the public road leading from Chestertown to Millington, containing about eighty acres and nineteen perches of land,more or less; the said land being the same land as described in a deed from henry C_Robinson and others dated the twenty seventh day of June, in the year nineteen hundred and fourteen, and recorded in Liber W.F.W.No.5, folios 371 etc. a land record book for said Queen Anne's County, a certified copy of said deed being filed herewith, marked "Exhibit A" and prayed to be taken as a part of this Bill of Complaint.

(3) That the said William Allan Robinson, resides with his mother, the said Ella P. Robinson, in Chestertown, Kent County, Maryland.

(4) That your Oratrix is now seized and possessed of an undivided one third interest and estate, in fee simple, in the farm or tract of land described and mentioned above, and that the said William Allan Robinson is now seized and possesssed of an undivided two thirds interest and eatate, in fee simple of the aforesaid farm or tract of land.

(5) That the aforesaid farm or tract of land is not susceptible of division among the larties entitled thereto, according to their respective rights and interests in and to the same, without loss and injury to them.

(6) That it would be to the interest and advantage of said infant William Allan Robinson, to have the said real estate sold and to invest his distributive portion of the new proceeds of sale in some productive fund or funds for his benefit.

To the end therefore:

(1) That a decree may be passed for the sale of the farm or tract of land mentioned and described.

(2) That the proceeds of said sale may be distributed between yur Oratrix and the said William Allan Robinson, the Infant defendant, according to their respective rights and interest therein.

(3) That your Oratrix may have such other and further relief as her case may require.

May it please your Honors to grant unto your Oratrix the writ of subpoena directed to the said William Allan Robinson, infant under the age of twenty nne years, residing with the said Ella P.Robinson, in Kent County,Maryland, commanding him to be and appear in this Court at some certain day,to be named therein, and answer the premises and abide by and perform such decree as may be passed therein.

As in duty bound, etc.

Ella P.Robinson.

Chas. E.Tucker,
Solicitor for Plaintiff.

Exhibit A. filed June 21st. 1920.

Queen Anne's County, to wit: Be it remembered that on the first day of July, nineteen hundred and fourteen the following deed was brought to be recorded, to wit:-

This Deed, made this twenty seventh day of June, one thousand nine hundred and fourteen by Henry C.Robinson and Bertha M.Robinson, his wife, Mary E.Robinson, Johnson M. Robinson, R.Woodall Robinson and Clara L.Robinson,his wife, and Louis C.Robinson, grantors to William A.Robinson, Grantee, all of Queen Anne's County ,State of Maryland.

WITNESSETH that in consideration of the sum of $5 and the payment to the said grantors of their respective shares of the sum of twenty four hundred and three$2403.65/100 dollars, being the agreed valuation placed on the hereby conveyed farm and premises by the devisees hereinafter named of William C. Robinson, late of Queen Anne's County,Md. deceased, by whose last will and testament duly probated, the said farm was devised along with other lands to his children equally and a sale of the same for the sum named having been agreed upon by the said devisees, and the said grantors having received hereby acknowledge the payment to them of their respective shares of the said sum of $2404 56/100 agreed upon as the prce for said farm, the said Henry C.Robinson,Bertha M.Robinson, Mary E.Robinson, John M.Robinson, R.Woodall Robinson, Clara L.Robinson and Louis C.Robinson do hereby grant ubto the said William A.Robinson,his heirs and assigns in fee simple, all their undivided right, title, interest and estate in and to all that farm or tract of land and premises situate, lying and being in the 7th.election district of said Queen Anne's County, on the public road leading from Chestertown to Millington adjoining the lands of John Squares, the Barton lands and the lands of John Squares,the Barton lands and the lands and the lands of others and described by courses and distances as containing eighty acres and nineteen perches of land,more or less in a deed for the said farm from Thomas J.McWhorter and wife to the said William C.Robinson, dated January 4th.A.D. 1892, and duly recorded in Liber W.D.#6, folio 426 etc. of the land records for said Queen Anne County, references to which deed do recorded is to be made for a full description of the hereby conveyed farm and premises, and which farm and premises on the death of the said William C.Robinson passed by devise unto his children, Henry C. Robinson, Mary E.Robinson John M.Robinson, R.Wodall Robinson and Luis C.Robinson the said the said grantors, and William A.Robinson the said grantee, share and share alike.

Together with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging o in anywise appertaining.

Tohave and to hold the said farm and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said William A.Robinson,his heirs and assigns in fee simple.

And the said grantors do hereby covenant that they will warrant specially the property hereby granted and conveyed.

Witness the hands and seals of the said grantors.

Test: Emma E.DeCoise.

Henry C.Robinson. (SEAL)
Bertha M.Robinson. (SEAL)
R.Woodall Robinson. (SEAL)
Clara L.Robinson. (SEAL)
Mary E.Robinson. (SEAL)
Louis C.Robinson. (SEAL)
John M.Robinson. (SEAL)

State of Mayyland, Kent County, to wit:-

I hereby certify that on this twenty seventh day of June, in the year one thousand nine hundred and fourteen, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent Cannty, State aforesaid, personally appeared Henry C.Robinson, and Bertha M.Robinson,his wife, Mary E.Robinson, John M.Robinson, R.Woodall Robinson, and Clara L.Robinson,his wife, and Louis C.Robinson grantors named in the aforegoing deed and each acknowledged the aforegoing deed to be their respective act.

In testimony whereof I have hereunto subscribed my name and affixed my Notarial seal.

Emma E.DeCoise.
Notary Public.

Notary
Public
Seal.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber W.F.W. No.5, folio 371 etc, a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County this 4th. day of June, 1920.

J.F.Rolph, Clerk.

Seal of
Circuit
Court.

Subpoena for Respondent to appear and answer filed June 7th.1920.

Queen Anne's County, to wit: The State of Maryland,

To William Allan Robinson, Infant. of Kent County, GREETING:

You are hereby commanded, that all excuses set aside you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of June, next, to answer the complaint of Ella P.Robinson against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, the Honorable, Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of May, 1920.

issued the fourth day of May, in the year 1920.

J.F.Rolph, Clerk.

The defendant is required to
file his answer or other defence
in the Clerk's Office within 15 days
after the return day.

And on the back of the aforegoing Subpoena was this endorsed, to wit:-

Received 4th. day of June, 1920 and forthwith delivered to the Sheriff of Kent Co for service.

Test: A.Parks Rasin. Clerk.

I hereby certify that I did serve the within and aforegoing subpoena upon William Allan Robinson, infant, by reading the same to him on this 5th. day of June, 1920, and that I did at the same time leave with Ella P.Robinson,the mother of said infant with whom he resides, a copy of the within writ of subpoena or summons, said copy being a duplicate of the within subpoena or summons.

Wm.C.Townsend.
Sheriff of Kent County, Md.

(over)

Petition for Appointment of guardian ad litem and Order, filed June 8th.1920.

Ella P.Robinson, Plaintiff	(	In the Circuit Court for
vs.	)	Queen Anne's County, in Equity.
William Allan Robinson, Infant, Defendant.	(	Cause No. 2341.

To the Honorable, the Judges of said Court:-

The petition of Ella P. Robinson,the Plaintiff in the above entitled cause, unto Your Honors sets forth:-

(1) That the process hereto fore issued in above cause for William Allan Robinson,Infant, defendant, in said cause, has been duly returned served.

(2) That said infant defendant has ni logal guardian and that it is necessary that some person be appointed by this Honorable court the guarrian ad litem of said infant defendant to answer and defend this suit for him.

(3) Your petitioner therefore prays your Honors to pass an order appoining some person guardian ad litem for said infant defendant to answer and defend for him this suit.

And as in duty bound etc.

Chas. E.Tucker.
Attorney for the Plaintiff.

It is on this eighth day of June, in the year nineteen hundred andtwenty,upon the aforegoing petition, Ordered by the Circuit Court for Queen Anne's County, in Equity, and and by the authority thereof, that James McK.Tilghman, be and he is hereby appointed guardian ad litem for William Allan Robinson, infant defendant of this cause, to appear and answer and defend this suit for said infant defendant.

Philemon B.Hopper.

Answer of Guardian Ad Litem filed June 12th.1920.

Ella P.Robinson, Plaintiff	(	In the Circuit Court for Queen
vs.	)	Anna's County, in Equity.
William Allan Robinson,Infant, Defendant.	(	Cause #2341.

The answer of William Allan Robinson, an infant under the age of twenty one years, by James McK.Tilghman, his guardian ad litem, appointed by this Honorable Court in an order passed in said cause, to the Bill of Complaint of Ella P.Robinson,against him in said cause exhibited in above cause.

That his defendant cannot admit any of the matters and things charges and alleged in said bill and being an infant under the age of twenty one years, submits his rights to the protection of this Court.

J.McK.Tilghman.
Guardian ad litem for William Allan Robinson.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 12th.day of June, in the year nineteen hundred and twenty, before me the subscriber, the Clerk of the Circuit Court for Queen Anne's County personally appeared James McK.Tilghman,the guardian ad litem of William Allan Robinson above mentioned, and made oath in due form of law that the matters and things stated in

the aforegoing answer are true to the best of his knowledge and belief.

J.F.Rolph,
Clerk of the Circuit Court
for Queeen Anne's County.

Replication filed June 15th.1920.

Ella P.Robinson.
Plaintiff.
vs.
William Allan Robinson,
Infant, Defendant.

In the Circuit Court for
Queen Anne's County,
in Equity.
Cause No. 2341.

Ella P.Robinson, the plaintiff, in the above entitled cause, by Charles E.Tucker her attorney, joins issue on the matters alleaged in the answers of William Allan Robinson, by his guardian ad litem, so far as the same may be taken to deny or avoid the allegations of the bill.

Chas. E.Tucker.
Attorney for the Plaintiff.

Agreement to take testimony giled June 16th.1920.

Ella P.Robinson, Plaintiff.
vs.
William Allan Robinson, Infant.
Defendant.

In the Circuit Court for
Queen Anne's County, in Equity.
Cause No. 2341.

The above cause now being at issue, the answer of the defendant by his guardian ad litem, having been filed, and issue joined, we hereby agree that the papers in said cause be forthwith referred to Madison B.Bordley for the immediate taking of testimony in said cause, or upon such date as he may fix.

Chas. E.Tucker.
Attorney for Plaintiff.

J.McK.Tilghman.
Guardian ad litem for
William Allan Robinson.

Testimony filed June21st.1920.

Ella P.Robinson, Plaintiff
vs.
William Allan Robinson,Infant,
Defendant.

In the Circuit Court for
Queen Anne's County,
in Equity,
Cause No. 2141.

To the Honorable, the Judges of said Court:-

The above entitled cause standing ready for the taking of testimony, the answer of the Infant defendant, William Allan Robinson, having been filed by James McK. Tilghman, his guardian ad litem and issue thereon joined, the undersigned, one of the regular Examiner's for this Hnnorable Curt, pursuant to an agreement by the said Guardian ad litem and Chas. E.Tucker, Counsel for the Plaintiff, did attend at the Home of R.Woodall Robinson, in the seventh district this County, on the 16th.day of June, in the year nineteen hundred and twenty, at the hour of eleven o'clock A.M. and proceeded to take the following testimony, to wit:-

R.Woodall Robinson, the first witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, deposes and says:-

1st.Int. State your name, age, residence and occupation.
Ans. My name is R.Woodall Robinson, I am 37 yrs. of age, I reside in the 7th. E.District Queen Anne's County,Md. and my occupation is fariming.

2nd.Int. Do you know the parties to this suit or either of them, if yea, state which and how lang you have known them?
Ans. I know both of the parties The Plaintiff is my brother William's widow, and the defendant is the only child of my brother William. I have known Mrs. Ella P Robinsg for 25 yrs. or more and I have known Wlliam Allan Robinson ever since he was born.

3rd.Int. State the age of Wlliam Allan Robinson,the defendant.
Ans. I do not know exactly, but he is about eleven yrs. of age.

4th.Int. State if you know where the said Ella P.Robinson and William Allan Robinson reside?
Ans. Ella P.Rbinson lives in Chesertown, Kent Conty, Md. and William Allan Robinson resides with her.

5th.Int. Did you or not known one William A.Robinson, late of Queen Anne's County Md. If yea, state whether or not he is living or dead, and if dead when and where did he die;
Ans. I knew him, he was my brother. He is dead. He died at his home in the seventh district, Queen Anne's County, Md. on the second day of June, in the year 1916.

6th.Int. State whether or not the said William A.Robinson,deceased, was seized and posse ed of any real estate, at the time of his death, and if see, describe same as to location,quantity, quality and what in your judgment is the value of same?
Ans. At the time my brother died, he owned a farm of about eighty acresof land,improved by a small dwelling, barn and Implement house. This farm is located on the road leading from Centreville Chestertown road to Millington by way of Mc Ginness corner, adjoining the lands of the late Wm.T.Stevens now owned by Clayton Stevens, Thos. M. Jefferson and others. In my judgment this farm is worth about $5000.

6th.int. Look at Exhibit A.Now handed you, and herewith filed with the examiner, and State whether or not the land you have just described is the same land mentiond and described in this deed from henry C. Robinson et al, to the William A.Robinson?
Ans. It is the same farm.

9th.Int. State whom the said William A.Robinson left surtiving him, as his only heirs at law?
Ans. He left susviving him,his wdeow, the said Ella P.Robinson, who is the Plaintiff in this cause and left one minor child, the said William Allan Robinson, as his only heirs at law.

10th.Int. State whether or not the said William A.Robinson left a last will and testament
Ans. He did not.

11th.Int. State whether or not this farm can be divided between the parties interested therein, in accordance with their respectie rights, without loss and injury to any of them, and give the reasons for such opinion as you may give?
Ans. No sir. I do not think this land can ve divided among the parties entitled to it without considerable loss and injury to them. My reason for saying this is that the farm is a small one and with only one set of buildings, that to undertake to divide it so that Ella P.Robinson would get her one third interest and William Allan Robinson his two thirds interest, would mean that one or the oth would get the buildings on the part of the land and the other would have a piece of land with no buildings and,the land without the buildings, would not be worth as much per acre as the other part would be. If you divided the farm so that the one third and the two thirds would be of equal value, one place would be too shall for the farm and the rest would be land without any buildings and at the present prices for erevting buildings, it would take as much to erecte the buildings as the land is worth. I do not think there is any doubt that a division of the land would cause a big loss. Another reason is, that small placed without buildings are hard to rent and it would take about all the revenue to keep the place in good order. I am sure it would be to the interest and advantage of both to sell the farm as a whole.

12th.Int. Examiners Special.
Ans. I do not, except that my brother William was married in Batavia, N.Y. Dec. 31st 1901, to Ella Pippin, who is now his wodew, Ella P.Robinson.

Test: M.B.Bordley. R.Woodall Robinson.

Ella P.Robinson, the next witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, deposes and says:-

1st.Int. State your name, residence and occupation.
Ans. Ella P.Robinson, I reside in Chestertown, Kent County,Md. and my occupation is school teacher.

2nd.Int. Did you know one William A.Robinson, in his lifetime? If yea, state whether or not he is living or dear and if dead, when and where he died.
Ans. I knew him. He was my husband. He is dead, having died on the second day of June, nineteen hundred and sixteen, at his home in the seventh district of Queen Anne's County, Md.

3rd.Int. Did your husband, the said William A.Robinson leave a last will and testament?
Ans. No,He did not. Letters testamentary on his personal property were granted me by the Orphan's Court for Queen Anne's County.

4th.Int. When and where were you and the said William A.Robinson married?
Ans. We were married at the Presbyterian Manse in Batavia New York, on the thirty first day of December, 1902, by the Rev. Mr. Fancher. I do not remember his first name.

5th.Int. Whom did the said William A.Robinson,your husband, leave surviving him as his only heirs at law?
Ans. One son, William Allan Robinson, who is a minor not quite eleven years old, and myself,his widow. We never had but the one child, who survived infancy.

6th.Int. Where does the said William Allan Robinson reside.
Ans. With me,his Mother, in Chestertown, kent County,Maryland.

7th.Int. Was your husband, the said William A.Robinson,seized and possessed of any real estate at the time of his death?
Ans. At the time of his death, he was seized and possessed of a farm of a little over eighty acres of land,situate in the seventh election district of Queen Anne's County,Md. adjoining the lands of the late WM.T.Stevens now owned by Clay Stevens, Jim Squares and others, on the right hand side of the public road leading from the Centreville Chestertown road to Millington by way of McGinness Corner.

8th.Int. I now hand you a certified copy of a deed from Henry C.Robinson and others to William A.Robinson, and marked Exhibit A. Kindly look at same and state whether or not the land therein mentioned and described is the same land which you have just described.
Ans . Yes sir; the land mentioned in this deed is the same land I have just described.

9th.Int. State whether or not the farm of which the said William A.Robinson died seized and possessed and which you have described, can be divided among the parties interested therein, without loss and injury to them, and state the reasons for such opinion as you may give?
Ans. In my opinion this farm cannot be divided between my son,William Allan Robinson who is the only child of my husband,William A. Robinson and myself,the widow of William A.Robinson. My reason for saying this is, that I, as the widow, am entitled to a one third interest in fee, and the other two thirds belongs to the son and only child of my late husband, and as the farm is a small one,to divide it into such parts as those interested are entitled to, would mean that the land of each would be lessened in value to a great extent. Another reason is,that the buildings situate as they are on the farm,would mean that one of us would have to get them all in the division, that leaving no buildings on the other part would mean that there would be considerable loss in the value per acre of that part, as to build in these times means that the buildings would cost far more than the land is worth. To divide it, would entail a loss because of the different kinds of soil on the farm, a part being bery light and gravelly and good only for trucking purposes or light crops, whilst some of the other is good for corn and a very small portion of it fairly good for wheat. To make up the differences in value of these separate kind of lands, a greater acreage would have to be apportioned, and in this apportionment, one or the other of us would be bound to suffer a loss because then the acre of one part would not be great enough to cultivate to an advantage.

10th.Int.In your judgment what is this farm's value.
Ans. Between four and five thousand dollars.

11th.Int.Examiner's special.
Ans. I do not, except that William Allan Robinson was born Feby.22, 1910.

Test: M.B.Bordley. Ella P.Robinson.

There being no further witness to be examined, and neither party desiring further time for the production of evidence,your Examiner herewith respectfully makes his return, together with his exhibit,marked Exhibit A, and certidies that he was engaged as such Examiner, two days,making costs chargeable to Plaintiff as follows:

M.B.Bordley, Examiner, two days and itinerant charges	$10.00
R.Woodall Robinson, witness.	.75

Respectfully submitted,

M.B.Bordley,
Examiner.

Agreement to submit to Decree, filed July 1st.1920.

Ella P.Robinson,Plaintiff.	(	In the Circuit Court for
vs.	)	Queen Anne's County, in Equity.
William Allan Robinson,Infant, Defendant.	( )	Cause #2341.

To the Honorable, the Judges of said Court:-

It is hereby agreed that all the proceedings in the above entitled vause be, and they are hereby referred to this Honorable Court for the passage of a decree for a sale of the real estate mentioned in the proceedings.

It is further agreed, that the testimony filed in this cause file June 21st. 1920, shall not be required to remain in Court under the Equity Rule for the period of ten days for the purpose of exceptions to said testimony and to that end the provisions of said Equity Rule are hereby waived.

Chas. E.Tucker.
Attorney for Plaintiff.

J.McK.Tilghman.
Guardian ad litem.

Decree filed July 2nd.1920.

Ella P.Robinson,Plaintiff.	(	In the Circuit court for
vs.	)	Queen Anne's County,
William Allan Robinson,Infant, Defendant.	( )	in Equity. Cause No. 2341.

Final Decree.

This cause standing ready for hearing and being submitted without argument, all the proceedings and testimony were read and considered.

It is thereupon, this second day of July, in the year nineteen hundred and twenty by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, adjudged,ordered and decreed that the real estate of William A.Robinson,deceased, mentioned in these proceedings, consisting of a farm,situate,lying and being in the seventh election district of Queen Anne's County, State Maryland, on the right hand side of the public road leading from the Centreville-Chestertown Public road to Millington, adjoining the property of Thomas M.Jefferson,John Squares and others containing eighty acres and nineteen perches of landlmore or less, be sold; that Charles E.Tucker of Queen Anne's County,Maryland, be and he is hereby appointed trustee to make said sale, and that the course and manner of his proceedings shall be as follows, he shall first file with the Clerk of this Court a bond to the State of Maryland, executed by himself and a surety or sureties, to be approved by this Court, or the Clerk thereof in the penalty of Five thousand dollars, if a corporate surety be given, ($5,000.00) or if personal sureties, then said bond shall be double the amount as above set forth, conditioned for the faithful performance of the trust reposed in him by this decree, or to be reposed in him by any future decree or order in the premises; he shall then proceed to make the said sale,after having given at least three weeks previous notice by advertisement,inserted in a newspaper or newspapers publiched in Queen Anne's County,Maryland, and such other notice as he shall think proper, of the time, place, manner and terms of sale, which terms shall be one-third cash on day of sale, one third in one year, and one-third in two years from day of sale, or all cash at the option of the purchaser or purchasers,

the credit portions to bear interest from day of sale and to be secured to the satisfaction of the trustee, and, as soon as may be convenient after such sale or sales, the said trustee shall return to this court a full and particular account of his proceedings relative to such sale, with an annexed affidavit to the truth thereof and of the fairness of said sale; and upon obtaining the Court's ratification of the sale, and upon the payment of whole purchase money (and not before) the said trustee shall, by a good and sufficient deed, to be executed and acknowledged agreeably to law, convey to the purchaser or purchasers,his her, or their heirs, the said property to him, her or them sold, free,clear and discharged from all claim of the parties hereto, plantiff and defendant and those claiming by, from or under them, or either of them. and the said trustee shall bring into this court the money arising from said sale, to be distributed under the direction of this court, after deducting the costs of this suit and such commissions to the said trustee, as this court shall think proper to allow in consideration of the skill, attention, and fidelity wherewith he shall appear to have discharged his trust.

Philemon B.Hopper.

Bond filed July 27th.1920.

KNOW ALL MEN BY THESE PRESENTS, that we Charles E.Tucker of Queen Anne's County, State of Maryland, principal and the maryland Casualty Company of Baltimore, maryland, a corporation created and existing under the laws of the State of Maryland are held and firmly bound unto the State of Maryland, in the full and just sum of five thousand dollars, current money to be paid to the State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we and each of us bind ouselfes and each of us, ur and each of our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, sealed with out seals and dated this twenty sixth day of July, in the year nineteen hundred and twenty.

WHEREAS, the above bounden, Charles E. Tucker, by virtue of the decree of the Circuit Court for Queen Anne's County, in Equity, passed on the second day of July,in the year nineteen hundred and twenty,in a cause in said court whrein Ella P.Robinson, is Plaintiff, and William A.Robinson,Infant, is defendant, said cause being cause number 2341 on the chancery docket of said court, has been appointed trustee to make sale of certain real estate in said proceedings mentioned.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden Charles E.Tucker does and shall well and faithfully perform and execute the trust reposed in him by said decree of that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to be and remain in force and virtue in law.

Chas. E.Tucker. (SEAL)

Signed,sealedand
delivered in the
presence of:
Spencer Wright.

Maryland Casualty Company.
By Chas. E.Tucker,Agt. &
Attorney in fact.
Countersigned: H.B.W.Mitchell.
Attorney in fact.

And on the back of the aforegoing bond was thus endorsed, to wit:-

Security approved and bond filed July 27th .1920, J.F.Rolph, Clerk.

Report of Sale filed Aug. 6th.1920.

Ella P.Robinson, Plaintiff.	(	In the Circuit Court for
vs.	)	Queen Anne's County, in Equity.
William Allan Robinson,Infant. defendant.	(	Cause No. 2341.
	)	

To the Honorable, the Judges of said Court:-

The report of Chas. E.Tucker, the trustee appointed by the decree passed in the above cause on the second day of July, nineteen hundred and twenty to make sale of certain real estate therein mentioned and described, to your Honors respectfully shows:-

That after giving bond with security for the faithful performance and execution of the trust reposed in him as required by said decree and after giving notice of the time,place, manner and terms of sale by advertisement inserted in the Centreville Record and Centreville Observer, two newspaper printed and published in Centreville, Queen Anne County, State of Maryland, for more than three successive weeks before the day of sale, the said Chas. E.Tucker, said trustee, did, pursuant to said notice, attend in front of the Court House door, in the town of Centreville, Queen Anne's County,State of Maryland, at the hour of one thirty o'clock P.M. on Tuesday, the twenty seventh day of July, nineteen hundred and twenty, and did then and there, commencing at the said hour of one-thirty o'clock P.M. offer for sale at public auction the real estate described in said advertisement of sale, being the real estate decreed to be sold in the proceedings in the above cause, in the manner following, that is to say:- after reading said advertisement of sale, the said trustee offered at public sale to the highest bidder, upon the terms set forth in said decree and in said advertisement, the aforesaid real estate,to wit: all that tract of land or farm whereon the late William A.Robinson resided at the time of his death, situate, lying and being in the seventh election district of Queen Anne's County, State of maryland, on the right hand side of the public road leading from the Centreville Chestertown road to Millington adjoining the lands of John Squares and Thos.Jefferson and others, and containing eighty acres and nineteen perches (80 aeres 19) of land,more or less, being the same land descried in the deed from Henry C.Robinson et al, dated thw twenty seventh day of June, one thousand nine hundredand fourteen and recorded in Liber W.F.W.#5, folios 371 etc. a land record book for said county, and sold the sale to Ella P.Robinson, who was then and there the highest bidder therefor at and for the sum of fifty eight (58.00) per acre, for the said eighty acres and nineteen perches of land,more or less, making the aggregate amount of the purchase price for the said tract of land or farm the sum of forty six hundred and forty six dollars and eighty nine cents ($4646.89) Before offering said propetty for sale as aforesaid, said trustee

announced in addition to the terms as prescribed in decree and said advertisement of sale, that all crops, except the corn crop for the present year was reserved; that the purchaser was to get the corn crop and to pay all taxes levied or assessed during the present year; and that possession would be given January first, nineteen hundred and twenty one; the purchaser to have the usual rights accorded ingoing tenants. The said purchaser Ella P. Robinson, did not pay to your trustee any money upon the day of sale, that she being the plaintiff in said cause and entitled to an undivided one-third in fee on said farm she was entitled to one-third of the net purchase money which is to be retained by said trustee as part payment of said purchase money, and has assured the said trustee that she will fully comply with the said terms of sale by the further payment of the costs of such sale as will be necessary for the compliance of said terms on or before ratification of said sale.

Your Trustee files herewith marked Exhibit B. as a part of this report, a certificate of the publication of the said advertisement of sale in the Centreville Record, a newspaper published as aforesaid in Queen Anne's County aforesaid.

Chas. E.Tucker. Trustee.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this fifth day of August, in the year nineteen hundred and twenty, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Charles E.Tucker, Trustee as aforesaid, and made oath in due form of law that the matters and things stated in the aforegoing report of sale are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

J.F.Rolph,
Clerk of the Circuit Court
for Queen Anne's County.

Exhibit B.

Trustee's sale of Valuable real estate.

The undersigned, as trustee, by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed in Chancery Cause No. 2341, wherein Ella P.Robinson is plaintiff and Wm. Allan Robinson infant, is defendant, will offer for sale in front of the Court House, in the town of Centreville, Queen Anne's County, Maryland, on Tuesday, July 27, 1920, commencing at 1.30 o'clock P.M. all that valuable tract of land described in the above mentioned cause, situate, lying and being in the seventh election district of Queen Anne's County, Maryland, on the right hand side of the public road leading from the Centreville-Chestertown road to Millington, adjoining John Squares, Thomas M.Jefferson et al, and containing 80 acres, 19 perches of land, more or less, and being the same land upon which William A.Robinson resided at the time of his death. This farm, located as it is is near McGinness Corner, convenient to schools, stores, canneries, and colling station, will make a splendid home investment for any one. It is splendidly adapted for the parturage of Milch cows, having a running stream of water through almost its entire length and never fails to get a good stand of clover. It also has upon it a small apply orchard and the land is specially adapted for the growing of fruits and truck. Improvements consist of a comfortable Farm dwelling, barn, and implement shed, in good condition.

Terms of sale. One third of the purchase money in cash on day of sale and the remainder in two equal instalments, payable respectively in one and two years from day of sale, or all cash at option of the purchaser, the credit payments to bear interest from day of sale. All the title papers including revenue stamps required on the deed, to

be paid by the purchaser. Other terms made known on day of sale.

Charles E.Tucker,Trustee.

The Centreville Record,

Centreville, Md. Aug.5th.1920.

The Centreville Record Publishing Co, hereby certifies that the advertisement in the case of Robinson vs. Robinson cause No. 2341, a true copy of which is hereto annexed was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's Cunty,Maryland, once a week for four successive weeks before the 27th.day of July, in the year 1920.

The Centreville Record Publishing Co.

By E.H.Brown,Jr.

Nisi filed Aug. 6th.1920.

NISI.

Ella P.Robinson.	(	In the Circuit Court for
vs.	)	Queen Anne's County, in Equity.
William Allan Robinson	(	Chancery No. 2341.

Ordered, this 6th.day of August, A.D.1920, that the sale of the real estate made and reported in this cause by Charles E.Tucker, trustee berat[illegible]fied and confirmed, unless cause to the contrary thereof be shown on or before the 18th.day of October next; provided a copy of this order be inserted in some newspaper printed and published in Qua Queen Anne's County,Maryland, once in each of four successive weeks before the 18th.day of September, next.

The report states the amount of sales to be $4646.89.

Filed Aug. 6th.,1920. J.F.Rolph, Clerk.

Certification of Publication of Order Nisi filed March 21st.1923.

Order Nisi.

Ella R.Robinson	(	In the Circuit Vourt
vs.	)	for Queen Anne's County,
William Allan Robinson,Infant	(	in Equity, Chancery No. 2341.
	)	

Ordered, this 6th.day of August, A.D.1920, that the sale of the real estate made and reported in this cause by Charles E.Tucker, trustee,cause by Charles E.Tucker,truste be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th.day of October, next, provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland once in each of four successive weeks before the 18th.day of September next. The report states the amount of sales to be $4646.89.

J.F.Rolph, Clerk.

Filed Aug. 6th.1920 TRUE Copy;J.F.Rolph, Clerk

THE CEN REVILLE OBSERVER.

Centreville, Md. Mar. 20, 1923.

The Centreville Observer Publishing Co, hereby certifies that the order Nisi in the case of Ella R.Robinson vs. William Allan Robinson, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for four successive

weeks before the 18th.day of September, in the year 1920.

The Centreville Observer Publishing Co.
By Nettha G.Durney.

Final Order of Ratification filed March 28th.1923.

FINAL ORDER OF RATIFICATION.

Ella Robinson, Plaintiff. (In the Circuit Court for
Vs.) Queen Anne's Caunty, in Equity.
William Allan Robinson, (Cause No. 2341.
Infant. Defendant.)

ORDERED, this 28th.day of March, in the year nineteen hundred and twenty three, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the sale of the real estate in the proceedings in the above cause mentioned and described made by Charles E.Tucker, trustee in the above cause and reported by him in the aforegoing Report of Sale, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given as directed by the preceding order of ratification Nisi passed in said cause on the 6th. day of August, in the year nineteen hundred and twenty, and the said trustee is allowed the usual commission for the sale of real estate, and all expenses, not personal, upon producing the vouchers therefor before the auditor; and the proceedings in the cause are referred to the auditor to state and audit of the proceeds of sale.

Filed March 28th.1923. Thomas J.Keating.

CHANCERY NO. 2344.

Queen Anne's County, to wit: Be it remembered that on the twenty sixth day of June, in the year nineteen hundred and twenty, the following Bill Of Complaint was filed for record, to wit:-

In the Circuit Court for Queen Anne's County, in Equity.

Sallie B. Jump	(	Chancery Docket.
versus	)	Cause No.
Elizabeth Barton Jump. Francis Jump and Harold Jump, infants.	(	

To the Honorable, the Judges of said Court:-

Your Oratrix, complaining, says:-

Para graph 1. That heretofore a certain George L.Jump, late of Queen Anne's County, State of Maryland, was, in his life time, seized and possessed of a lot or parcel of land called or known as The Hotel Property, situate, lying and being in the town of Queen Anne in said county, on the left side of the street or road passing through said town from Centreville to Hillsbore, bounded one side by the store property of the said George L.Jump and upon the other side by the property of Harry Jump, and improved by a large three story frame dwelling house now used as a double dwelling and other outbuildings.

2. That being so seized and possessed thereof the said George L.Jump departed this life on or about the fifteenth day of February, 1918, intestate, and leaving surviving him as his only heirs at law your oratrix, who was his wife and is his widow, and three children, Elizabeth Barton Jump, Francis Jump and Harold Jump, all of whom are under the age of twenty ne years and reside with your oratrix, their mother, in Queen Anne in said county.

3. That your oratrix is now seized and possessed of an undivided onethird interest and estate in said property, in fee simple, and that the said Elizabeth Barton Jump, Francis Jump and Harold Jump are each now seized and possessed of an undivided two ninths interest and estate in said property in fee simple.

4. That the said parcel of land cannot be divided among the parties entitled thereto and owing the same as above set forth according to their respective interests therein, without loss or injury to them.

5. That your oratrix is entitled to have said land sold under a decree of this Honorable Court, and a division of the money arising from said sale had among the parties entitled thereto and owing the same as above set forth according to their respective rights.

To the end, therefore:-

(1) That a decree may be passed for thesale of the said land;

(2) That the proceeds of the sale may be distributed among and between your oratrix and the said Elizabeth Barton Jump, Francis Jump and Harold Jump, the defendants, according to their respective rights therein.

(3) That your oratrix may have such other and further relief as her case may require.

May it please Your Honors to grant unto your oratrix the writ of subpoena directed to the said Elizabeth Barton Jump, Francis JUmp and Harold Jump, all of whom are infants under the age of twenty one years and who reside with your oratrix in Queen Anne's County an some certain day, to be named therein, and answer the premises and abide by and

perform such decree as may be passed therein.

And as in duty bound etc.

Madison Brown,
Solicitor for the Plaintiff.

Subpoena filed July 5th.1920.

Queen Anne's County, to wit:- The State of Maryland.

To Elizabeth Barton Jump, Francis Jump, Harold Jump, Infants. of Queen Anne[s County, GREETING:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Courtof Equity, at Centreville, in said County, on the first Monday of July next, to answer the complaint of Sallie B.Jump against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, the Honorable Wm.H.Adkins, Chief Judge of our said Court, the 1st.Monday of June, 1920.

Issued the 26th. day of June, in the year 1920.

The Defendant is required to file his answer or other defense in the Clerk's Office withim 15 days after the return day.

J.F.Rolph, Clerk.

And on the back of the foregoing subpoena was thus endorsed, to wit:-

I hereby certify that I did serve the within writ of summons upon Elizabeth Barton Jump, Francis Jump and Harold Jump, named therein by reading the same to each of them and that at the same time I did leave with Sallie B.Jump,the mother of said infant children and with whom they all reside, and one their legal guardians, a copy of said writ, and that I did leave with Madison brown, their other legal guardian, another copy of said writ.

J.W.Yeates.
Sheriff.

Filed Huly 5th.1920.

Petition for the appointment of a Guardian Ad Litem filed July 20th.1920.

In the Circuit Court for Queen Anne's Cunty, in Equity.

Sallie B.Jump, Plaintiff	(	Chancery Docket
versus	)	Cause
Elizabeth Barton Jump, Francis Jump, and Harold Jump,infants. Defendants.	( ) (	No. 2344.

To the Honorable, the Judges of said Court:-

The petition of Sallie B.Jump, the Plaintiff, by Madison brown, her attorney, unto your Honors respectfully sets forth:--

That the process heretofore issued for the defendants, all of whom are infants under twenty one years of age, of the above cause has been returned by the sheriff of the county as served upon each of said infants. That the said Sallie B.Jump and Madison Brown, her attorney, are the legal guardians of said infants, and reside in the jurisdiction of this court.

That as said infant defendants cannot defend this suit for themselves, it is necessary that this court either require the legal guardians above named of said infants to appear, answer and defend said suit for said infants or to appoint some suitable person guardian ad litem for said infants with authority answer and defend the suit instituted against said infants in above cause for and on behalf of said infants.

Therefore your petitioners pray the court to either equire the legal guardians above named to appear, answer and defend said suit or to appoint some suitable person guardian ad litem to answer and defend said suit for said infants.

Respectfully submitted,

Madison Brown.
Attorney for petitioner.

The legal guardians of the infant defendants to the above cause appearing interested in the suit instituted by the bill of Complaint filed in above cause, one as the plaintiff and the other as the attorney for the plaintiff, it is, on this twentieth day of July, nineteen hundred and twenty, ordered by the Circuit Court for Queen Anne's County in Equity, and by the authority thereof, on above application, ordered that Edwin H.Brown Jr. of said county, be and he hereby appointed guardian ad litem for Elizabeth Barton Jump, Francis Jump and Harold Jump, infant defendamrs of above cause,with authority and direction to answer and defend the said suit for and in behalf of said infants.

Philemon B.Hopper.

Answer of Infant defendant. filed July 21st.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Sallie B.Jump. Plaintiff.

versus

Elizabeth Barton Jump,
et al, infants, Defendants.

To the Honorable, the Judges of said court:-

The joint and several answer of Elizabeth Barton Jump,Francis Jump and Harold Jump,infants, defendants of above cause, by Edwin H_Brown,Jr. guardian ad litem, to the bill of complaint of Sallie B .Jump against them in above cause exhibited.

These defendants cannot admit any of the matters and things set forth in said bill and being infants of tender years submit their rights to the protection of this court.

Edwin H.Brown, Jr.
Guardian Ad Litem.

Testimony filed July 23rd.1920.

Sallie B.Jump. Plaintiff.	(	In the Circuit Court
vs.	)	for Queen Anne's County,
Elizabeth Barton Jump,Infant Francis Jump, Infant, and Harold Jump,Infant, Defendants.	(	in Equity.
	)	Cause No. 2344.
	(	

To the Honorable, the Judges of said Court:-

The subscriber, one of the regular Examiner's for this Honorable Court having been notified by the Plaintiff of her desire to take testimony in the above entitled cause, and your Examiner having notified Edwin H.Brown,jr. the guardian ad litem for the defendants, all of whom are infants, of the time and place for the taking of such testimony, he agreeing and consenting to the taking of same upon the set, did at-

at my office in the town of Centreville, Md. at the hour of two thirty o'clock P.M. and in the presence of the Counsel for Plaintiff and said guardian ad litem, proceed to take the following testimony, to wit:-

Clara B.Price, the first witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, deposes and says:-

1st. State your name, residence and occupation.
Ans. Clara B.price, I reside at Queen Anne's, this county, and my occupation is teacher.

2nd. Do you or not know the parties to this suit or any of them, if so, state which and how long you have known them.
Ans. I have known the Plaintiff about 20 yrs. and I have known each of the children since birth.

4th.iNt. Were you or not acquainted with one Geo.L.Jump, late of Queen Anne's County,Md. deceased and if so state if he is living or dead and if dead, when and where he died and state whether or not he left a last will and testament?
Ans. I knew him. He is dead, he died in Baltimore Feby 15th.1918. He did not leave a will. At the time of his death his home was in Queen Anne, Queen Anne's Co County,Maryland.

5th.Int State if you known, whom the said Geo.L.Jump left surviving him as his only heirs at law? State names, ages and places of residence.
Ans. He left surviving him as his heirs at law,his wife, Sallie B.Jump and three children, their names are Elizabeth Barton Jump Harold Jump, Francis Jump. They are all under the age of 18 yrs. of age and reside with their Mother in Queen Anne, this county.

5th.Int, State whether or not you have personal knowledge of the following described property situate in the village of Queen Anne, Maryland, called the Hotal Prop erty, and lying on the right of the road from Centreville to Hillsboro. If ye yea,describe same briefly and give your idea of its value?
Ans. Yes, I have personal knowledge of the property known as the Hotal Property, it is a three story frame building used at present as a residence for two families. This building is situate n a lot in Queen Anne, and takes up almost the entire width of the land, leaving just about space enough for a driveway along the side of it. The lot also contains a frame stable. In my judgment this property is worth about $1500 or $1700.

6th. State what relation if any, the said George L.Jump, at the time of his death born to the property you have just mentioned and state who now owns the property?
Ans. At the time of his death he was the owner of it, and at the present time it is owned by his heirs whom I have named above.

7th. State whether or not in your opinion, the property mentioned can be divided among the parties interested therein,without loss and injury to them and give the reason for such opinion as you may give?
Ans. It cannot be divided among them. It would be an utter impossibility,because th the house that is on the lot covers alomst the entire lot and the house cannot be divided at all,. so ofcourse there is but one way to dittide it among the parties without loss and injury to them, and that is to sell and divide the proceeds.

8th.Int. Examiner's Special.
I do not.

Clara B.Price.

The next witness of lawful age produced produced on the part of the Plaintiff,being duly sworn and examined, deposes and says:-

1st.Int. State your name, residence and occupation.
Ans. My name is Sallie B.Jump, I reside at Queen Anne, Queen Anne's County,Maryland I am the widow of G.L.Jump.

2nd.Int. Do you or not know the parties to this suit or any of them? If yea,state which and where each resides.
Ans, I am the Plaintiff and the defendants are my children. Allof us reside in Queen Anne, this county.

3rd.Int. Were you or not acquainted with Geol.Jump,late of Queen Anne's County,Md. deceased? If yea, state if he is living or dead and if dead when and where he died and whether ornot he left a last will and testament.
Ans. I knew him, he is dead, he died in Baltimore,Feby 15th.1918 He was my husband He resided in Queen Anne's County at the time of his death. He did not leave a will.

4th.Int. State if you know, whom the said George L.Jump left surviving him as his only heirs at law? State names, ages, and where they reside.
Ans. He left myself, his wodiw, and three children, Elizabeth Barton Jump,Francis Jump and Harold Jump. All of the children are under the age of eighteen years and live with me in Queen Anne, this county.

5th.Int. State whether or not you have personal knowledge of the property of the late Geo. L.Jump called the Hotal property, situate in the village of Queen Anne,Md. on the right of the road leading from Centreville to Hillsboro. If yea, describe same briafly and guive your idea as to its value?
Ans. I know the property, it is situate on the left side of the road or street in Queen Anne, leading through the town from Centreville to Denton. It is improved by a three story frame building, now occupied as a residence by two families, and it also has a barn or stable upon it. I do not know the exact width of the lot but the house occupies the entire width except a space which will permit of a driveway by its side to the bain in the rear. In my judgment it is worth about $1500. This property is in 6th.disy. of Queen Anne's County,Md.

6th.Int. State what relation if any the said Geo.L.Jump bore to this propertyat the time of his death and who owns it now?
Ans. He was the owner of it at the time of his death. it is now owned by me and our three children, whom I have named above.

7th.Int. State whether or not, in your opinion, the property you have described can be divided among the heirs of said Geol.Jump without loss and injury to them, if divided according to their respective interests therein and if not giveyour reasons for such opinion as you may give?
Ans. It is impossible to dávide this property among those entitled to it without loss and injury to them. My reason for saying this is that the house covers almost the entire width, and to divide you would have to cut the house into several parts and this of course would mean a great loss to all.

Examiner's Special.
I do not.

Sallie B.Jump.

There being no further witnesses to be examined and neither party desiring further time for the production of evidence, your Examiner herewith respectfully makes his return and certifies that he was engaged as such examiner two days and examined two witnesses, making the costs chargeable to Plaintiff as follows:

Chas. E.Tucker.	Examiner.	$8.00
Clara B.Price,	Witness.	.75
		$8.75

Respectfully submitted.

Chas. E.Tucker.
Examiner.

Agreement to submit papers for decree, filed July 23rd.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Sallie B.Jump,	Plaintiff	(	Cause
versus		)	Chancery Docket
Elizabeth Barton Jump, Francis Jump and Harold Jump Infants,	Defendants.	( )	No. 2344.

It is hereby agreed that the evidence taken and returned in the above entitled cause shall be forwith submitted to the court for a decree as prayed for in the bill of complaint and to that end the time, to wit: ten days during which said evidence would be required to lie in court before being taken up for hearing unless waived is hereby waived. Argument of said evidence is hereby also waived.

Madison Brown,
Attorney for Sallie B.Jump,
the Plaintiff.

Edwin H.Brown, jr.
Guardian ad litem for the infant
defendants.

To the Honorable, the Judges of said court:-

The above agreement has been entered into by the above named parties because it is their belief that the sooner the property mentioned in the proceedings can be sold the

better will it be for the parties to the cause. Neither of the undersigned can imagine any exceptions which could be filed to the testimony filed in the cause owing to the nature of the case and the character of the cause and believe that it would be against the interests of the parties to the cause to wait the ten days mentioned in above agreement. it is now renting time, that it is, parties desiring homes for next year are now seeking homes, and this property so mentioned is more likely to be in demand in the very near future than later. From what we can understand of the situation in the village of Queen Anne regarding homes the sooner this property can be sold the better.

Madison Brown, Attorney for Plaintiff.

Edwin H.Brown,Jr. Guardian ad Litem.

Decree filed July 23rd.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Sallie B.Jump. Plaintiff. (Cause

vs.) #2344.

Elizabeth Barton Jump.

et al. Defendants. (

)

The above cause standing ready for hearing, and being submitted without argument, the bill of complaint, the testimony and all the other proceedings were read and considered. It is thereupon, this twenty third day of July, in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County sitting as a Court of Equity, and by the authority of this court, adjudged, ordered and decreed that the real estate in the proceedings of said cause mentioned be sold for the purpose of partition of the proceeds of the sale between the parties.

That Madison brown, of said county, be and he is hereby appointed trustee to make said sale, and the course and manner of his proceedings shall be as follows; he shall first file with the clerk of the Circuit Court for Queen Anne's County a bond to the State of Maryland, to be executed either by himself and with personal surety or sureties to be approved by this court or by said clerk in the penalty of the sum of thirty four hundred dollars or by himself with a corporate surety thereon to be approved by this Court or by said clerk in the penalty of seventeen hundred dollars, conditioned for the faithful performance of the trust reposed in him by this decree, or which may be reposed in him by any future decree or order in the premises, he shall then proceed to make the said sale, having given at least twenty days previous notice by advertisement inserted in some newspaper published in Queen Anne's County, State of Maryland, and such other notice as he may think proper, of the time, place,manner and terms of sale, which terms shall be as follows: one third of the purchase money in cash on the ratification of the sale, and the balance in two equal instalments payable one and two years,respectively, from the date of the ratification of the sale, with interest from the date of ratification, or all in cash on the ratification of the sale; all deferred payments to be secured by the notes of the purchaser or purchasers with surety or sureties thereon to be approved by the said trustee, a cash deposit to be required of the purchaser at the time of the sale of two hundred and fifty dollars.

And as soon as may be convenient after such sale, the said trustee shall return to this court a full and particular account of the same, with an affidavit of the truth thereof and of the fairness of said sale annexed; and on the ratification of such sale by this court, and on the payment of the whole purchase money (and not before) the said

trustes, by a good and sufficient deed to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers of said property, and to his, her or their heirs the property and estate to him, her or them sold, free, clear and discharged from all claim of the parties to this cause, and any and every person or persons claiming by, from or under them or any of them. And the said trustee shall bring into this court, the money arising from said sale or sales, and the bonds or notes which may be taken for the same, to be disposed under the direction of this court, after deducting therefrom the costs of this suit, and such commission to the trustee as this court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

Philemon B.Hopper.

Bond filed Aug. 21st. 1920.

KNOW ALL MEN BY THESE PRESEMTS, that we, Madison brown of Queen Anne's County,State of Maryland, and The American Surety Company of New York, a corporation incorporated under the laws of the State of New York, are held and firmly bound unto the State of Maryland, in the full and just sum of seventeen hundred dollar, lawful money of the United States of America, to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we bind ourselves and each of us,our and each of our heirs, executors, administrators, successors and assigns, jintly and severally firmly by these presents.

Sealed with our seals and dated this twentieth day of August, in the year nineteen hundred and twenty. Whereas by the decree of the Circuit Court for Queen Anne's County, sitting as a Court of Equity, bearing date on the 23rd.day of July,nineteen hundred and twenty, and passed in cause in said court wherein Sallie B.Jump is the complainant and Elizabeth Barton Jump et al, are defendants, and which cause bears the number 2344, the above bounden Madison Brown has been appointed trustee to make sale of certain real estate in the proceedings in said cause mentioned.

Now the condition of the above obligation is such that if the above bound Madisom Brown do and shall well and faithfully perform the trust reposed in him by said decree or that may be reposed in him by any future decree or order in the premises, then the above obligation shall be void; otherwise to remain in full force and virtue in law.

Madison Brown. (SEAL)

The American Surety Company of New York by Madison Brown, Its attorney in fact.

Signed, sealed and delivered in the presence of John B.Brown.

Aug. 20th.1920
Countersigned by
J.Lemuel Roberts.

And on the back of the aforegoing Bond was thus endorsed, to wit:-

Security approved and bond filed August 21st. 1920.

J.F.Rolph, Clerk.

Report of Sale filed Aug. 26th.1920.

In the Circuit Court for Queen Anne's County, in Equity.

Sallie B.Jump,	Plaintiff	(Chancery Docket
versus		) Cause
Elizabeth Barton Jump et al.	Defendants.	(2344.

To the Honorable, the Judges of said Court:-

The report of Madison brown, the trustee appointed by the decree in this cause to make sale of certain real estate therein mentioned, show:

That after giving bond with security for the faithful performance of his trust, as required by said decree, and giving notice by advertisement in the Centreville Record, a newspaper published in Queen Anne's County,at Centreville, for morethan twenty days before the day of sale, and by advertisements in the Denton Journal and Caroline Sun, two newspapers published in Caroline County, the said property being located very near the border line of the last named county, he did, pursuant to the notice of sale,attend in front of the G.L.Jump Hardware Store in village of Queen Anne on Saturday, August 21 1920, between the hours of 3 and 4 o'clock P.M. and then and there proceeded to sell sai real estate in following manner, to wit:- In the first place your trustee read the notice of sale and then offered to public sale to the highest bidder all that property called or known as The Jump Hotel Property, situate in the village of Queen Anne, in Q Queen Anne's County,Maryland, on left side of the road from Centreville to Hillsboro, adjoining on one side the said Hardware Store property and upon the other the property of H.L.Jump, and sold the same to Sallie B.Jump, she being then and there the highest bidder therefor, at and for the sum of thirteen hundred dollars, the said purchaser has paid unto the trustee two hundred and fifty dollars on account of the purchase money.

The trustee deviated from the terms of sale as advertised in the following particulars, to wit: the property was offered and sold with the understanding that all taxes, insurance and rents would be adjusted to and as of the day of sale instead of ratification of sale, and that the purchaser would be required to pay interest from the day of sale on unpaid purchase money. A cppy of the advertisement of the notice of sale as advertised in the centreville Record is filed with this report as part hereof.

Which is respectfully submitted,

Macison Brown, Trustee.

State of Maryland, Queen Anne's County, SCT;-

I hereby certify that on this twenty sixth day of August, in the year nineteen hundred and twenty, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County aforesaid, peronally appeared Maddison Brown, the trustee above named, and he did make oath in due form of law that the matters and things stated in the aforegoing report are true, and that the sale therein reported as fairly made.

Filed Aug. 26th.1920. J.F.Rolph, Clerk of the Circuit Court for Queen Anne's County.

Certification of publication of Advertisement of Sale filed

Public sale of house and lot in village of Queen Anne, Md.

By virtue of the decree of the Circuit Court for Queen Anne's County, in Equity, passed in Cause No. 2344, between Sallie B.Jump as plaintiff and Elizabeth Barton Jump et al as defendants, the undersigned, as trustee named in said decree, will sell at public sale to the highest bidder in front of the G.L.Jump Hardware Store, in Queen Anne, Maryland, on Saturday, Aug. 21 '20, btween the hours of 3 and 4 o'clock P.M. all that property called or known as The Jump Hotel Property situate in said village on the left of the road from Centreville to Hillsboro, between said storeproperty on one side and the property of Mr. H.L. Jump on the other. The improvements consist of

a three story frame dwelling, stable and other butbuildings. All improvements are in good repair. The dwelling is now so arranged as to house two families, but can be made into an apartment house, hotel or dwelling for one family. The property located in a live town like Queen Anne will make a nice home or profitable renting property. The lot is 60 feet by 200 feet. Possession will be given on Jan. 1st. next, and all taxes, rents etc. will be adjusted to ratification of sale.

Terms of sale: One third of the purchase money in cash on the ratification of the sale, and the balance in two equal instalments payable 1 and 2 years from ratification of sale with interest from that date; all deferred payments with security thereon to be approved by undersigned. A cash deposit of $250 will be required of purchaser at time of sale.

Madison Brown, Trustee,
Centreville, Md.

The Centreville Record,

Centreville, md. Aug. 21st. 1920.

The Centreville Record Publishing Co, hereby certified that the advertisement in the case of Sallie B.Jump, vs. Elizabeth B.Jump, et al, Chy. 2344, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printddand published at Cantreville, Queen Anne's County,Maryland, once a week for four successive weeks before the 21st. day of Aug. in the year 1920.

The Centreville Record Publishing Co.
By E.H.Brown, Jr.

Order Nisi filed Aug. 26th.1920.

NISI.

Sallie B.Jump.
vs.
Elizabeth Barton Jump
et al.

In the Circuit Cuubt
for Queen Anne's County, in Equity.
Chancery No. 2344.

Ordered this 26th.day of August, A.D.1920, thatthe sale of the real estate made and reported in this cause by Madison Brown, trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th.day of October next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Md. once in each of four successive weeks before the 29th. day of September next. The report states the amount of sales to be $1300.00.

Filed Aug. 26th.1920. J.F.Rolph, Clerk.

Certificate of Publication of Order Nisi filed March 22nd.1923.

Order Nisi.

Sallie B.Jump,
vs.
Elizabeth Barton Jump et al.

In the Circuit Court for
Queen Anne's County, in Equity.
Cause No. 2344.

ordered, this 26th.day of August, A.D.1920, that the sale of the real estate made and reported in this cause by Madison Brown, trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th.day of october next, provided a copy of this order be inserted in some newspaper printed and published in

Queen Anne's County,Maryland, once in each of four successive weeks before the 29th. day of September next. The report statedthe amount of sales to be $1300.00

J.F.Rolph, Clerk.

Filed Aug. 26th.1920. True copy Test: J.F.Rolph, Clerk.

The Centreville Record.

Centreville, Md. Mar 22nd;1923.

The Centreville Record Publishing Co, hereby certifies that the Order Nisi in the case of Sallie B.Jump vs. Elizabeth Barton Jump et al, Chy. 2344, a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland once in each of four successive weeks before the 29th.day of Sept. in the year 1920.

THE CENTREVILLE RECORD PUBLISHING CO.

By H.H.Brown, Jr.

Final Order Ratifying Sale filed Apr. 11th.1923.

In the Circuit Court for Queen Anne's County, in Equity.

Sallie B.Jump.	(	Chancery Cause No.
versus	)	2344.
Elizabeth Barton Jump et al.	(	

Ordered, this eleventh day of April, in the year nineteen hundred and twenty three, by the Circuit Court for Queen Anne's County,in Equity, and by the authority of said court, that the sale of the real estate set forth in the within and aforegoing report of sale be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been hown, although it appears that notice has been given in accordance with the order nisi heretofore passed in relation to the said sale, and the trustee, Madison Brown, is hereby allowed all expenses incident to such sale not personal; and the papers of this cause be and and the same arehereby referred to Madison B. Bordley, Special auditor, with instructions to state and return to this court an account between the proceeds of said sale and the said trustee.

Filed Apr. 11th.1923. Thomas J.Keating.

Report and account of Special Auditor filed Apr. 6th.1923.

In the Circuit Court for Queen Anne's County, in Equity.

Sallie B.Jump.	(	Chancery Docket
versus	)	Cause No.
Elizabeth Barton Jump et al.	(	2344.

To the Honorable, the Judges of said Court:-

The report of Madison B.Bordley, Special Auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging Madison Brown,-trustee making the sale of the cause, with the gross amount of the sale and then by allowing him thereout his commissions, per rule of the court, costs of advertising the sale and the several orders nisi of the cause, the fee of the auctioneer for selling the land, cost of the trustee's bond, court costs and the fee ofthe auditor.

The balance then remaining is distributed among the parties to the cause according to their several interests as set forth in the bill of complaint and testimony filed.

Respectfully submitted.

M.B.Bordley,
Special Auditor.

April 2, 1923.

The proceeds of the sale of the real estate of Sallie B.Jump and others decreed to be sold in the above entitled cause in account with Madison Brown, trustee appointed to make said sale.

Cr.

1920 August 21.	By gross proceeds of sale, per report of sale filed,		$1300.00

Dr.

" "	To Madison brown, trustee, for his commissions for making the sale, per rule of court, to wit:		$85.50
	To do, for the costs of advertising the sale and order nisi thereon in centreville record, per account with receipt thereon appears, to wit:		47.75
	to do, for the costs of advertising the sale in Denton Hournal and Caroline Sun, to wit:		15.00
	To to for the costs of advertising the order nisi to be passed as to this account and report.		3.00
	To do for the costs of his bond with corporate surety thereon for 3 years, per account for same.		30.00
	To do, for amount paid Elmer Anthony for crying the sale as auctioneer, to wit:		15.00
	to do for the court costs of this cause, per bill of costs of clerk:		
	Costs of J.F.Rolph, Clerk.	30.75	
	Appearance fee of plaintiff's coliciter	10.00	
	Costs of J.W.Yeates, sheriff	1.20	
	Costs of C.E.Tucker, examiner.	8.00	
	Fee of witness before examiner,	.75	50.70
	To Madison B.Bordley, Special auditor for stating this account, to wit:		4.50
	To balance carried below,		1048.55
		$ 1300.00	$1300.00
	By balance brought down, to wit:		1048.55
	To Sallie B.Jump 1/3 of said balance, to wit:		349.52
	To Elizabeth Barton Jump, 1/3 of 2/3 of said balance		233.01
	To Frances Jump 1/3 of 2/3 of said balance		233.01
	To Harold Jump, 1/3 of 2/3 of said balance:		233.01
		$1048.55	$1048.55

March 31, 1923.

M.B.Bordley,
Special Auditor.

Nisi Ratification of Audit filed Apr. 6th.1923.

NISI RATIFICATION OF AUDIT.

Sallie B.Jump, (
vs.)
Elizabeth Barton Jump et al. (

In the Circuit Court for Queen Anne's County, in Equity.
Case No . 2344.

Ordered, this 6th. day of April, in the year nineteen hundred and twenty three, that the report and accout filed in these proceedings by M.B.Bordley, special auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th.day of May,1923, provided a copy of this order be published once a week in each of two successive weeks vefore the 24th.day of April, 1923, in some newspaper printed and published in Queen Anne's County .

Filed April 6th.1923.

J.F.Rolph, Clerk.

CHANCERY NO. 2349.

Queen Anne's County, to wit: be it remembered that on the ninth day of August, in the year nineteen hundred and twenty, the following Bill Of Complaint was brought to be recorded, to wit:-

Mary E.Jewell, Plaintiff.	(	In the Circuit Court
vs.	)	for Queen Anne's County,
Herbert H.Reading, Jr. Defendant.	( )	in Equity.

To the Honorable, the Judges of said Court:

Your Oratrix, complaining, says:-

1. That heretofore, to wit: On the fifteenth day of June, in the year 1920, the defendant in this cause, Herbert H.Reading, Jr. agreed with your Oratrix to purchase from her the tract of land or farm on the public road from Hope to Roseville, in the sixth election district of Queen Anne's County,Maryland, known as The Price Farm, whereon Cooper R.Jewell now resides, containing one hundred and sixty six acres, one rood and fifteen perches of land,more or less, at and for seventy five dollars and fifty cents per acre, aggregating the amount of twelve thousand five hundred fifty eight dollars and seventeen cents ($12,558.17) and the said purchase money therefor was to be paid and satisfied by the said Herbert H.Reading Jr. as follows: The sum of one thusand dollars by /a note of the defendant, secured by Lelia S.Reading, Laura E.Reading and Eugenia Ewing, dated June 15th.1920, and payable in thirty days with interest from date; the further sum of thirty one hundred eighty six dollars and six cents ($3186.06) with interest from day of sale, in cash at the expiration of thirty days from date of sale, and upon payment of said note and cash with interest at the expiration of thirty days from day of sale, to execute and deliver to your Oratrix a purchase money mortgage for the remainder of the purchase money in the sum of eighty three hundred seventy two dollars and eleven cents ($8,372.11) to bear interest from June 15th.1920, said mortgage to be for a period of three years from said last mentioned date.

2. That, under the terms of said sale, the said real estate was sold subject to the tenancy, for the year nineteen hundred and twenty, of Cooper R.Jewell and the landlord's interest in the wheat crop of the present year was reserved and the landlord's interest in the remainder of the crops of the year nineteen hundred and twenty was to pass to the purchaser, and said Herbert H.Reading,Jr. was to pay all taxes for the year 1920.

3. That, in pursuance of agreement, the said Herbert H.Reading Jr. duly delivered unto your Oratrix his said promissory note for the said sum of one thousand dollars with interest and duly made payment thereof, but the said Herbert H.Reading,Jr. has failed and refused, and still refuses, to pay unto your Oratrix the aforesaid sum of thirty one hundred eighty six dollars and six cents agreed to be paid in cash at the expiration of thirty days from June 15th 1920, with interest from said date, and to deliver unto your Oratrix the aforesaid purchase money mortgage in the said sum of eighty three hundred seventy two and 11/100 dollars, although the time limited for the payment of said sum of $3186.06 with interest and for the delivery of the aforesaid purchase money mortgage in the said sum of $8372.11 has long since passed, and your Oratrix is now able and willing to give to the said Herbert H.Reading,Jr. a proper conveyance of a good unincumbered estate in fee in said tract of land or farm.

4. To the end, therefore:

(1) That the said agreement may be specifically enforced, and that the said Herbert H. Reading, Jr. may be decreed to pay unto your Oratrix the said purchase money agreed to be paid at the expiration of thirty days from June 15th.1920, in cash, to wit: the said sum of $3186.06 with all arrears of interest accrued thereon, and to execute and deliver unto your Oratrix the said purchase money mortgage in said sum of $8372.11 to bear interest from June 15th.1920, and to accept from your Oratrix a conveyance of the aforesaid tract of land or farm;

(2) That your Oratrix may have such other and further relief as her case may require.

(3) May it please your Honors to grant unto your Oratrix the writ of subpoena directed to the said Herbert H.Reading,Jr. adult, and residing in Queen Anne's County,Maryland, commanding him to be and appear in this Court at some certain day to be named therein, and answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound.

Thos. J.Keating.

J.Frank Harper.
Attorneys for Plaintiff.

Answer and Power of Attorney filed Aug. 9th.1920.

Mary E.Jewell,	Plaintiff	In the Circuit Court
VS.		for Queen Anne's County,
Herbert H.Reading, Jr.	Defendant.	in Equity.

To the Honorable, the Judges of said Court:-

Herbert H.Reading,Jr. by Richard T.Earle his attorney, for his answer to the Bill Of Complaint filed in this case respectfully states:-

1. That he admits the matters and things set forth in the bill of Complaint filed in this cause and does further make known to this Honorable Court that he is unable to comply with the terms of sale set forth in said bill of Complaint.

2. That he hereby consents to the passage of a decree by this Court for the sale of the real estate mentioned in these proceedings for the purpose of paying and satisfying unto the Plaintiff the balance of the purchase money remaining unpaid thereon with interest thereon from June 15th. 1920, and that to that end a trustee or trustees may be appointed by this Honorable Court to forthwith make sale of said real estate.

Respectfully submitted.

Richard T.Earle.
Attorney for defendant.

Filed Aug. 9.1920.

To Richard T.Earle.

You are hereby authorized and empowered by me to enter your appearance in a cause in the Circuit Court for Queen Anne's County, in Equity, wherein Mary E.Jewell is Plaintiff and Herbert H.Reading Jr. is defendant specific enforcement of an agreement of sale, and file an answer for me admitting the matters and facts as set forth in said Bill of Complaint and agreeing to enter at once of a decree for the re-sale of the Jewell farm.

TesT: W.L.Holton, Jr. H.H.Reading, Jr.

Filed Aug. 9th.1920.

Subpoena filed Sept. 6th.1920.

Queen Anne's County, to wit: The State of Maryland.

To Herbert H.Reading Jr. of Queen Anne's County, GREETING:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said Cunty, on the 1st. Monday of September next, to answer the complaint of Mary E.Jewell against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at yeur peril.

Witness the Honorable Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of Aug. 1920.

Issued the 9th.day of Aug. in the year 1920.

J.F.Rolph, Clerk.

The defendantis required
to file his answer or other
defense in the Clerk's office
within 15 days after the return day.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-

. Served by reading the within writ and Notice to the defendant named therein, and a copy of Process left with him this 9th.day of Aug. 1920.

Filed Sept. 6th.1920.

J.W.Yeates, Sheriff.

Decree for sale viled Aug. 10th.1920.

Mary E.Jewell	Plaintiff.	In the Circuit Court for
vs.		Queen Anne's County,
Herbert E.Reading, Jr.	Defendant.	in Equity.

DECREE.

This cause standing ready for hearing and being submitted upon Bill and Answer and the defendant having in said answer admitted the facts and consented to a decree for the sale of the real estate in these proceedings mentioned, all the proceedings were read and considered.

It is thereupon, this ninth day of August, in the year 1920, by the Circuit Court for Queen Anne's County, in Equity, adjudged, ordered and decree that the defendant, Herbert H.Reading,Jr. forthwith pay, or bring into this Court to be paid, unto the Plaintiff the sum of three thousand one hundred and eighty six dollars and six cents with interest from June 15th. 1920, and execute and deliver unto thesaid Mary E.Jewell a purchase money mortgage for the remainder of the purchase money in the sum of eight thousand three hundred and seventy two dollars and eleven cents to bear interest from June 15th.1920, payable semi-annually, and said principal to be payable at the expiration of three years from June 15th.1920 and said mortgage to contain the usual covenants as to the payment of the mortgage debt, interest, taxes and insurance, and to pay unto the Plaintiff the costs of this suit, to be taxed by the Clerk; and that, upon payment of the aforesaid sum of money with interest and costs as aforesaid, or bringing the same into this Court, and upon the simultaneous execution and delivery by the said defendant to the Plaintiff of the aforesaid purchase money mortgage for the aforesaid sum of eighty three hundred and seventy two dollars and eleven cents, payable as aforesaid, the Plaintiff, by a good and sufficient deed, to be executed and acknowledged agreeable to law, shall convey unto the defendant, his heirs and assigns, the land and premises in

these proceedings mentioned and described.

And it is further adjudged, ordered and decreed that unless the defendant shall pay, or bring unto this Court to be paid, unto the Plaintiff the aforesaid sum of $3186.06, with interest and costs as aforesaid, and execute and deliver unto the Plaintiff the aforesaid purchase money mortgage in the aforesaid sum of $3372.11 on or before the 19th.day of August, 1920, the lands and premises mentioned and described in these proceedings, or so much thereof as may be necessary to discharge the Plaintiff's claim then remaining unsatisfied, be sold; that J.Frank Harper and Thomas J.Keating of Queen Anne's County, Maryland, be, and they are hereby appointed trustees to make said sale, and that the course and manner of their proceedings shall be as follows: they shall first file with the Clerk of this Court a bond to the State of Maryland, executed by themselves, and a surety or sureties, to be approved by this Court, in the penalty (corporate surety be given) of fourteen thousand dollars ($14000.00) conditioned for the faithful performance of the trust reposed in them by this decree, or to be reposed in them by any further decree or order in the premises, they shall then proceed to make the said sale, having given at least three week's previous notice by advertisement, inserted in a newspaper or newspapers published in Queen Anne's County,Maryland, and such other notice as they shall think proper, of the time, place, manner and terms of sale,which terms shall be one-third cash, one third in one year and one third in two years from day of sale, or all cash, at the option of the purchaser or purchasers, the credit portions to bear interest and to be secured to the satisfaction of the trustees, and, as soon as may be convenient after such sale or sales, the said trustees shall return to this Court a full and particular account of their proceedings relative to such sale, with an annexed affidavit of the truth thereof and of the fairness of said sale; and, on obtaining the Curt's ratification of the sale, and on the payment of the whole purchase money (and not before) the said trustees shall, by a good and sufficient deed, to be executed, acknowledged and recorded according to law, convey to the purchaser or purchasers, his, her or their heirs, the property and estate to him, her or them sold, free, clear and discharged from all claim of the parties hereto, plaintiff and defendant, and those claiming by, from or under them, or either of them, and the said trustees shall bring into this Court the money arising from said sale, to be distributed under the direction of this Court, after deducting the costs of this suit and such commission to thesaid trustees as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their trust.

Philemon B.Hopper.

Bond filed Aug. 21st. 1920.

KNOW ALL MEN BY THESE PRESENTS, that we, J.Frank Harper and Thomas J.Keating, of Queen Anne's County, State of Maryland, and the United Stated Fidelity and Guaranty Company, a body corporate, duly authorized by its charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland in the full and just sum of fourteen thousand dollars ($14,000.00) current money of the United States, to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly to be made and done we bind ourselves and each of us, our and each of our heirs, executors, and administrators, successors and assigns, jointly and severally, firmly by these presents, sealed with our seals and dated this 18th.day of August, in the year nineteen hundred and twenty.

WHEREAS by a decree of the Circuit Court for Queen Anne's County in Equity, bearing date the 9th. day of August, in the year nineteen hundred and twenty, and passed in a cause in the said Court wherein Mary E.Jewell is plaintiff and Herbert H.Reading Jr. is defendant,being cause No. 2349 on the Chancery Docket of said Court, the above bounden J.Frank Harper and Thomas J.Keating have been appointed trustees to make sale of certain real estate in the proceedings in the aforesaid cause mentioned;

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden J.Frank Harper and Thomas J.Keating, do and shall well and faithfully perform andexecute the trust reposed in them by said decree, or that may be reposed in them by any future decre of order in the premises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

J.Frank Harper. (SEAL)

Thomas J.keating. (SEAL)

Signed, sealed and delivered in the presence of:

United States Fidelity and Guaranty Company.

C.S.Thomas.

By L.R.Sollenberger.
Vice President.

Attest: William J.McFeeley.
Asst. Secretary.

Seal's Place.

And on the back of the aforegoing bond was thus endorsed, to wit:-

Security approved and bond filed Aug. 21st. 1920.

J.F.Rolph, Clerk.

Trustee's Report of Sale. filed Sept. 21st. 1920.

Mary E.Jewell, Plaintiff.

vs.

Herbert H.Reading, Jr. defendant.

In the Circuit Court
for Queen Anne's County,
in Equity.
No. 2349

Report of Sale.

To the Honorable, the Judges of said Curt:-

The report of Thomas J.Keating and J.Frank Harper, trustees appointed by decree in this cause to make sale of the real estate therein mentioned and described, respectfully states: That after giving bond with security, approved by the Clerk of this Court, for the faithful discharge of the trust reposed in them by said decree, and after giving notice of the time, place, manner and terms of sale by advertisement inserted in the Centreville Observer and the Centreville Record, two newspapers printed and published in Queen Anne's County,Maryland, for more than three successive weeks before the day of sale, as provided by said decree, they did, pursuant to said notice and advertisement attend in front of the Court House in the town of Centreville, Maryland, on Tuesday, September 14th.1920, at the hour of 1-30 o'clock P.M. and did then and there proceed to sell the real estate mentioned and described in these proceedings as follows, to wit:- In the first place, your Trustees read the advertisement of sale, a certified copy of which advertisement of sale is filed with this report, and announced that they would offer for sale the tract of land or farm, now in the tenancy of Cooper R.Jewell,situate in the sixth elecion district of Queen Anne's County, Maryland, on the north or left side of the public road leading from Hope to Ingleside known as the Mordecai Price farm, containing 166 acres 1 rood and 15 perches of land,more or less, and sold said farm to Thomas H.Robinson he being then and there the highest bidder therefor at and for the sum

of sixty three dollars per acre, aggregating the sum of ten thousand four hundred and seventy nine dollars and sixty six cents.

The purchaser has made a cash deposit and advised your Trustees that he expects to make a cash settlement for the farm upon ratification of the sale.

The farm was sold subject to the tenancy of Cooper R.Jewell for the remainder of the year 1920, with the landlord's interest in corn crops of the year 1920 to pass to the purchaser and the purchaser is to pay the taxesfor the year 1920 and the Insurance from the day of sale.

Respectfully submitted,

Thomas J.Keating.

J.Frank Harper.
Trustees.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this day of September, in the year nineteen hundred and twenty, before the subscriber, Clerk of the Circuit Court for Queen Anne's County personally appeared J.Frank Harper and Thomas J.Keating,trustees above named and did each make oath in due form of law that the matters and things stated in the aforegoing report of sales are true to the best of their knowledge and belief and that the sale therein reported was fairly made.

J.F.Rolph, Clerk.

Certificate of Publication of Advertisement of sale filed Sept. 21st.1920.

Trustee's Sale of valuable farm near Roe, Maryland.

By virtue of a decree of the Circuit Court for Queen Anne's County, inEquity, passed August 9, nineteen hundred and twenty, in the case of Mary E.Jewell vs. Herbert H. Reading Jr, the undersigned, trustees, named in said decree, will sell at public auction in front of the Court House, in the town of Centreville, Maryland, on Tuesday, Sept. 14, '20, between the hours of 1 and 2 o'clock P.M. the real estate described in said proceedings, as follows:- The tract of land or farm known as the Mordecai Price farm in the Sixth election district of Queen Anne's County,Maryland, now occupied by Cooper R.Jewell, on the left side of the road leading from Hope to Roseville, adjoining the land of John S.Kimbles, Charles M. West and William E.Ree, and opposite the Kent Sparks Farm of Howard E.Price, containing 166 acres, 1 rood and 15 perches of land,more or less, consisting of about 130 acres in arable land, and the re in first class condition. The improvements consist of a large frame dwelling, stable, granary, carriage house, stock Shed Implement shed and other necessary outbuildings, all in first class condition. The farm is conveniently located with reference to railroad facilities, and is within about one mile from churches and schools. The soil is particularly productive and is well adapted to the growth of either grain or truck. Terms of sale as prescribed by decree: One third of purchase money payable in cash on the day of sale, and the balance thereon payable in two equal installments, in one and two years from day of sale, or all cash at the option of the purchaser, the credit payments to bear interest from day of sale, and to be secured to the satisfaction of the trustees. A cash deposit of $1,000 will be required at the time of sale. Further particulars made known on the day of sale.

J.Frank Harper,

T.J. Keating,
Trustees.

T.Frank Seward,
Auct.

The Centreville Observer.

Centreville, Md. Sept. 20 , 1920.

The Centreville Observer Publishing Co, hereby certified that the advertisement of Trustee's sale in the case of Mary E.Jewell vs. Herbert H.reading Jr. a true copy of which is hereto annexed, was inserted in the centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for three successive weeks before the 4th.day of Sept. in the year 1920.

The Centreville Observer Publishing Co.
Bertha G.Durney.

Order Nisi filed Sept. 21st.1920.

Mary E.Jewell,Plaintiff.
vs.
Herbert H.Reading,Jr.
Defendant.

In the Circuit Court for
Queen Anne's County, in Equity.
No. 2349

Order Nisi.

Ordered this 21st.day of September, in the year 1920, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said court that the sale of the real estate made and reported in the above proceedings by Thomas J.Keating and J.Frank Harper trustees appointed by decree in this cause, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 26th.day of November, in the yes 1920, provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland, once in each of four successive weeks before the 26th. day of october, in the year 1920. The report stated the amount of sales to be$10479.66
Filed Sept. 21st.1920. J.F.Rolph, Clerk.

certificate of publication of Order Nisi filed Nov. 2nd.1920.

Order Nisi.

Mary E.Jewell Plaintiff
vs.
Herbert H.reading,Jr. Defendant.

In the Circuit Court for
Queen Anne's County, in Equity.
Cause No. 2349.

Ordered this 21st. day of Sept. in the year nineteen hundred and twenty, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said court that the sale of the real estate made and reported in the above proceedings by Thomas J. Keating and J.Frank Harper, trustees appointed by decree in this cause, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 26th.day of Nov ember, in the year 1920, provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland; once in each of four successive weeks beforethe 26th.day of October, in the year 1920. The report states the amount of sales to be $10479.66.

Filed Sept. 21st.1920.

J.F.Rolph, Clerk. for Circuit Court
for Queen Anne's County.

True copy
Test: J.F.Rolph, Clerk.

The Centreville Observer,

Centreville, Md. Nov. 2, 1920.

The Centreville Observer Publishing Co, hereby certified that the Order Nisi in the case of Mary E.Jewell vs. Herbert H.Reading, Jr. a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week in each of four successive weeks before the 26th.day of October, in the year 1920.

The Centreville Observer Publishing Co.
By B.G.Durney.

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Final Order Ratifying Sale filed Dec. 31st.1920.

Mary E.Jewell Plaintiff
vs.
Herbert H.Reading,Jr.
Defendant.

In the Circuit Court for
Queen Anne's County, in Equity.
No. 2349

Final Order.

Ordered this 29th.day of December, in the year 1920, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said court that the sale ofreal estate made and reported in the above proceedings by Thomas J.Keating and J.Frank Harper,trustees appointed by decre in this cause, be and the same are hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given as directed in the previous Order Nisi passed in this cause.

The trustees are allowed the usual commission allowed for making sale of real estate and for all expenses, not personal, upon producing the proper vouchers therefor before the Auditor.

Filed December 31st.1920. Philemon B.Hopper.

Report and account of the Auditor filed Jany. 27th 1921.

In the Circuit Court for Queen Anne's County, in Equity.

Mary E.Jewell (
versus) Chancery Docket
Herbert H.Reading, Junior. (Cause No. 2349.

To the Honorable, the Judges of said Court:-

The report of Madison Brown, Auditor, unto Your Honors respectfully sets forth:

That he has stated the within account between the proceeds of sales of the real estate sold to Herbert Reading by the plaintiff and the trustees appointed to make sale sale, first charging unto said trustees the gross proceeds of the sale and also certain . received thereon, and then allowing thereout unto said trustees their commissions, court costs of suit, costs of advertising sale and order nisi thereon, bond and auctioneer charges, auditor's fee and costs of advertising order Nisi to be passed as to this report and account. The balance then remaining is awarded unto said Plaintiff on account of the amount due to her by said Herbert H.Reading,Junior. The auditer then states an account between the Plaintiff and the defendant based on the bill of complaint, answer and the decree of this cause, in which account the defendant is charged with the purchase made by him and interest thereon, is allowed the payment made by him and interest thereon,

and is then allowed the amount awarded unto the plaintiff in the account or audit first mentioned. This account last mentioned shows a balance due by the defendant to the plaintiff of $1,858.37, with interest thereon from September 15, 1920.

Respectfully submitted,

Madison Brown,
Auditor.

Jan.22,1921.

The Proceeds of the Sale of the Real estate of Herbert H.Reading,Junior, decreed to be sold by the decree filed in this cause, in account with J.Frank Harper and Thomas J.Keating, trustee appointed by said decree to make said sale.

1920 Sept.	Cr.		
20	By gross proceeds of the sale of said real estate, per report of trustees filed, to wit:-		$10,479.66
	By amount of the interest received by trustees on deferred payment, to wit:		123.42
			10.603.08
	Dr.		
" " "	To J.Frank Harper & Thomas J.Keating trustees, for their commissions, per decree & rule of court, to wit:-		$469.12
	To do. for the court costs of said cause, per statement made by Clerk, to wit:-		
	Appear. fee of J.F.Harper & T.J.Keating, solicitors for plaintiff,	$10.00	
	Appear.fee of R.T.Earle, solitior for defendant.	10.00	
	Costs of J.F.Rolph, Clerk.	22.50	
	Costs of J.W.Yeates,Sheriff	.40	42.90
	To do, for the costs of advertising notice of sale and order Nisi thereon in centreville Observer,per bill for same.		54.50
	To do. for the costs of advertising notice of sale in centreville Record,per bill for same,to wit:		50.61
	To do,for the costs of their bond filed in this cause with corporate surety thereon,per bill with receipt thereon,to wit:		42.00
	To do,for amount paid T.F.Seward for crying sale as auctioneer,per receipt for same,		35.00
	To do for the costs of advertising the order Nisi to be passed in relation to this report and account, to wit:		3.00
	To Madison Brown, auditor, for stating this account,to wit.		9.00
	To Mary E.Jewell,the plaintiff on account of her claim against Herbert H.Reading,Jr. as set forth in the decree,this balance		$9,896.95
		$10,603.08	$10.603.08

Jan.22,1921. Madison Brown, Auditor.

Final Order Ratifying Audit filed Aug. 15th.1921.

Mary E.Jewell
vs.
Herbert H.reading,Junior.

In the Circuit Curtfor Queen Anne's County, in Equity.
Cause No. 2349.

Ordered, this thirteenth day of August, in the year nineteen hundred and twenty one, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of

said court, that the within and aforegoing report and account of the auditor be and the same is hereby ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given by the publication of the Order of Ratification Nisi heretefore passed on March 7th.1921, and the trustees are directed to pay and apply the proceeds accordingly, with a due proportion of the interest as the same has been or may be received.

Filed Aug. 15th.1921. Philemon B.Hopper.

Nisi Ratification of Audut filed Jany. 27th.1921,

NISI RATIFICATION OF AUDIT.

Mary E.Jewell
vs.
Herbert H.Reading,Jr.

In the Circuit Court for
Queen Anne's County, in Equity.
Case No. 2349.

ORDERED, this 27th.day of January, in the year nineteen hundred and twenty one, that the Report and account filed in these proceedings by Madison Brown Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd.day of February, 1921, provided a copy of this order be published once a week in each of two successive weeks before the 14th.day of February, 1921, in some newspaper printed and published in Queen Anne's County.

Filed January 27th.1921. J.F.Rolph, Clerk.

Certificate of Publication of Nisi Ratification of Audit filed Aug. 13th.1921.

Mary E.Jewell
vs.
Herbert H.Reading,Jr.

In the Circuit Court for
Queen Anne's County, in Equity,
Case No. 2349.

Ordered, this 27th.day of January, in the year nineteen hundred and twenty one, that the report and account filed in theseproceedings by Madison brown, auditor, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 23rd. day of February, 1921, provided a copy of this order be published once a week in each ot two successive weeks before the 14th.day of February, 1921, in some newspaper printed and published in Queen Anne's County.

J.F.Rolph, Clerk.

Filed January 27th.1921. True Copy-Test: J.F.Rolph, Clerk.

The Centreville Record.

Centreville, Md. March 7th.1921.

The Centreville Record Publishing Co, hereby certifies that the Nisi Ratification of Audit in the case of Mary E.Jewell vs. Herbert H.Reading, Jr. a true copy of which is hereto annexed, was inserted in the Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for two successive weeks before the 14th.day of February, in the year 1921.

The Centreville Record Publishing Co.

By E.M.Forman,
Associate Editor.

CHANCERY NO. 2358.

Queen Anne's County, to wit: Be it remembered that on the twenty ninth day of September, in the year nineteen hundred and twenty,the following Order to Docket Suit was brought to be recorded, to wit:-

James T.Earle, Assignee	(	In the Circuit Court
vs.	)	for Queen Anne's County,
George H.Wooley Frances L.Wooley,his wife,	(	in Equity.
Mortgagors.	)	
	)	

J.F.Rolph, Clerk:-

Yeu will docket suit as per above titling file certified copy of the hereunto attached mortgage, making the last assignment a part hhereof, file bond and approve of same and enter my appearance for the assignee.

James T.Earle.

Attorney for the assignee.

Certified copy of Mortgage filed Sept. 29th.1920.

Queen Anne's County, to wit:- Be it remembered that on the twenty sixth day of March,in the year nineteen hundred and eighteen, the following mortgage was brought to be recorded, to wit:-

THIS MORTGAGE, made this 23rd. day of March, in the year nineteen hundred and eighteen, by George H.Wooley and Frances L.Wooley,his wife, of Queen Anne's County, in the State of Maryland.

WHEREAS, the said George H.Wooley and Frances L.Wooley,his wife, are indebted unto John F.Ruth, of Queen Anne's County, State of Maryland, in the full sum of eighteen hundred dollars ($1800.00) which said sum the said George H.Wooley and wife do hereby agree to pay back unto the said John F.Ruth two years from this date, with interest in the interim at the rate of six per centum said interest being payable smi-annually on the sixteenth day of each September and March during the existence of this mortgage.

Now therefore this mortgage witnesseth, that in consideration of the premises and of the sum of one dollar, the said George H.Wooley and Frances L.Wooley,his wife, do hereby grant and convey unto John F.Ruth, his heirs and assigns, in fee simple, all of that lot, tract, parcel or part of a tract of land situate,lying and being in the fourth election district of County and State aforesaid and being particularly described as follows: being Lot No.13 in block #14, having a frontage of forty feet and a depth of one hundred and thirty feet and fronting on Riverview avenue, on a plat of the Love Point Farm, said plat being recorded among the land records for County and State aforesaid in Liber #7, folio 590 etc. to which plat, reference is made; this being the same land conveyed unto these mortgagers by the Love Point Land and Improvements Company by deed dated 23rd.day of August, 1913, and recorded among the land records for County and State aforesaid in Liber W.F.W.#4,folio 169 etc, to which deed reference is heReby made foR a full and complee

description of the land hereby conveyed.

Together with all rights, roads, ways, waters, privileges and advantages thereto belonging, or in anywise appertaining, and the buildings and improvements thereon erected and being. And it is hereby agreed that, in the event of a sale of the above described property under the power of salr hereinafter expressed, all annual crops,pitch-planted or growing upon said property at the time of sale shall pass to the purchaser of said property. Provided, that if the said George H.Wooley and Frances L. Wooley,his wife, their heirs, executors, administrators or assigns, shall well and truly pay to the said John F.Ruth his successors, executors, administrators or assigns the aforesaid sum of eighteen hundred dollars and the interest to accrue thereon, asabove set forth, and shall perform all the covenants, conditions and agreements herein en h their parb be be performed, then this mortgage shall be void; and until default be made in the premises the said George H.Wooley and Francas L.Wooley, their heirs and assigns shall possess the property. And the said George H.Wooley and Frances L.Wooley, his wife, for themselves, their heirs, executors, administrators and assigns hereby covenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and interest, or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of full insurable value in some company or companies approved by the said John F.Ruth,his successors, executoes, administrators or assigns, and to have the said policy or policis so framed or endorsed, that the proceeds arising from said policy or policies, in case of loss shall be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagee, successors, executors, administrators or assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value. But, in case of default in payment of said debt, or th the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secued hereby shall be due and demandable, and the said John F.Ruth his executors, administeators or assigns, or James T. Earle,his and their hereby duly constututed attorney for the purpose, are hereby authorized and empowered to sell said premises, upon giving twenty days previous notice of the time,place, manner and terms of sale by advertisement in a newspaper printed and published in and such other notice as party selling may deem expedien for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any,to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment first, all expesnes incidentte such sale, including compensation to the person making sale the same as allowed to trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity,second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not, and third, the balance to George H. Wooley and Frances L.Wooley,his wife, or whoever may be entitled to same. And it is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power

of sale above granted, the said John F.Ruth, his executors, administraters, successors or assigns, or James T.Earle, his and their said atterney, shall not be required to rs-ceived and accept the principal and interest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred under said foreclosure proceedings, incouding all costs of advertise-ment, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness, principal and interest, equal to one-half the commissions allowed trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's Caunty, in Equity, and which said costs, expenses and commissions the said George J.Wesley and Frances L.Wooley,his wife, for themselves, their heirs, executors, administrators and assigns hereby covenant to pay.

Witness the hands and seals of the said mortgagers.

George H.Wooley. (SEAL)

Test: G.O.Calloway. Frances L.Wooley. (SEAL)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 23rd. day of March, in the year nineteen hundred and eighteen, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared George H.Wooley and Frances L.Wooley, his wife, and did each acknowledge the aforegoing to be their respective act, and at the same time personally appeared John F. Ruth, the within named mortgagee and made oath in due form of law that the consideration stated in theaforegoing mortgage is true and bona fide as therein stated.

G.O.Calloway.
Notary Public.

For the purpose of foreclosure and collection I hereby assign this mortgage unto James T.Earle.

Witness my hand and seall this 28th.day of September in the year nineteen hundred and twenty.

John F.Ruth. (SEAL)

Test:J.L.Bawdre.
Filed Sept. 29th.1920.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber W.F.W.No.11, folio 429 etc, a land record book for Queen Anne's County.

Seal's Place. In testimony whereof, I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 29th.day of Sept. 1920.

J.F.Rolph, Clerk.

Bond filed Sept. 29th.1920.

KNOW ALL MEN BY THESE PRESENTS, that we, James T.Earle of Queen Anne's County, in the State of maryland, and the New Amsterdam Casualty Company, a body corporate, in-corporated under the laws of the State of Maryland, duly authorized to become sole surety on bond, are held and firmly bound unto the State of Maryland in the full and just sum of twenty five hundred dollars current money to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administraters,succes-

sors and asssigns, jointly and severally, firmly by these presents. Sealed with our Seal and dated this 29th day of September, in the year nineteen hundred and twenty.

Whereas the above bounded James T.Earle as assignee thereof, is about to execute a power of sale contained in a mortgage from George H.Wooley and Frances L.Wooley,his wife to John F.Ruth, said mortgage bearing date the 23rd. day of March, 1918, and being recorded among the land records for Queen Anne's County, in Liber W.F.W.#11, folio 429 etc. and by an assignment dated the 28th. day of September, 1920, duly assigned unto James T.Earle for purposes of foreclosure and collection.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden James T.Earle does and shall well and faithfully abide by and fulfill all orders or decrees which shall be made by any curt of Equity in relation to the sale of the mortgaged premises or the proceeds thereof, then the obligation shall be void; otherwise to remain in full force and virtue in law.

James T.Earle. (SEAL)

New Amsterdam Casualty Company,
By W.L.Holton, Jr.
Atterney in Fact(SEAL)

Signed,sealed and delivered
in the presence of
Kathryn E.Rhodes. Seal's Place.

And on the back of the aforegoing bond was thus endersed, to wit:-

Security approved and bond filed September 29th1920.

J.F.Rolph, Clerk.

Report of Sale filed Nov. 6th.1920.

James T.Earle, Assignee
vs.
George H.Wooley and wife
Mortgagers.

In the Circuit Court for
Queen Anne's County, in Equity.
Cause #2358.

To the Honorable, the Judges of said Court:

The report of James T.Earle, assignee of the hereinafter described mortgage to your Homors respectfully shows:-

That default was made by the mortgagors in the hereinafter mentiored mortgage, said mortgage bearing date the 23rd.day of March,1918, and being recorded among the land records for County and State aforesaid in Liber W.F.W.#7,folio 590 and that said mortgage was duly assigned by mesne assignments to the said James T.Earle, assignee as aforesaid, after default had occured in said mortgage, for the purpose of foreclosure and collection, the default being the non-payment of interest.

That prior to the sale of the mortgaged property the said assignee gave bond to the State of Maryland for the faithful performance of any order or decree of this Court that mgut be passed in relation to the sale of the mortgaged property as provided by law, which bond was duly approved by the Clerkof this Court and duly filed therewith,

That after advertisement of the sale had appeared in the Centreville Observer, a newspaper printed and published in Queen Anne's County,State of Maryland, for more than three successive weeks prior to the second day of November, 1920,the day named for the sale, the said James T.Earle assignee, did pursuant to said notice attend in front of the Court House Door in the town of Centreville,Maryland, on Tuesday the second day of November, 1920, at one thirty o'clock P.M. and then and there in execution of the

power of sale contained in said mortgage to be executed by the holder thereof in case of default in the terms of said mortgage, default having previously occured as stated, and proceeded to sell said mortgaged premises. Your assignee offered at public sale to the highest bidder the real estate described in said mortgage, a full description appearing in said mortgage, a certified copy of which said mortgage is filed herewith and sold the same to Hugh Legg, trustee, at and for the sum of twenty two hundred and twenty five dollars ($2,225.00) he being then and there the highest bidder.

That the said purchaser has made satisfactory settlement with your assignee and the purchaser price will be paid in full when sale is finally ratified.

All of which is respectfully submitted.

James T.Earle, Assignee.

State of Maryland, Queen Anne's County, towit:

I hereby certify that on this 6th.day of November, 1920, before me, the subscriber the Clerk of the Circuit Court for Queen Anne's County aforesaid, personally appeared James T.Earle, assignee of the hereinbefore mentioned mortgage, and made oath in due form of law that the matters and facts set forth in the aforegoing report of sale are true and bona fide as therein stated to the best of his knowledgeand belief, and that the sale herein reported was fairly made.

Filed Nov. 6th.1920. J.F.Rolph, Clerk.

Certification of Publication of Advertisement of Sale filed Nov. 6th.1920.

Assignee's Sale of valuable Real estate.

Under and by virtue of a power of attorney contained in a mortgage from George H.Wooley and Frances L.Wooley,his wife, to John F.Ruth, said mortgage bearing date the 23rd. day of March, 1918, and recorded among the land records for Queen Anne's County,Stateof Maryland, in Liver W.F.W.No.11, folio 429 etc. and by assignment duly assigned to the undersigned assignee, default having occured in said mortgage, the undersigned assignee will sell at public sale in front of the Court House door in the town of Centreville, County and State aforesaid on Tuesday, Nov. 2, 1920 between the hours of one and two o'clock P.M. all of that lot of land situate in the fourth election district of Queen Anne's County,Maryland, and in that section of said District known as Love Point, said property being particularly described as Lot No. 13 in Block No.14, of the Love Point property, said lot having a frontage of forty feet and a depth of 130 feet and frontage on Riverview ave. said Love Point Farm plat being recorded among the land records for County and State aforesaid in Liber S.S.No.7, folio 590 etc. This property is the same land that conveyed by the Love Point Land and Improvements Company unto the said Geo.H. Wooley by deed bearing date the 23rd. day of August, 1913, and recorded among the land records for County and State aforesaid in Liber W.F.W.No.4, folio 169 etc.

The improvements consist of a nice two and one half story frame dwelling together with necessary outbuildings, all in good condition. This place offers an opportunity to any one seekinh a home in the beautiful Love Point territory where all water delicacies abound; It is also convenient to schools, stores, railroads, and steamboats and it would make an ideal home for anyone desiring to locate in that community.

Terms of sale; One-half of the purchase money payable on day of sale, the balance in six months from day of sale, the deferred payment to be secured by the notes or bonds of purchaser secured to the satisfaction of the undersigned, to bear interest from day

of sale, or all cash on day of sale at the option of the purchaser or purchasers.

Elmer Anthony, Auct. James T.Earle, Assignee.

The Centreville Observer.

Centreville, Md. Jan. 13, 1920.

The Centreville Observer Publishing Co, hereby certified that the assignee's Sale of Real estate in the case of Earle, assignee bs. Woolley, a true copy of which is here to annexed, was inserted in the Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once a week for four successive weeks before the 2nd. day of November, in the year 1920.

The Centreville Observer
Publishing Co. By

Filed Nov. 6th.1920. S.Chas. Walls. Secty.

Order Nisi filed Nov. 6th.1920.

NISI.

James T.Earle, Assignee
vs.
George H.Wooley
Frances L.Wooley.his wife,

In the Circuit Court
for Queen Anne's County, in Equity.
Chancery No. 2358

Ordered, this 6th.day of November, A.D. 1920, that the sale real estate made an reported in this cause by James T.Earle, assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of January, next; provided a copy of this order be inserted in some newspaper printed and published in QueenAnne's County,Maryland, once in each of four successive weeks before the 14th. day of December next. The report states the amount of sales to be $2,225.00

Filed November 6th.1920. J.F.Rolph, Clerk.

Certificate of publication of Order Nisi filed

ORDER NISI.

James T.Earle, Assignee
vs.
George H.Wooley,
frances L.Wooley,his wife

In the Circuit Court for
Queen Anne's County, in Equity.
Chancery No. 2358.

Ordered this 6th. day of November, A.D. 1920, that the sale of the real esaate made and reported in this cause by James T.Earle, assignee, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th.day of January next; provided a copy of this order be inserted as an advertisement in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 14th.day of December next. The report states the amount of the sales to be $2,225.00

J.F.Rolph, Clerk.

Filed November 6th.1920. True Copy, Test: J.F.Rolph, Clerk.

THE CENTREVILLE OBSERVER.

Centreville, md. Jan. 13, 1921.

THE CENTREVILLE OBSERVER PUBLISHING CO. hereby certifies that the Order Nisi in the case of Jas. T.Earle, assignee, vs. George H. Wooley, Frances L.Wooley,his wife, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 14th. day of December, in the year 1920.

The Centreville Observer Publishing Co.
By W. J.Price, Jr.

Final Order Ratifying Sale. filed January 24th.1921.

Ordered, this 22nd. day of January, 1921, by the Circuit Court for Queen Anne's County, in Equity, that the within and aforegoing reported sale be and thesame is hereby finally ratified and confirmed, no cause to the contrary being shown although due notice of the ratification appears to have been given as required by the conditional order of ratification heretofore passed and the assignee is allowed the commission provided for in the mortgage and all expenses not personlfor which he may produce proper vouchers to the auditor.

Filed January 24th.1921. Philemon B.Hopper.

CHANCERY NO. 2360.

Queen Anne's County, to wit: Be it remembered that on the eleventh day of October, in the year nineteen hundred and twenty, the following Order to Docket Suit was brought to be recorded, to wit:-

Charles E.Tucker, Attorney named in Mortgage	( )	In the Circuit Court of Queen Anne's County,
Vs.		
George Burley Thompkins.	( )	in Equity.

To J.F.Rolph, Clerk.

Please docket suit forthwith on the Chancery Docket of your Court in accordance with the above titling and file in the papers in said cause a certified copy of the mortgage from George Burley Thompkins, to William H.Walters, dated November 23rd. 1918, and recorded in Liber J.F.R.#1, folios 554 etc. a land record book of Queen Anne's County. This suit to be docketed by you as aforesaid, is a suit for the foreclosure of the above described mortgage under the power of sale therein because of default in payment of the interest covenanted to bepaid and the failure to insure and to keep insured the buildings as covenanted in said mortgage.

Chas. E.Tucker.
Attorney for Plaintiff.

Certified Copy of Mortgage.

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on the twentieth day of January, in the year nineteen hundred and nineteen the following mortgage was brought to be recorded to wit:-

This Mortgage, made this twenty fifth day of November, in the year nineteen hundred and eighteen by George Burley Thompkins, of Queen Anne's County, in the State of Maryland.

WHEREAS, the said George Burley Thompkins is justly indebted to William H.Walters of Queen Anne's County, in the State of Maryland, in the full and just sum of one hundred and fifty dollars ($150.00) being the balance or residue of the purchase money due and owing the said William H.Walters by the said George Burley Thompkins, for the herein after described property sold by the said William H.Walters to the said George Burley Thompkins, and conveyed to the said George Burley Thompkins by the said William H.Walters and Sarah E.Walters his wife, by their deed of even date with this mortgage, and to be recorded among the land records of said Queen Anne's County, immediately preceding these presents:

And whereas,it is hereby agreed and understood by and between the parties of this mortgage, that the aforesaid sum of one hundréd and fifty dollars ($150.00) shall be paid to the said William H.Walters, his executors or assigns, two years after date of this mortgage, with interest thereon in the meantime at the rate of six per centum per annum payable semi-annually from the date of this mortgage.

And whereas, it was the express precedent agreement and condition to the sale and conveyance of the said hereinafter described land by the said William H.Walters to the said William H.Walters to the said George Burley Thompkins, that the said principal sum

one hundred anf fifty dollars ($150.00) and the interest to accrue thereon as aforesaid, and the prompt payment of the same at the times hereinafter set forth, should be accrued and assured by this mortgage.

NOW THEREFORE, THIS MORTGAGE WITNESSETH: that for and in consideration of the premises and the sum of one dollar, the said George Burley Thompkins does hereby grant and convey unto the said William H.Walters, his heirs and assigns forever, all that lot, part of a lot, or parcel of land situate, lying and being in Guy, Bryantown, Piney Neck, in the fifth election district of Queen Anne's County, Maryland, on the left side of the public road leading from Queenstown to Bennett's oint, adjoining the lands of William H.Walters and the land of Mrs. Roberta C.W.Delahay, formerly the land of Mrs.Mary E.Lowe, the land hereby conveyed containing about one quarter of an acre of land,more or less, and being the same land which was conveyed unto the said George Burley Thompkins, by deed of the said William H.Walters, bearing even date with these presents and to be recorded among the land records for said Queen Anne's County, immediately preceding these presents, to which deed special reference is hereby made for a fuller and more complete description of the land hereby conveyed.

Together with all rights, roads, ways, waters, privilebes and advantages thereto belonging, or in anywise appertaining and the buildings and improvements thereon erected and being. And it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops,pitched,planted or growing upon said property at the time of sale shall pass to the purchaser of said property. Provided, that if the said George Burley Thompkins, his heirs, executors, administrators or assigns shall well and truly pay to the said William H.Walters, his executors, admimistrators or assigns the aforesaid sum of one hundred and fifty dollars, and the interest to accrue thereon, as above set forth, and shall perform all the covenants, conditions and agreements herein on his or their part to be performed, then this mortgage shall be void; and until default be made in the premises the said George Burley Thompkins his heirs, and assigns, shall possess the property. And the said George Burley Thompkins, for himself, his heirs, executors, administrators and assigns hereby covenants to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes assessments, public dues and charges levied or that may be levied therOn, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and inter st, or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of the insurable value thereof, in some company or compa nies approved by the said William H. Walters, his executors, administrators or assigns, and to have thesaid policy or policies so framed or endorsed, that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver upon demand, to the mortgagee, successors, executors, administrators or assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value. But, in case of default in payment of said debt, or the interest to accrue thereon, or any part or either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable, and the said William H.Walters, his executors, administrators or assigns, or Charles E.Tucker, their hereby duly constituted attorney for the purpose, are hereby authorized and empowered to sell said premises upon giving twenty days previous notice of the time,place,manner and terms of sale by advertisement in a newspaper printed and published in QueenAnne's

County, State of Maryland, and such other notice as party selling may deem expedient, for cash, or for cash and credit, at the option of the person making thesale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity, second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not, and third, the balance to the said George Burley Thompkins, or whoever may be entitled to same.

And, it is hereby agreed that when default be madein any covenant or condition contained in this mortgage, and when suit has been docketed in the proper court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said William H.Walters,his executors, administrators, successors or assigns, or Charles E.Tucker their said attorney, shall not be required to receive and accept the principal and interest of said mortgage indebredness in satisfaction thereof, unless the tender of daid mortgage indebtedness be accompanied by the payment of all expenses incurred under said foreclosure proceedings, including all costs of advertisement, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness, principal and interest, equal to one-half the commission allowed trustee for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions the said George Burley Thompkins, for himself, his heirs, executors, administrators and assigns, hereby covenants to pay.

Witness the hands and seal of the said George Burley Thompkins, the day and date first above written.

Test: Wm.S.Delahay. George Burley Thompkins. (SEAL)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 25th.day of November, in the year nineteen hundred and eighteen,before the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, personally appeared George Burley Thompkins, the within named mortgagee, and acknowledged the aforegoing mortgage to be his act, and at the same time personally appeared William H.Walters, the within named mortgagee, and made oath in due form of law, that the consideration named in the aforegoing mortgage, is just , true and bona fide as therein set forth.

Wm. S.Delahay, J.P.
Justice of the peace.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that theaforegoing is truly taken and copied from Liber J.F.P.No.1, folio No. 554 etc, a land record book for Queen Anne's County.

Seal's Place. In testimony whereof, I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 11th.day of october, 1920.

J.F.Rolph, Clerk.

Bond filed Nov. 8th,1920.

KNOW ALL MEN BY THESE PRESENTS that we Charles E.Tucker, of Queen Anne's County, in the State of Maryland, and the National Surety Company, a body corporate, of the State of New York, duly authorize by its charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland in the full and just sum of five hundred dollars, current money of the United States, to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators successors and assigns, in thw whole and for the whole, jointly and severally, firmly by these presents, sealed with our seals and dated this eighth day of November in the year nineteen hundred and twenty.

WHEREAS the above bounden Charles E.Tucker by virtue of a power of sale contained in a mortgage from george Burley Thompkins, to William H.Walters bearing date the twenty fifth day of November, in the year nineteen hundred and eighteen, and recorded in Liber J.F.R.No.1, folios 554 etc, a land record book for said Queen Anne's County, is authorized and empowered to sell the property described in said mortgage in case of default being made in any of the covenants contained therein, and whereas default has occured in the non-payment of the interest, covenanted to be paid on the principal sum of money secured by said mortgage, and in other covenants contained therein, and whereas said Charles E.Tucker is the attorney named in the mortgage to make sale of the property described therein in the event of such default and who is about to execute the power of sale vested in him in said mortgage;

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Charles E.Tucker does and shall well and faithfully abide by and fulfill any order or decree of the circuit Court for Queen Anne's County, in Equity, or by any court of equity having jurisdiction in relation to the sale of said property or the proceeds thereof, then this obligation to be void;otherwise it is to be and remain in full force and virtueof law.

Chas. E.Tucker. (SEAL)

National Surety Company.

By James T.Bright.
and Chas. E.Tucker,
Its attorney in fact.

Signed,sealed and delivered
in the presence of:-
Thos. J.Keating.

Seal's
Place.

And on the back of the aforegoing bond was thus endorsed, to wit:-

Security approved and bond filed November 8th.1920. J.F.Rolph, Clerk.

Report of Sale filed Dec. 3rd. 1920.

Charles E.Tucker. Attorney named in mortgage.	(	In the Circuit Court for
	)	Queen Anne's County, in
Vs.	(	Equity.
George Burley Thompkins.	)	Cause No. 2360.

REPORT OF SALE.

To the Honorable, the Judges of said court:-

The report of Charles E.Tucker, attorney named in the mortgage to William H.Walters, from George Burley Thompkins, dated the twenty fifth day of November, in the year nineteen hundred and eighteen, and recorded in Liber J.F.R.#1, folios 554 etc. a land record book for Queen Anne's County,Maryland, a certified copy of which is duly filed in the above

proceedings, to make sale of the real estate described in said mortgage, to your Honors show: That after default under said mortgage in the non payment of the interest covenanted to be paid on the principal sum of money secured by said mortgage at the time when same became due, and payable and after default in other covenants and conditions of said mortgage had occured and after the said attorney had filed with the clerk of this court a bond duly approved by the Clerkof this Court, as required by law, conditions according to law, and after due notice and advertisement of the time,place, manner and terms ofsale by advertisement inserted in the Queenstown news, a newspaper printed and published in Queen Anne's County, Maryland, fer more than twenty days before the day of sale, as required by the terms of said mortgage, the said Charles E.Tucker,as the attorney named in said mortgage, did attend in front of the Court House deer in the town of Centreville, Queen Anne's County,Maryland,between the hourseof twelve thirty and one o'clock P.M. on Tuesday, November the 9th.1920, and did then and there offer the real estate described in the aforesaid mortgage, consisting of all that lot or parcel of land situate,lying and being in Guy or Bryantown, in the fifth election district of Queen Anne's County, in the Stateof Maryland, on the left hand side of the public road leading from Queenstown to Bennett's Point adjoining the lands of William H.Walters, and the land of Mrs. Roberta C.Delahay,containing about one fourth of an acre of land,more or less, and being the same land decribed and conveyed in the deed to said George Burley Thompkins from the said William H.Walters and Sarah E.Walters,his wife by deed dated the twenty fifth day of November, in the year nineteen hundred and eighteen, and recorded among the land record books in Liber J.F.R.#1, folios 553 etc.

After reading the advertisement of sale and making an announcement of the terms of sale, the aforesaid real estate was then and there offered for sale and sold to William H.Walters, he being then and there the highest bidder therefore, at and for the sum of two hundred and fifty dollars ($250.00)

A certified copy of the advertisement of sale as published in the Queenstown News is herewith filed as a part of this report of sale.

Respectfully submitted.

Chas, E.Tucker.
Attorney named in mortgage.

Stateof Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 3rd. day of December, in the year nineteen hundred and twenty, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared Charles E.Tucker, attorney making the sale of the real estate described in the mortgage filed in the above cause, and made oath in due formof law that the matters and things stated in the aforegoing report of sale are true to the best of his knowledge and belief and that the sale therein reported was fairly made.

J.F.Ralph, Clerk.

Certificate of publication of Advertisement of Sale filed Dec.3rd.1920.

Mortgage sale of valuable real estate in Guy or Bryantown, in the fifth election district of Queen Anne's County; Default have occured in the terms and conditions of the mortgage from george Burley Thompkins, dated November 25,1918, and recorded in Liber J.F.R.No.1,folios 554 etc, a land record book for Queen Anne's County,Maryland,

given to William H.Walters; the undersigned as atterney named in said mortgage to sell the land therein described in case of said default, will sell, in execution of the power of sale contained in said mortgage,at public sale to the highest bidder, in front of the Court House doer, in the town of Centreville, Queen Anne's County,Maryland, on Tuesday, November 9th.1920, between the hours of twelve thirty and one thirty o'clock P.M. the land conveyed by said mortgage consisting of, all that lot or parcel of land,situate in Guy or Bryantown, in fifth election district of Queen Anne's County, in the State of Maryland, on left side of the public road leading from Queenstem to Bennett'sPoint, adjoining the land formerly owned by William H.Walters, now owned by Raymond and Madeline Helwick, and the land of Mr. Roberta C.Delahay, being the same land conveyed to the said George Burley Thompkins by deed of said William H.Walters and wife dated the twenty fifth day of November,in the year nineteen hundred and eighteen, and recorded in Liber J.F.R. No.1, folios 553, etc, and also being the same land mentioned and described in the above mentioned mortgage, improved by a twe stery frame dwelling house and other outbuildings.

Terms of sale; Cash on day of sale.

Charles E.Tucker,
Atterney named in mortgage.

We hereby certify that the annexed advertisement was inserted in the Queenstown News, a newspaper printed and published at Queenstown, in Queen Anne's County,Maryland, ence in each of four successive weeks being more than twenty days vefore the 9th. day of November, 1920.

M.W.Aker.

Order Nisi filed Dec. 14th.1920.

ORDER NISI.

Charles E.Tucker, atterney named in mortgage.	( )	In the Circuit Court for Queen Anne's County, in Equity.
Vs.		
Geerge Burley Thompkins.	( )	Chancery No. 2360.

Ordered, this 14th.day of December, A.D.1920, that the sale of the real estate made and reported in this cause by Chalres E.Tucker, atterney named in mertgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th. day of February, next, provided a copy of this order be inserted in seme newspaper printed and published in Queen Anne's County, maryland, nce in each of four successive weeks before the 26th.day of January next.

The report states the amount of sales to be $250.00

Filed Dec. 14th.1920. J.F.Rolph, Clerk.

Certification of publication of Order Nisi filed Apr. 16th.1921.

ORDER NISI.

Charles E.Tucker, attorney named in mortgage.	( )	In the Circuit Court for Queen Anne's County, in Equity.
VS.		
George Burley Thompkins.	( )	Chancery No. 2360.

Ordered this 4th.day of December, A.D. 1920, that the sale of the real estate made and reported in this cause by Charles L.Rucker, atterney named in mortgage, be

ratified and confirmed, unless cause to the contrary thereof be shown on before the 19th.day of January, next. provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's Cunty, Maryland once in each of four successive weeks before the 19th.day of February next.

The report states the amount of sales to be $250.00

J.F.Rolph, Clerk.

Filed December 14th.1920. True copy; Test: J. F.Rolph, Clerk.

We hereby certify that the annexed Order Nisi in the case of Chas. E.Tucker attorney named in mortgage vs. George Burley Thompkins was inserted in The Queenstown news, a newspaper printed and published at Queenstown, in Queen Anne's County,Maryland, once in each of four successive weeks before the 19th.day of February, 1921.

M.W.Aker.
Fer Queenstown News.

Order Ratifying Sale filed Apr. 19th.1921.

Ordered this 19th.day of April, 1921, by the Circuit Court for Queen Anne's County, in Equity, that the within and aforegoing sale made and reported by Charles E.Tucker, attorney named in mortgage, be and the same is hereby finally ratified and confirmed, no cause to the contrary being shown although due notice appears to have been given by order nisi, and the attorney naking sale is allowed the commissions and all expenses,not personal, for which he may produce vouchers to the auditor and which are named and provided for in the mortgage under which the sale reported was made.

Filed Apr. 19th.1921. Philemon B.Hopper.

Report and accountof the Auditor filed Feny. 16th.1922.

In the Circuit Court for Queen Anne's County, in Equity.

Charles E.Tucker,
attorney named in mortgage,
Plaintiff,
versus
George Burley Tompkins.
Defendant.

Chancery
Cause
No.
2360.

To the Honorable, the Judges of said Court:-

The report of Madison Brown, auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging Charles E.Rucker, the party making the sale herein reported, with the gross amount of the sale made by him, and then by allowing him thereout his commissions for making the sale, per terms of the mortgage and the costs of advertising sale and the several orders nisi thereof, per receipts for said costs, amount paid the auctioneer for crying the sale, per his receipt for same, costs of the bond filed herein, with corporate surety thereon, per receipt for same, and the court costs of this suit, per statementof the clerk, and the fee of the auditor. The balance remaining after these allowances is not sufficient to pay the mortgage debt or claim in full, and is awarded unto the mortgagee on account of his claim.

Respectfully submitted,

Madison Brown,
Auditor.

Statement of the Mortgage Claim.

Amount of the mortgage claim on day of sale,per statementfiled,to wit:	$166.53
Cr. by amount of the sale applicable thereto, per within account,to wit:	156.25
Balance due the mortgagee, with interest thereon [illegible]	10.28
from November 9, 1922	10.28

Feb.14,1922 Madison Brown, Auditor.

The proceeds of the sales of the mortgaged real estate of George Burley Tompkins, mortgggor, in account with Charles E.Tucker, attorney named in mortgage, vender.

==========

Cr.

1920.
November 9. By gross proceeds of the sale of said mortgaged real estate, per report of sale filed, to wit:- $250.00

Dr.

To Charles E.Tucker, attorney named in mortgage above mentioned, party making sale, for his commissions, per report of sale. $17.50

To do, for the court costs of this cause, per statement made by Clerk, as follows:
Costs of J.F.Rolph, Clerk. $18.75
Appearance fee of C.E.Tucker, 10.00 28.75

To do, for amount paid T.F.Seward, for crying sale mentioned, per his receipt 10.00

To do, for the costs or premium on his bond with corporate surety thereon filed in this cause, per receipted account for same. 10.00

To do, for the costs of advertising notice of said sale and the order nisi thereon in the Queenstown News, per receipted account for same, to wit: 20.00

To do, for the costs of advertising the order nisi to be passed as to this report and account, to wit: 3.00

To Madison brown, auditor, for stating this account, to wit: 4.50

To William H.Walters, mortgagee, in part of the mortgage debt due to him (see statement of mortgage claim filed) this balance, same not being sufficient to pay said debt in full, to wit: 156.25
$250.00 $250.00

Feb. 14, 1922. Madison brown, Auditor.

Nisi Ratification of Audit filed Feby. 16,th.1922.

NISI RATIFICATION OF AUDIT.

Charles E.Tucker,
Attorney named in Mortgage.

Vs.

George Burley Thompkins.

In the Circuit Court
for Queen Anne's County,
in Equity.
Case No. 2360 .

ORDERED, this 16th.day of February, in the year nineteen hundred and twenty two, that the report and account filed in these proceedings by Madison brown, auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th. day of March, 1922; provided a copy of this order be published once a week in each of two successive weeks before the 28th.day of February, 1922, in some newspaper printed and published in Queen Anne's County,

Filed 16th.Feb. 1922. J.F.Rolph, Clerk.

Certificate of Publication of Nisi Ratification of Audit filed May 31st.1922.

NISI RATIFICATION OF AUDIT.

Charles E.Tucker,
attorney named in Mortgage.

Vs.

George Burley Thompkins.

In the Circuit Court
for Queen Anne's County,
in Equity.
Case No. 2360.

Ordered this 16th.day of February, in the year nineteen hundred and twenty two, that the report and account filed in these proceedings by Madison Brown, auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th.day of March, 1922; provided a copy of this order be published once a week in each of two successive weeks before the 28th.day of February, 1922, in some newspaper printed and published in Queen Anne's County,

J.F.Rolph, Clerk.

Filed Feb. 16th.1922.

True Copy- Test: J.F.Rolph, Clerk.

THE CENTREVILLE RECORD.

Centreville, Md. May 24th.1922.

The Centreville Record Publishing Co. hereby certified that the nisi ratification of audit in the case of Charles E.Tucker, attorney named in mortgage vs. George Burley Thompkins, Cause No. 2360 a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Annes County, Maryland, once a week in each of two successive weeks before the 28th.day of February, in the year 1922.

The Centreville Record Publishing Co.

Filed May 31st. 1922.

By E.H.Brown, jr.

Final Order Ratifying Audit filed June 8th.1922.

Charles E.Tucker,
Attorney named in Mortgage.

Vs.

George Burley Thompkins.

In the Circuit Court for
Queen Anne's County,
in equity.
Cause No. 2360.

Ordered this 8th.day of June, in the year nineteen hundred and twenty two, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, that the foregoing account and report of Madison brown, Auditor, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although is appears that due notice has been given as required by the conditional order of ratifácation passed in this cause on the sixteenth day of February, in the year nineteen hundred and twenty two. The trustee is hereby directed to apply the proceeds of the sa sale in accordance with the said aforegoing report and account and to pay to the several persons the respective amounts therein awarded to them, with due proportion of interest received or that may be received.

Lewin W.Wickes.

Filed June 8th.1922.

CHANCERY NO. 2461.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the twenty third day of August, in the year nineteen hundred and twenty two, the following Bill Of Complaint was filed for record, to wit:-

Martha G.Roe Annie G.Merrick		
VS.		
Dudley G.Roe May Roe Roberts Helen Roe Massey Louise M.Marshall Elizabeth George Merrick Marion Merrick Elsie G.Sudler Joseph M.George Madeline G.Young		IN THE CIRCUIT FOR QUEEN ANNE COUNTY IN EQUITY. NO.
Dudley George Roe Jr. Brown Metcalfe Roe Wm.Medford Dudley Roe Wm. Scott Roberts Martha George Roberts Helen Roe Roberts James Bruce Massey George Jackson Massey Margaret Ann Marshall James Merrick Marshall	Infants.	

To the Honorable, the Judges of said Court:-

Your Orators complaining say:-

First: That Joseph E.George departed this life on or about the day of 1911, testate, a certified copy of his last will and testament and a codicil to the said last will and testament being filed herewith marked "Exhibit A" and "ExhibitB" and prayed to be taken as a part of this Bill.

Second: That as appears by the aforesaid certified copies, the aforesaid will and codicil were duly probated in the Orphan's Court of Queen Anne County, and the personal estate has been fully administered, as will appear by the certificate of the Register of Wills of Queen Anne County herewith filed, marked "Exhibit C" and prayed to be taken as a part of this Bill.

Third: That the wife of the said Joseph E.George, Martha A.L.George,departed this life on the 26th day of May, 1922.

Fourth: That previous to the death of the said Martha A.L.George,the son of Joseph E. George and Martha A.L.George, John E.George, died on or about the day of November, 1918, leaving surviving him the following issue: Elsie G.Sudler, nee Elsie George; Joseph M.George; and Madeline G.Young, nee Madeline George; and that he left no deceased children.

Fifth: The children of Martha G.Roe--she having no deceased children, are Dudley G.Roe; May Roe Roberts, nee May Roe; and Helen Roe Massey,nee Helen Roe; and that the children of Annie G.Merrick--she having no deceased children--are Louise M.Marshall,nee Louise Merrick; Elizabeth George Merrick and Marion Merrick.

Sixth: That the children of Dudley G.Roe are --Dudley G.Roe Jr.,Brown Metcalfe Roe and William Medford Roe; that the children of May Roe Roberts, nee May Roe--are William Scott Roberts, Martha George Roberts and Helen Roe Roberts; that the children of Helen Roe Massey, nee Helen Roe--are James Bruce Massey and George Jackson Massey;that the children of Louise M.Marshall,nee Louise Merrick--are Margaret Ann Marshall and James Merrick Marshall; that Elizabeth George Merrick and Marion Merrick are unmarried and have no children; that the above are all of the issue of the children of Martha G.Roe and Annie G. Merrick, and that they are all infants under the age of twenty one years.

Seventh. that your Orators, together with their issue and the issue of John E.George, as hereinbefore set forth, are all above the age of twenty one years and all of them reside in or near Sudlersville, Maryland, except Louise M.Marshall and Madeline G.Young who live in Lynchburg, Virginia, and Plainfield, New Jersey, respectively.

Eighth. That the rest, residue and remainder of the real estate of the said Joseph E. George passing under Item 12 of the codicil aforesaid is shown in the schedule herewith attached, marked "Exhibit D" and prayed to be taken as a part of this Bill.

Nineth: That the time has arrived for a division and allotment under said Item 12 of the said codicil, which said Item is as follows:

"All the rest, residue and remainder of my property and estate, real, personal andmixed, and wheresoever located and situated, I do give, devise and bequeath unto my dear wife, Martha A.L.George, for and during the term of her natural life and no longer; and from and after her death, I do give, devise and bequeath said rest, residue and remainder to my three children, John E.George, Martha G.Roe and Annie G.Merrick, to be allotted to and to be held and enjoyed by them respectively, and by their respetive issue, as hereinafter set forth, that is to say: I do will and direct that,within one year from and after the death of my said wife, Martha A. L.George (and in case my said wife, Martha A.L.George, shall pre-decease me, then within one year from and after my death) the Circuit Court for Queen Anne's County, in Equity, shall, upon Petition being filed in said Court by one or more of my said children, appoint three male citizens of Queen Anne's County, of sound judgment and familiar with values of real estate, as a commission to examine, value and appraise said rest, residue and remainder of my property, and to divide the same into three equal portions, as near equal in value as it is possible to do, and to allot such protions, one each, to my said three children, John E.George, Martha G.Roe and Annie G.Merrick, and I do will, direct, give,devise and bequeath the allotment, so to be made, to each of my said three children respectively to him or her, as the case may be,for and during the term of his or her natural life and no longer; and, from and after the death of each of my said children, I do give,devise and bequeath his or her respective allotment and proportion, as the case may be, to his or her child or children, and to the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled if living, take per stirpes and not per capita, absolutely and in fee simple.

In the event of the death of either of my said three children before said allotment shall have been made, then and in that event, the proportion directed to be allotted to him or her shall be allotted by the commission to his or her child or children and the issue of any deceased child or children such child or children and the issue of any deceased child or children to take such allotment per stirpes and not per capita, absolutely and in fee simple.

In case the Petition for the appointment of the commission to value, devide and allot the rest, residue and remainder of my estate as aforesaid shall not be filed by some one or more of my said three children, John E.George, Martha G. Roe and Annie G.Merrick,within the time hereinbefore specified and for the filing thereof, then and in that event, I do hereby authorize and enjoin upon Dudley G.Roe, the filing of such petition, immediately after the expiration of the time limited for the filing thereof by one or more of my said three children.

It is my desire and I do direct that each of the commissioners to be appointed under the provisions of this Item shall be paid for his services the amount of One hundred dollars, as additional compensation to that allowed by law for similar services, as it is my desire that they perform their duties diligently, promptly and thoroughly and that they be thus properly rewarded therefor.

In case of any unavoidable inequality in value, I do will and direct that the same be adjusted and equalized by the commission to be appointed under the provisions of this item by the award of money, to be paid so as to equalize said division and allotments, said award of money, if any, to be a lien and charge on the real estate of the child or children by whom the same is to be paid until paid and discharged."

and your Orators are advised that the said rest, residue and remainder of the real estate of which the said Joseph E. George died seized and possessed, as mentioned and described in Paragraph of this Petition, should, under the terms and provisions of the said Item 12 of the said codicil of the will of the said Joseph E.George, be allotted as follows: that is to say: there should be allotted unto Your Petitioner, Martha G.Roe, as nearly as possible, a one-third part thereof in value, to be held by her for and during the term of her natural life and from and after her death the said allotment to pass to and become the property of her child or children and the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled, if living, per stirpes and not per capita, absolutely and in fee simple, there should be allotted unto Your Petitioner, Annie G.Merrick, as nearly as possible, a one-third part thereof in value, to be held by her for and during the term of her natural life and from and after her death the said allotment to pass to and become the property of her child or children and the

issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled, if living, per stirpes and not per capita, absolutely and in fee simple; there should be allotted unto the said issue of the deceased son, John E.George, namely, Elsie G.Sudler, Joseph M.George and Madeline G.Young, as nearly as possible, a one-third part in value of the said rest, residue and remainder, to be held by them as tenants in common in fee simple, share and share alike.

Your Orators, therefore, pray

First: That this Honorable Court may assume jurisdiction in the premises;

Second, That this Honorable Court appoint the commissioners provided by the said Item 12 of the said codicil to the last will and testament of Joseph E.George to allot the said estate and make any necessary adjustment and equalization in money, as provided by said Item 12;

Third, That they may have such other and further relief as their case may require.

May it please your Honors to grant unto your Orators the Writ of Subpoena, directed to the said Dudley G.Roe, May Roe Roberts, Helen Roe Massey Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G.Sudler, Joseph M. George and Madeline G.Young, adults, and Didley George Roe Jr., Brown Metcalfe Roe, William Medford Dudley Roe, William Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall and James Merrick Marshall, infants, commanding them and each of them to be and appear in this Honorable Court in person or by solicitor on or before a certain day to be named therein to show cause, if any then have, why a decree ought not to be passed as pryaed.
Some of the defendants are non-residents of the State of Maryland, but personal service of the Writ of Subpoena can be obtained against them, as they are temporarily sojourning with State of Marylands

James T.Earle

T.Alan Goldsborough.
Solicitors for Plaintiffs.

-Exhibits A. and B. filed Aug. 23rd. 1922.

I, Joseph E.George, of Queen Anne County, in the State of Maryland, do hereby make and publish this to be my last will and testament in the manner and form following, that is to say:

1. I give and devise to my son John E.George in fee simple all my real estate at Sudlersville depot, consisting of a lot of ground south of the lot of ground of the Miller heirs with no improvements and an adjoining lot of ground south of the above mentioned lot improved by a ware house and hay scales, and also all that lot of ground in Sudlersville that I bought of William Chance and wife adjoing the lots of Mrs.Blades Emory and C.J. Sudler, Spencer Walls and the Misses Hackett improved by a blacksmith and wheelwright shop and tenanted by William T.Moore, and also all that lot of ground situate in what is called the Sedge Feild, about one and a half miles west of Sudlersville, it is the lot farthest suth from the main road on the line of division between Dr. A.E.Sudler land the said Sedge Field, containing about five acres of ground more or less and improved by a one and a half story dwelling now tenanted by the School Commissioners of Queen Anne County for a colored School, and also two lots of ground at Wye Mills, one on the west side of the public road from Centreville to Easton and on the north side of the road from Wye Mills to Queenstown, being in the 5th.election district bought of the heirs of John R.Hopkins, the other is on the east side of the first mentioned public road and south of the store house lot, also bough of the same heirs and not included in the sale and deed by Hoseph E.George to mrs. Meredith.
Note to certify that prior to the executing of this will I gave to my sone John the judgment recorded in his name against Mathias Edwin George.

11. I give and devise to my daughter Martha Neal Roe in fee simple the farm on tract of land called Sewells Forks formerly owned by Wm. H.Smith of D. situate in the first election district of Queen Anne County and now in the tenancy of Josephine Wallace and containing one hundred and forty six acres of land, more or less, and also the farm or tract of land called "Blue Ball" formerly owned by the heirs of the late John B.Palmer and situate in the said first election district containing one hundred and seventy five acres of land more or less and now in the tenancy of John C.Phillips, also the lot of woodland near Andersons Corner in the said first election district, being a portion of "Tilghman's Forest" and containing seventy five acres of land,more or less and improved by a small two story dwellings Also a small lot of ground improved by a small house located near the front gate of the said Blue Ball farm, bought of the School Commissioners of Queen Anne County and now occupied by a colored man named Brown. Also the lot of ground in Sudlersville, being about the east half of the lot of ground formerly owned by C.W. Glanding and improved by a glass front store house tenanted by James H. Smith and a barber shop tenanted by Addison S.Baynard colored. Also the two lots of ground situate in what is called the Sedge Field about one and a half miles west of Sudlersville each containing five acres of land,more or less, improved by a one and a half story dwelling and kitchen detached, the one south of Charles B.Tolson lot occu-

pied by Arthur Berkely, colored and the other right on the main road and just north of Jesse Butler's lot and occupied by James Starkey, colored.
Note to certify that prior to the execution of this will I gave to my said daughter Martha the ware house at Coxes or Barclay Station on the ground of the Queen Anne and Kent Railroad Company that I bought of R.B.Roberts.

111. I give and devise to my daughter Annie R.Merrick in fee simple the farm or tract of land, they call "Hilton" situate in the first election district of Queen Anne County and lying on the west side of the public road from Sudlersville to Barclay about half mile from Sudlersville, adjoining the lands of R.J.Goodhand Will D.Roe and Dr.A.E.Sudler and conveyed to me by Wm.J.Crouch and wife, containing one hundred and eighty seven acres of land,more or less improved by Creamery buildings in addition to the regular farm buildings. My daughter Annie and her husband Jas. MerrickJr. now residing there; Also the farm or tract of land called "Slaughterton Divided" situate in the above mentioned first election district half or three fourths of a mile on the north side of the road from Sudlersville to Church Hill,adjoining the home farm of Dr. A.E.Sudler, and was conveyed to me by George M.Russum,trustee, containing one hundred and fifty one acres of land,more or less, and now tenanted by John T.Anderson.
Note to certify that previous to the execution of this will I gave to my daughter Annie the lot of ground in Sudlersville with the improvements thereon being about the west half of the lot of ground formerly owned by C.W.Glanding and occupied till recently by my said daughter Annie and her husband Jas. MerrickJr. and now occupied by James H. Smith.

IV. I give and devise the farm or tract of land known as the Kurtz or Dudley farm or Manor situatein the seventh election district of Queen Anne County, on the north side of the public road from Sudlersville to Church Hill and on the west side of Mr. Clough's Mill branch and pond bought of George Kurtz and wife containing one hundred and forty five acres of land more or less. Also a lot of woodland conveyed to me by the said Kurtz and wife, being just north of the farm now owned by Eugene Foster and containing forty five acres of land,more or less. Also the farm or tract of land called "Chapley" situate on the south side of the public road from Sudlersville to Church Hill and opposite the last described farm called the Kurtz or Dudley farm or manor, and conveyed to me by John C.Newnam and containing one hundred and forty acres of land,more or less, both farms now cultivated by John T.Jeffers colored with my stock and implements. Also a lot or tract of woodland situate on the north side of the last mentioned public road and opposite the woodland of John Coppage and adjoining the land of Mr. White containing twenty five acres of land,more or less to William D.Roe in trust to farm,manage control and let the same and to collect and apply the annual rents, issued, income and profits thereout, thereof and therefrom to the support and maintenance of my son Mathias Edwin George for and during the term of his natural life and no lnger, after appropriating such portion thereof annually as he the said trustee in his discretion shall think proper to keep up the land and improvements thereon and after the death of my said son mathias Edwin George I give and devise the said real estate mentioned in this fourth clause to the children of my said son Mathias Edwin George living at the time of his death as tenants in common in fee simple.

V. I give and devise to my dear wife Martha A.L.George in fee simple the farm or tract of land qhereon I now reside called "Slaughterton" situate about one mile west of Sudlersville in the first election district of Queen Anne's County and on the north side of the road from Sudlersville to Church Hill and containing one hundred and sixty five acres of land,more or less; also the farm or tract of land in said first election district aforesaid and situate on the east side of the road leading north out of Sudlersville, and on the north side of the road leading east out of Sudlersville,formerly owned by Jesse Knock and more recently by Dr William J.Sudler amd bought of E.H.Brown acting for his heirs, containing one hundred and ninety five acres of land,more or less now in the tenancy of John E.Green; also the farm or tract of land in the said first election district known as the Anderson or Clements farm, situate on the north side of the public road leading west from Sudlerville to Dudley's hill, and on the east side of the road from the latter point to Crumpton, adjoining "Slaughterton" and the land of Finley Roberts, and containing one hundred and fifty acres of land more or less and now in the tenancy of John Manson; also the farm or tract of land conveyed to me by George I.Buss and wife situate in the seventh election district of Queen Anne County, on the west side of the road from Dudley's Hill to Crumpton and on the east side of mr.Clugh's branch and pond and race and containing ninety three acres of land,more or less and in the tenancy of said John Manson; also a farm or tract of land called "Riply" bought of the Messrs.Riggs,mortgagees of John F.Godwin situate in the second election district of Queen Anne County and on the south side of the public road leading from I.B. to Bartons Corner adjoining the lands formerly owned Mr. Amos and Samuel Rochester's heirs containing one hundred and sixty six acres of land more or less and now in the tenancy of John McC.Rochester; also the farm or tract of land called "Providence" bought of George W.Smith,trustee, or assignee of M.E.Moffett, mortgagee of John F.Godwin,situate in the said second election district on the south side of the road leading from I.B. to Bartons corner, and on the east side of the road leading from brown's Corner to Forman's branch and adjoining the land of David Hurlock and "Riply" and containing two hundred and ten acres of land,more or less and now in the tenancy of Charles H.Leager;also the farm or tract of land called the Hand Farm, bought of the aforesaid Messrs.Riggs,mortgagees of John F.Godwin, situate in the sixth election district of Queen Anne's County, on the south side of the road leadingfrom Ashland Station to Centreville and about half mile from said Station and containing two hundred and thirty two acres of land,more or less and now in the tenancy of John T.Massey.

VI. I hereby charge the real estate above devised to my wife, Martha A.L.George with an annuity or annual sum of one hundred and fifty dollars to be paid in gold or its equivalent in other money in half yearly installments dating from the time of my decease to my brother in law,Louis W.Neal so long as he shall live.

VII. The rest, residue and remainder of my property real, personal andmixed,whether acquired before or after the date of this will, I give, devise and bequeath to my dear wife, Martha A.L.George, absolutely.

Note to certify that I have prior to the execution of this will given to my said wife all my household and kitchen furniture, and the entire contents of the house where I reside at Slaughterton.

VIII. Lastly, I do hereby constitute and appoint my dear wife, Martha A.L.George sole executrix of this my last will and testament without bond, in witness whereof I have hereto set my hand and seal this twentieth day of May,eighteen hundred and ninety seven.

Joseph E.George. (SEAL)

Signed,sealed, published and declared by the above named testator, Joseph E.George, as and for his last will and testament in the presence of us, who at his request in his presence and in the presence of each other, have hereto subscribed our names as witnesses.

Lemmel C.Benton.

Charles H.Devnish.

John T.Anderson.

State of Maryland, Queen Anne's County, SCT:-25th.day of July, A.D.1911.

Then came Lemuel C.Benton, John T.Anderson and Charles H.Devnish subscribing witnesses to the aforegoing last will and testament of Joseph E.George, late of the County aforesaid, deceased dated May 20th.1897, and in the presence of Almighty God they did solemnly promise and declare with uplifted hand, in due form of law, that they did see the testatoe therein named sign and seal the said will; that they heard him publish, pronounce and declare the same to be his last will and testament andthat at the time of his so doing he was to the best of their apprehension of sound and disposing mind,memcry and understanding, and that they respedtively subscribed their names as witnesses to said will, in the presence and at the request of said testator and in the precence of each other.

Robert W.Thomas.
Register of Wills for Queen Anne's County, Md.

Cert: per

I, Joseph E.George of Queen Anne's County, State of Maryland, do hereby make this first codicil to my last will and testament, dated the 20th.day of May, in the year eighteen hundred and ninety seven, as follows, that is to say:-

Item 1. I do hereby confirm the first item of my said last will and testament, except as to the judgment mentioned in the "Note" to said item, which said note I do hereby revoke.

Item 2. I do hereby confirm the second item of my aforesaid last will and testament including the "Note" thereto and I do give and devise the property mentioned in said item and in said "Note" as therein set forth.

Item 3. I do hereby confirm the third item of my aforesaid last will and testament, including the "Note" thereto, and I do give and devise the property mentioned in said item and in said "Note" as therein set forth.

Item 4. I do hereby confirm the fourth item of my aforesaid will except that the property therein mentioned shall be held in trust, in the manner and for the purposes therein set forth, by my grandson, Dudley G.Roe, in the place and stead of William D.Roe, whom I desire to substitute as trustee in place of the said William D.Roe for the property therein devised in trust for my son,Mathias Edwin George, and I do also give and devise unto Dudley G.Roe, in trust, for my said son, the farm I bought of C.W.Clements, lying on the public road from Dudley's Chapel to Roberts Mill, in the first election district of Queen Anne's County,Maryland, and also the small farm opposite the farm last mentioned, which I purchased of George I.Buss, and also the judgment mentioned in the "Note" to Item 1 of my aforesaid will and which has not been assigned to me by my son John E.George, said property, real and personal, to be held by the said Dudley G.Roe, in trust, to hold, rent, manage, invest and re-invest the same and the rents, profits, issues and income therefrom, after deducting therefrom the necessary expenses incident to the care and preservation of the trust, estate, shall be applied by the said Dudley G.Roe to the liberal use and support of my said son, Mathias Edwin George, for and during the term of his natural life, and from and after his death the trust hereby created as to said property shall cease, and I do give, devise and bequeath the same to the lawful issue of my said son, Mathias Edwin George, living at the time of his death, the issue of any deceased child or children to take the part to which the parent would be entitled, if living, and if my said son, Mathias Edwin George, shall die without leaving lawful issue, then and in that event, I do give and devise said property, real and personal,unto my nine grandchildren,Dudley G.Roe, Mary C.Roe,Helen G.Roe, Elsie L.Sudler,

Joseph M.George, M.Madaline George, M.Louise Marshall, Elizabeth G. Merrick and Marion D.Merrick, the real estate to them as tenants in common in equal proportions, in fee simple, and the personal estate to be paid over to them absolutely in equal proportions. The real estate intending to be embraced in this item to include the two farms mentioned in the said Fourth item ofmy will and also the two farms mentioned in this fourth Item of this Codicil, and also the aforesaid judgment and the proceeds thereof, and the devise over, after the death of my said son, Mathias Edwin George, shall include all of said property together with any and all accumulation thereof that may remain in the hands of the trustee at the time said trust may cease.

Item 5 .I do hereby revoke the Fifth Item of my aforesaid lastwill and testament where in certain property mentioned is devised unto my dear wife, Martha A.L.George.

Item 6. I do hereby revoke the Sixth Item of my aforesaid last will and testament and I do hereby will and direct, and give and devise unto Dudley G.Roe the amount of One Hundred and fifty dollars, annually, in trust, however, to be used by him for the support and maintenance of my brother in law, Louis W.Neal, so long as my said brother in law shall live. This annual payment to said Dudley G.Roe shall cease at the death of the said Louis W.Neal, but until such time I do make the same a charge upon my real estate.

Item 7. I do hereby revoke Item 7 of my aforesaid last will and testament (except as to the "Note").

Item 8. I do give and devise unto my dear wife, Martha A.L.George, the farm on which we now reside called "Slaughterton", for and during the term of her natural life; and from and after her death, I do give and devise said farm unto my grandson,Dudley G.Roe in fee simple. The household and kitchen furniture in the housewhere we reside, together with such carriages and horses I may have for my private use, at the time of my death, I do give and bequeath to my dear wife, Martha A.L.George.

It is my desire and request that my grandson, Dudley G.Roe shall live with my dear wife at our present home in case she survives me, and that he and his family look after her personal care and comfort, and I have made the above devise to him with the belief that he will carry out this request and suggestion.

Item 9. I do give and bequeath unto Dudley G.Roe the sum of threethousand dollars in trust, however, to hold, invest and re-invest the same and collect the income therefrom and to pay over said income to my cousin, Elizabeth Wilkins, in monthly instalments, until her death, at which time said trust shall cease and said sum of three thousand dollars shall be paid over by said Dudley G.Roe, or his successorsin the trust, to The Church Home and Infirmary of the City of Baltimore, in order that the worth poor may receive the benefit thereof by gratutious treatment at such institution.

Item 10.I do give and bequeath my ten shares of the capital stock of the Centreville National Bank of Maryland to the Vestry of Saint Luke's Parish, in Queen Anne's County, in the State of Maryland, a body corporate, located at Church Hill,Maryland,and do request that the dividends arising therefrom shall be applied annually, to keeping up repairs on Saint Andrew's Chapel at Sudlersville,Maryland.

Item 11.I do give and bequeath unto my grandson,Dudley G. Roe, my fifty shares of the capital stock of the Sudlersville Bank of Maryland, which was formerly known as the Sudlersville Savings Bank.

Item 12. All the rest, residue and remainder of my property and estate, real,personal and mixed, and wheresoever located and situated, I do give, devise and bequeath unto my dear wife, Martha A.L.George, for and during the term of her natural life and no longer, and from and after her death, I do five, devise and bequeath said rest,residue and remainder to my three children, John E. George, martha G.Roe and Annie G.Merrick, to be allotted to and to be held and conveyed by them respectively and by their respective issue, as hereinafter set forth, that is to say: I do will and direct that,within one year from and after the deabh of my said wife, Martha A.L.George (And in case my said wife,Martha A.L.George, shall predecease me, then within one year from and after my death) the Circuit Court for Queen Anne's County, in Equity, shall,upon Petition being filed in said Court by one or more of my said children, appoint three male citizens of Queen Anne's County of sound judgment and familiar with values of real estate as a commission to examine, value and appraise said rest, residue and remainder of my property, and to divide the same into three equal portions, as near equal in value as it is possible to do, and to allot such portions, one each, to my said three children, John E.George, Martha G.Roe and Annie G.Merrick, and I do will,direct, give,devise and bequeath the allottment, so to be made, to each of my said three children respectively to him or her, as the case may be, for and during the term of his or her natural life and no longer, and, from and after the death of each of my said children I do give, devise and bequeath his or her respective allotment and proportion, as the case may be, to his or her child or children, and to the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled, if living, take per stirpes and not per capita, absolutely and in fee simple.

In the event of the death of either of my said three children before said allotment shall have been made, then and in that event, the proportion directed to be alloted to him or her shall be allotted by the commission to his or her child or children and the issue of any deceased child or children, such child or children and the issue of any deceased child or children to take such allottment, per sterpes and not per capita, absolutely and in fee simple.

In case the Petition for the appointment of the commission to value, divide and allot the rest, residue and remainder of my estate as aforesaid shall not be filed by some one or more of my said three children, John E.George, Martha G.Roe and Annie G.Merrick, within the time hereinbefore specified for the filing thereof, then and in that event, I do hereby authorize and enjoin upon Dudley G.Roe the filing of such petition, immedately after the expiration of the time limited for the filing thereof by one or more of my said three children.

It is my desire and I do direct that each of the commissioners to be appointed under the provisions of this Item shall be paid for his services the amount of one hundred dollars, as additional compensation to that allowed by law for similar services, as it is my desire that they perform their duties diligently, promptly and thoroughly and that they be thus properly rewarded therefor.

In case of ant unavoidable inequality in value, I do will and direct that the same be adjusted and equalized by the commission to be appointed under the provisions of this Item by the award of money, to be paid so as to equalize said divisions and allotments, said award of money, if any, to be a lien and charge on the real estate of the child or children by whom the same is to be paid until paid and discharged.

Item 13. I do hereby confirm my aforesaid last will and testament, except where the terms and provisions thereof may be inconsistent with, or limited by, the terms and provisions of this first codicil thereto; and I do hereby confirm the appointment of ym dear wife, Martha A.L.George, as sole executor of my aforesaid last will and testament and do hereby name, constitute and appoint her sole executor of this first codicil thereto without bond. Should my dear wife, Martha A.L.George, predecease me, or should she at the time of my death be incapable, from any cause, of acting as Executor, then, and in either of those events, I do hereby substitute and appoint Dudley G.Roe in her place and stead, to be executor of my aforesaid last will and testament and of this first codicil thereto.

In testimony whereof I have hereunto subscribed my name and affixed my seal this thirty first day of October, in the year nineteen hundred and ten.

Joseph E.George. (SEAL)

Signed, sealed, published and declared by the above named testator, Joseph E.George, as and for a First codicil to his last will and testament, dated the twentieth day of May, in the year eighteen hundred and ninety seven, in the presence of us, who at his request, in his presence, and in the presence of each other, have hereunto subscribed our names as witnesses to said first Codicil this thirty first day of October, in the year nineteen hundred and ten.

Lemuel C.Benton.
William T.Phillips.
John t.Anderson.

State of Maryland, Queen Anne's County, SCT:-

25th.day of July, A.D. 1911. then came Lemual C.Benton, William F.Phillips and John T.Anderson subscribing witnesses to the aforegoing first codicil dated the 31st. day of October, 1910 to the last will and testament of Joseph E.George, dated the 20th. day of May, 1897, and in the presence of Almighty God they did solemnly promise and declare with uplifted hand, in due form of law that they did see the testator therein named, sign and seal the said first codicil to said will; that they heard him publish, pronounce and declare the same to be a first codicil to his said last will and testament and that at the time of his so doing he was to the best of their apprehension of sound and disposing mind, memory and understanding, and that they respectively subscribed their names as witnesses to said first codicil to said will in the presence and at the request of said testator and in the precence of each other.

Robert W.Thomas,
Register of Wills for Queen Anne's County, Md.

State of Maryland, Queen Anne's County, SCT;-

then came thomas J.Keating and in the presence of Almighty God he did solemnly promise and declare, with uplifted hand in due form of law that he does not know of any will or codicil to a will of Joseph E.George, late of said county, deceased, other than the aforegoing Instrument of writing, and that he received the same from the safe deposit box of Joseph E.George in the Centreville National Bank of Maryland in the presence of J.Fletcher Rolph, on July 4th.1921, the said deponet having been advised by the said Joseph E.George where said will and codicil would be found.

test: Robert W.Thomas, Register of Wills for Queen Anne's County, Md.

The aforegoing last will and testament of Joseph E.George, late of Queen Anne's County, deceased, dated the 20th.day of May, 1897 and the aforegoing first codicil dated the 31st.day of October, 1910, to said will, having been exhibited for Probate, and no objection thereto having been made, although notice according to the direction of the Court appears to have been given to the next relations of said deceased;

The Court after having carefully examined the said will and the said first codicil and also the evidence adduced as to its validity.

Orders and decrees, this twenty sixth day of July, in the year 1911, that the same be admitted in this Court as the true and genuine last will and testament and codicil of the said Joseph E.George, deceased.

Wm. J.Price, Jr.
Jos. B.Cook.
Geo. I.Harrison.
Judges of the Orphan's Court
for Queen Anne's County.

In the Orphan's Court for Queen Anne's County,Maryland, SCt:-

the Register of Wills for Queen Anne's County, Maryland, does hereby certify that the within and aforegoing is a true copy of Last Will and ,estament together with first Codicil of Joseph E.George, as appears from record, as filed and passed in this office on July 7, 1911, and recorded in Liber R.W.T.No.2, folio 11 etc. in the Orphan's Court for Queen Anne's County,Maryland.

In testimony whereof I hereunto subscribe my name and affix the seal of my office this 3rd. day of August, 1922.

Seal's Place.

William T.Bishop
Register of Wills for Queen Anne's County,Maryland.

Exhibit C. filed Aug. 23rd.1922.

State of Maryland, Queen Anne's County, to wit:-

I, William T.Bishop, Register of Wills for said County, do hereby certify that Letters testamentary on the estate of Joseph E.George, deceased,were issued unto Martha L.George, executrix named in last will and testament of said Joseph E.George, deceased, and that the personal property of said Joseph E.George,deceased has been fully administered upon and settled as per First and Fianl Administration account of Martha A.L.George, Executrix, filed and ratified before the Orphan's Court for said County on the 25th.day of November, in the year 1912.

In testimony whereof I have hereunto set my hand and seal of the said Court this 3rd. day of August, in the year nineteen hundred and twenty two.

William T.Bishop.
Register of Wills for Queen
Anne's County,Maryland.

Subpoena filed Sept. 4th.1922.

QUEEN ANNE'S COUNTY, to wit: the State of Maryland.

{Seal's Place} to May Roe Roberts of Queen Anne's County, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of September next, to answer the complaint of Martha G.Roe & Annie G.Merrick against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, the Honorable, Wm.H.Adkins,Chief Judge of our said Court the 1st. Monday of July, 1922.

Issuedthe 23rd. day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough,
Solicitor for Complainants.

to the Defendant: You are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next, being the Return day.

J.F.Rolph, Clerk.

And on the back of theaforegoing Subpoena was thus endorsed, to wit:-
Summoned & copy left with Mae Roe Roberts; S.E.Spry, Sheriff.

Subpoena filed Sept. 4th.1922.

QUEEN ANNE'S COUNTY, tO WIt: THE State of Maryland.

Seal's Place to Dudley G.Roe, of Queen Anne's County, GREETING:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said county, on the first Monday of September next, to answer the complaint of Martha G.Roe and Annie G.Merrick against you in said court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness The Honorable Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of July, 1922.
Issued the 23rd. day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough,
Solicitor for Complainants.

To the defendant: You are required to file your answer or oter defense in the office of the Clerk of this Court within fifteenDays of the first Monday of September next, being the return day.

J.F.Rolph, Clerk.

And on the back of the aforegoing Subpoena was thus endorsed, to wit:-
Summons read Dudley G.Roe & copy left with him. S.E.Spry, Sheriff.

Subpoena filed Sept.4th.1922.

QUEEN ANNE'S COUNTY, to wit:- The State of Maryland.

{Seal Place} To Helen Roe Massey of Queen Anne's County, GREETING:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of September next, to answer the complaint of Martha G.Roe & Annie G.Merrick against you in said court exhibited.

Hereof fail not, as you will answer the conteary at your peril.
Witness the Honorable Wm.H.Adkins, Chief Judge of said said Court, the 1st.Monday of July, 1922.
Issued the 23rd.day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough,
Solicitor for Complainants.

To the Defendant, you are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next, being the Return Day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-
Summons read Helen Roe Massey and copy left with her.

S.E Spry, Sheriff.

Subpoena filed Sept.4th.1922.

{Seal Place}

QUEEN ANNE'S COUNtY, tO WIt: The State of Maryland.

To Elizabeth George Merrick of Queen Anne's County, GREETING:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of September next, to answer the complaint of Martha G.Roe & Annie G.Roe, against you in said court exhibited.

Hereof fail not, as you will answer the contrary at your peril.
Witness the Honorable, Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of July , 1922.
Issued the 23rd. day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough.
Solicitor for Complainants.

To the defendant: You are required to file your answer or other defence in the office of the Clerk of this Court within fifteen days of the first MOnday of September next, being the Return Day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-
Summons read Elixabeth George Merrick & copy left with her.

S.E.Spry, Sheriff.

Subpoena filed Sept. 4th.1922.

QUEEN ANNE'S COUNTY, to wit: The State of Maryland.

{Seal Place} To Marion merrick of Queen Anne's County, GREETING:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of September next, to answer the complaint of Martha G.Roe & Annie G.merrick against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.
Witness, the Honorable, Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of July, 1922.
Issued the 23rd. day of August, 1922x in the year 1922.

Earle & Goldsborough
Solicitor for Complainants.

J.F.Rolph, Clerk.

To the defendant: You are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next, being the Return day..

J.F.Rolph, Clerk.

Amd on the back of the aforegoing subpoena was thus endorsed, to wit:-
Summoned and copy left with her.

S.E.Spry, Sheriff.

Subpoena filed Sept. 4th.1922.

{Seal's Place}
QUEEN ANNE'S COUNTY, TO WIt: The State of Maryland.

To Elsie G.Sudler of Queen Anne's County, GREETING;-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of September next, to answer the complaint of Martha G.Roe & Annie G.Merrick against you in said Court exhibited.
Hereof fail not, as you will answer the contrary at your peril.
Witness the Honorable Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of July, 1922,
Issued the 23rd. day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough
Solicitors for Complainants.

To the defendant: You are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next, being the Return day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed,to wit:-
Summons read to Elsie G.Sudler and copy left with her.

S.E.Spry. Sheriff.

Subpoena filed Sept. 4th.1922.

QUEEN ANNE'SCOUNTY, TO WIt: The State of Maryland.

{Seal Place} To Joseph M.George, of Queen Anne's County, GREETING:-

You are hereby commanded, that all excuses set aside, you be and appear befor the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said county, on the first Monday of September next, to answer the complaint of Martha G.Roe and Annie G.merrick against you in said Court exhibited.
hereof fail not, as you will answer the contrary at your peril.
Witness the Honorable Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of July 1922,
Issued the 23rd. day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough
Solicitor for Complainants.

To the defendant: You are require to file your answer or other defense in the office of the Clerk of this court within fifteen days of the first Monday of September next, being the Return day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-
Summoned & copy left with Jos. M.George.

S.E.Spry, Sheriff.

Subpoena filed Sept. 4th.1922.

QUEEN ANNE'S COUNTY, TO WIt: The State of maryland.
To Madeline G.Young. of Queen Anne's County,Greeting:-

{Seal Place} You are hereby commaned that all excuses set aside you be and appear before

the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said County, on the first Monday of September next, to answer the complaint of Martha G.Roe & Annie G.Merrick against you in said court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable, Wm.H.Adkins, Chief Judge of our said Court the 1st. Monday of July. 1922,

Issued the 23rd. day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough.
Solicitor for Complainants.

To the Defendant; You are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next,being the Return Day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-

Service accepted for defendant,Madeline G.Young, Thos. J.Keating.
Attorney for M.G.Young.

Filed Sept. 4th.1922. S.E.Spry, Sheriff.

Subpoena filed Sept, 4th.1922.

Queen Anne's County, to wit: The State of Maryland.

Seal's Place. To Dudley George Roe, Jr. Brown Metcalfe Roe, William Medford Dudley Roe,Infants, of Queen Anne's County, GREETING:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Annes County, as a Court of Equity, at Centreville, in said county, on the first Monday of September next, to answer the complaint of Martha G. Roe & Annie G.Merrick against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable Wm.H.Adkins, Chief Judge of our said Court, the 1st.Monday of July, 1922.

Issued the 23rd.day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough
Solicitor for Complainants.

To the Defendant:

You are(hereb) required to file your answer or other defense in the office of the office of the Clerk of this Court within fifteen days of the first Monday of September, next, being the Return Day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-

Summoned Dudley George Roe Jr. Brown Metcalfe Roe and William Medford Dudley Roe, Infants, by reading summons,and leaving a copy of summons with their father, Dudley G.Roe.

S.E.Spry. Sheriff.

Subpoena filed Sept. 4th.1922.

Queen Anne's County, The State of Maryland.

Seal's Place. To William Scott Roberts, Martha George Roberts, Helen Roe Roberts, Infants of Queen Anne's County, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said county, on the first Monday of September next, to answer the complaint of Martha G.Roe & Annie G.Merrick against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness, the Honorable Wm.H.Adkins, Chief Judge of our said Court, the 1st. Monday of July, 1922.

Issued the 23rd. day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough
Solicitor for Complainants.

To the defendant: You are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next, being the Return Day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-

Summoned William Scott Roberts, Martha G.Roberts, Helen Roe Roberts, infants by reading subpoena to them and their parents and copy left with parents,Austin Roberts and Mae Roe Roberts.

Filed Sept 4th.1922. S.E.Spry, Sheriff.

Subpeona filed Sept. 4th.1922.

Seal's
Place. Queen Anne's County, to wit:- The State of maryland.
To James Bruce Massey, George Jackson Massey, Infants. of
Queen Anne's County, Greeting:-

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville, in said county, on the first Monday of September next, to answer the complaint of Martha G.Roe & Annie G.Merrick against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable Wm.H.Adkins, Chief Judge of our said Court the 1st.Monday of July, 1922.

Issued the 23rd. Day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle & Goldsborough.
Solicitor for Complainants.

To the Defendant: You are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next, being the Return day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thisendorsed, to wit:

Summoned ambo and read same and left copy with their father Saml. Massey.
Filed Sept. 4th.1922. S.E.Spry, Sheriff.

Subpoena filed Sept. 6th.1922.

Seal's
Place Queen Anne's County, to wit:- The State of Maryland.
To Louise M.Marshall. of Baltimore City, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's Cannty, as a Court of Equity, at Centreville, in said County, on the first Monday of September next, to answer the complaint of Martha G.Roe and Annie G.Merrick against you in said court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable Wm. H.Adkins, Chief Judge of our said Court, the 1st.Monday of August, 1922.

Issued the 23rd. day of August, in the year 1922.

J.F:Rolph, Clerk.

Earle & Goldsborough & Keating.
Solicitor for Complainants.

To the Defendant; You are hereby required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next, being the Return day.

J.F.Rolph, Clerk.

And on the back of the aforegoing subpoena was thus endorsed, to wit:-
Summoned and a copy of the Process left with the defendant.
Filed Sept. 6th.1922. Thomas F.McNulty. Sheriff.

Subpoena filed Sept. 6th.1922.

Seal's
Place. Queen Anne's County, to wit: The State of Maryland.
To Margaret Ann Marshall, James Merrick Marshall, Infants.
of Queen Anne's County, Greeting:

You are hereby commanded, that all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at centreville, in said county, on the first Monday of September next, to answer the complaint of Martha G.Roe and Annie G.Merrick against you in said court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

Witness the Honorable Wm.H.Adkins, Chief Judge of our said Court the first Monday of August, 1922.

Issued the 23rd. day of August, in the year 1922.

J.F.Rolph, Clerk.

Earle Goldsborough & Keating.
Solicitor for Complainants.

To the Defendant: You are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days of the first Monday of September next, being the return day.

J.F.Rolph, Clerk.

And on the back of the aforegoing Subpoena was thus endorsed, to wit:-

Summoned by reading summons to Margaret Ann Marshall and James Merrick Marshall Infants and a copy of the process left with Louise M.Marshall,Mother of infants named in writ. Thomas F.McNulty, Sheriff.

Power of Attorney filed Oct. 10th.1922.

Martha G.Roe,
Annie G.Merrick

vs.

Dudley G.Roe
Mary Roe Roberts,
Helen Roe Massey,
Louise M.Marshall
Elizabeth George Merrick
Marion Merrick
Elsie G.Sudler
Joseph M.George
Madeline G.Young

Dudley George Roe Jr.
Brown Metcalfe Roe
Wm.Medford Dudley Roe
W,. Scott Roberts
Martha George Roberts
Helen Roe Roberts
James Bruce Massey
George Jackson Massey
Margaret Ann Marshall
James Merrick Marshall.

Infants.

In the Circuit Court

for

Queen Anne's County, in Equity,

No.

To H.B.W.Mitchell. Centreville, Maryland.

You are hereby requested, authorized and empowered to appear for us and each of us as attorney in the above entitled cause and to file in said cause an answer, admitting the facts set forth in the Bill of Complaint filed in said cause, and to consent to or take such proceedings in the premises as may be necessary .

Elsie G.Sudler.

Jos. M.George.

Madeleine G.Young.

Answer of Dudley G.Roe,
May Roe Roberts, Helen Roe Massey,
Louise M.Marshall,Elizabeth Geo.
Merrick and Marion Merrick. Filed Oct. 10th.1922.

Martha G.Roe
Annie G.merrick.

Vs.

Dudley G.Roe,
May Roe Roberts,
Helen Roe Massey
Louise M.Marshall.
Elizabeth George Merrick
Marion Merrick
Elsie G.Sudler,
Joseph M.George
Madeleine G.Young,

Sudley George Ree,Jr.
Brown metcalfe Roe
Wm.Medford Dudley Roe
Wm.Scott Roberts.
Martha George Roberts,
helen Roe Roberts,
James Bruce Massey
George Jackson Massey
Margaret Ann Marshall
James Merrick Marshall

Infants.

In the Circuit Court

for

Queen Anne's County, in Equity.

No. 2461.

To the Honerable, the Judges of said Court:-

The Answer of Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall, Elizabeth George Merrick and Marion Merrick to the bill of complaint of Martha G.Roe and Annie G. Merrick against them and others in this court exhibited.

The defendants admit the matters and facts set forth in said bill of Complaint, and consent to the passahe of such decree as may be right and proper in the premises.

H.B.W. Mitchell.
Solicitor for Dudley G.Roe,May Roe Roberts, Helen Roe Massey,Louise M.Marshall,Elizabeth George Merrick and Marion Merrick.

Dudley G.Roe.

Answer of Elsie G.Sudler,Joseph M.George and Madeleine G.Young filed Oct. 10th.1922.

Martha G. Roe Annie G.Merrick Vs. Dudley,G.Roe,May Roe Roberts, Helen Roe Massey,Louise M.Marshall,Elizabeth George Merrick, Marion Merrick,Elsie G.Sudler, Joseph M.George,Madeleine G.Young. Adults. Dudley George Roe, Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts,Helen Roe Roberts,James Bruce Massey, George Jackson Massey,Margaret Ann Marshall, James Merrick Marshall. Infants.	(	In the Circuit Court for Queen Anne's County, in Equity. No. 2461.

To the Honorable, the Judges of said Court:-

The Answer of Elsie G.Sudler nee George, Joseph M.George and Madeleine G.Young nee George to the Bill of Complaint of Martha G.Roe and Annie G.Merrick against them and others in this Court exhibited.

These defendants admit the matters and facts set forth in said bill of Complaint and consent to the passage of such decree as may be right and proper in the premises.

And as in duty bound etc.

H.B.W.Mitchell.
Solicitor for Elsie G.Sudler,Joseph M.George and Madeleine G.Young.

Petition filed Oct. 25th.1922.

Martha G.Roe Annie G.Merrick. Vs. Dudley G.Roe, May Roe Roberts, helen Roe Massey, Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G.Sudler, Joseph M.George, Madeleine G.Young Dudley George Roe, Jr. Brown Metcalfe Roe, Wm. Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey,George Jackson Massey, Margaret Ann Marshall, James Merrick Marshall Infants.	(	In the Circuit Court for Queen Anne County, in Equity. No.

To the Honorable, the Judges of said Court:-

The Petition of Martha G.Roe and Annie G.Merrick, Plaintiffs in the above case, respectfully represents:

That Dudley George Roe,Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall and James Merrick Marshall, defendants in said cause, have been duly summoned, but, being infants, then cannot answer and defend this suit for themselves, and your Petitioners say that said infants have no guardian within the jurisdiction of this Court to answer and defend the suit for them.

Your Petitioners, therefore, pray your Honors to appoint a guardian ad litem to appear and answer for said infants.

And as in duty bound, etc.

T.Alan Goldsborough.
James T.Earle, per TAG.
Solicitors for petitioners.

State of Maryland, Caroline County, to wit:-

I hereby certify that on this 17th.day of october, 1922, before me, the subscriber, a Notary Public of the State of Maryland, in and for Caroline County, personally appeared T.Alan Goldsborough, one of the soliciters for the aforegoing Petitioners, and made oath in due form of law that the matters and things in the aforegoing Petition are true to the best of his knowledge and belief.

Notary
Public
Seal.

Edna B.Green.
Notary Public.

ORDERED this 17th.day of October, 1922, by the Circuit Court for Queen Annes County, in Equity, upon the aforegoing Petition and Affidavit, that Richard T.Earle be and he is hereby appointed guardian ad Litem to appear and answer for Dudley George Roe,Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall and James Merrick Marshall, infant defendants in the above cause.

Lewin W.Wickes.

Answer filed Oct. 25th. 1922.

Martha G.Roe
Annie G.Merrick

Vs.

Dudley G.Roe, May Roe Roberts, Helen Roe Massey,Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G.Sudler, Joseph M.George, Madeleine G.Young,
Dudley George Roe,Jr.
Brown Metcalfe Roe
Wm.Medford Dudley Roe
Wm.Scott Roberts,
Martha George Roberts,
helen Roe Roberts,
James Bruce Massey
George Jackson Massey
Margaret Ann Marshall
James Merrick Marshall.
Infants.

In the Circuit Court
for
Queen Anne County,
In Equity.
No. 2461.

To the Honorable, the Judges of said Court:-

The joint and several answer of Dudley George Roe,Jr. Brown Metcalfe Roe, Wm. Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall and James Merrick Marshall infants, by Richard T.Earle, guardian ad litem, duly appointed by order of this court, to the Bill of Complaint of Martha G.Roe and Annie G.Merrick against them in this Court exhibited:

These defendants, being infants, cannot admit any of the matters and things in said bill alleged and submit their rights thereunder to the protection of this Court.
And as in duty bound etc.

Richard T.Earle,
Guardian Ad Litem.

H.B.W.Mitchell.
Soliciter for defendant.

Replication filed Oct. 25th.1922.

In the Circuit Court for Queen Anne's County, in Equity.

Martha G.Roe
Annie G.Merrick

Vs.

Dudley G.Roe et al.

Cause #2461.

Replication.

The Complainants join issue on the matters alleged in the answers of Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall, Elizabeth George Merrick,Marion Merrick,Elsie G. Sudler, Joseph M.George, Madeline G.Young, and to the answers of Dudley George Roe,Jr. Brown Metcalfe Roe, William Medford Dudley Roe, William Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, george Jackson Massey,

Margaret Anna Marshall and James Merrick Marshall, infants, by Richard T. Earle, their guardian ad litem, so far as the same may be taken to deny or avoid the allegations of the bill of complaint.

T.Alan Goldsborough
per J.T.Earle.
James T.Earle.
Solicitors for Complainants.

Petition to take testimony and order thereon filed Oct. 25th.1922.

Martha G.Roe
Annie G.Merrick
vs.
Dudley G.Roe, et al.

In the Circuit Court for
Queen Anne's County, in Equity.
Cause No. 2461.

To the Honorable, the Judges of said Court:-

The petition of Martha G.Roe and Annie G.Merrick the complainants, by T.Alan Goldsborough and James T.Earle, their attorneys, respectfully represents that they desire to take testimony in the above entitled cause, the cause being now at issue, and pray that leave be granted unto them to do so before one of the standing examiners of this Court.

And as in duty bound etc.

T.Alan Goldsborough.
per J.T.Earle
James T.Earle.
Solicitor for Complainants.

Ordered, this 26th. day of October, in the year nineteen hundred and twenty two by the Circuit Court for Queen Anne's County, in Equity, that leave be and the same is hereby granted to the parties to the above entitled cause to take testimony as prayed, before any one of the standing examiners of this Court, who shall give such notice of his sittings as the rule or practice in this Court requires.

Lewin W.Wickes.

Testimony filed Nov. 13th.1922.

Martha G.Roe
Annie G.merrick
Vs.
Dudley G.Roe et al.

In the Circuit Court for
Queen Anne's County,
in equity,
Chy. Cause #2461.

To the Honorable, the Judges of said Court:-

Pursuant to an order of this Honorable Court passed on the twenty sixth day of october, in the year nineteen hundred and twenty two, granting leave to the parties in the above entitled cause to take testimony, the subscriber, one of the regular examiners for this Honorable Court, having been notified by the Petitioners of their desire to take testimony in said cause, and after having given due notice to the respective counsel for the adult parties, and to the Guardian Ad Litem for the infants, of the time and place of the taking of such testimony, did attend at my office in the town of Centreville, Queen Anne's County,maryland, on the third day of November, in the year nineteen hundred and twenty two, at the hour of eleven o'clock A.M. and in the presence of James T.Earle of Counsel for the Petitioners, H.B.W.Mitchell, Counsel for the defendants, proceeded to take the following testimony, to wit:-

Joseph M.George, the first witness of lawful age produced on the part of the petitioners, being duly sworn and examined, deposes and says:-

1st.Int. State your name, age, residence and occupation.
Ans. Joseph M.George, I am 34 years old, residence, Sudlersville, Queen Anne's County,Md. and my occupation is farming and Insurance.

2nd.Int. Do you know the parties to this suit and if so, name them and state whether or not you are related to all or any of them?
Ans. I know them all. All of them are related to me, They are Martha G.Roe,Annie G.merrick, Dudley G.Roe, May Roe Roberts, Helen Roe Massey,Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G Sudler, Joseph M.George, Madeline G.Young; all of these are adults, and Dudley George Roe Jr. Brown Metcalfe Roe, William Medford Dudley Roe, William Scott Roberts, Helen Roe Roberts, and Martha George Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall and James Merrick Marshall, the last ten all being infants

3rd. Int. Did or not you know the late Joseph E.George, If yes, state what relationship were you to him and if he is dead or living and if dead when did he die?
Ans. Yes, I knew Joseph E.George, He was my Paternal grandfather. He is now dead.

4th.Int. Do you know whether he died leaving a last will and testmant and codicil there to?
Ans. He left a last will and testmant, and there was a codicil.

5th.Int. I now hand you a paper marked Exhibit A.B. now filed with the Examiner, same being a certified copy of the last will and testament of Jos. E.George; Is this the will and codicil you refer to?
Ans. It is.

6th.Int. Did Jos.E.George leave a widow surviving him? If so, what was her name and is she dead or living and if dead, when did she die and where did she die?
Ans. He left a widow surviving him. Her name was martha A.L.George. She is dead, having died in May, 1922, in this County.

7th.Int. State if you know the children of the late Joseph E.George, who survived him at the time of his death?
Ans. Yes, they were Martha G.Roe, John E.George, Annie G.Merrick, M.Edwin George, all of them are now living except John E. George, who has died since his father.

8th.Int. Do you know the names of the surviving children of John E.George? if yes,state them?
Ans. They are Elsie G.Sudler, Joseph M.George and Madeline G.Young.

9th.Int. Are these all of the children left surviving John E.George?
Ans. Yes.

10th.Int. Did John E.George leave a widow and any children surviving him and if so please state names, ages, residence of such surviving children or child and name and residence of widow?
Ans. I have named all of the children, There addresses are Sudlersville, Queen Anne's County,Md. except Madeline G.Young who resides in Plainfield N.J.. All of them are over 21 years of age. He left a widow whose name is Elvira A. George and who resides in Sudlersville, this County.

11th.Int. Please state the name, approximate age and residence of any child or children of Annie G.Merrick and Martha G.Roe?
Ans. The children of Annie G.Merrick areLouise M.Marshall, age about 38 years and who resides in Lynchburg, Va. Elizabeth George Merrick who is about 34 years old and Marion merrick who is about 28 years old and both of the latter resides with their parents near Sudlersville, Queen Anne's County, md. The children of Martha G.Roe, are Dudley G.Roe who is about 40 years old, May Roe Roberts, who is about 38 years old and Helen Roe Massey who is about 36 years old. The first of these live near Sudlersville, Maryland, and Helen Roe Massey lives near Barclay, Md.

12th.Int. You have stated that John E.George left only the following children surviving him, Joseph M.george, Elsie G.Sudler and Madeline G.Young. Have any of these children any child or children that would be related to Joseph E.George as a great grand child and if so please so state, giving name, age and residence.
Ans. Yes; there are five great grand children, they are John E.George's grand-children. They are Lelia George Sudler, martha Elvira Sudler, Sara Katheryn Sudler, all children of Elsie George Sudler, their ages are respectively, 16 years, 14 years, and 9 yrs. and all of them reside with their mother in Queen Anne's County, Maryland, the other two are my children, John E.George the second and Joseph M.George Jr. they are aged respectively 10 yrs. and 9 yrs. and both of them reside with me in this county.

13th.Int. You have stated that Martha G.Roe has three children, Dudley G.Roe, Helen Roe Massey and May Roe Roberts. Have any of these children of Martha G.Roe any child or children and if so please state the approximate age of such children and their place of residence?
Ans. There are eight grandchildren of Martha G.Roe. They are as follows_ the children of Dudley G.Roe are Dudley G.Roe,Jr. Brown Metcalf Roe and William Medford Dudley Roe, all of these are infants under 21 years of age and all reside with their parent in this County. The children of Helen Roe Massey are,James Bruce Massey and George Jackson Massey, all infants under 21 years of are and reside with their parenst in this county, the children of May Roe Roberts are,Wm. Scott Roberts, Martha George Roberts and Helen Roe Roberts,, all of these are

infants and reside with their parents in this County. All of these are great grandchildren of the late Joseph E.George.

14th.Int. You have stated that Annie G.Merrick has three children, Louise Marshall who resides in State of Virginia and Elizabeth G.Merrick and Marion Merrick who live with their parents in this county. Have any of these children,children and if so,please sestate and give the approximate age of such child or children and where it resides?

Ans. Yes; Louise M.Marshall has two children,grandchildren of Annie G.Merrick and great grandchildren of Joseph E.George, their names are Margaret Ann Marshall and James Merrick Marshall both infants and both reside with their parents in Lynchburg, Va.

15th.Int. Are there any other descendants or descendants ofa deceased child of thesaid Joseph E.George, other than the ones you have named.

No. No.

16th.Int. Do you know the land of which Joseph E.George died seized and possessed and which passed under the 12th.Item of the Codicil to his said last will and testament and codicil thereto?

Ans. Yes, I know the land. There are 16 tracts or parcels of land as follows: The Black or Cook farm in Dist #1 of this county,, the Coppage or Felton Farm also in the 1st. dist. this county, the Stevens farm in the 7th.dist this county, the Bryan Farm near Chestertown,Kent County,Md. the Warner Farm near Henderson,Caroline County, Md. the Green or Sudler farm in the 1st. Dist of this County, the Aldridge Farm near Chestertown, Kent County,Md. the Graham Farm in the 7th.dist. this county, the Coleman Farm in the second district of this county, the Wallace farm in the first district this county, the Sledmore farm in the 1st. dist. this county, the Reakby or Merrick farm,in the first district of this county, the Rolph or Kimball farm in the second district of this County, the Ashland farm,in the second district of this county, the Little Aldridge or Pippin farm near Chestertown, Kent County,Md. and the McCellister farm in the second district this county.

At this point counsel introduced a written description of the farms or parcels of land said to have been distributed under the residuary clause of the last will and testament of Joseph E. George,amd marked Exhibit D. and ask that same be taken as a part of this testimony.

17th.Int. I now hand you the Exbit D. just filed with the Examiner.Look at this Exhibit and state whether or not the lands therein mentioned and described, is the same land which you have mentioned in answer to the 16th.Interrogatory?

Ans. Yes, It is the same land.

Examiner's special.
I do not.

Jos. M.George.

James Merrick,Jr. tne next witness of lawful age produced on the part of the Plaintiff being duly sworn and examiner, deposes and says:-

1st.Int. State your name,age, residence and occupation.

Ans. James Merrick Jr. I am 66 years of age, I reside in Queen Anne's County,Md. and my occupation is farming.

2nd.Int. Do you know the parties to this suit and if so name them and state if you are related to any of them?

Ans. I know them all. They are Martha G.Roe, Annie G.merrick,Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Elizabeth George Merrick, Marion D.Merrick,Elsie G.Sudler, Joseph M.George, all of whom are adults and reside in Queen Anne's County,Md. and Louis M.marshall of Lynchburg,Va. and Madeline G.Young, of Plainfield, N.J. these are also adults; there also the following infants, Dudley G.Roe,Jr. Brown Metcalfe Roe, William Medford Dudley Roe, William Scott Roberts, Helen Roe Roberts, Martha George Roberts, James Bruce Massey, George Jackson Massey, all of these reside with their parents in Queen Anne's County,Md. and there is also Margaret Ann Marshall and James Merrick Marshall both infants and both reside with their parents in Lynchburg,Va. I am related either by blood or marriage to all of them.

3rd.Int. Did or not you know the late Joseph E.George? If yea, state what relationship he was to you and if be living or dead.

Ans. I knew him. He is now dead, he was the father of my wife Annie G.Merrick. He died in 1911.

4th.Int. Do you know whether or not he died leaving a last will and testament and codicil thereto?

Ans. Yes, he did.

5th.Int. I now hand you a paper marked Exhibit A. heretofore filed with the Examiner. Is this the will and codicil you referred to?

Ans. Yes, it is a copy of the will and codicil I referred to.

6th.Int. Did Joseph E.George leave a widow surviving him; If so what was her name and is she living or dead and if dead when and where did she die?
Ans. Yes, he left a widow surviving him. Her name was Martha A.L.George. She is now dead having died in May, 1922.

7th.Int. State if you know the children of the late Joseph E.George, who survived him at the time of his death.
Ans. Yes, Martha G.Roe, John E.George, Annie G.Merrick, M.Edwin George, all of them now living except John E.George who has died since his father Joseph E.George.

8th.Int. Do youknow the names of the surviving children of John E.George? If yes, state them?
Ans. They are Elsie G.Sudler, Joseph M.George and Madeline G.Young.

9th.Int. Are these all of the children left surviving John E.George?
Ans. Yes, they are all the children surviving Jno.E.George and he left no descendants of a deceased child or children.

10th.Int. Did John E.George leave a widow and any children surviving him and if so please state names, ages, and places of residence of each child and residence of widow?
Ans. Yes, he left a widow and three children surviving him. The widow's name is Elvira A.George, who reside in Queen Anne's County,Md. at Sudlersville,the childrens names are Elsie G.Sudler, Joseph M. George, who reside in Sudlersville, Md. and both of them are over 21 years of age, he also left another child Madeline G.Young,who resides in Plainfield, N.J. and who is over 21 years of age.

11th.Int. Please state the name, approximate age andresidence of any child or children of Annie G.merrick and Martha G.Roe?
Ans. The children of Annie G.Merrick are Louise M.Marshall, who is about 38 years of age and who resides in Lynchburg, Va, and Elizabeth George Merrick, 34 years of age and Marion Merrick who is 28 years old and both reside with their parents near Sudlersville, this county. The children of Martha G.Roe are Dudley G. Roe who is about 40 years of age, May Roe Roberts, who is about 38 years old and Helen Roe Massey is about 36 years old, all of these reside in Queen Anne's County, Md.

12th.Int. You have stated that John E.George left only the following children surviving him, Joseph M.george, Elsie G.Sudler and Madeline G.Young, Have any of these children any child or children that would be related to Joseph E.Georgeas a great grand child and if so please state, giving name, age and residence.
Ans. Yes, there are five great grandchildren of Jos. E.George, who are the grand children of John E.George, they are Lelia George Sudler, Martha Elvira Sudler and Sara Katheryn Sudler the children Elsie George Sudler, all are under 21 years of age, and reside with their mother in Sudlersville, this county, the other two are the children of Jos. M.George, they are Jos. M.George,Jr.and John E. George the 2nd. both of these are infants and reside with their parents in this County.

13th. You have state that Martha G.Roe has three children, Dudley G.Roe, Helen Roe Massey and May Roe Roberts; Have any of these children of Martha G.Roe any child or children, and if so please state the approximate age of such children and their respective places of residence?
Ans. Martha G.Roe has three children who are grandchildren of Jos. E.George. They are Dudley G.Roe, Helen Roe Massey and May Roe Roberts, all of these are adults and reside in this County. Dudley G.Roe has three children, they are,Dudley G.Roe,Jr. Brown Metcalfe Roe, and William Medford Dudley Roe, all of them infants and reside with their parenst in this county. Helen Roe Massey has two children. they are James Bruce Massey and George Jackson Massey, both infants living with their parents in this county. The children of May Roe Roberts are, William Scott Roberts, Martha George Roberts and Helen Roe Roberts, all of these are under 21 years of age and reside with their parents in this county.

14th. You have stated that Annie G.Merrick has three children, Louis M.Marshall,who resides in the State of Va. and Elizabeth G.Merrick and Marion Merrick who live with their parents in this county.
Have any of these children, children, and if so please so state and give approximate ages also their places of residence?
Ans. Yes, Louise M.Marshall has two children, Margaret Ann Marshall and James Merrick Marshall, who are the grandchildren of Annie George Merrick andalso the great grandchildren of Joseph E. George, they are both infants and reside with their parents in Lynchburg, Va. There are no ohher great grand children of Joseph E.George ether then the ones I have named in my last four answers.

15th.Int. Do you know the land of which Jos. E.George, died, seized and possessed and which land passed under item 12 of the Codicil of the last will and testment (Item 12 being the residuary clause to that codicil of the last will of Jos. E.George)

Ans. I knew the land. There are sixteen tracts or parcels, they are as follows: The Black or Cook farm,contains 200 acres of land,more or less, and lies in the first district of this county, the Coppage or Felton farm contains 400 acres of land,more or less, and lies also in the first district this county; The Stevens or Hudson farm contains 314 acres and lies in the 7th.district this county, the Bryan farm near Chestertown, kent County,Md. contains about 400 acres; the Warner farm near Henderson, Caroline County, Md. contains about 320 acres; the Green or Sudler farm in the 1st. district this county,contains

200 acres; the Aldridge farm is near Chestertown, Kent County, Md, this is a good sized farm but I cannot recall the acreage; the Graham farm lies in the 7th. district this county and contains about 159 acres; The Coleman Farm is in the second district this county and contains about 166 acres; the Wallace farm is in the first district this county and contains about 150 acres; Sledmore Farm is in the 1st. district this county and contains 215 acres; the Roakby or Merrick farm lines in the 1st. dist. this county, contains about 275 acres; the Relph Farm tenanted by Stephen Kimballs is in the second district and contains about 210 acres, the Ashland farm near Hayden Station in the 6th. district contains about 200 acres; The Little Aldridge or Pippin Farm near Chestertown, Kent County, Md. contains about 160 acres; the McCellister farm in second district contains 217 acres, more or less.

16th.Int. Look at exhibit D. now handed you, which is a written description of the farms or parcels of land said to have been distributed under the last will and testament and codicil thereto of the said Jos. E.George and state is this is the same land you have described.

Ans. It is the same land which I have mentioned above.

Examiner's special.

Ans. I do not.

James Merrick, Jr.

J.Thos. Nickersen, the next witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, depeses and says:

1st.Int. State your name, age residence and occupation?

Ans. J.Thos. Nickerson, 59 years of age, I reside in Sudlersville, Queen Anne's County, Md. and my occupation is grain buyer.

2nd.Int. Do you know the parties to this suit and if so name them and are you or not related to any of them?

Ans. I know all of them, They are Martha G.Roe, Annie G.merrick, Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G.Sudler, Joseph M.George, Madeline G.Young, all of these are more than twenty one years old; Dudley George Roe, Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, William Scott Roberts, Helen Roe Roberts, Martha George Robert, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall and James Merrick Marshall all under 21 years old; I am not related to any of them.

3rd.Int. Did you or not know the late Joseph E.George and state whether or not he is living or dead and if dead when did he die?

Ans. I knew him. He is dead. He died some time during the year nineteen hundred and eleven. I do not remember the exact date.

4th.Int. Do you know whether or not he died leaving a last will and testament?

Ans. Yes, he left a last will and testament.

5th.Int. I now hand you a certified copy of the last will and testament and codicil thereto of the said Joseph E.George, marked Exhibit A.B. and heretofore filed with the Examiner. State whether or not this is the instrument you refer to as the last will and testament?

Ans. It is a copy of the will I referred to.

6th.Int. Did or not Jos. E.George leave a widow surviving him and if so give her name and state whether or not she is living or dead and if dead, when and where dd did she die?

Ans. He left a widow surviving him. She is now dead, having died in May, 1922, in this county. Her name was martha A.L.george.

7th.Int. State if you know, the children of the late Jos. E.George who survived him at the time of his death.

Ans. Martha G.Roe, John E.George, Annie G.merrick and M.Edwin George. All of them are now living except John E.George who died about three or four years ago.

8th.Int. If you know, state the names of the children of John E.George who survived their father?

Ans. Elsie G.Sudler, Joseph M.george and Madeline G.Young. He left no other childred or descedants of a deceased child.

9th.Int. Did John E George leave a widow and any children surviving him and if so, give their names, ages and places of residence?

Ans. He left the children I named in answer to the eighth question, all of them are over 21 years of age. His widow is Elvira A.George. All of them reside in Sudlersville, Queen Anne's County, Md. except Madeline G.Young, and she lives in Plainfield, N.J.

10th.Int. Please state the name, approximate age and residence of any child or children of Annie G.Merrick and Martha G.Roe?

Ans. The children of Mrs. Annie G.merrick are Louise M.Marshall who resides in Lynchburg, Va. Elizabeth George Merrick and Marian Merrick who reside with

their parents in this county. All of them are more than twenty one years old, but I do not know their exact ages. The children of Mrs. Martha G.Roe are: Dudley G.Roe, who is about 39 or 40 years old; May Roe Roberts who is about 36 or 37 years old and Helen Roe Massey several years younger, all of these live in Queen Anne's County, Maryland.

11th.Int.You have stated that John E.George left several children surviving him. Have any of these dhildren any child or children that would be related to Jos.E. George as a great grand child, If yea, give their names, ages and residences?

Ans. Yes; Mrs. Elsie Geogge Sudler a daughter of John E.George has three children, Lelia George Sudler, Martha Elvira Sudler and Sara Katheryn Sudler, all of them are well under 21 years of age and reside with their mother in Sudlersville. Queen Anne's County,Md. and Jos. M.george, a son of Jne.E.George has two children, John E.George 2nd. and Joseph M.George,Jr. one about ten and the other nine years old, both of whom reside with their parents in Sudlersville,this county. All of these are great grand children of Joseph E.George.

12th.Int.You have stated that Martha G.Roe has three children, Have any of these children any child or children that could be related to Jos. E.George as a great grandchild? If yea, gibe names, ages and places of residence?

Ans. Martha G.Roe has eight grand children. The children of Dudley Roe,her son are, Dudley G.Roe Jr. Brown Metcalfe Roe and William Medford Dudley Roe, all of these are under 21 years of age and reside with their parents in this county. The children of Helen Roe Massey, a daughter of mrs. Roe, are James Bruce Massey and George Jackson Massey, both of these are under 21 years old and reside with their parents in this county. The children of May Roe Roberts are, Wm.Scott Roberts, Martha George Roberts and Helen Roe Roberts, all of these are under 21 years old and reside with their parents in this county. All of these are grand children of Joseph E.George.

13th.Int.You have stated that Annie G.merrick has several children. Have any of these children any child or children that would be related to Joseph. E.George as a greay grand child and if so, give names, ages and places of residence?

Ans. Louise M.Marshall a daughter of Mrs. Annie G.merrick has two children,Margaret Ann Marshall and James Merrick Marshall, both of these are infants and both reside with their parents, in Lynchburg,Va. they are great grand children of Joseph E.George.

14th.Int.Are there any other descendants or descendants of a deceased child of the said Joseph E.George, other than these you have named?

Ans. No, there are no other children or descendants other than the ones I have named.

15th.Int.Do you know the land of which Joseph E.George died seized and possessed and which passed under Item 12 of the codicil of said last will and testament, (same being the residuary clause of that will or codicil?

Ans. I know the land. I have been upon ~~me~~each one of them and I think I have purchased grain from them. The Black or Cook farm and the Coppage or Felton farm are located in the first election district of Queen Anne's County,Md. the Stevens farm is located in the 7th.election district of this county; the Bryan farm is located near Chestertown,Kent County,Maryland; the Warner Farm is located near Henderson, Caroline County,Maryland, the Green or Sudler farm is located in the First District this county, the Aldridge farm is located near Chestertown,Kent County,Md. the Graham farm is in the 7th. district this county, the Coleman farm is in the second district of this county. the Wallace farm is in the first district of this county; the Sledmore farm is in the first district of this county, the Roakby or Merrick farm is in the first district of this county, the Ashland Farm is in the 6th.district of this county near Hayden Station; the Little Aldridge or Pippin Farm is in Kent County,Md. near Chestertown and the McCollister farm is located in the second district this county.

16th.Int.Look at Exhibit D,filed with the Examiner, same being a written description of the respective farms and state whether or not the land therein described is the same land which you hace just mentioned?

Ans. It is the same land. I do not know the acreage but from my recollection of the farms I should judge, the acreage given is about right.

Examiner's Special.

I do not.

J.Thomas Nickerson.

There being no further witnesses to be examined and neither party desiring further time for the production of evidence, your Examiner herewith respectfully makes his return, together with the Exhibits A,B, & D. and certified that he was engages as such examiner three days and examined three witnesses, making costs chargeable to Petitioners, as follows:

Charles E.Tucker, Examiner.	$12.00
Joseph M.George, Witness.	.75
James Merrick Jr. "	.75
J.Thomas Nickerson , "	.75
	$14.25

Respectfully submitted,

Chas. E.Tucker,
Examiner.

Exhibit D filed Aug. 23rd. 1922.

In the Matter of the Division and allotment of the estate of Joseph E.George, late of Queen Anne's County, Maryland, deceased.	)	In the Circuit Court for Queen Anne's County, in Equity, Cause No.

The rest, residue and remainder of the real estate of the said Joseph E.George, late of Queen Anne's County, Maryland, deceased, passing under Item 12 of the Codicil of the will of the said Joseph E.George,deceased, is herewith shewn in the hereunto attached schedule marked Exhibit D and prayed to be taken as a part of this Petition.

Farm No.1. All that tract of land known as the Black Farm or Cook Farm situate on public road leading from Sudlersville to Smyrna, Del, about one mile east of Sudlersville, and containing 200 acres of land,more or less, is in Queen Anne's County.

Farm No.2. The Coppage or Felton Farm is located opposite the above described tract of land, on road from Sudlersville to Smyrna,Del, and about one mile from the former place, and contains 400 acres of land,more or less, and is in Queen Anne's County.

Farm No.3. The Stevens Farm on the road leading from Hackett's Corner to Higman's Mill and is in seventh election district of Queen Anne's County, and contains 314 acres of land,more or less.

Farm No.4. All of that farm known as The Bryan Farm in Kent County,Maryland, on public road leading from Chestertown to Kennadyville, and containing 400 acres of land, more or less;

Farm No.5. The Warner farm near Henderson in Caroline County, maryland, containing 320 acres of land,more or less.

Farm No.6. All of that farm known as Green or Sudler Farm on the public road leading from Sudlersville to Millington, tenanted by W.W.Rambo, and containing 200 acres of land,more or less.

Farm No.7. All of that farm known as The Aldridge Farm located in Kent County,Maryland on public road leading from Chestertown to Telchester, adjoining the Pippin Farm.

Farm No.8. All of that farm known as the Graham Farm in the election district of Queen Anne's County, tenanted by Medford Graham and containing 159 acres of land, more or less.

Farm No.9. All of that tract of land known as the Coleman Farm in the 2nd. election district of Queen Anne's County, Maryland, on the public road that leads from the I.B. road to the public road leading from Chestertown to Millington, and containing 166 acres of land,more or less.

Farm No.10. All of that tract of land known as the Wallace Farm now tenanted by W.B. Seward, on the public road leading from Sudlersville to Barclay,containing 150 acres of land,more or less.

Farm No.11. All of that tract of land known as Sledmore opposite the Sudler farm on the public road leading from Sudlersville to Millington, in Queen Anne's County,Maryland, containing 215 acres of land,more or less.

Farm No.12. All of that tract of land known as Roakby or the Merrick Farm near Dixon's Tavern, in the first election district of Queen Anne's County aforesaid, on the public road from Sudlersville to Barclay, containing 275 acres of land,more or less.

Farm No. 13. All ofthat farm or tract of land whereon Stephen Kimble does reside in the second election district of Queen Anne's County,Maryland, and containing 210 acres of land,more or less.

Farm No.14. All of that farm known as the Ashland Farm located near Ashland Station in Queen Anne's County,Maryland, on the public road leading from Centreville to Ashland Station and containing 210 acres of land,more or less.

Farm No.15. All of that tract of land situate in Kent County,on the public road leading from Telchester to Chestertown,and known as the Little Aldridge or Pippin farm and containing 160 acres of land,more or less.

Farm No.16 All of that tract of land situatein the second election district of Queen Anne's County,Maryland,known as the McCollister Farm,and tenanted by Meeks Usilton,Esq and containing 217 acres of land,more or less.

Order filed December 2nd., 1922.

Martha G.Roe
Annie G.Merrick

Vs.

Dudley,G.Roe,May Roe Roberts, Helen Roe Massey,Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G.Sudler, Joseph M.George Madeline G.Young

Dudley George Roe,Jr. Brown Metcalfe Roe Wm.Medford Dudley Roe Wm.Scott Roberts Martha George Roberts Helen Roe Roberts James Bruce Massey George Jackson Massey Margaret Ann Marshall James Merrick Marshall — Infants.

In the Circuit Court for Queen Anne County, in Equity. No.

The proceedings in this case have been read and considered and it is this 2nd. day of December, 1922, by me, Lewin W.Wickes, one of the Judges of the Circuit Court for Queen Anne County, in Equity, ordered and decreed that the Circuit Court for Queen Anne County hereby assumes jurisdiction in the premises and directs that the allotment and any necessary monetary adjustment and equalization under Item 12 of the last will and testament of the said Joseph E.George be made, and that Charles A.Busteed, Robert W.Thomas and Charles M.West, three male citizens of Queen Anne's County, whom this Court deems to be of sound judgment and familiar with values of real estate be appointed as a commission to examine, value and appraise the real estate mentioned in Exhibit "D" of the Bill of Complaint and to make a division, allotment and equation in accordance with Item 12 of the codicil of the last will of Joseph E.George; And it is further ordered that the allotment be made in manner following, that is to say: One third of said estate shall be allotted unto Martha G.Roe; one third of said estate shall be allotted unto Annie G.Merrick and the remaining one third shall be allotted unto Elsie G.Sudler, Joseph M.George and Madeline G. Young, as tenants in common, they be the surviving children of John E.George, the deceased child of Joseph E.George mentioned in said codicil to the last will and testament of Joseph E.George, the allotment to Martha G.Roe and Annie G.Merrick being made for natural life and no longer, and from and after the death of each of said children, said one third share so allotted, after death of said martha G.Roe and Annie G.Merrick to her child or children and to the issue of any deceased child or children the issue of any deceased child or children to take the part to which the parent would be entitled, if living, to take per stirpes and not per capita, absolutely and in fee simple.

Lewin W.Wickes.

Filed December 2nd.1922.

Commission to C.A.Busteed,Robert W.Thomas and Charles M.West,to partition the real estate of Joseph E.George, dec'd. as described in these proceedings.

Martha G.Roe
Annie G.Merrick

Vs.

Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G.Sudler, Joseph M.George, Madeline G.Young.
Dudley G.Roe,Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, James Bruce Massey, George Jackson Massey, Helen Roe Roberts, Margaret Ann Marshall and James Merrick Marshall, INFANTS.

In the Circuit Court for Queen Anne's County, in Equity. Cause # 2461.

State of Maryland, Queen Anne's County, to wit:-

The State of Maryland to Charles A.Busteed, Robert W.Thomas and Charles M.West, all of Queen Anne's County, State of Maryland, Greeting:

KNOW YE THAT WE HAVE, pursuant to a decree of the Circuit Court for Queen Anne's County, in Equity, passed on the second day of December, in the year nineteen hundred and twenty two, in a cause therein between martha G.Roe, Annie G.Merrick, Plaintiffs, and Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G.Sudler, Joseph M.George, Madeline G.Young; Dudley G.Roe,Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall and James Merrick Marshall, infants, Defendants, fully authorized and empowered you to go to, enter upon, walk over and value all the following described real esyaye situate, lying and being in Queen Anne's County, Kent County and Caroline County, State of Maryland, of which

Joseph E.George, late of Queen Anne's County aforesaid, died seized and possessed, and which is particularly mentioned and desctibed in the schedule referred to in paragraph eight of the Bill of Complaint filed in said Cause marked Exhibit D, and filed with sad said Bill of Complaint as a part thereof, te wit:

Farm #1. All of that tract of land known as the Black Farm or Cook farm situate on the public road leading from Sudlersville to Smyrna, Del, and about one mile east of Sudlersvilleand containing 22 acres of land,more or less, is in Queen Anne's County,Maryland.

Farm #2. The Coppage or Felton Farm is located opposite the above mentioned farm, on the raod from Sudlersville, Md. to Smyrna,Del, and about one mile from the former place is in Queen Anne's County,Maryland, and contains about 400 acres of land,more or less.

Farm #3. The Stevens farm on the public road leading from Hackett's Corner to Higman's Mill, in Queen Anne's County, in the Seventh Election district of said County and contains 314 acres of land,more or less;

Farm#4. All of that tract of land known as The Bryan Farm in Kent County, State of Maryland, on the public road leading from Chestertown to Kennedyville, and containing 400 acres of land,more or less.

Farm # 5. The Warner Farm near Henderson in Caroline County, in the State of maryland, containing 320 acres of land,more or less,

Farm #6. All of that farm known as the Green or Sudler Farm on the public road leading from Sudlersville to Millington, in Queen Anne's County aforesaid, tenanted by W.W.Rambo and containing 200 acres of land,more or less.

Farm #7. All of that farm known as the Aldridge Farm located in Kent County, State aforesaid, on the public road leading from Chestertown to Tolchester, adjoining the Pippin Farm.

Farm #8. All of that farm known as the Graham Farm in Queen Anne Count, State aforesaid tenanted by medford Graham, and containing 159 acres of land,more or less.

Farm #9. All that farm known as the Coleman Farm in the second election district of Queen Anne's County aforesaid, on the public road that leads from the I.B.road to the public road lwading from Chestertown to Millington, and containing 166 acres of land, more or less;

Farm #10. All of that farm known as the Wallace farm now tenanted by W.B.Seward, on the public road leading from Sudlersville to Barclay, in Queen Anne's County,Maryland, and containing 150 acres of land,more or less.

Farm #11. All that farm known as Sledmore opposite the Sudlers Farm on the Public road leading from Sudlersville to Millington in Queen Anne's County, and containing 215 acre of land,more or less.

Farm #12. All that farm known as Roakby or the Merrick Farm near Dixon's Tavern in Queen Anne's County aforesaid, on the public road leading from Sudlersville to Barclay and containing 275 acres of land, more or less.

Farm #13. All of that farm known as the Kimble farm whereon Stephen Kimbles does reside in the second election district of Queen Anne's County aforesa,d and containing210 acres ofland,more or less;

Farm #14. All of that farm known as The Ashland Farm located near Ashland Station in Queen Anne's County aforesaid on the public road leading from centreville to Ashland Station and containing 210 acres of land,more or less.

Farm #15. All of that farm in kent County, State of Maryland, on the public road leading from Tolchester to Chestertown and known as The Little Aldridge or Pippin Farm,and containing 160 acres of land,more or less.

Farm #16. All of that tract of land in the second election district of Queen Anne's Co County, Maryland, known as the McCollister Farm, and tenanted by Meeks Usilton,Esq. and containing 217 acres ofland, more or less.

rating the same at its precent value, and upon such valuation to partition and divide the whole thereof among the devisee's of the said Joseph E.George, deceased, and those claiming by, through and under them parties to the said cause, in the manner and according to the terms, provisions and directions set forth in the prescried by the twelfth item of the codicil tothe last will and testament of the said Joseph E.George,deceased, that is to say: to divide and make partition of the whole thereof in three equal parts as to value, having regard to quantity an quality, and to value and allott the same as follows, to wit: To value and allot to martha G.Roe, daughter of said testator, and one of the three children mentioned in the aforesaid item twelve of the said codicil to his said last will and testament, a one-third part of the whole thereof, having regard to quantity and quality, for and during the term of her natural life and no longer and from and after the deathof the said martha G.Roe to her child or children and to the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled, if living, to take per stirpes and not per capital, absoultely and in fee simple.

To value and allot to Annie G.merrick, daughter of the said testator and one of the three children mentioned in the aforesaid Item twelve of the said codicil to his last will and testament, a one third part of the whole thereof, having regard to quantity and quality, for and during the term of her natural life and no longer, and from and after the death of the said Annie G.merrick to her child or children, and to the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled, if living, to take per stirpes and not per capital, absolutely amd in fee simple.

To value and allot to Elsie G.Sudler, Joseph M.george and Madaline G.Young, they being the surviving children of John E.George the deceased son of said testator, Joseph E.George, mentioned in said codicil to the last will and teatement of said Joseph E. George, as tenants in common, in equal proportions, absolutely and in fee simple, a one third part of the whole thereof, having regard to quantity and quality.

And pursuant to said Decree, you are authorized empowered and directed to ascertain whether or not there are any incumbrances upon said real estate or any part thereof and if any there be to make return thereof to this Court; to call upon the parties to produce all such deeds, writings and muniments relating to the said estate as may be in their power, and to examine, and take the depositions of witnesses relating to the matters in question as you may think fit; and when you shall have so done, you are to certify and return to this Court, without delay, your acts and proceedings in the premises, together with the descriptions and documentary or other evidence made, produced to, or taken by you, by your certificate, distinctly and plainly written, closed up, and under your several seals; provided nevertheless, that before you or any of you shall act in the premises, you shall each take the oath hereunto annexed before some officer authorized by the laws of the State of Maryland to administer oaths.

Witness the Honorable, William H.Adkins, Chief Judge of the Circuit Court for Queen Anne's County, the first Monday of November, in the year nineteen hundred and twenty two.

Issued the 4th. day of December, in the year nineteen hundred and twenty two.

Seal's Place.

J.F.Rolph, Clerk.

COMMISSIONER'S OATH.

You shall, according to the best of your skill and judgment, make the partition directed by the aforegoing Commission, and in all things truly and faithfully execute the powers given and perform the duties required of you by the said Commission, without favor or partiality, to, or prejudice or ill will against any person whatsoever interested therein.

State of maryland, Queen Anne's County, SCT;-

I hereby certify that on this fourth day of December, in the year nineteen hundred and twenty two, before me the subscriber, a Notary Public of the State of Maryland, in and forQueen Anne's County aforesaid, personally appeared Charles A.Busteed Robert W.Thomas and Charles M.West, the commissioners named in the aforegoing Commission ~~xxxxxxx~~ and that the aforegoing oath annexed to said Commission was made before me in due form of law by each of the said Commissioners, to wit: Charles A.Busteed, Robert W.Thomas, and Charles M.West.

In testimony whereof I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Bertha G.Durney.
Notary Public.

Notary Public Seal.

Return of Commissioners filed December 12th.1922.

In the Circuit Court for Queen Anne's County, in Equity, Cause No. 2461.

To the Honorable, the Judges of said Court:-

The subscribers, the commissioners appointed by the commission issued out of the Circuit Court for Queen Anne's county, in Equity, and dated December 2nd. 1922, in a cause wherein Martha G.Roe and Annie G.Merrick are plaintiffs and Dudley G. Roe, May Roe Roberts and others were defendants, and which commission is hereto annexed, do certify that, after having taken the oath annexed to said commission by us to be taken, and given notice to the parties of the time and place of our meeting, we did, in pursuance of said commission, on the fourth day of Decemver, in the year nineteen hundred and twenty, walk over and examine all the real estate mentioned therein (being all the real estate in Queen Anne's County, Caroline County and Kent County, State of Maryland mentioned in and devised by the twelfth item of the codicil to the last will and testament of Jpseph E.George, late of Queen Anne's County, deceased, whereof the said late Joseph E.George died seized and possessed) and have valued and appraised the same at one hundred and eighty seven thousand dollars ($187,000.00) and have divided the same into three parts so far as it was practicable or possible so to do, having regard to quantity and quality thereof, and have made the necessary adjustment and equalization in money, as provided in said Item 12 of the Codicil to the said last will and testament of said Joseph E.George, deceased, by charging against the division alloteed to Elsie G.Sudler, Joseph M.george and Madeleine G.Young the sum of twenty three hundred and

thirty three dollars and thirty three cents to be paid by them to Martha G.Roe, and against the division allotted to said Elsie G.Sudler, Joseph M.George and Madeleine G. Young the sum of three hundred and thirty three dollars and thirty three cents to be paid by them in equal parts unto Annie G.merrick; the particulars whereof will appear by the schedule hereto annexed, forming part of this return, and containing Divisions A.B and C.

And we do further certify that we have, as directed by said commission allotted Division A. to the plaintiff, Martha G.Roe, for and during the term of her natural life and no longer, and from and after the death of said Martha G.Roe to her child or children, and to theissue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled, if living, take per stirpes and not per capita, absolutely and in fee simple, Division B. to the plaintiff, Annie G.Merrick for and during the term of her natural life and no longer and from and after the death of said Annie G.Merrick to her child or children, and to the issue of any deceased child or children, the issue of any deceased child or children totake the part to which the parent would be entitled, if living, take per stirpes and not per capita, absolutely and in fee simple, and Division C. to the defendants, Elsie G.Sudler, Joseph M.George and Madeleine G.Young, as tenants in common in equal shares, absolutely and in fee simple, subject to the charges for adjustment and equalisation as aforesaid.

And we do further certify that the schedule hereto annexed and made part of this return, contains a full and accurate description of said real estate, valued and apprised by us as aforesaid, and the valuation of each parcel thereof, and the particulars of the descriptions and valuations of said property as divided by us as aforesaid.

All of which proceedings, with the schedule and the aforesaid commision, we return closed under our hands and seals this twelfth day of December.

Chas. A.Busteed. (SEAL)
Robert W.Thomas. (SEAL)
Chas. M .West. (SEAL)

Expenses of the said Commissioners.

Three Commissioners, Charles A.Busteed, Robert W.Thomas and Charles M.West, each two days at $2.00 per diem,each	$12.00
And each one hundred dollars as provided by the 12th.Item of the Codicil to the last will and testament of Joseph M. George, dec'd.	300.00
To Notary Public for administering oath to each of the Commissioners.	.75
Total ----------	$312.75

SCHEDULE.

Farm #1: All that farm or tract of land situate in the first election district of Queen Anne's County, State of Maryland, known as the Black or Cook farm, or the Rolph Tract #1, being a part of what was formerly called and known as Wilmer's Range, and lying on the public road leading from Sudlersville to Smyrna, Del. and about one mile east of the former place, this farm containing 201 acres, 1 rood 14 2/5 perches of land,more or less,and being the same land described in a deed from John E.George and wife to Joseph E.George, said deed dated the 1st. day of July A.D.1910, and being recorded among the land records for County and State aforesaid in Liber S.S.#8,folio 216 etc. valued by us at $12,000.00

Farm #2: All that tract of land known as the Coppage or Felton farm, situate, lying and being in the first election district of Queen Anne's County,Maryland, adjoining the lands of Mrs. Neal, the Dr. Sudler farm, the land of the late A.J.Gadd et al, and being opposite the last above described farm, containing 400 acres of land,more or less, and being the same land described in a deed to Joseph E.George from W.Scott Roberts, trustee, said deed bearing date the 16tg.day of August, 1899, and being recorded among the land records for County and State aforesaid in Liber W.H.C.#9, folio 497, etc. and valued by us at $13,000.00.

Farm #3. All of that tract ofland situate, lying and being in the seventh election district of Queen Anne's County,Maryland, on the public road leading from Sudlersville to Millington, and on the road leading from Hacketts' Corner to Higman's Mill,known as the Stevens Farm or Reviving Spring, containing 314 acres, 2 roods and 4 perches of land,more or less, and being the same tract of land conveyed unto Joseph E.George by Alfred Hudson and wife by deed dated the 8th.of January, 1904, which said deed is recorded among the land records for County and State aforesaid in Liber J.E.G.#6, folio 42 etc. Valued by us at $15,000.00.

Farm #4. All of that tract of land in Kent County, State of Maryland, situate,lying and being on the public road leading from Chestertown to Kennedyville, known as the Bryan farm, containing 400 acres of land,more or less, and being in the fourth election district of County and State aforesaid and being the same land described in a deed from Executors of Robert Cochran to Frances Reynolds Brown, said deed dated the 13th.day of May,1907,and recorded among the land records for County and State aforesaid in Liber J.T.D. 15folio 357, valued by us at $20,000.00

Farm #5. All of that tract of land or farm in Caoline Cunty,State of maryland, on the right side of the public road leading from the Ingleside-Goldsboro public road to the Ingleside-Templeville public road and about one and one half miles from the village of Ingleside, and in the first election district of Caroline County aforsaid, known as the Warner Farm, and being fully described in a deed from R.C.Rice, Sheriff to Joseph E. George,said deed dated the 7th.day of July, 1899, and recorded among the land records for Caroline County aforesaid in Liber C.W.H. #64,folio 546 etc, said farm containing 320 acres of land,more or less and valued by us at $5,000.00

Farm #6, All of that tract of land situate, lying and being in the first election district of Queen Anne's County,Maryland, known as the Sudler or Green farm on the public road leading from Sudlersville to Millington, tenanted by W.W.Rambo, adjoining on the north the lands of John Sudler, the Hazel Farm of Mrs.Elvira George, and on the south and west by the public road,containing 200 acres more or less; and valued by us at $17,000.00,and being the same land described in a deed from J.B.& E.H.Brown,Trustees for Jos.E.George,dated Aug.24th. 1892, and recorded in Liber W.D.#7,folio 385, a land record book for Queen Anne's County aforesaid.

Farm #7. All of that tract of land situate in Kent Cunty in the State of Maryland, lying on the public road leading from Chestertown to Tolchester,adjoining the lands of J.Walter Skirven et al, in the 4th.election district of County and State aforesaid,containing 244 acres, 1 rood 9 perches of land,more or less, and being the same land described in a deed from Hope H.Barroll, Executor to Joseph E.George, dated the 11th.day of Sept. 1909, and recorded among the land records for Kent County aforesaid, in Liber J.T.D.#19,folio 424 etc, and valued by us at $18,000.00

Farm #8. All of that tract of land situate, lying and being in Queen Anne's County, in the State of Maryland, adjoining the lands of Wesley Walls et a, bounded on the north by public road in the 7th. election district of County aforesaid, now in the tenancy of Medford B.Graham, and known as the Graham Farm, and described in two deeds to Joseph E. George, one from Agnew Jarman,dated July 25th.1907, and recorded among the land records for County aforesaid in Liber S.S.#3,folio 245 etc; and the other from Charles M.Lloyd and wife to said grantee, dated Nov. 29th.1909,and recorded among the land records aforesaid in Liber S.S.#7,folio 203 etc, containing 145 acres, and 15 sq.perches,more or less and valued by us at $8,000.00

Farm #9, All of that tract of land, situate,lying and being in the second election district of Queen Anne's County, State of Maryland, adjoining the lands of J.E.Meredith, the Hurlock farm et al, on the public road that leads from the I.B.Road to public road leading from Chestertown to Millington,containing 166 acres, 3 roods and 2 perches of land,more or less, and being the same land that was conveyed unto Joseph E.George by Phil H.Tuck, attorney by deed dated the 4th.day of April,1900, and being recordedamong the land records for County and State aforesaid in Liber W.H.C.#10,folio 393 etc. and valued by us at $10,000.00

Farm #10. All ofthat tract of land in the 1st. election district of Queen Anne's County, State of maryland, lying on the public road from Sudlersville to Barclay, adjoining the lands of S.G.Walls, Frank Wallace, et al, now tenanted by W.B.Seward, containing 145 acres of land,more or less, and being the same land conveyed unto Joseph E. George by R.L.and C.P.Merrick, assignees, and vendors by deed dated the 30. of Nov. 1900,and recorded among the land records for County aforesaid inLiber J.E.G.#1,folio 251 etc, and valued by us $7,000.00.

Farm #11. All of that tract of land in the first election district of Queen Anne County State of Maryland, lying on the publicRoad leading from Sudlersville to Millington, known as Sledmore, the same being opposite the Sudler farm described above (#6) containing 215 acres of land,more or less, this being the same land thatwas conveyed unto Joseph E.George by William H.Hians by deed dated the 27th. day of April, 1899, and recorded among the land records for County and State aforesaid in Liber W.H.C.#9,folio 300 etc, and valued by us at $10,000.00.

Farm #12. All of that tract of land in the 1st. election district of Queen Anne's County, Maryland, on the public road leading from Sudlersville to Barclay, known as Roakby or the Merrick Farm near Dixon's Tavern,containing 262 and one half acres of land,more or less, and being the same land described in a deed from W.J.Price, assignee to Joseph E.George dated the 28th.day of December, 1900, and recorded among the land records for County and State aforesaid in Liber J.E.G.#1,folio 304, etc, and valued by at $14,000.00.

Farm #13. All of that tract of land in the second election district of Queen Anne's County, State of Maryland,adjoining the Hurlock farm, the lands of the late John McRochester et al, and being the same land whereon Stephen Kimble does now reside,containing 210 and valued by us at $12,000.00

Farm #14. All of that tract of land situate in the sixth election district of Queen Anne's County,Maryland, and lying on the public road that leads from Church Hill to Forman's Branch,and on the south side of the public road that leads from I.B. to the last named road, this being known as the Ashland Farm,containing 210 acres and 17.9 perches of land,more or less,and being the same land that was conveyed unto Joseph E. George by G.B.Smith,trustee,by deed dated the 8th.of Sept. 1897, and being recorded among the land records of Queen Anne's County aforesaid in Liber W.H.C.#6,folio 481 etc. and valued by us $8,000.00

Farm #15. All of that tract of land in Kent County, State of Maryland, bounded on one side by the public road that leads from Tolchester to Chestertown and known as the Pippin or Little Aldridge farm,and containing 163 acres, 1 rood and 9 perches of land,

more or less and being the same land described in a deed from Hope H.Barroll Executor etc. to Joseph E.GeorGe, said deed being dated the 11th.Sept. 1909,and being recorded among the land records for County and State aforesaid, in Liber J.T.D.#19,folio 424 etc the farm above being therein described as parcel #2, and valued by us at $7,000.00.

Farm #16. All of that tract of land situate in the second election district of QQueen Anne's Cunty, State of Maryland, on the public road leading from Church Hill to Ashland Station, and on the public road leading from Starkey's Corner to Tilghman or Roberts Station, and being known as the McCallister Farm now in the tenancy of Meeks Usilton Esq. and containing 217 acres of land,more or less, and being the same land that was conveyed unto Joseph E.George by deed dated the 4th.day of Aug. 1904, from Philemon B. Hopper, atty, and said deed being recorded among the land records for County and State aforesaid in Liber J.E.G.#6,folio 426 etc, and valued by us at $11,000.00.

No.of Farm	Description.	Valuation.
	Division A.	

Allotted unto Martha G.Roe for and during the term of her natural life and no longer and from and after her death, to her child or children and to the issue of any deceased child or children, the issue of any deceased child to take part to which the parent would be entitled, if living, take per stirpes and not per capita, absolutely and in fee simple.

Farm No.6; All of that tract of land situate, lying and being in the first Election districtof Queen Anne's Cunty, State of Maryland, known as The Sudler of Green Farm, on the public road leading from Sudlersville to Millington, at this time tenanted by W.W.Rambo, adjoining on the north the lands of John Sudler, the Hazel Farm of Mrs. Elvira George, and on the south and west bounded by the public road, containing 200 acres of land,more or less, and valued by us at $17,000.00; and being the same land described in a deed from J.B. & E.H.Brown Trustees to Jos. E.George,dated Aug.24th. 1892, and recorded in Liber W.D.#7,folio 385 etc, a land record book for Queen Anne's County aforesaid.

Farm No.7. All of that farm or tract of land situate, lying and being in kent County State of Maryland, on the public road leading from Chestertown to Tolchester,adjoining the lands of J.Walter Skirven et al, in the fourth election district of County and State aforesaid, containing 244 acres, 1 rood, 9 perches of land,more or less, and being the same land described in a deed from Hope H.Barroll, Executor to Jos. E.Georg dated the 11th.day of Sept. 1909, and recorded in Liber J.T.D.#19,folio 424 etc, a land record book for Kent County, and valued by us at $18,000.00

Farm No.8, All that tract of land situate, lying and being in Queen Anne's Co, in the State of Maryland, adjoining the lands of Wesley Walls et al, and bounded on the north by the public road in the seventh election district of County aforesaid, known in the tenancy of Medford B.graham and known as the Graham Farm and descried in two deeds to Jos. E.George, one from Agnew Jarman, dated July 25, 1907, and recorded among the land records for County aforesaid in Liber S.S.No.3, folio 245 etc, and the other from Charles M.LLoyd and wife, dated the 25th.of Nov. 1909, and recorded among the aforesaid land records in Liber S.S. #7, folio 203 etc, containing 145 acres and 15 sq. perches, more or less, and valued by us at $8,000.00.

Farm No.9; All of that farm and tract of land, situate, lying and being in the Second election district of Queen Anne's County, State of Maryland, adjoining the land of J.E.Meredith, the Hurlock farm et al, on the public road leading from I.B. road to the public road leading from Chestertown to Millington,containing 166 acres 3 roods and 2 perches of land,more or less, and being the same land that by deed dated the 4th. day of April, 1900 was conveyed by Phil H.Tuck, attorney, to Joseph E. George, said deed being recorded among the land record books for Queen Anne's County aforesaid, in Liber W.H.C.#10,folio, folio 393 etc, valued by us at $10,000.00.

Farm #10. A ll of that farm and tract of land situate, lying and being in the first election district of Queen Anne's County,Maryland, on the public road leading from Sudlersville to Barclay adjoining the lands of S.G.Walls, Frank Wallace, et al, now tenanted by W.B.Seward, containing 145 acres of land,more or less, and being the same land as that conveyed unto Joseph E.George by R.Leslie Merrick and C.P.Merrick, assignees and vendoer by deed dated the 30th.day of Nov. A.D.1900, and recorded among the land records for County and State aforesaid in Liber J.E.G.#1,folio 251 etc.and valued by us at $7,000.00

Total valuation of real estate described in Division A.	$60,000.00
And for the purpose of equalization we have allotted Martha G.Roe the sum of $2,333.33 to be paid to her in equal parts by Elsie G.Sudler, Joseph M.George, and Madeleine G.Young, and charge said amount against the real estate described in Division C. allotted to said Elsie G.Sudler, Joseph M.George, and Madeleine G.Young, as hereinafter set forth.	2,333.33
	$62.333.33.

No. of Farm. Description. Valuation.

Division "B".

Allotted unto Annie G.Merrick for and during the term of her natural life and no longer, and from and after her death, to her child or children and to the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would have been entitled, if living, take per stirpes and not per capita, absolutely and in fee simple.

Farm No.11. All of that tract of land in the first election district of Queen Anne's County, State of Maryland on the public road leading from Sudlersville to Millington, opposite the Sudler Farm which is described as Farm #6 in Division A. known as Sledmore, containing 215 acres of land,more or less, and being the same land as that conveyed unto Joseph E.George by William H.Bians, by deed dated the 27th.day of April,1899,and recorded among the land records of Queen Anne's County aforesaid in Liber W.H.C.#9, folio 300 etc, and valued by us $10,000.00

Farm #12: All of that tract of land in the first election district of Queen Anne's County,State of Maryland, and on the public road leading from Sudlersville to Barclay, known as Roakby or the Merrick Farm, near Dixon's Tavern conctaining 262 and one half acres,more or less, and being the same land as that described in a deed from William J.Price, Assignee, to Joseph E.George, bearing date the 28th.day of December, 1900 and recorded among the land records for County and State aforesaid in Liber J.E.G.#1,folio 304 etc, and valued by us at 14,000.00

Farm #13: All of that farm or tract of land in the second election district of Queen Anne's County, in the State of Maryland, adjoining the D.T.Hurlock farm, thelands of the late John McRochester et al, and being the same land whereon Stephen Kimble does now reside, containing 210 acres of land, more less ,and valued by as at 12,000.00

Farm #14. All of that farm or tract of land situate, lying and being in the sixth election district of Queen Anne's County, in the State of Maryland,on the public road leading from Church Hill to Formans Branch, and on the south side of the public road that leads from I.B. to the last named road, this being known as the Ashland Farm,containing 210 acres and 17.9 perches of land, more or less, and being the same land as that conveyed unto Joseph E.George by deed from George W.Smith,trustee, dated the 8th.day of Sept. 1897, and recorded among the land records for County and State aforesaid in Liber W.H.C.#6, folio 481 etc. and valued by us $8,000.00

Farm #15. all of that farm or tract of land in kent County, State of Maryland, bounded on one side by the public road leading from Tolchester to Chestertown, and known as the Pippin or Little Aldridge Farm,containing 163 acres, 1 rood and 9 perches, of land,more or less, and being the same land that is described in a deed from H.H.Harroll, executor, to Joseph E. George, said deed bearing date the 11th.day of Sept. 1909,amd recorded among the land records for Kent County, State of Maryland, in Liber J.T.D.#19,folio 424 etc, and valued by us at $7,000.00

Farm #16. All of that farm and tract of land situate,lying and being in the second election district of Queen Anne's County,State of Maryland, on the public road leading from Church Hill to Ashland Station, and on the public road leading from Starkey's Corner to Roberts Station,and being known as the McCollister farm,now in the tenancy of Meeks Usilton,containing 217 acres of land,more or less, and being the same land as that conveyed unto Joseph E.George by Philemon B.Hopper, attorney, by deed dated the 4th.day of August, 1904, and recorded among the land records for County and State aforesaid in Liber J.E.G.#6,folio 426 etc. and valued by us at 11,000.00

Total valuation of Division "B" allotted unto Annie G.Merrick------ $62,000.00
and for the purpose of equalization we have awarded unto the said Annie G .Merrick, to be paid to her in equal parts by Elsie George Sudler, Joseph M.George and Ladeleine G.Young, and have charges the same against the real estate described in Division "C", allotted unto the said Elsie George Sudler, Joseph M.George and Madeleine G.Young, the sum of 333.33
$62,333.33

No. of Farm. Description Valuation.
Division C:

Allotted unto Elsie G.Sudler, Joseph M.George, and Madeleine G.Young, as tenants in common, in equal shares, absolutelyand in fee simple:

Farm #1. All of that farm or tract of land situate, lying and being in the First election district of Queen Anne's County, in the State of Maryland, known as the Black Farm, or the Rolph Tract #1, being a part of what was formerly called and known as Wilmers' Range, on the public road leading from Sudlersville,Md. to Smyrna,Del, and about one mile East of Sudlersville,

containing 201 acres, 1 rood, and 14 2/5 perches of land,more or less, and being the same land as that described in a deed from John E.George and wife to Joseph E.George, dated the 1st.day of July A.D.1910, and recorded among the land records for County and State aforesaid in Liber S.S.#8,folio 216 etc. and which farm we valued at $12,000.0

Farm #2. All of that farm or tract of land situate in the First election District of Queen Anne's County, State of Maryland, and known as the Coppage or Felton Farm,adjoining the lands of mrs. Neal, the Dr.Sudler farm, the farm of the late A.J.Gadd et al, and opposite the last above mentioned farm,containing 400 acres of land,more or less, and being the same land that is described in a deed from W.Scott Roberts, Trustee to Jos. E.George, said deed bearing date the 16th.day of Aug. 1899, and being recorded among the land recordsfor County and State aforesaid in Liber W.H.C.#9,folio 497 etc, and which said farm we valued at $ 15,000.00

Farm #3. All of that tract of land situate, lying and being in the seventh election district of Queen Anne's County, in the State of Maryland, on the public road leading from Sudlersville to Millington, and on the road leading from Hackett's Corner to Higman's Mill, known as the Stevens farm or Reviving Springs, containing 314 acres, 2 roods and 4 perches of land,more or less, and being same land described in a deed from Alfred L. Hudson and wifeto Joseph E.George by deed dated the 8th.day of January, 1904, and recorded among the land records for County and State aforesaid, in Liber J.E.G.#6, folio 42, etc, and which land we value at 15,000.00

Farm #4. All of that tract of land situate, lying and being in Kent County, State of Maryland, on the public road leading from Chestertown to Kennedyville, in the fourth election district of County and State aforesaid, containing 400 acres of land,more or less, and being the same land described in a deed from Robert A.Cochran et al, Executors, to Frances Reynolds Brown, dated the 30th. day of May, 1907, and recorded among the land records for County and State aforesaid in Liber J.T.D.#15,folio 357 etc, and which said farm we valued at $20,000.00

Farm #5. All of that farm or tract of land situate, lying and being in the first election district of Caroline County, in the State of Maryland, on the right side of the public road leading from the Ingleside-Goldsborough public road to the Ingleside-Templeville public road and about one and one half miles from the village of Ingleside, known as the Warner Farm and being the same farm described in a deed from R.E.Rice, Sheriff, to Jos. E.George, dated the 7th.day of July, 1899, and recorded among the land records for County and State afore said in Liber W.H.C.#64 folio 540 etc. containing 320 acres of land,more or less and valued by us at. 5,000.00

$65,000.00

And we charge to Elsie G.Sudler, Joseph M.George and Ladeleine G.Young, in equal parts and against the land allotted to them as aforesaid the sum of 2,333.33

to be paid by them as aforesaid to Martha G.Roe, and to be held by her for and during her natural life and no longer, and from and after her death to her child or children and to the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would have been entitled, if living take per stirpes and not per capita, absolutely and in fee simple,

And we charge to Elsie G.Sudler, Joseph M.George and Madeleine G.Young,in equal parts and against the land alloteed to them as aforesaid the sum of 333.33 to bepaid by them as aforesaid to Annie G.Merrick and to be held by her for and during the term of her natural life and no longer, and from and after her death to her child or children and to the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would have been entitled, if living, take per stirpes and not per capita, absolutely, and in fee simple. 2,666.66 2,666.66

Total valuation of Division C after the charge against said division C and the reduction therefrom for the purpose of equalization $62,333.34

Order Nisi filed December 18th.1922.

Martha G.Roe
Annie G.Merrick.

Vs.

Dudley G.Roe, May Roe Roberts
Helen Roe Massey, Louis M.Marshall, Elizabeth George Merrick,
Marion Merrick, Elsie George Sudler, Joseph M.George, Madeleine
G.Young.
Dudley George Roe,Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts
Helen Roe Roberts, James Bruce Massey,George Jackson Massey,Margaret Ann Marshall, James Merrick Marshall,
Infants.

In the Circuit Court

for

Queen Anne's County,

No. 2461.

Charles A.Busteed, Robert W.Thomas, and Charles M.West, the Commissioners appointed by the decree of this Court on the second day of December, nineteen hundred and twenty two, passed in the above cause, to value, divide and allot the real estate mentioned in the proceedings in said cause, of which Joseph E.George, late of Queen Anne's County,State of Mayyland, deceased, died, seized and possessed, having made and filed in the above cause a Report and Returnof their proceedings under the said decree, it is thereupon this 16th.day of December, in the year nineteen hundred and twenty two, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ORDERED that the aforesaid Report and Return of the said Commissioners be finally ratified and confirmed by this Court and a final decree for the division and allotment of said real estate in accordance therewith be passed by this Court, unless cause to the contrary thereof be shown on or before the 25th.day of February, next; provided, a copy of this order be inserted in a newspaper published in Queen Anne's County, State of Maryland, and a newspaper published in Kent County, State of Maryland, and a newspaper published in Kent County, State of Mayryland, once in each of four successive weeks before the 25thday of January next.

Lewin W.Wickes.

Filed December 18th.1922.

Certificate of Publication filed March 8th.1923.

ORDER NISI.

Martha G.Roe, Annie G.Merrick.

Vs.

Dudley, G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall,Elizabeth George Merrick,Marion Merrick, Elsie George Sudler, Joseph M.George,Madeleine G.Young.
Dudley George Roe,Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, wm.Scott Roberts, Martha george Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall, James Merrick Marshall, Infants.

In the Circuit Court for Queen Anne's County. No. 2461.

Charles A.Busteed, Robert W.Thomas, and Charles M.West, the Commissioners, appointed by the decree of this Court on the second day of December, nineteen hundred and twenty two, passed in the above cause,to value, divide and allot the real estate mentioned in the proceedings in said cause, of which Joseph E.George, late of Queen Anne's County, State of Maryland deceased, died, seized and possessed, having made and filed in the above cause a Report and Return of their proceedings under the said decree, it is there upon this 16th.day of December, in the year nineteen hundred and twenty two, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ORDERED that the aforesaid Report and Return of the said Commissioners be finally ratified and confirmed by this Court and a final decree for the division and allotment of said real estate in accordance therewith be passed by this Court, unless causeto the contrary thereof be shown on or before the 25th.day of February next; provided a copy of this order be inserted in a newspaper published in Queen Anne's County, State of Maryland, a newspaper published in Caroline County, State of Maryland, and a newspaper published in Kent County, State of Maryland once in each of four successive weeks before the 25th day of January next.

Filed December 18,1922.

Lewin W.Wickes.

True Copy: Test:

J.T.Rolph, Clerk.

Order Nisi.

Chestertown, md. Feb. 16, 1923.

It is hereby certified that the annexed Order Nisi wasadvertised in the Chestertown Transcript, a weekly newspaper printed and published at Chestertown, in Kent County,Md. once in each of four successive weeks before the 25th.day of January,1923. and was inserted and published on Dec. 23,1922,Jan.6,13,20 and 27,1923.

R.H.Collins. Editor.

Certification of Publication filed March 8th.1923.

ORDER NISI.

Martha C.Roe, Annie G.Merrick,

vs.

Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall,Elizabeth George Merrick, Marions Merrick, Elsie George Sudler, Joseph M.George and Madeleine G. Young;

Dudley G.Roe,Jr. Brown Metcalfe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall, James Merrick Marshall,Infants.

In the Circuit Court for Queen Anne's County, No. 2461.

Charles A.Busteed, Robert W.Thomas and Charles M.West, the Commissioners appointed by the decree of this Court on the second day of December, nineteen hundred and twenty two, passed in the above cause, to value, divide and allot the real estate mentioned in the proceedings in said cause, of which Joseph E.George, late of Queen Anne's County, State of Maryland, deceased, died, seized and possessed, having made and filed in the above cause a Report and Return of their proceedings under the said decree, it is thereupon this 16th.day of December, in the year nineteen hundred and twenty two, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ordered that the aforesaid Report and Return of the said Commissioners be finally ratified and confirmed by this Court and a final decree for the division and allotment of said real estate in accordance therewith be passed by this Court, unless cause to be contrary thereof be shown on or before the 25th.day of February next; provided a copy of this order be inserted in a newspaper published in Queen Anne's County, State of Maryland, a newspaper published in Caroline County,State of Maryland, and a newspaper published in kent County, State of Maryland, once in each of four successive weeks before the 25th.day of January next.

Filed December 18th.1922.

Lewin W.Wickes,

True Copy: Test:

THE CENTREVILLE OBSERVER.

Centreville, Md. March 8th.1923.

The Centreville Observer Publishing Co. hereby certified that the Order Nisi in the case of Martha C.Roe and Annie G.Merrick vs. Dudley G.Roe et al, No. 2461, a true copy of which is hereto annexed, was inserted in the Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County,Maryland, once in a week for four successive weeks before the 25th.day of January,in the year 1923.

The Centreville Observer Publishing Co.
By S.Chas. Walls. Secy.

Certification of Publication of Order Nisi filed March 8th.1923.

Order Nisi.

Martha C.Roe, Annie C.merrick.

Vs.

Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie George Sudler, Joseph M.george, Madeleien G.Young.

Dudley George Roe,Kr. Nrown Metcalfe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall, James Merrick Marshall, Infants.

In the Circuit Court for Queen Anne's County. No. 2461.

Charles A.Busteed, Robert W.Thomas and Charles M.West, the Commissioners appointed by the decree of this Court on the second day of December, nineteen hundred and twenty two, passed in the above cause, to value, divide and allot the real estate mentioned in the proceedings in said cause, of which Joseph E.George, late of Queen Anne's County, State of Maryland, deceased, died,seized and possessed, having made and filed in the above cause a Report and Return of their proceedings under the said decree, it is thereupon this 16th.day of December, in the year nineteen hundred and twenty two, by

the Circuit Court for Queen Anne's County, in Equity, and by authority of said Court, ORDERED, that the aforesaid Report and Return of the said Commissioners be finally ratified and confirmed by this Court and a final decree for the division and allotment of said real estate in accordance therewith be passed by this Court unless cause to the contrary thereof be shown on or before the 25th. day of February next; provided a copy of this order be inserted in a newspaper published in Queen Anne's County, State of Maryland, a newspaper published in Caroline County, State of Maryland, and a newspaper published in kent County, State of Maryland, once in each of four successive weeks before the 25th. day of January, next.

Lewin W.Wickes.

True Copy; Test:

J.F.Rolph, Clerk.

Filed December 13th.1922.

Denton, Md. Feb. 16, 1923.

We hereby certify: That the annexed advertisement of order Nisi was published in the Denton Journal, a newspaper printed and published in Caroline County, Maryland, once in each of four successive weeks before the 25th. day of January, 1923. And that the first insertion of said advertisement in the said Denton Journal was on the 23rd. day of December, 1922 and the last insertion on the 20th. day of January, 1923.

Melvin & Johnsen.
Publishers Denton Journal.
Per BTJ.

Order of Court filed April 11th.1923.

Martha G.Roe, et al.	(	In the Circuit Court for
vs.	)	Queen Anne County.
Dudley G.Roe, et al.	(	No. 2461 Chancery.

It is this 4th. day of April, 1923, adjudged, ordered and decreed that the final order of ratification filed in this Cause March 24, 1923, be, and the same is hereby annulled and is ordered withdrawn by the Clerk of the Circuit Court for Queen Anne County, from these preceedings, the final order of ratification, dated April 4, 1923, and filed in the Circuit Court for Queen Anne County at the same time as this order, being substituted for it.

Lewin W.Wickes.

Final Order of Ratification filed April 11th.1923.

Martha G.Roe.
Annie G.Merrick

Vs.

Dudley G.Roe, May Roe Roberts, Helen Roe Massey, Louise M.Marshall, Elizabeth George Merrick, Marion Merrick, Elsie G.Sudler, Joseph M.George, Madeleine G.Young.

Dudley George Roe, Jr. Brown Metclafe Roe, Wm.Medford Dudley Roe, Wm.Scott Roberts, Martha George Roberts, Helen Roe Roberts, James Bruce Massey, George Jackson Massey, Margaret Ann Marshall, James Merrick Marshall. Infants.

In the Circuit Court for Queen Anne County.

In Equity.

No. 2461.

This cause standing ready for hearing and being submitted, and no exceptions having been taken to the return of the commissioners appointed to make partition of the real estate mentioned in the proceedings, as allowed by the rules of this Court, the proceedings were read and considered.

It is thereupon, this 4th. day of April, in the year nineteen hundred and twenty three, by the Circuit Court of Queen Anne's County, in Equity, adjudged, ordered and decreed that the return of the commissioners appointed to make partition of the real estate in the proceedings mentioned, and the partition thereof by them made, be, and the same are hereby, ratified and confirmed.

And it is further, adjudged, ordered and decreed that the Plaintiff, Martha G, Roe shall hold in severalty and not jointly or in common with the other partiesto this suit for and during the term of her natural life and no longer, and, from and after the death of the said Martha G.Roe her child or children and the issue of any deceased

child or children to take the part to which the parent would be entitled, if living, per stirpes and not per capita, shall hold as tenants in common absolutely and in fee simple.

All those lots or parcels of land in these proceedings mentioned which are described in said return of said Commission as "Division A" as follows:

Farm No.6. All of that tract of land situate, lying and being in the first election district of Queen Anne's County, State of Maryland, known as The Sudler or Green Farm, on the public road leading from Sudlersville to Millington, at this time tenanted by W.W.Rambo, adjoining on the north the lands of John Sudler, the Hazel Farm of Mrs. Elvira George, and bounded on the west by the aforesaid public road leading from Sudlersville to Millington, on the south by the public road leading from Sudlersville to Smyrna and the Sudlersville Cemetary, on the east by the publicRead from the Sudlersville Cemetary to Higman's Mill and by said cemetary, and containing 200 acres of land more or less, and being the same land described in a deed from John B.Brown & E.H.Brown trustees to Jos. E.George, dated Aug. 24,1892,and recorded in Liber W.D.#7,folio 385 etc. a land record book for Queen Anne's County aforesaid.

Farm No.7; All of that farm or tract of land situate,lying and being in Kent County, State of maryland, on the public road leading from Chestertown to Tolchester,adjoining the lands of J.Walter Skirven et al, in the fourth election district of County and State aforesaid, containing two hundred and forty four acres, one rood nine perches of land more or less, and being the same,land described in a deed from Hope H.Barroll,Executor to Jos. E.George, dated the eleventh day of September,1909, and recorded in Liber J.T.D.#19,folio 424 etc. a land record book for Kent County.

Farm No.8. All that tract of land situate, lying and being in Queen Anne's County in the State of maryland, adjoining the lands of Wesley Walls et al, and bounded on the north by the public road in the seventh election district of County aforesaid, know in the tenancy of Medford B. Graham and known as The Graham Farm and described in two deeds to Jos. E.George, one from Agnew Jarman, dated July 25,1907, and recorded among the land records for County aforesaid in Liber S.S.No.3,folio 245 etc, and the other from Charles M.Lloyd and wife, dated the 25th.of November, 1909, and recorded among the aforesaid land records in Liber S.S.#7, folio 203 etc, containing 165 acres and fifteen square perches of land,more or less.

Farm No.9. All of that farm and tract of land situate, lying and being in the second election district of Queen Anne's County, State of Maryland, adjoining the land of J.W.Meredith, the Hurlock Farm et al, on the public road leading from I.B.Road to the public road leading from Chestertown to Millington,containing one hundred and sixty six acres, three roods and two perches of land,more or less, and being the same land that by deed dated the 4th.day of April1900, was conveyed by Phil H.Tuck, Attorney, to Joseph E.George, said deed being recorded among the land record books for Queen Anne's County aforesaid, in Liber W.H.C.#10,folio 493 etc.

Farm No.10: All of that tract of land and farm situate, lying and being in the first election district of Queen Anne's County, maryland, on the public road leading from Sudlersville to barclay, adjoining thelands of S.G.Walls, Frank Wallace et al, now tenanted by W.B.Seward, containing one hundred and forty five acres of land,more or less and being the same land as that conveyed unto Joseph E.George by R.Leslie Merrick and C.P.Merrick, assignees and vanders, by deed dated the 30th.day of November, A.D.1900 and recorded among the land records for County and State aforesaid in Liber J.E.G.#1 folio 251 etc.

And it is further adjudged, ordered and decreed that the Plaintiff, Annie G. Merrick shall hold in severalty and not jointly or in common with the other parties to this suit for and during the term of her natural life and no lnger, and,from and after the death of the said Annie G.Merrick her child or choldren and the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled, if living, per stirpes and not per capita, shall hold as tenants in common absolutely and in fee simple:

All these lots or parcels of land in these proceedings mentioned, which are described in said teturn of said Commission as Division B,as follows:-

Farm No.11. All of that tract of land in the first election district of Queen Anne's County, State of Maryland, on the public road leading from Sudlersville to Millington, opposite the Sudler Farm which is described as Farm #6,in Division A. known as Sledmore, containing two hundred and fifteen acres of land,more or less, and being the same land as that conveyed unto Joseph E.George by William H.Bians, by deed dated the 27th.day of April,1899, and recorded among the land records of Queen Anne's County aforesaid in Liber W.H.C. # 9,folio 300 etc.

Farm No.12: All of that tract of land in the first election district of Queen Anne's County, State of Maryland, on the public road leading from Sudlersville to Barclay, known as Roakby, or the Merrick farm, near Dixon's Tavern, containing two hundred and sixty two and one half acres, more or less, and being the same land as that described in a deed from William J.Price,assignee to Joseph E.George, bearing date the 29th.day of December, 1900, and recorded among the land records for County and State aforesaid in Liber J.E.G.#1,folio 304 etc.

Farm No.13; All of that farm or tract of land in the second election district of Queen Anne's County, in the State of Maryland, adjoining the D.T.Hurlock farm the lands of the late John McRochester et al, and being the same land whereon Stephen Kimble does now reside, containing two hundred and ten acres of land,more or less.

Farm No.14; All of that farm or tract of land, situate, lying and being in the sixth election district of Queen Anne's County, in the State of Maryland, on the public road leading from Church Hill to Forman's Branch, and on the south side of the public road that leads from "I.B." to the last named road, this being known as the Ashland Farm, containing two hundred and ten acres and seventeen and nine tenths perches of land,more or less, and being the same land as that conveyed unto Jos. E.George by deed from George W.Smith, trustee, dated the 8th.day of Sept. 1897, and recorded among the land records for County and State aforesaid in Liber W.H.C.#6,folio 481 etc.

Farm No.15: All of that farm or tract of land in kent County, State of Maryland,bounded on one side by the public road leading from Tolchester to Chestertown, and known as the Pippin or Little Aldridge farmcontaining one hundred and sixty three acres, one roods and nine perches of land,more or less, and being the same land that is described in deed bearing date the 11th.day of Sept.1909, and recorded among the land records for Kent County, State of maryland, in Liber J.T.D.#9,folio 424 etc.

Farm No.16: All of that farm and tract of land situate, lying and being in the second election district of Queen Anne's County, State of Maryland on the public road leading from Church Hill to Ashland Station and on the public road leading from Starkey's Corner to Robert's Station and being knownas the McCallister Farm, now in the tenancy of Meeks Hailton, containing two hundred and seventeen acres of land,more or less, and being the same land as that conveyed unto Joseph E.George by Philemon B_Hopper,Attorney, by deed dated the 4th.day of August, 1904, and recorded among the land records for County and State aforesaid, in Liber J.E.G. #6,folio 426 etc.

And it is further adjudges, ordered and decreed that the defendants, Elsie G.Sudler, Joseph M. George and Madeleine G.Young, children of John E. George, late of Queen Anne's County, deceased, shall hold as tenants in common with each other, in fee simple, and not jointly or in common with the other parties to this suit, in equal undivided one-third parts; all those lots or parcels of land in these proceedings mentioned which are described in said return of said commission as Division C, as follows:-

Farm No.1; All of that farm or tract of land situate, lying and being in the first election district of Queen Anne's County, in the State of Maryland, known as the Black Farm or the Rolph Tract #1, being a part of what was formerly called and known as Wilmer's Range, on the public road leading from Sudlersville, Md. to Smyrna, Del, and about one mioe east of Sudlersville, containing two hundred and one acres, one rood and fourteen and two fifths perches of land,more or less, and being the same land as that described in a deed from John E.George and wife, to Jos. E.George, dated the 1st. day of July, A.D.1910, and recorded among the land records for County and State aforesaid in Liber S.S.#8,folio 216 etc.

Farm No.2. All of that farm or tract of land situate in the first election district of Queen Anne's County, Stateof Maryland, and known as the Woppage or Felton Farm, adjoining the lands of mrs. Neal, the Dr. Sudler Farm, the farm of the late A.J.Gadd et al,and opposite the last above mentioned farm,containing four hundred acres of land,more or less, and being the same land that is described in a deed from W.Scott Roberts,Trustee to Jos. E.George, said deed bearing date the 16th.day of Aug.1899, and being recorded among the land records for County and State aforesaid in Liber W.H.C.#9,folio 497 etc.

Farm No.3: All of that tract of land situate, lying and being in the seventh election district of Queen AnnE's County, in the State of Marylnd, on the public road leading from Sudlersville to Millington, and on the road leading from Hackett's Corner to Higman's Mill, known as the Stevens farm or Reviving Springs, containing three hundred and fourteen acres, two roods, and four perches of land,more or less, and being the same land described in a deed from Alfred L.Hudson and wife to Joseph E.George, by deed dated the 8th.day of January, 1904, and recorded among the land records for County and State aforesaid in Liber J.E.G.#6,folio 42 etc.

Farm No.4; All of that tract of land situate, lying and being in Kent Couhty, State of Maryland, on the public road leading from Chestertown to Kennedyville, in the fourth election district of County and State aforesaid, containing four hundred acres of land more or less, and being the same land described in a deed from Robert A.Cochran et al, executors, to Frances Raynolds Brown,dated the 30th.day of May,1907, and recorded among the land records for County and State aforesaid in Liber J.T.D. #15,folio 357 etc..

Farm No.5. all of that farm or tract of land situate,lying and being in the first election district of Caroline County in the State of Maryland, on the right side of the public road leading from the Ingleside Goldsboro public road to the Ingleside-Templeville public road and about one and one half miles from the village of Ingleside,known as the Warner farm and being the same farm described in a deed from R.C.Rice,Sheriff to Jos. E.George,dated the 17th.day of July, 1899, and recorded among the land records for County and State aforesaid in Liber E.W.H. #546 etc. and containing three hundred and twenty acres of land,more or less.

And it is further adjudged, ordered and decreed that the sum of two thousand three hundred and thirty three dollars and thirty three centsshall be and is hereby directed to be paid jointly, in equal parts, by Elsie G.Sudler, Joseph M.George and Ladeleine G.Young to Martha G.Roe and until paid to be and remain a lien and charge upon the rea real estate allotted to the said Elsie G.Sudler, Joseph M.George and Madeleine G.Young and said sum shall be held by the said Martha G.Roe for and during the term of her natural life and no longer and from and after the death of the said Martha G.Roe, shall pass to her child or children and the issue of any deceased child or cheldren, the issue of any deceased child or children to take the part to which the parent would be entitled if living, the said amount of two thousand three hundred and thirty three dollArs and thirty three cents, however, to be subject to the payment thereout of one third of the costs and expenses incident to these proceedings as hereinafter directed to bepaid, and the said Martha G.Roe shall file in this Court her bond, with security to be approved by the Clerk of this Court, in the penalty of $1500.00, conditioned upon her keeping intact the said sum of $2300.00 (less her part of the costs and expenses mentioned in the last paragraph of this decree) for the term of her natural life and an accounting to this Court for said sum when called upon by said Court on the application of any party in interest therein.

And it is further adjudges, ordered and decreed that the sum of three hundred and thirty three dollars and thirty three cents shall be and is hereby directed to be paid jointly, in equal parts, by said Elsie G.Sudler, Joseph M.George and Msdeleine G. Young to Annie G.Merrick and until paid to be and remain a lien and charge upon the real estate alleited to the said Elsie G.Sudler, Joseph M.George and Madeleine G.Young and said Annie G.merrick is hereby aithorized and empowered to expend said sum or so much thereof as may be necessary in the payment of the costs and expenses incident to these proceedings and hereinafter directed to be paid by the said Annie G.Merrick.

It is further adjudged, ordered and decreed that all of the proceedings in this cause be recorded among the Chancery Records of Queen AnneCounty, Maryland, of kent County, Maryland, and of Caroline County, Maryland; and that in the CircUit Courts of Kent County, Maryland, and Caroline County,Maryland,the cause be docketed,indexed and recorded just as a Chancery proceeding involving the title to the real estate woud appear if the proceeding had taken place in the said counties.

And it is further adjudged, ordered and decreed that the costs of this partition and the other costs of these proceedings which are hereby directed to be taxed by the Clerk of this Court, including a fee of $2,000 to the solicitors representing the Plaintiffs and a fee of $1,000 to the solicitors representing the defendants, to be defrayed as follows, one third by Martha G.Roe, one third by Annie G.Merrick,one ninth by Elsie G.Sudler, one ninth by Joseph M.George and one-ninth by Madeleine G. Young and until paid to remain a lien upon their respective allottments.

Lewin W.Wickes.

Trustee's Bond filed May 19th.1923.

KNOW ALL MEN BY THESE RRESENTS_ that we, Martha G.Roe, Dudley G.Roe, May Roe Roberts, and Helen Roe Massey are held and firmly bound unto the State of Maryland in the full and just sum of fifteen hundred dollars ($1500,00) current money of the United Stated to be paid to the State of Maryland, to which payment well and truly to be made and done, we bind ourselves and every of us, and every of our heirs, executors, an d administrators, in the whole and for the whole, jointly and severally, firmly by these presents.

Sealed with our seals and dated this day of May, one thousand nine hundred and twenty three.

Whereas in the order and decree of the Circuit Court for Queen Anne County, Maryland, passed on the 4th.day of April, 1923, in the case of Martha G.Roe and Annie G.Merrick, vs. Dudley G.Roe, et al, being No. 2461, Chancery in the Circuit Court for Queen Anne County, it is provided as follows: " And it is further adjudged,ordered and decreed that the sum of $2,333.33 shall be and is hereby directed to be paid jointly, in equal parts, by Elsie G.Sudler, Joseph M.George and Madeline G.Young, to Martha G. Roe and until paid to be and remain a lien and charge upon the real estate allottedto the said Elsie G.Sudler, Joseph M.George, and Madeline G. Young and said sum shall be held by the said Martha G.Roe for and during the term of her natural life and no longer and from and after the death of the said Martha G.Roe, shall pass to her child or children and the issue of any deceased child or children, the issue of any deceased child or children to take the part to which the parent would be entitled if living the said amount of $2,333.33 however, to be subject to the payment thereout of one third ofthe costs and expenses of these proceedings, as hereinafter directed to be paid, and the said Martha G.Roe shall file in this Curt her bond with security to be approved by the Clerk of this Court, in the penalty of $1500.00 conditioned upon her keeping intact the said sum of $2,333.33, less her part of the costs and expenses mentioned in last paragraph of this decree, for the term of her natural life and an accounting to this Court for said sum when called upon by said Court on the application of any party in interest thereon."

And it is further adjudges, ordered and decreed that the costs of this partition and other costs of these proceedings which are hereby directed to be taxed by the Clerk of this Court, including a fee of $2,000.00 to the soliciters representing the Plaintiffs and a fee of $1000.00 to the solicitors representing the defendantsto be defrayed as follows: one third by Martha G.Roe, one third by Annie G.Merrick, one ninth by each of the George children, and until paid to remain a lien upon their respective allottments"; and

Whereas the part of the aforementioned costs to be paid by the said Martha G.Roe is $1293.55; leaving in her hands $1039.78;

The condition of the above obligation is such that if the above bounden Martha G.Roe shall well and truly keep intact the said sum of $1039.78, for the term of her natural life and account to the Circuit Court for Queen Anne County for said sum when called upon by said Court on the application of any party in interest therein, then the above obligation shall be void; it is otherwise to remain in full forceand virtue in law.

As witness thehand and seal of the said Martha G.Eee, Dudley G.Roe, May Roberts, and Helen Roe Massey.

Martha G.Roe. (SEAL)
Dudley G.Roe. (SEAL)
May Roe Roberts. (SEAL)
Helen Roe Massey. (SEAL)

Signed,sealed and delivered
in the presence of

John F.Stokes.

And on the back of the aforegoing Bond was thus endorsed, to wit:-
Security approved and Bond filed May 19th.1923.

J.F.Rolph, Clerk.

Deed of Release filed May 31st.1923.

THIS DEED OF RELEASE, made this 17th.day of May, nineteen hundred and twenty three, by Martha G.Roe and Annie G.Merrick, of Queen Anne's County, State of Maryland.

WHEREAS, by the decree of the Circuit Court for Queen Anne's County, in equity, passed on the 4th.day of April,nineteen hundred and twenty three, in the cause of Martha G.Roe and Annie G.merrick vs. Dudley G.Roe, May Roe Roberts and others, No. 2461, finally ratifying and confirming the Return of the Commissioners appointed to make partition of the real estate in the proceedings mentioned, and the partition thereof by them made, it was adjudged, ordered and decreed that the sum of two thousand three hundred and thirty three dollars and thirty three cents should be paid jointly, in equal parts, by Elsie G.Sudler, Joseph M.George and Madeliene G.Young to Martha G. Roe and until paid to be and remain a lien and charge upon the real estate allotted to the said Elsie G.Sudler, Joseph M.George and Madeleine G.Young, and by said decree if was further adjudged,ordered and decreed that the sum of three hundred and thirty three dollars and thirty three cents should be paid jointly, in equal parts by said Elsie G.Sudler, Joseph M.George and Madeleine G.Young to Annie G,Merrick and until paid to be and remain a lien and charge upon the real estate allotted to the said Elsie G.Sudler, Joseph M.George and Madeleine G.Young, and

WHEREAS, said Elsie G.Sudler, Joseph M.George and Madeleine G.Young have fully paid the respective amounts jointly, in equal parts, as directed and charged by said decree that is to say: Unto Martha G.Roe the sum of two thousand three hundred and thirty three dollars and thirty three cents and unto Annie G.merrick the sum of three hundred and thirty three dollars and thirty three cents.

Now, therefore, we the said Martha G.Roe and Annie G.Merrick do hereby grant, release, remise and forever quit claim unto the said Elsie G.Sudler, Joseph M.George and Madeleine G.Young, all the real estate allotted unto them said Elsie G.Sudler,Joseph M.George and Madeleine G.Young, by the Commissioners appointed as aforesaid to make partition of the real estate mentionedin the proceedings in the aforesaid cause and ratified and confirmed by said court as aforesaid, and we and each of us do hereby release, acquit, exonerate and discharge the said Elsie G.Sudler, Joseph M.George and Madeleine G.Young and each of them from every action,suit, claim and demand which could or might possibly be brought, exhibited or prosecuted againstthem or any of them for or on account of the said several and respective sums of money directed to be paid and charged as aforesaid or any part of either of said several and respective sums of money, hereby declaring ourselves and each of us fully satisfied, contented and paid as afore said.

Witness our hands and seals.

Martha G.Roe. (SEAL)
Annie G.Merrick. (SEAL)

Witness: John F.Stokes.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 17th.day of May, nineteen hundred and twenty three before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Martha G.Roe and Annie G.merrick and did each acknowledge the within and aforegoing deed of release and release to be their respective act and deed.

Notary
Public
Seal.

John F.Stokes,
Notary Public.

Receipt and Release filed June 15th.1923.

Centreville, Md. May 10th.1923

Received of Martha G.Roe, Annie G.Merrick, Elsie G.Sudler, Joseph M.George and Madeliene G.Young, the sum of thirty eight hundred and eighty dollars and sixty five cents in payment in full of all costs, including counsel fees and advertising costs, taxed by the Clerk in the case of Martha G.Roe and Annie G.Merrick vs. Didley G.Roe, May Roe Roberts and others, being No. 2461 in the Circuit Court for Queen Anne's County in Equity, and by the decree of final ratification in said cause made a lien upon the land in said proceedings mentioned until paid, and we do hereby release the land in said proceedings mentioned and all of said land from the lien of said charge for costs as aforesaid and we obligate ourselves to pay out of said sum of thirty eight hundred and eighty dollars and sixty five cents such bills and charges as should be paid by us out of said sum, and we hereby certify that said sum of thirty eight hundred and eighty dollars and sixty five cents was paid to us by the above named persons in the preportion of one third by Martha G.Roe, one third by Annie G.Merrick; one ninth by Elsie G.Sudler one ninth by Joseph M.George and one ninth by Madeleine G.Young.

Witness our hands and seals.

T.Alan Goldsborough. (SEAL)

Witness as to T.Alan Goldsborough:
Nellie H.Griffith.

James T.Earle. (SEAL)
Solicitors for the Plaintiffs.

Witness as to James T.Earle;
J.Rouse Story.

H.B.W.Mitchell. (SEAL)
Solicitor for the defendants.

Witness as to H.B.W.Mitchell:
Richard T.Earle.

Queen Anne's County, to wit: Be it remembered that on the 18th day of January, 1921 the following Mortgage Foreclosure is as follows, to wit#

Certified Copy of Mortgage Filed January,18th,1921.

QUEEN ANNE'S COUNTY_ TO WIT: Be it remembered that on the nineteenth day of March, in the year nineteen hundred and twenty, the following Mortgage was brought to be recorded, to wit:-

THIS MORTGAGE, made this 13th day of March, in the year nineteen hundred and twenty by Frank A. White and Lelia Leonard White, his wife,-of Baltimore City, in the State of Maryland.

WHEREAS_ Charles B.Downes of Queen Anne's County, in the State of Maryland has loaned unto the said Frank A. White and Lelia Leonard White, his wife, the fullsum of twanty five hundred dollars, to be paid one year from the date hereof, with interest thereon payable semi-annually accounting from the date hereof; to better secure prompt payment of said principal and all installments of interest thereon when and as each shall become due and payable, as aforesaid, this mortgage is executed.

NOW THEREFORE THIS MORTGAGE WITNESSETH, that for and in consideration of the premises and the further sum of one dollar, we, the said Frank A. White and Lelia Leonard White, his wife, do hereby grant and convey unto the said Charles B. Downes, his heirs and assigns, in fee simple, all those two lots or parcels of land described as follows: Lot No. 1. All that lot of land situate on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland, at or near Love Point, and being known as lots Number four, five, six, seven and eight in Block number 13, also the northern half of Lot number three in Block No. 13, being the same land and all the land described in a deed from John F. Ruth and Grace B. Ruth to Frank A. White, bearing date on the twenty second day of October, in the year nineteen hundred and nineteen and recorded in Liber J.F.R. No.3 folio 219 a land record book for Queen Anne's County, to which deed reference is hereby made for a fuller and more accurate description: Lot No,2, All those lots or parcels of land situate, lying and being in or near the village of Stevensville, on Kent Island in the Fourth Election District of Queen Anne's County, Maryland, on the southeast side of the public raod or street leadng out of said village of Stevensville to the Maryland, Delaware and Virginia Railroad Station known as the Main Streetand described as follows, as lots number 7 and 8 respectively on the Plat described as the plat showingthe subdivision of Mrs. J.B.Bright's land on the public road leading out of Stevensville to the said railroad station made September 12th, by F.E.Schnepfe, Civil Engineer and recorded in Liber W.F.W. No. 7, folio 333 etc., a land record bookfor Queen Anne's County, Maryland, and being the same land and all the land described in a deed to Frank A. White from Rosa Perry Price, and Thomas R. Price, her husband, bearing date of twenty fifth day of February, in the year nineteen hundred and twenty, and recorded in liber J.F.R. No.4, folio 177 etc., a land record bookfor Queen ANNe'S County, to which deed reference is hereby specially made for a fuller and more accurate description

TOGETHER with all the rights, roads, ways, waters, privileges and advantages thereto belonging or in anywise appertaining, and the building and improvements thereon erected and being. AND it is hereby agreed that in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops, pitched, planted or growing upon said property at the time of saleshallpass to the purchaser of said property. PROVIDED, that if the said Frank A. Whiteand Lelia Leonard White, his wife, or either of them, their or either of their heirs, executors, administrators or assigns, shallwell and truly pay to the said Charles B. Downes, his executors,

administrators or assigns, the aforesaid sum of twenty five hundred dollars together with the interest thereon to accrue as above set forth, and shall perform all the covenants, conditions and agreements hereinon their part to be performed, then this mortgage shall be void; and until default be made in the premises the said Frank A. White and the said Lelia Leonard White, his wife, their heirs and assigns, shall pssess said property.

AND the said Frank A. White and Lelia Leonard White, his wife, jointly and severally, for themselves, their and each of their heirs, executors, administrators and assigns hereby covenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and interest or any part of either , and to insure, and pending this mortgage to keep insured, the improvements of said premises, to the amount of at least the insurable value thereof, in some Company or Companies approved by the said Charles B. Downes, his executors, administrators or assigns, and to have the said policy or policies so framed or endorsed that the proceeds arising from said policy or policies, in case of loss, shall be applied to thepayment of this mortgage, and to deliver, upon demand, to the mortgagee, his executors, administrators or assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value, BUT, in case of default in payment of said debt, or the interest to accrue, thereon or any part of either, as they severally falldue, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said Charles B. Downes, his executors,administrators, or assigns, or Richard T. Earle their hereby duly constituted attorney for the purpose, are hereby authorized and empowered to seel said premises upon giving twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County, Marylandand such other notice as the party selling may deem expedient, for cash, or for cash and credit, at the optionof the person making the sale, the credit payments, in any, to bear interest from day of sale, and to be secured by the note of notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to Trustees selling real estate under decree of the Circuit Court for Queen Anne's County,in Equity, second all moneys owing hereunder or secured hereby whether the same shall have then matured or not, and, third, the balance to the aforesaid mortgagors or whoever may beentitled to the same.

AND IT is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure ofthis mortgage under the power of sale above granted the said Charles B. Downes, his executors, administrators or assigns, or Richard T. Earle, their said attorney, shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred under said foreclosure proceedings, including all costs of advertisement , Court costs and all expenses incurred to the time of said tender and a commission on tht total amount of the mortgage indebtedness, principal and interest equal to one half the commission allowed

Trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions the said Frank A. White and Lelia Leonard White, his wife, for themselves, their heirs, executors, administrators and assigns, hereby covenant to pay.

Witness the hands and seals of the said grantors.

Frank A. White (SEAL)

Test: Alica K. Scaulan. Lelia Leonard White (SEAL)

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:-

I hereby certify that on this 13th day of March, in the year nineteen hundred and twenty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City personally appeared Frank A. White and Lelia Leonard White, his wife, and each acknowledged the within and aforegoing mortgage to be their respective act.

Alice K. Scaulan
Notary Public

Notary Public Seal. My commission expires May,1,1920.

STATE OF MARYLAND, QUEEN ANNES COUNTY, to wit:-

I hereby certify that on this 15th day of March, in the year nineteen hundred and twenty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Charles B. Downes, the within named mortgagee, and made oath in due form of law that the considerationas set forth in the within and aforegoing mortgage is true and bona fides.

G.O.Calloway
Notary Public

Notary Public Seal.

QUEEN ANNE'S COUNTY, TO WIT:- Be it remmmbered that on the eighteenth day of January, in the year nineteen hundred and twenty-one the following assignment was brought to be recorded, towit:-

For value received, I hereby transfer and assign the within mortgageto Thomas J. Keating for the purpose of collection and foreclosure.

Witness my hand and seal this 11th day of January in the year 1921.

Test: Wm. E. Denny Charles B. Downes (SEAL)

State of Maryland,

Queen Anne's County,to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber J.F. R. No.4 folio 245 etc, a land record book for Queen Anne's County, Maryland.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this Eighteenth day of January, in the year 1921.

Circuit Court Seal.

J.F.Rolph, Clerk.

STATEMENT OF MORTGAGE DEBT filed May 16th, 1921.

Statement of amount of Mortgage Debt and interest under Mortgage from Frank A. White and Lelia L. White to Charles B.Downes, dated February 13th, in the year 1920, and recorded in Liber J.F.R. No.4, folio 245 & etc., a land record book for Queen Anne 's County, Maryland and by the said Charles B. Downes duly assigned unto Thomas J. Keating.

Amount of principal of Mortgage----------	$	2500.00
Interest from March 13th, 1920 to Feb. 15th,1921----------	$	138.40
	$	2638,40
Attorney's Commissions on debt and interest----------	$	131.92
Total amount due under Mortgage as of day of sale----------	$	2770.32

State of Maryland,
Queen Annes County, to wit:-

I hereby certify that on this 16th day of May, in the year 1921, before me, Clerk of the Circuit Court for Queen Anne's County, personally appeared Thomas J. Keating, Assignee of the aforesaid mortgage, and madeoath in due form of law that the aforegoing statement of the mortgage debt, interest and costs is true to the best of his knowledge and belief.

J.F.Rolph, Clerk.

BOND, filed February, 3rd, 1921.

KNOW ALL MEN BY THESE PRESENTS, That we, Thomas J.Keating of Wueen Anne's County, in the State of MaRyland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly authorized by its charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland, in the full and just sum of Three Thousand Dollars, to be paid to the said State, or its certain attorney, to which payment, well and truly to be made, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and asigns, jointly and severally, firmly by these presents, sealed with our seals and dated this thirty first day of January, in the year of our Lord one thousand nine hundred and twenty one.

WHEREAS, the above bounden Thomas J.Keating by virtue of a power contained in a mortgage from Frank A. White and Lelia L.White, his wife, to Charles B. Downes and duly assigned to said Thomas J.Keating, dated March,13th, in the year 1920, andrecorded in Liber J.F.R. No.4 folio245 and etc., one of the Land Record Books of Queen Anne's County, Maryland is authorized and empowered to sellthe property described in said mortgage in case of default being made in any of the covenants contained therein and whereas such default has occured and the said Thomas J. Keating is about to execute the power vested in him in said mortgage.

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That is the above bounden do and shall abide by and fulfill any order or decree which shall be oassed by any Court of Equity in relation the the sale of said property or the proceeds thereof, then the above obligationto be void; otherwise to be and remain in fullforce and virtue in law.

Signed, sealed and delivered in the presence of — Thomas J. Keating (SEAL)

J.F.Rolph — FIDELITY AND DEPOSIT COMPANY OF MARYLAND

Per Wm. W. BiShop
Vice President.

Attest: E. Moore
Asst. Secretary.

Fidelity and Deposit Company Seal.

On the back of the aforegoing BOND was thus endorsed to wit:-

Security approved and Bond filed February third,1921.

J.F.Rolph, Clerk.

Report of Sales, filed February, 18th, 1921.

Thomas J. Keating, Assignee, Plaintiff,	()	In the Circuit Court for Queen Anne's County, in Equity.
VS	()	Foreclosure Proceedings.
Frank A. White and Lelia L. White, his wife, Defendants.	()	

Report of Sales.

To The Honorable, the Judges of said Court:

The report of Thomas J. Keating, Assignee, of the Mortgage from Fran A. White and Lelia L. White, his wife, to Charles B. Downes, dated March, 13th, 1920, and recorded in Liber J.F.R. No. 4, folio 245 & etc., a land record book for Queen Anne's County, Maryland, and by the said Charles B. Downes duly assigned to the said Thomas J. Keating, a certified copy of which said MOrtgage and Assignment is filed in the above proceedings, toyour Honors respectfully states;

That by virtue of the power of sale contained in the aforesaid MOrtgage, default having been made in the payment of the interest therein convenanted to be paid upon the Mortgage debt, and after giving bond with security, approved by the Clerk of this Court for the faithful discharge of the trust reposed in him under said Mortgage, and after giving notice of the time, place, manner and terms of sale by advertisement inserted in the Centreville Observer, a newspaper printed andpublished in Queen Annes County, Maryland, for more than 20 days beforethe day of sale, as provided in said Mortgage, the said ThomasJ. Keating, as Assignee of said Mortgage, did, pursuant to said notice and advertisement, attend in front of the Court House in the town of Centreville, Queen Annes County, Maryland, on Tesday, February, 15th, 1921, at the hour of One thirty O'clock P.M. and did, then and there, proceed to make sale of the real estate mentioned and described and donveyed in the aforesaid Mortgage, and that the proceedure at said sale was as follows:

In the first place, the said Assignee directed the Auctioneer to read the advertisement of sale and announce that he would first offer for sale, separately and then as an entirety, all those lots of land at Love Point, Queen Annes County, Maryland, described as one half of Lot No. 3 and all of Lots, Nos. 4,5,6,7 and 8 of Block No. 13 of Stayton Lots, formerly owned by John F. Ruth, adjoiningtheNOrth end of the properties of G.E. Eckstorm and Thomas L. Smith, and that he would then offer for sale all those two lots of land, known as lots No. 7 and 8 of the Bright Lots, being the former residence property known asthe Price residcne property, situate inor near the village of Stevensville, in the Fourth Election District of Queen Anne's County, Maryland located on the right or east side of the road or street leading from Stevensville to Love Point adjoining on one said the property of Luther Master and on another side the property of James White improved by two story residcnec property.

The auctioneer further announced that the purchasers of the respective properties would be entitled to possession upon ratification of the sale and upon compling for the purchase money and that all taxes upon the property would be paid to January 1st, 1921, from the proceeds of sale.

In the next place, the Assignee offered separately the several lots described as one-half of Lot No. 3 and all of lots Nos, 4,5,6,7, and 8 of Block No. 13 of the Stayton Lots, but as no bid was received for any one of the lots he then proceeded to offer said lots as an entirety and sold the said lots as an entirety to Charles B. Downs through Thomas J. Keating, who was then and there the highest bidder therefor, at and for the sum of Two Hundred Dollars.

In the next place, the Assignee offered the two lots known as lots No. 7 and 8 of the Bright Lots, whereon the residence property is locaged, in or near Stevensville, Queen Anne's County, Maryland, and sold said lots and residence property to Charles B. Downes, who wasthen and there the highest bidder therefor, at and for the sum of Twenty five Hundred Dollars.

Summary of Purchase Money.

Sale of Love Point Lots to Thomas J. Keating----------	$ 200.00
Sale of residence property to Charles B. Downes----------	$ 2500.00
Total Sales	$ 2700.00

Respectfully admitted,

Thos. J. Keating
Assignee of Mortgage.

Filed Feby, 19th, 1921.

State of Maryland,
Queen Anne's County, to wit:

I hereby certify that on this Nineteenth day of February, in the year Nineteen Hundred and Twenty One, before the Subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared Thomas J. Keating, Assignee of Mort gage, and made oath in due form of law that the matters and things stated in the afore going report of sales are true to the best of his knowledge and belief and that the sales therein reported were fairly made.

J . Fletcher Rolph, Clerk.

Certificate of Publication of Advertisement. Filed February, 19th,1924.

MORTGAGE SALE OF RESIDENCE IN STEVENSVILLE AND LOTS AT LOVE POINT.

Tthe undersigned, assignee of the mortgage from FFank A. White and Lelia L. White,his wife, to Charles B. Downs, dated the thirteenth day of March, in the year 1920, and recorded in Liber J.F.R. No.4, folio 245 &c., a Land Rrecord Book for Queen Anne's County, Maryland, by virtue of the power of sale contained in said mortgage, and default having occurred under the terms of said mortgage, will sell at public sale to the highest bidder, in fromt of the court house, in the town of Centreville, Queen Anne's County, Maryland on TUESDAY, FEB'Y 15,1921 at the hour of 1.30 O'clock P.M. the following property, to wit:

ALL THOSE TWO LOTS OF LAND being lots No. 7 and 8 of the Bright lots, known as the PRICE RESIDENCE PROPERTY situate in or near the village of Stevensville, in the 4th Election district of Queen Anne's County, Maryland, located on the right or east side of the road or street leading out of said village towards Love Point, adjoining on one side the property of Luther Baxter and on another side the property of James White, improved by a TWO STORY FRAME RESIDENCE nearly new, wiTh back building attached, new coal and wood shed, etc., all in first class condition and an attractive home.

ALL THOSE LOTS OF LAND AT LOVE POINT on Kent Island, Queen Anne's County,Mary land, being one-half of lot No.3 and all of lots Nos, 4,5,6,7, and 8 of block No. 13 of the Stayton lots and subsequently owned by John F Ruth, adjoining the north end ofthe properties of G. E. Eckstorm and Thomas L.Smith, and on the east sount side of 2nd street. These lots are among the best located lots at Love Point and can all be used as one lot.

TERMS OF SALE: One third of purchase money payable in cash at time of sale and the remainder in two equal installments, payable respectively in 1 and 2 years from day of sale, or all cash, at option of the purchaser, the credit payments, if any, to bear interest from day of sale and to be secured by notes of purchaser, the credit payments, if to the satisfaction of the assignee making sale.

Thomas J. Keating,
Assignee of Mortgage

T. Frank Seward.
Auctioneer.

THE CENTREVILLE OBSERVER.

Centreville, Md, February 19,1921.

THE CENTREVILLE OBSERVER PUBLISHING CO. hereby certifies that the Mortgage Sale of Residence in the case of Frank A. White and Lelia L.White, his wife to Chas.B. Downs a true copy of which is hereto annexed, was inserted in THE CENTREVILLE OBSERVER, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 15th day of February in the year 1921.

THE CENTREVILLE OBSERVER PUB. CO.
By S. Chas. Walls, Secy.

ORDER NISI, Filed February 19th, 1921.

NISI

Thomas J. Keating Assignee vs Frank A. White and Lelia L. White,his wife.	)	IN the Circuit Court For Queen Anne's County In Equity. Chancery No.2375.

ORDERED This 19th day of February A.D., 1921, that the sale of the real estate made and reported in this cause by Thomas J. Keating, Assignee, be ratified and confir med, unless cause to the contrary thereof be shown on or before the 27th day of April next; provided a copy of this order be inserted in some newspaper printed and published

in Queen Anne's County, Maryland, once in each of four successive weeks beforethe 27th day of Marhh next.

The Report states the amount of sales to be $2700.00.

J.F.Rolph, Clerk.

Filed February,19th,1921.

CERTIFICATE OF PUBLICATION OF ORDER NISI. Filed May,19th,1924.

NISI

Thomas J. Keating, assignee, vs Frank A. White and Lelia L. White, his wife.

In the Circuit Court for Queen Anne's County, in Equity, Chancery No.2375.

ORDERED, This 19th day of February, A.D., 1921, that the sale of the real estate made and reported in this cause by Thomas J. Keating, assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or beforethe 27th day of April, next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks beforethe 27th day of March, next.

The report states the amount of sales to be $2700.00.

J.F.Rolph, Clerk.

True copy: - Test. J.F.Rolph, Clerk.

Filed February 19th, 1921.

THE CENTREVILLE OBSERVER.

Centreville,Md., April, 29th,1921.

THE CENTREVILLE OBSERVER PUBLISHING CO. hereby certifies that the Nisi in the case of Thomas J. Keating, Assignee,VS Frank A. White and wife, Chancery No.2375 a true copy of which is hereto annexed, was inserted in THE CENTREVILLE OBSERVER, a weekly newspaper printed and published at Centreville,Queen Anne's County, Maryland, once a week for four successive weeks., beforethe 27th day of March in the year 1921.

THE CENTREVILLE OBSERVER PUBLISHING CO.

By S. Chas.Wails,Secy.

FINAL ORDER RATIFYING SALE. Filed May 19th, 1921.

Thomas J. Keating, Assignee, Plaintiff,	()	In the Circuit Court for Queen Anne's County, in Equity.
VS	()	
Frank A. White and Lelia L. White, his wife, Defendants.	()	Foreclosure proceedings.

Ordered this 18th day of May, in theyear 1921, by the Circuit Court for Queen Anne's County, inEquity, and by the authority of said Court that the sales made and reported in the above proceedigs by Thomas J. Keating, Assignee of the Mortgage filed in said proceedings, be and the same arehereby finally ratified and confirmed, no cause to the contrary thereof having been shown although notice appears to have been given as provided by a previous Order Nisi passed in this cause and duly published. The said Assignee is allowed the usual commission upon the the sales and all costs and expenses, provided for in said mortgages.

Philemon B. Hopper

Filed May,19th, 1921.

REPORT AND ACCOUNT OF THE AUDITOR. Filed June 9th, 1921.

In the Circuit Court for Queen Anne's County in Equity.

Thomas J. Keating, Assignee, #
#
versus #
Chancery Docket,
Frank A. White et al., #
Cause No.
mortgagors. #
2379

To the Honorable, the Judges of said Court:

The report of Madison Bbown, auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging unto Thomas J. Keating, the assignee of the mortgage mentioned in this cause, the amount of the gross sales made by him per his report of sale, and then thereout allowing him thecommissions due to him for making the sale, per the terms of the mortgage, the court costs of this cause, amount paid auctioneer for crying sale, the state and county taxes on the property sold, auditors fee, per terms of mortgage. The balance then remaining after these allowances is then awarded unto the said assignee on account of his mortgage claim filed, said balance not being sufficient to pay the mortgage debt in full. Astatement of the balance of the mortgage debt in appended to the account.

Respectfully submitted,

Madison Brown, Auditor.

June ,8,1921.

The Proceeds of the Mortgaged Real Estate of Frank A. White and Lelia L. White White, mortgagors, in account with Thomas J. Keating, assignee of mortgage, party making said sale.

Cr.

1921,
Feb. By gross proceeds of the sale s of the mortgaged real estate, per report of sales filed, to wit: $ 2700.00

Dr.

" " To Thomas J. Keating, party making mortgage sale as assignee of mortgage, for his commissions, per terms of mortgage to wit:..... $ 153.00

To do., for the costs of his bond filed in this cause, to wit:---------- 10.00

To do., for the court costs of this cause per bill of costs of clerk, as follows, to wit:
Appearance fee of solicitor of plaintiff, $ 10.00
Costs of J.F.Rolph, clark. 18.75 28.75

To do., for the costs of advertising in Centreville OBserver the notice of sale and the order nisi thereon and the order nisi to be passed as to this report and account, as per bill for same,..... 55.00

To do., for the amount paid T.F.Seward, auctioneer, for crying the sale herein reported, per his receipt for same, to wit:..... 15.00

To do.,for the state and county taxes on the mortgaged real estate sold for the year 1920, receipted tax statement, to wit:.. 40.13

To Madison Brown, auditor, for stating this account,..... 9.00

To Thomas J.Keating, assignee of this mortgage, on account of the mortgage debt, this balance, same not being sufficient to pay the same in full, to wit:..... 2389.12

$2700.00 $ 2700.00

STATEMENT OF MORTGAGE DEBT.

Amount of the mortgage debt on Feb.15,1921,.....
day of sale, per statement filed,..... $ 2770.32
Amount of the sale of this cause applicable thereto
per the above statement, to wit:..... 2389.12

Balance due to Thomas J. Keating, assignee of mortgage with interest thereon from Feb.15,1921:..... $ 381.20

Madison Brown,
Auditor.

June, 8,1921.

NISI RATIFICATION OF AUDIT, Filed June 9th,1921.

NISI RATIFICATION OF AUDIT.

Thomas J. Keating
Assignee,
vs.
Frank A. White et al.

() In the Circuit Court
()
() For Queen Anne's County
()
() In Equity.
()
() Case No. 2379.

ORDERED_ this 9th day of June in the year nineteen hundred and twenty one that the Report and Account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of July 1921; provided a copy of this order bepublished once a week in each of two successive weeks before the 27th day of June 1921., in some newspaper printed and publsihed in Queen Anne's County.

J.F.Rolph, Clerk.

Filed June9th,1921.

Queen Anne's County, to wit: Be it remembered that heretofore to wit on the 22nd day of April, in the year nineteen hundred and sixteen Jerimah Ayres et al., filed in Court here by their Attorney Thos.J. Keating their Bill of Complaint agsinst Charles H Ayres and Annie Ayres,his wife, in the words and of the tenor following, to wit:

BILL OF COMPLAINT:

Jermiah Ayres and Julia Ayres his wife, John T Ayres and Margaret Ayres, his wife, William W. Ayres and Mary L. Ayres, his wife Plaintiffs,	()	In the Circuit Court for Queen Anne's County in Equity.
vs.	()	
Charles H. Ayres and Annie Ayres his wife, Defendants.	()	

To the Honorable, the Judges of said Court:

Your Orators, Jermiah Ayres and Julia Ayres, his wife, John T. Ayres and Margaret Ayres, his wife, William W. Ayres and Mary L. Ayres, his wife, complaining say:-

1. That heretofore a certain Charles H. Ayres, sometimes known as Charles Ayres, late of Queen Anne's County, in the State of Maryland, deceased, was, in his lifetime and at the time of his death, seized and possessed of the hereinafter described real estate:-

Lot No. 1. All that lot or parcel of land situate in the Third Election District of Queen Anne's County, Maryland, lying on the right side of the public road leading from Burrisville to Booker's Wharf, containing seven acres, two roods and twenty three perches of land, more or less, conveyed to the said Charles H. Ayres, as Charles Ayres, by deed from Edward B. Emory and wife, dated January, 10, 1883, and recorded in Liber W.D. No. 3, folio 398, etc., a Land Record Book for Queen Anne's County aforesaid, a certified copy of which said deed is filed herewith marked "Complaintiffs' Exhibit No.1" and prayed to be taken as a part of this Bill.

Lot No.2. All that lot or parcel of land situate in the Third Election District of Queen Anne's County aforesaid lying on the left side of the aforesaid public road leading from Burrisville to Booker's Wharf, containing three acres, one rood and twenty perches of land, more or less, conveyed to the said Charles H. Ayres, as Charles Ayres, by deed from John B.Brown, Trustee, dated October 29, 1889, and recorded in Liber W.D. No.3, folios 400, etc., a Land Record Book for Queen Anne's County aforesaid, a certified copy of which said deed is filedherewith marked "Complaintiffs' Exhibit No. 2" and prayed to be taken as a part of this Bill.

Lot No.3. All that lot or parcel of land adjoining the lot or parcel of land last above mentioned situate in the said Third ElectionDistrict of Queen Anne's County aforesaid, containing three acres, one rood and twenty perches of land, more or less, conveyed to the said Charles H. Ayres, as Charles Ayres, by deed from John B. Brown, Attroney for Samuel Mason and Georgeanna Mason, dated October twenty ninth, 1889 and recorded in Liber W.D. No.3, folio 401 etc., a Land Record Book for Queen Anne's County aforesaid, a certified copy of which said deed is filed herewith marked "Complaintiffs' Exhibit No.3" and prayed to be taken as a part of this Bill

2. That being so seized and possessed of the aforesaid real estate, the said Charles H. Ayres departed this life in QueenAnne's County aforesaid in the month of January 1900, intestate, leaving surviving him, as his only children

and only heirs at law, four sons, namely, your Orators, the said Jeremiah Ayres, John T. Ayres, William W. Ayres and the Defendant Charles H. Ayres, and also leaving surviving him a widow, Sarah Ayres, wo departed this life on or about October, in the year 1911.

3. That your Oratrix, Julia Ayres, is the wife of your Orator, Jeremiah Ayres, and that your Oratorix, Margaret Ayre , is the wife of your Orator, John T. Ayres, that your Oratrix, Mary L. Ayres, isthe wife of your Orator, William W. Ayres, all of whom are adults above twenty one years of age and are non-residents of the State of Maryland, and reside in the City of Wilmington, State of Delaware, and that the Defendant Annie Ayres, is the wife of the Defendant, Charles H. Ayres, andboth of whom are adults above the age of twenty one years and reside in Queen Anne's County, Maryland.

4. That upon the death as aforesaid of the said Charles H. Ayres, intestate, the aforesaid real estate descended t your Orators, Jeremiah Ayres, John T. Ayres, William W. Ayres and the defendant, Charles H. Ayres, astenants in common, in equal proportions, as the only children and only heirs at law of the said Charles H. Ayres, and who are now seized and possessed thereof in the followingpropertions, that is to say:- the said Jeremiah Ayres is seized and possessed of an undivided one fourth interest therein, the said John T. Ayres is seized and possessed of an undivided one fourth interest therein, the said William W. Ayres is seized and possessed of an undivided one fourth interest therein, and the said Charles H. Ayres is seized and possessed of an undivided one fourth interest therein.

5. That the aforesaid real estate is not susceptible of partition without material loss and injury to the parties entitled to the interests therein as above stated and that in order to make a division of said interests, it will benecessary that said real estate be sold, and the proceeds thereof divided amongst the parties according to their several interests therein as aforesaid.

To the end therefore:-

a. That a decree may be passed for the sale ofthe aforesaid real estate.

b. That the proceeds of said sale may be distributed amongst your Orators, the said Jeremiah Ayres, John T.Ayres and WilliamW. Ayres, andthe said Defendant, Charles H.Ayres, according to their respective rights and interests.

c. That your Orators may have such other and further relief astheir case may require.

May it please your Honors to grant unto your Orators the writ of subpoena against the said Charles H.Ayres and Annie Ayres,his wife, adults of Queen Anne's County, directed to the Sheriff of Queen Anne's County,commanding them and each of them to be and appear in this Court in person or by counsel at some certain day to be named therein to answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound, etc.

Thos. J. Keating.

Solicitor for Plaintiffs.

The Exhibits referred to in the aforeging complaint are as follows, to wit:

Exhibit #1.

This Deed, made this tenth day of January in the year Eighteen hundred and eigh ty three, by Edward B.Emory and Henrietta T.. Emory his wife, of Queen Anne's County, State of Maryland, Witnesseth: That for and in consideration of the sum of One Hundred and ninety one dollars and ten cents, the said Edward B. Emory and Henrietta T. Emory, his wife, do grant and convey unto Charles Ayres of County and State aforesaid, All that lot of land, situate, lying and being in the Third ElectionDistrict of Queen Anne 's County, aforesaid, in Spaniards Neck, on the public road leading from the Spaniards Neck Church to Booker's Wharf, and is contained within the following metes and bounds courses and distances, to wit: Beginning in the aforesaid public road opposite a Stone planted as a boundary between the lot hereby conveyed and the lot sold by said E.B.Emory to Pere Wright, and runs with said public road South two degrees west, four teen and three quarters perches, then South nine and a half degrees East, eighteen and two fifths perhes to a Stone, then North forty six degrees East fifty one perches, then North seventy degrees East ten perches, then North forty one degrees East eight perches then North fifty one degrees East eight perches, then North five degrees East eight pe rches to the aforesaid lot sold Pere Wright, then with said lot South sixty five and a quarter degrees west, seventy two perches to the place of Beginning, containing sev en acres, two roods, and twenty three perches of land, And the said Edward B. Emory covenants that he will warrant specially the property hereby conveyed, and that he will execute such further assurances of said land as may be requisite.

Witness their hands and seals.

Test: JohnB. Brown

Edward B.Emory (SEAL)

Henrietta T. Emory (SEAL)

State of Maryland, Queen Anne's County, to wit:- I hereby certify that on this Tenth day of January in the year Eighteen Hundred and eighty three, before me, a subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, per sonally appeared Edward B.Emory and Henrietta T. Emory, his wife, and did each acknow ledge the aforegoing Deed to be their respective act.

R. Goldsborough J.P.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber W.D. No.3, fol. etc., a Land Record Book for Queen Anne's County.

In Testimony Whereof I Hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this Fifth day of April, nineteen hundred and sixteen.

Circuit Court Seal.

Wm F. Watson.

Clerk of the Circuit Court for Queen Anne's County.

Exhibit #3.

This Deed, made this Twenty ninth day of October,in the year eighteen hundred and eighty nine, by John B.Brown of Queen Anne's County, in the State of Maryland, Att-

orney for Samuel Mason and Gerogeanna Mason, his wife, of said County and State, Witnes seth that by virtue of a power of Attorney from the said Samuel Mason and Georgeanna Mason his wife, dated the 24" day of March 1882, and recorded amongthe Land Record of said Queen Anne's County, in Liber S.C.D. No.4 folios 328 etc., and by virtue of a sale on the day of January 1883, of the real estate therein described and auth orized to be granted and conveyed, and in consideration of the sum of two hundred and fifty dollars, the amount of purchase money paid therefore, the said John B. Brown, Attorney as aforesaid, doth hereby grant and convey unto Charles H. Ayres (colored) of said County and State, his heirs and assigns, All that lot or parcel of land, situated in the Third Election District of Queen Anne's County aforesaid, on the public road leading from Spaniard Neck Church to Bookers wharf, adjoining the lands of Solom on Broadway and others, and contained within the following metes and bounds, courses and distances, to wit:

Beginning for the same at a stone at the South west corner of said lot, and running thence South forty four degrees fifteen minutes East fifteen and one fifh per ches, thence North forty four degrees thirty minutes East thirty three and one tenth perches to the road, thence with the road, North twenty four degrees westfifteen and four fifth perches to a stone, and thence South forty five degrees forty five minutes west thirty eight and one fifth perches to the place of Beginning, containing three acr es, one rood and twenty perhhes of land.

Witness his hand and seal.

Test: John E. Harman.

John B.Brown, (SEAL)
Attorney for Samuel Mason and George anna Mason, his wife.

State of Maryland, Queen Anne's County, to wit: I hereby certify thaton this 29th day of October, in the year Eighteen hundred and eighty nine, before the subscriber, a Jus tice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared John B. Brown, Attorney for Samuel Mason and Georgeanna Mason, his wife, and acknowledged the aforegoing Deed to be his act.

JohnE. Harman, J.P.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that the aforegoing is truly taken and copied from Liber W.D. No.3 fol. 401, a Land Record Book for Queen Anne's County.

In Testimony Whereof, I hereunto subscribe my name and affi x the seal of the Circuit Court for Queen Anne's County, this 5th day of April, nineteen hundred and sixteen.

Circuit Court Seal.

Wm F. Watson,
Clerk of the Circuit Court for
Queen Anne's County.

Exhibit #2.

This Deed, made this twenty ninth day of October, in the year Eighteen hundred and eighty nine, by John B. Brown of Queen Anne(s County in the State of Maryland, Tr ustee for the benefit of T.R.Straughn's creditors, Witnesseth: Whereas, by Deed of Trust dated 5" October 1868 and recorded among the Land Records of Queen Anne's County aforesaid, in Liber J.W. No.1. folios 84 etc., from T.R.Straughn to John B. Brown, the said John B.Brown by virtue of the power and authority conferred upon him by said Deed

of Trust, made sale of certain real estate therein conveyed to be sold, and among oth er parcels thereof sold the hereinafter described parcel to Margaret Ann Meredith, as will appear by reference to proceedings in cause No.289, on the Chancery Docket of the Circuit Court for Queen Anne's County, And whereas the said Margaret Ann Meredith di ed leaving a last will and testament wherein she devised said lot of land to Georgeann a Mason: And whereas Samuel Mason and Georgeanna Mason executed a power of Attorney dated the 24th day of March 1882, and recorded among the Land Records of Queen Anne's County aforesaid, in Liber S.C.D. No.4 folios 328 etc., authorizing John B.Brown to grant and convey said lot of ground or real estate: And whereas the said John B.Brow n as Attorney as aforesaid sold said lot to Charles H. Ayres (colored) of Queen Anne's County aforesaid, and it is now proposed to vest the title in Charles H.Ayres, the pur chaser aforesaid.

Now Therefore, in consideration of the premises and the sum of one dollar, the said John B.Brown,Trustee as aforesaid, doth hereby grant and convey unto the said Ch arles H.Ayres, his heirs and assigns, the lot aforesaid, being All that lot or parcel of land, situated in the Third Election district of Queen Anne's County aforesaid,on the public road leading from Spaniards Neck Church to Bookers Wharf, adjoining the lands of Solomon Broadway and others, and contained within the following metes and bounds, courses and distances, to wit: Beginning for the same at a stone at the South west corner of said lot, and running thence South forty four degrees fifteen minutes East fifteen and one fifth perches, thence North forty four degrees thirty minutes East thirty three and one tenth perches to the road, thence with the road North twenty four degrees west fifteen and four fifths perches to a stone, and thence South forty five degrees forty five minutes west thirty eight and one fifth perches to the place of beginning, containing three acres, one rood and twenty perches of land.

Test: John E. Harman

John B.Brown, (SEAL).
Trustee

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 29th day of October, in the year Eighteen hundred and eighty nine, before the subscriber, a Justice of the Peace of the State of Maryl and, in and for Queen Anne's County aforesaid, personally appeared John B. Brown the within named trustee, and acknowledged the aforegoing Deed to be his act as such trus tee.

JohnE. Harman, J.P.

State of Maryland, Queen Anne's County, to wit:-

I Hereby certify that the aforegoing is truly taken and copied from Liber W.D. No. 3 fol 400, a Land Record Book for Queen Anne's County.

Circuit Court
Seal.

In Testimony Whereof I hereunto subscribe my name and aff ix the seal of the Circuit Court for Queen Anne's County, this fifth day of April, nineteen hundred and sixteen.

Wm F. Watson,
Clerk of the Circuit Court for
Queen Anne's County.

Subpoenas for Respondent to appear and answer.

QUEEN ANNE'S COUNTY, TO WIT:

THE STATE OF MARYLAND.

TO

Charles H. Ayres and

Annie Ayres, his wife

OF QUEEN ANNE'S COUNTY, GREETING:

YOU ARE HEREBY COMANDED, That all excuses set aside, you be and appear before the Circuit Court for Queen Anne's County, as a Court of Equity, at Centreville,in said County, on the First Monday of May next, to answer the complaint of Jeremiah Ayres et al, against you in said Court exhibited.

Hereof fail not, as you will answer the contrary at your peril.

WITNESS, The Honorable Albert Constable, Chief Judge of your said Court, the 1st Monday of April, 1916.

Issued the 27th day of April in the year 1916.

W.F.Watson, Clerk.

ANSWER OF CHARLES AYRES AND WIFE:-

Jeremiah Ayres and Julia	()	
Ayres, his wife, John T.	()	In the Circuit Court for
Ayres and Margaret Ayres,	()	Queen Anne's County
his wife, William W. Ayres	()	In Equity.
and Mary L. Ayres, his wife,	()	
Plaintiffs,	()	
vs.	()	
Charles H. Ayres and	()	
Annie Ayres, his wife,	()	
Defendants.	()	

To the Honorable, the judges of said Court:-

The answer of Charles H. Ayres and Annie Ayres, his wife, to the Bill of Complaint of Jeremiah Ayres, et al., filed aginst them in this Cause, to your Honors respectfully states:

That these Defendants admit the matters and things set forth in the Bill of Complaint filed against them in this Cause as aforesaid and consent to the passage of the Decree as prayed for in said Bill.

And as in duty bound, etc.

Test: J.T.Earle

Charles H. Ayres

Annie Ayres

Defendants

REPTICATION:-

Jeremiah Ayres, et al,	()	In the Circuit Court for
vs	()	Queen Anne's County inEquity.
Charles H. Ayres and	()	Cause No. 2174
Annie Ayres, his wife.	()	
	()	

The Plaintiffs, Jeremiah Ayres, et al, join issue on the matters alleged in the Answer of the Adults Defendants, Charles H. Ayres and Annie Ayres, his wife, so far as the same may be taken or deny or avoid the allegations of the Bill of Complaint.

Thos.J. Keating,

SOLICITOR FOR COMPLAINTANTS.

PETITION TO TAKE TESTIMONY, AND ORDER OF COURT ON SAME:-

Jeremiah Ayres, et al.,	()	In the Circuit Court for
vs.	()	Queen Anne's County in Equity.
Charles H. Ayres, and	()	Cause No.2174.
Annie Ayres, his wife.	()	
	()	

To the Honorable, the Judges of said Court:-

The Petition of Jeremiah Ayres, et al., Plaintiffs in this Cau se, respectfully represents that the above cause is now at issue and that they desire to take tesitmony in this case in support of the allegations contained in the Bill of Com plaint.

Your Petitioners therefore pray that leave may be granted them to take testimony before one of the standing examiners of this Court.

Thos J. Keating,

Solicitor for Plaintiffs.

ORDER OF COURT.

:--:

Upon the aforegoing Petition, IT IS ORDERED this 23rd day of May, in the year nineteen hundred and sixteen, by the Circuit Court for Queen Anne's County,and by the authority of said Court, that leave be and the same is hereby granted to the parties to this Cause to take testimony in this Cause before one of the Standing Examiners of this Court.

The Examiner is hereby directed to give the usual notice of the taking of testimony under this ORDER.

Philemon B. Hopper.

AGREEMENT OF COUNSEL TO REFER PAPERS TO EXAMINER TO TAKE TESTIMONY:-

Jeremiah Ayres, et al.,	()	In the Circuit Court for
vs	()	Queen Anne's County in Equity.
Charles H. Ayres and	()	Cause No. 2174.
Annie Ayres, his wife,	()	
	()	

It is hereby agreed by counsel for Complaintants and Respondents that all papers in these proceedings shall be referred to Charles E. Tucker, a Standing Examiner of this Court, to take such testimony as will be necessary for a decree.

Thos. J. Keating
COUNSEL FOR COMPLAINTANTS.

James T. Earle
Counsel for respondents.

TESTIMONY:-

Jeremiah Ayres and Julia Ayres his wife, John T. Ayres and Margaret Ayres, his wife, William W. Ayres and Mary L. Ayres, his wife, Plaintiffs,	()	In the Circuit Court for Queen Anne's County
vs.	()	In Equity.
Charles H. Ayres and Annie Ayres, his wife, Defendants.	()	Cause No. 2174.

To the Honorable, the Judges of said Court:-

Pursuant to an Order of this Honorable Court passed on the twenty third day of May, nineteen hundred and sixteen, granting leave to the parties to take testimony in the above entitled cause before one of the Standing Examiners of this Court and the agreement between the respective counsel referring the papers to the subscriber, a Standing Examiner of this Court, your Examiner having been notified by the Plaintiffs of their desire to take testimony, due notice having been given of the time and place of the taking os such testimony, your Examiner did attend at his office, in the town of Centreville, Queen Anne's County,Maryland, on Monday, the twenty-ninth day of May, in the year nineteen hundred and sixteen, at the hour of ten o'clock A.M., and proceeded to take the following testimony, to wit:-

Charles Wright, the first witness of lawful age produced on the part of the Plaintiffs, being duly sworn and examined, deposes and says:-

1st Int. State your name, age, residence and occupation.

Ans. My name is Chas. Wright, I am 60 yrs. of age, I reside in Queen Anne's County Md., near Burrisville, I am a laborer.

2nd Int. Charles, I now read to you the names of the parties to this suit as mentioned in the Bill of Complaint,. state whether or not you know all the parties this suit, or any of the, state which, and how long you have known them.

Ans. I know all the parties to this suit and have known them about thirty years.

3rd Int. State where the parties Plaintiff and defendants reside.

Ans, The Plaintiffs in this case are residents ofthe City of Wilmington, in the State of Delaware, and the defendants Chas. H. Ayres and Annie Ayres, his wife, live on the Home Place, near Burrissville, in the Third Election District, this County.

4th Int. Did you know the parents of the parties to this suit. Are they lviing or dead and if dead, about when did they die, and where did they die.

Ans. Yes, I knew Chas. Ayres the Father and Sarah Ayres, the mother. They are dead. Chas. Ayres, the father, died January, the tenth, 1900, at the home of his son William, in Wilmington, Delaware, and is buried at Burrisville, this County. Sarah Syres, the Mother, dide October 17th, 1911, at the home of her son William Ayres, in the City of Wilmington, Del., and is buried at Burrissville, this County.

5th Int. Do you know whether the said Chas. Ayres deceased, leave any last will and testament?

Ans. No sir; I dont think so, I have never heard of any.

6th Int. Did the said Chas Ayres and Sarah Ayres, leave surviving them any children except thos mentioned in these proceedings?

Ans. No sir; The four sons named arethe only children surviving them.

7th Int. Did any of the deceased children of the said Chas. Ayres and Sarah Ayres, leave any children or descendants of a deceased child surviving them?

Ans. No sir.

8th Int. Did or not the said Chas Ayres die seized and possessed of any real estate and if so, where is same situated?

Ans. At the time of his death he owned about thirteen acres of land, He owned three lots of land. The first is situate in the Third Election District of Queen Anne's County, Md, adjoining my property, the property of Mr. John Waldron and the property of Christopher Brown. The second lot adjoins the first lot and these two lots were thrown into one and both together contain about eight or nine acres of land more or less. This lot as now composed by the two, has no improvements of any kind. The third lot is on the left side of the public road leading from Burrissville to Booker's Wharf, and about one hundred yards nearer Booker's Wharf than the other two lots and contains about four acres of land and is improved by a two story frame house and a meat house. Chas.Ayres the defendant lives in this property.

9th Int. I now hand you three papers, marked Complainants Exhibits No.1,2, and 3, and herewith filed with the Examiner, the one marked Exhibit #1, is a certified copy of a deed from John B,Brown, Trustee, to Chas.Ayres, and the one marked #2 is a certified copy of a deed from Edward B.Emory and wife to Chas.Ayres, and the one marked #3, is a certified copy of a deed from John B.Brown, Attorney for Saml Mason and wife. Look at these exhibits and state whether or not the land described therein, is the same land as just described by you?

Ans. Yes sir; it is the same land. The firsttwo lots ofland which I mentioned as now being inone lot, is the same land as described in the two deeds, one from John B.Brown, Trustee, and the other fromEdward B.Emory and wife. And the last lot I mentioned as being the one on which Chas.Ayres now lives, is the one described in the deed from John B.Brown,Attorney for Sam'l

Mason and wife. The first two lots on land are on the right side ofthe public road leading from Burrissville to Booker's Wharf and the last lot being on the left side. The last lot being the home place and the one on which Chas. Ayres, one of the defendants now lives.

10th Int. State what in your opinion is the value of the land of which the said Chas. Ayres died seized and possessed?

Ans. In my opinion, the lot of land or the risht side of the public road leading from Burrissville to Booker's Wharf, composed of the two lots as I have stated, and containing about eight or nine acres of land, is worth two hundred and forty dollars, and the one where Charlie Ayres now lives, situate on the left side of thepublic road about one hundred yards further down, is worth about three hundred and fifty dollars.

11th Int. State whether or not this land which you have mentioned can be advantageously divided among the parties entitled thereto without material loss and injury to them and give your reasons for such opinion as you may give.

Ans. No sir; I do not think it can be divided among them without material loss and injury to them. My reason for saying this is, that part ofthe land is improved by a dwelling house and meat house, this is the three or four acree lot on the left of the public road and the other eight acres are on the opposite side of the road, and part of it is branch. It would be impossible to divide it into as many parts of equal value as there are heirs entitled to it. Some one of the heirs would get the house portion and the other would have to take the unimproved, so I dont see how it is possible to divide it except by a sale and a division of the proceeds.

12th Int. If you know, state the ages of Jeremiah Ayres, JohnT.Ayres, Wm. W. Ayres and Charles H.Ayres, the parties named in these proceedings? And if they are married, statethe names of their respective wives?

Ans. Jeremiah Ayres is between thirty and forty years of age, he is married and his wife is named Julia. John T.Ayres is between twenty five and thirty years of age, he is married and his wife is named Margaret. William W. Ayres is between forty five and fifty years of ago, he is also married and his wife is named Mary. All of these live in Wilmington, Delaware; Chas H.Ayres is about thirty five years of age and is married, his wife's name is Annie, they live on the lot of land which I Have named as having the dwelling onit. I dont know the ages exactly but I am sure none of them are any younger than I Have stated.

Examiner's Special.

Ans, I do not.

Chas.S. Wright

Chas. H.Ayres the next witness of lawful age produced on the part of the Plaintiff being duly sworn and examined, deposes and says;

1st Int. State your name, age residence and occupation.

Ans. My name is Chas.H.Ayres, I am forty five years old and reside on the home place of my father, in this County and my occupationis laborer.

2nd Int. Do you know all the parties to this suit, if yes state their names, ages and places of residence?

Ans. I know them all, I am one of the parties, being the defendant. The others are my brothers and their respective wives. William W. Ayres is about

fifty eight years of age, and his wife is named Mary; Jeremiah Ayres is about fifty ye ars of age, he is married and his wife is named Julia; John T. Ayres is about forty ye ars of age and his wife is named Margaret, all of these live in the City of Wilmington, Delawrs. My wife is named Annie, and we live on the home place in this County.

3rd Int. State the name of your Father and Mother and whether or not they are living or dead, and if deac, when and where did they die?

Ans. My father's name was Chas.Ayres and my Mother was Sarah Ayres. Both of them are dead. My Father died at the home of My brother William in the City of Wilmington on the 10th of Jan'y 1900, and my died at the same place on the 17 th of Oct,1911;

4th Int. Did or not your father leave surviving him any other children or descendants of a deceased child or children other than the ones you have named?

Ans. No sir; He only left the four sons of us suriviving him. He had several other children but they all died in infancy. He did not leave any descendants of a deceased child surviving him.

5th Int. Did or not your Father, Chas.Ayres, leave any last will or testament?

Ans. No Sir.

6th Int. Did or not the said Chas. Ayres, your father, die seized and possessed of any real estate? If yes, desribe same.

Ans. Yes sir; at the time of his death he owned two lots of land. One is situated on the right side of the public road leading from Burrissville to Booker's Wharf and the other is one the left side of the same road about one hundred yards nearer Booker's Wharf. The first lot adjoins the land of Mr. John Waldron, Christopher Brown and the place where Chas.Wright lives, this lot contains about eight or nine acres of land and has no improvements on it, thi lot was purchased by my father from two different people. The first part of this 8 acre lot waspurchased from Mr.Edward B.Emery and wife and the other part was purchased fromMr.John B. Brown, Trustee of a Mr. Straughn. The lot on the left of the road was pruchased from Mr. John B.Brown who sold it for Mr. Saml Mason and wife, it has two story frame dwelling and a meat house onit, and is the place on which I now live. Both of these lots are in the Third Election District of Queen Anne's County,Md.

7th Int. State what, in your opinion, is the value of these lots of land?

Ans. The first lot, the one that conwains the eight or nine acres of land and is situate on the right side of the road, is worth about $275.00 and the other the one on which I live, is worth about three hundred dollars, this lot conwains about four acres of land.

8th Int. Can this property of which your father, the said Chas. Ayres, die siezed and possessed, be advantageously divided among the parties entitled thereto without material loss and injury to them, and give your reason for such opinion as you may give?

Ans. No sir; I do not think it can be divided among the parties entitled without loss or injury to them. My reason for saying this is, that the land lies on two sides of the public road, about 1/3 on one side and the balance on the other. The 1/3 is the one that has the dwelling and the other has no buildings of any kind. The unimproved lot is part branch. It would be impossible to divide this land into four equal parts so as to have each part of the same value. The one that got the dwelling would either have the greatest value by far or else would have to have such a small piece of land with it

as to have nothing morethan the house, and even the others part of the land on account of the branch part could not be divided so as to give each one the same amount.

9th Int. Examiners Special.

I do not.

Test: Chas. E. Tucker. Charles H his X mark Ayres

There being not further witnesses to be examined and neither party desireing further time for the production of evidence, your Examiner herewith respectfully makes his Return, together with his Exhibits masked "Complainant's Ex. Nos 1,2, and 3" and certifies that he was engaged as such Examiner one day and examined two witnesses, makcosts chargeable to Plaintiffs as follows:-

Charles E. Tucker, Examiner,	$ 4.00
Charles Wright, witness,	.75
Charles H. Ayres, "	.75
	,,,,,,,,,,,,,,,,
	$ 5.50

Chas.E. Tucker

Examiner.

DECREE:-

Jeremiah Ayres and Julia Ayres, his wife,	()	In the Circuit Court
John T. Ayres and Margaret Ayres, his wife,	()	of Queen Anne's County
William W. Ayres and Mary L.Ayres, his wife,	()	in Equity.
vs	()	
Charles H. Ayres and Annie Ayres,his wife.	()	

This cause standing ready for hearing and being sumbitted without agrument the proceedings were read and considered.

It is thereupon, this fifth day of June,in theyear nineteen hundred and sixteen, by the Circuit Court for Queen Anne's County, Maryland, inEquity, adjudged, ordered and decreed, that Thomas J.Keating and James T. Earle,both of Queen Anne's County, Maryland, be and they are hereby appointed Trustees to make sale of the real estate described in these proceedings and that the same be sold for purposes of partition; and that the course and manner of their proceedings shall be as follows: they shall first file with the Clerk of the Circuit Court of Queen Anne's County, a bond to the State of Maryland, executed by them, with a surety or sureties thereon to be approved by this Court or the said Clerk, in the penalty of One Thousand Dollars, conditioned for the faithful performance of the trust reposed in them by this decree, or which may be reposed in them by any future order or decree in the premises; they shall then proceed to make said sale, having first given at least three weeks previous notice by advertisement inserted in some newspaper printed and published in Queen Anne's County,

State of Maryland, such other notice as they shall think proper, of the time, place, manner and terms of sale, which said therms shall be as follows: one third of the purchase money to be paid in cash on day of sale and the residue thereof in two equal installmen ts falling due, respectively six and twelve months from day of sale, each installment bearing interest from the day of sale and to be secured to the satisfactio n of the trustees; or the whole purchase money may be paid in cash on the ratificatio n of the sale, with interest from the day of sale, at the option of the purchaser or purchasers.

And as soon as may be convenient after any such sale or sales, the said Trustees shall return to this Court a full and particular account of the same, with an affidavit of the truth thereof, and the fairness of the sale or sales annexed; and on the ratification of such sale or sales by this Court, and on the payment of the whole purchase money,(and not before), the said Trustees by a good and sufficient deed, to be executed and acknowledged agreeabley to law, shall convey to the purchaser or purchasers of said property, and to his, her, or their heirs, the property and estate to him, her or them sold, free clear and discharged from all claim of the parties to this cause, and of any and every person or persons claiming by, from or under them or any of them.

And the said Trustees shall bring into this court the money arising from said sale or sales, and the bonds or notes of the purchaser or purchasers, to be disposed of under the direction of this Court, after deducting therefrom the costs of suit , and such commission to the said Trustees as this Court shall think proper to allow in consideration of the skill, attention, and fidelity where with they shall appear to have discharged their trust.

Philemon B. Hopper.

BOND:-

KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Thomas J.Keating and James T. Earle,of Queen Anne's County,in the State of Maryland, as principals, and THE FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly commissioned under the laws of the State of Maryland, as surety, are held and firmly bound unto the State of Maryland, in the full and just sum of ONE THOUSAND DOLLARS, to be paid to the said State of Maryland,or its certain attorney, to which payment well and truly to bemade and done we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents; sealed with our seals and dated this twenty third day of June, in the year nineteen hundred and sixteen.

WHEREAS, by a decree of the Circuit Court for Queen Anne's County inEquity bearing date June Fifth, in the year nineteen hundred and sixteen and passed in a Cause in said Court wherein Jeremiah Ayres, et al., are plaintiffs, and Charles H.Ayres,etal., are defendants (being Chancery Cause No. 2174 in said Court), the above bounden, Thomas J.Keating and James T. Earle, have been appointed Trustees to make sale of certain real estate in the proceedings in said Cause mentioned.

NOW THE CONDITION OF THE ABOVE OBLIGATION is such that if the above bounden, Thomas J. Keating and James T. Earle, do and shall well and faithfully perform the trust reposed in them by said decree, or that may be reposed in them by any future decree or order in the premises, then the above obligation shall be void, otherwise to be and remain in full force and virtue of law.

Signed, sealed and delivered
in the presence of:
J. Palmer Smith.

Thos. J. Keating (SEAL)

James T. Earle (SEAL)

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

BY Millard Leonard,
President.

ATTEST:-

W. W. BiShop
Asst. Secretary.

REPORT OF SALE:-

Jeremiah Ayres et al	()	In the Circuit Court for Queen Anne's
vs	()	County, in Equity.
Charles H. Ayres et al	()	Cause # 2174.

To the Honorable, the Judges of said Court:

The Report of Thomas J. Keating and James T. Earle, Trustees appointed by the decree in the above cause to make sale of certain real estate in said proceedings mentioned respectfully shows;

That after giving bond with security duly approved by the Clerk of this Court for the faithful discharge of their trust and giving notice of the time, place and manner and terms of sale by advertisement in the Centreville Observer, a newspaper printed and published in Queen Anne's County, Maryland, for more than three successive weeks before the 11th day of July, 1916, they did pursuant to said notice attend in front of the Court House Door in Centreville, Queen Anne's County, Maryland, on Tuesday, July, 11th, 1916, and did then and there proceed to offer for sale the real estate mentioned and described in these proceedings, and mentioned and described in the aforesaid advertisement of sale, in the following manner, that is to say:

Your Trustees caused a copy of the advertisement of sale to be read and announced that the purchaser would pay the taxes for the current year and receive the rentals and that said property would be offered in two parcels and then as a whole and would be disposed of in whichever way the largest price could be realized.

Your Trustees first offerred that part of the land located on the right side of the public road leading from Burrissville in the Third Elec-

tion District of Queen Anne's County to Booker's Wharf, adjoiningthe lands of John Waldron et al and containing ten acres of land, more or less, but received no bid therefor.

Your Trustees next offered all of that lot of land on the left side of the aforesaid public road almost opposite the tract above mentioned and first described, containing three acres of land, more or less, but received no bid therefor;

Your Trustees then proceeded to offer both of the aforesaid parcels of land as a whole containing 13 acres of land, more or less and the highest legitimate bid received for the tract as a whole was the sum of $450.00.

Your Trustees then consulted with the parties in interest and had the auctioneer announce that the property would be withdrawn and that the Trustees would receive private bids therefor.

Your TrusTees further report that they have now received a private offer for the purchase of said property to the amount of Five Hundred Dollars from one of the Plaintiffs, William W. Ayres, and have made sale to him oftheentire tract of land aforesaid subject to the ratification of said private sale by this Court, as will appe ar reference to the letter to your trustees said William W. Ayres filed herewith mark ed Exhibit #1.

All of whichis respectfully submitted.

Thos. J.Keating,

James T. Earle,

Trustees

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:-

I hereby certify that on this 4th day of December in the year nineteen hundred and sixteen, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County aforesaid, personally appeared Thomas J. Keating and James T. Earle and did each make oath in due form of law that the matters and things stated in the afore going Report of Sale are true to the best of their knowledge and belief and that sale therein reported was fairly made.

Wm.F. Watson,Clerk.

CERTIFIED COPY OF ADVERTISEMENT:

TRUSTEES' SALE of Valuable REAL ESTATE.

Ny virTue of a decree of the Circuit Court for Queen Anne's County, Marylan d, in Equity, passed June the fifth, 1916, in Cause No.2174, wherein Jeremiah Ayres et al areplaintiffs and Charles H.Ayres and Annie Ayres, his wife, are defendants,the unde rsigned as Trustees named in said Decree, will sell at public sale to the highest bidders, in front of the Court House door in the town of Centreville,Queen Anne's County, M aryland, on TUESDAY, JULY, 11, 1916 between the hours of one and two o'clock P.M. ALL of That Valuable lot of land situate in the Third ElectionDistrict of the County and State aforesaid and lying on the right hand side of the public road leading from Burris ville to Booker' s Wharf, adjoining thelands of Christopher Brown, John Waldron, et al, and containing 10 ACRES OF LAND and also All of That Lot of Land on the left side of the public road leading from Burrisville to Booker's Wharf, and containing 3 ACRES more or less.

The improvements on this property consist of a 2 story Frame Dwelling House, meat house and other smalloutbuildings, in good condition. The property is now tenanted by Charles H. Ayres.

TERMS OF SALE One third of the purchase money to be paid in cash on day of sale and the residue thereof in two equal installments, falling due, respectively six and twelve months from day of sale, each installment bearing interest from day of sale,

and to be secured to the satisfaction of the trustees; or the whole purchase money may be paid in cash on the ratification of the sale, with interest from the day of sale, at the option of the purhaser or purchasers.

Thomas J. Keating,

James T. Earle,

George A. Whiteley, Auct. Trustees.

THE CENTREVILLE OBSERVER.

Centreville, Md., Dec, 4th, 1916.

THE CENTREVILLE OBSERVER PUBLISHING CO. hereby certifies that the Trustees Sale of Teal Estate in the case of Jeremiah Ayres et al, vs, Charles H. Ayres and Annie Ayres a true copy of which is herete annexed, was inserted inThe Centbeville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks, before the 11th day of July, in the year 1916.

The Centreville Observer Publishing Co.

By Wm. J. Price, Jr.,

ORDER NISI.

Jeremiah Ayres et al

vs

Charles H.Ayres et al

In the Circuit Court for QueenAnne's County, in Equity.

ORDERED, that the private sale made and reported by Thomas J.Keating and James T. Earle, Trustees for the sale of the real estate mentioned and described in the above proceedings be satified and confirmed unless cause to thecontrary thereof be shewn on or before the 20th day of February, 1917, provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, State of Maryland, once in each of four successive weeks before the 20th day of January, 1917.

Filed December, 9th, 1916. Philemon B.Hopper

True Copy- Test.

Wm.F. Watson, Clerk.

CERTIFICATE OF PUBLICATION OF ORDER NISI.

THE CENTREVILLE OBSERVER.

Centreville, Md., Feby, 9th, 1917.

THE CENTREVILLE OBSERVER PUBLISHING CO, hereby certifies that the Order Nisi in the case of Jeremiah Ayres et al vs. Charles H. Ayres, et al., a true copy of which is herete annexed, was inserted inThe Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland once a week for four successive weeks before the 20th day of January, in the year 1917.

THE CENTREVILLE OBSERVER PUB. CO.
By S.Chas.Walls, Secy.

In The Circuit Court for Queen Anne's Co.,

in Equity.

Jeremiah Ayres et al

VS

Charles H. Ayres et al

Ordered that the private sale made and reported by Thomas J. Keating and James T. Earle, Trustees for the sale of the real estate mentioned and described in the above proceeding be ratified and confirmed unless cause to the contrary thereof be shown on or before twentieth day of February, 1917, provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland once a week in each of four successive weeks before the twentieth day of January, 1917.

Filed Dec, 9th, 1916. Philemon B. Hopper

FINAL ORDER RATIFYING SALE:

Ordered, this 31st day of October, in the year nineteen hundred and eiGhteen by the Circuit Court for Queen Anne's County, in Equity, that the sale reported herein be and the same is hereby finally ratified and confirmed, no cause to the contrary appearing although due notice seems to have been given by the publication of conditional order of ratification. The Trustees are allowed the usual commissions and all expenses, not personal, for which they may produce vouchers to the Auditer.

Filed Oct. 31, 1918. Philemon B. Hopper

Nov., 16th, 1916.

To

Messrs.J.T.Earle and T.J.Keating,Trustees,

You are hereby authorized, empowered and directed to return me as purchaser of the real estate sold by you as Trustees in Cause # 2174 on the Chancery Docket of the Circuit Court for Queen Anne&s County and at the purchase price therefor of Five Hundred Dollars.

William W. Ayres.

REPORT AND ACCOUNT OF THE AUDITOR:

In the Circuit Court for Queen Anne's County in Equity.

Jeremiah Ayres et al.,	()	Chancery Docket,
vs	()	Cause No.
Charles Ayres et al.,	()	2174.

To the Honorable, the Judges of said Court:

The report of Madkson Brown, Auditor, unto Your Honors respectfully

sets forth:

That he has stated the within account by first charging therein unto the trustees appointed to make the sale of the real estate decreed to be sold the gross proceeds of the sale made by them, and then thereout allowing unto them their commissions thereon according to the rule of the court, costs of their bond, charges of the auctioneer for auctioning the sale, and the fee of the auditor.

The balance remaining after these allowances is then divided equally between the four parties the land at the time of the sale as set forth in the bill of complaint and the testimony.

Respectfully submitted,

Madison Brown

November, 26, 1918. Auditer

The Proceeds of the Sale of the Real Estate of Jeremiah Ayres and others in account with Thomas J. Keating and James T. Earle, Trustees appointed to seel the said real estate.

CR.

1916 Dec. 9.	By gross proceeds of sale, per report of sale	$500.00

DR.

" "	To Thomas J. Keating and James T. Earle Trustees, for their commissions for makeing sale reported, towit:-	$ 35.00	
	To do., for the court costs of this cause as set out in the bill of costs made by the clerk, to wit:		
	Appearance fee of soliciter for the Plaintiffs,	$ 10.00	
	Defendants,	10.00	
	W.F.Watson, late Clerk, for his costs,	10.00	
	J.F.Relph, Clerk, for his costs,	26.75	
	Fee of C.E.Tucker, Examiner,	4,00	
	Fee of witnesses before examiner,	,,,,1.50	62.25
	To do, for costs of advertising sale and order nisi thereon in Centreville Observer, per receipted bill, to wit:-		28.50
	To do., for the costs of their bond with corporate surety thereon, to wit:-		20.00
	To do., for charges of auctioneer for selling property sold, to wit:-		7.50
	To do., for costs of advertising order nisi to be passed as to this report and account, to wit:-		3.00
	To Madison Brown, Audt., for stating this account, to wit:-		4.50
	To balance, to wit:-	339.25	
			$ 500.00

By balance brought forward, to wit:-		$ 339.25
To Jeremiah Ayres, ¼ of said balance, to wit:	$ 84.81	
To John T. Ayres, ¼ of said balance, to wit:	84.81	
To William W. Ayres, ¼ of said balance, to wit:	84.81	
To Charles Ayres, ¼ of said balance, to wit:	84.82	
	$ 339.25	$ 339.25

November, 26th, 1918. Madison Brown, Auditor.

NISI RATIFICATION OF AUDIT:

Jeremiah Ayres et al.,	()	In The Circuit Court
VS	()	For Queen Anne's County,
Charles Ayres, et al.,	()	IN Equity.
	()	Case No. 2174.

ORDERED, This 27th day of November in the year nineteen hundred and eighteen that the report and account filed in these proceedings by Madison Brown Auditer, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of December,1918; provided a copy of this order be published once a week in each of two successive weeks before the 16th day of December, 1918, in some newspaper printed and published inQueen Anne's County.

Filed November,27th,1918. J.F.Reph, Clerk.

CERTIFICATE OF PUBLICATION OF NISI RATIFICATIONOF AUDIT:

Jeremiah Ayres, et al.,

vs

Charles Ayres, et al.,

In the Circuit Court for Queen Anne's County.

In Equity, Case No. 2174.

ORDERED, This 27th day of November, in the year nineteen hundred and eighteen that the report andaccount filed in these proceedings by Madison Brown, Auditer be ratified and confirmed, unless cause to the contrary thereof be shown ener before the 24 th day of November,1918, provided acopy of this order be published once a week in each of two successive weeks before the 16th day of December,1918, in some newspaper printed and published in Queen Anne's County.

True Copy,Test,J.F.Relph, Clerk. J.F.Relph, Clerk.

Filed November,27th,1918.

THE CENTREVILLE OBSERVER.

--- Centreville, Md., Dec,30,1918.

THE CENTREVILLE OBSERVER PUBLISHING CO. hereby certifies that the Nisi Ratification of Audit in the case of Jeremiah Ayres et al., vs Charles Ayres, et al., Case No. 2174 a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County Maryland, once a week for two successive weeks. before the 16th day of December, 1918.

THE CENTREVILLE OBSERVER PUB. CO.

By S.Chas Walls,Secy.

Queen Anne's County, to wit:- Be it remembered that heretofore to wit on the 27th day of June, 1921, Hattie R. Deeden by J.H.C.Legg her soliciter, filed in the Court here her Billof Complaint., against Mary Stewart, widow et al., in the words and of the tenor following, to wit:-

BILL OF COMPLAINT:-

Hattie R. Deeden,
Plaintiff,
vs.
Mary Stewart, Widow,
Grace W. Deeden,
Maybel Deeden
Alan Brown
Defendants.

In the Circuit Court for Queen Anne's County, In Equity, Cause NO.

To the Honorable, the Judges, of said Court:

Your Oratrix Complaining, says:

First: That James Deeden, late of Queen Anne's County, in the State of Maryland, now deceased, was in his life time, and at the time of his death, seized and possessed, in fee simple ofthe following real estate, lying and being in the Town of Centreville, in Queen Anne's County, Maryland, and described as fellows, to wit: All that piece or parcel of Ground situate, lying and being on the right side of the mainer front street of said Town meaning thereby the public road leading from the Centre of said Town Mill and also to the Easton Road, lying between the property of the Disbrict Parsonage of the Methodist Episcopal Church Association of Centreville, Maryland a body corperate on the one side and the property of John M. Perry on the other side and by the property now occupied by the said James Deeden and being a part of the Tract of Land known as "Locust Greve" and being also the same property which was conveyed to the said James Deeden by William H.Read and wife, by deed dated March,17th,1884, and recorded among the land Record Books for Queen Anne's County, Maryland in Liber S.C.D. No. 4 folios 291 etc., a certified copy of which Deed is herewith filed with this Bill of Complaint and marked "Exhibit #1".

SECOND: That being so seized and possessed of the aforesaid Real Estate the said James Deeden departed this life on or about the year, 1902, leaving surviving him, as his only heirs at law, Your Oratrix, a daughter,over 21 years of age, Mary Deeden, his widow, who since the death of the said James Deeden, she has intermarried with one Fred Stewart, who has since died, Grace W. Deeden, a daughter, under twenty one years of age, Maybel Deeden, another daughter who is under twenty one years of age, and adaughter Elizabeth Deeden, who intermarried with one Alan Brown, but the said Elizabeth Deeden,who married Alan Brown, died sent time ago leaving no childred surviving her, but left her husband Alan Brown surviving her.

THIRD: That the said James Deeden departed this life without leaving any last will and Testament, and without leaving any debts outstanding.

FOURTH: That all the childred and heirs at law of the late James Deeden late of Queen Anne's County,State of Maryland, now deceased are as fellows: Your Oratrix,Hattie R. Deeden, Grace W. Deeden, an infant, Maybel Deeden, an infant, and Mary Stewart, the widow of James Deeden, and Alan Brown who is the surviving husband of a deceased daughter Elizabeth Deeden, all of whom resi e in the City of Salisbury in Wicomico County, State of Maryland.

FIFTH: That your Oratrix and Mary Stewart, Grace W. Deeden, infant, Maybel Deeden, infant, and Alan Brown, surviving husband of Elizabeth Deeden, the two infants, being under twenty one years of age, are seized in fee simple of all that lot of ground improved by a dwelling house, situate, lying and being in Centreville, In Queen Anne's County, Maryland, and whichis fully described in the certified copy of the Deed for the same to the said James Deeden from William H. Read and wife, filed with this Bill of Complaint, and prayed to be taken as a part hereof marked "Exhibit "#1". and also fully described in the First paragraph of this Bill.

SIXTH: That two of the parties interested are infants under the ageof twenty one years, and it would be for the benfit and interest and advantage of the said infants to sell the real estate and invest tne proceeds thereof in some productive fund for their benefit.

SEVENTH: That the real estate cannot be divided and is not susceptible of partition and division without material loss and injury to the parties interested and entitled to interests therein as above set forth and state.

EIGHTH: That in order to make division of said interests it will be necessary that said real estate be sold and the proceeds thereof divided amongst the patries according to their respective rights and several interests.

TO THE END THEREFORE,

(1). That a decree may be passed for the sale of the said real estate.

(2). That the said Real Estate may be sold and the proceeds belonging to the infants reinvested under the authority of this Court.

(3). That your Oratrix may have such other and further relief as her case may require.

May it please Your Honors to grant unto Your Oratrix the Writ of Subpoena, directed the said Mary Stewart, widow, Grace W. Deeden, an infant under the age of twenty one years, Maybel Deeden an infant under twenty one years of age, and Alan Brown, all of whom reside in the City of Salisbury, Wicomico County, Maryland at #807 West Main Street, commanding them to be and appear in this Court at some certain day to be named therein and answer the premises and abide by and perform such decrees as may be passed therein.

And as in duty bound, etc.,

J.H.C.Legg.

Solicitor for Plaintiff.

The Exhibit referred to in the aforegoing Bill of Complaint is as follows,to wit:-

Plaintiffs Exhibit #1.

Queen Anne's County, to wit, Be it remembered that on the seventeenth day of March, in the year eighteen hundred and eighty four, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 17th day of March, in theyear eighteen hundred and eighty four, by us, William H.Reed and Henrietta Reed, colored,of Queen Anne's County, State of Maryland, witnesseth, that for and in consideration of the sum of fifty dollars, the receipt whereof is hereby acknowledged we the William H.Reed and Henrietta Reed,

his wife, colored, as aforesaid, do herebygrant unto James Deeden, colored of County and State aforesaid, all that part of a lot of land situate, lying and being in the limits of Centreville, Queen Anne's County aforesaid, called Locust Grove, being part of a lot No. 2 conveyed to the said William H. Reed by John B.Brown, administrater De Bonis Non, Cum testamento annexe of John Tilghman lateof Queen Anne's County deceased, and by James Smith and Emily J.Smith, his wife, by deed bearing date the twenty sixth day of December, in the year eighteen hundred and seventy nine and recorded in Liber J.W. No. 10, folios 221, and 222 a land record book for Queen Anne's County, to which reference is hereby specially made for a full and complete description of the whole lot. This grant is intended to convey thatportion of the lot of land described in the aforesaid deed which is located between the lot of land now owned by Capt.James Smith and tese granters, and has a width or front of twenty six feet and a depth of two hundred feet, and is situatedon the right side of the public road leading through Centreville towards Easton. And the said William H. Reed covenants that he will warrant generally the property hereby granted and conveyed unto the said James Deeden, colored, and that he will execute such further assurances of title as may be requisite.

Witness our hands and seals.

W,H.Reed, (SEAL)

Henreitta her x Reed (SEAL)
mark

Test: R. Goldsborough.

State of Maryland, Queen Anne's County, Sct:-

I hereby certify that on this 17th day of March,1884, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, person ally appeared William H. Reed and Henrietta Reed, his wife, and acknowledged the afore going deed to be their act.

R. Goldsborough, J.P.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber S.C.D No.4, folio 291 etc., a land record book for Queen Anne's County, Maryland.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County,this 27th day of June,in the year nineteen hundred and twenty one.

Seal of Circuit Court.

J.F.Relph, Clerk.

SUBPOENA FOR RESPONDENT TO APPEAR AND ANSWER:

QUEEN ANNE'S COUNTY, TO WIT:-

THE STATE OF MARYLAND_

To

Grace W. Dedden,Infant.

of Queen Anne's County, Greeting:-

You are hereby commanded, That all excuses set aside, you be in your person be fore the Circuit for Queen Anne's County, at the Court House, in the town of Centrevill e, on the First Monday of July next to answer the complaint of Hattie R. Deeden Against you in said Court exhibited. Hereof fail not, asyou will answer the contraty at your peril.

WITNESS_ The Honorable William H. Adkins, Chief Judge of the Second Judicial Cir cuit of Maryland, the 1st Monday of June in the year of our Lord one thousand and nine hundred and twenty onw.

ISSUED, the 27th day of June A.D. 1921.

J.H.C.Legg,
Soliciter for

J.F.Relph
Clerk

To the Defendant:

Take Notice: Yar are requéred to file your answer or other defense in the office of the Clerk of this Court within fifteen days after the first Monday of July next, being the Return day.

J.F.Relph, Clerk.

Return of Sherriff:

Summoned by reading summons to Grace W. Deeden, infant, and copy ofthe process left with said infant, also copy of the process left with Mary Stewart, in whose care said infant is.

W.W.Laramore, Sheriff.

SUBPOENA FOR RESPONDENT TO APPEAR AND ANSWER,

QUEEN ANNE'S COUNTY, TO WIT:-

THE STATE OF MARYLAND,

To

Mary Stewart

of Wicomico County,Greeting:

You are hereby commanded, That all excuses set aside, you be in your person before the Circuit Court for Queen Anne's County, at the Court House, in the town of Centreville,on the First Monday of July next to answer the complaint ofHattie R. Deeden Against you insaid Court exhibited. Hereof fail not, as you will answer the con trary at your peril.

WITNESS, The Honorable William H. Adkins, Chief Judge of the Second Judicial Circuit of Maryland, the 1st Monday of July in the year of our Lord one thousand nine hundred and twenty one.

ISSUED, the 27th day of June, A.D. 1921.

J.H.C.Legg,
Soliciter for

J.F.Relph,
Clerk

To the Defendant:

Take Notice: You are required to file your answer or other defense in the off ice of this Court within fifteen days after the first Monday of July next, being the Return day.

J.F.Relph, Clerk.

RETURN OF SHERIFF:-

Summoned Mary Stewart by reading summons to her and leaving copy of said summons.

W.W.Laramore, Sheriff.

SUBPOENA FOR RESPONDENT TO APPEAR AnD ANSWER:-

QUEEN ANNE'S COUNTY, T O WIT:-

THE STATE OF MARYLAND,

To

Mabel Deeden, Infant

Of Wicomico County,Greeting:-

You arehereby commanded, That all excuses set aside, you be in your person before the Circuit Court for Queen Anne's County, at the Court House, in the town of Centreville, on the First Monday of July, next to answer the complaint of Hattie R. Deeden Against you in said Court exhibited. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, The Honorable William H. Adkins, Chief Judge of the Second Judicicla Circuit of Maryland, the 1st Monday of June in the year of our Lord one thousand nine hundred and twenty one.

ISSUED the 27th day of June A.D. 1921.

J.H.C.Legg
Soliciter for

J.F.Rolph,
Clerk.

To the Defendant:

Take Notice: You are required to file your answer or other defense in the office of the Clerk of this Court within fifteen days after the first Monday of July, next, being the Return day.

J.F.Rolph, Clerk.

RETURN OF SHERIFF.

Summoned by reading summons to MabelDeeden, infant, and copy of the process left with said infant, also copy of the process left with Mary Stewart, the person with whom said infant is living.

W.W.Laramore, Sheriff.

PETITION FOR THE APPOINTMENT OF A GUARDIAN AD LITEM FOR THE TWO INFAN T DEFENDANTS:-

Hattie R. Deeden,
Plaintiff,
vs
Mary Stewart, et al
Defendants.

In the Circuit Court for Queen Anne's County, In Equity, Cause No. 2398.

To the Honorable, the Judges, of said Court:-

The Petition of Hattie R. Deeden, the Plaintiff in the above cause respectfully represents:-

That Grace W. Deeden and Maybel Deeden, two of the defendants in the above cause, have been duly returned "summoned", but being infants, they cannot answer and defend this sruit for themselves.

That the said infants have no Guardian within the jurisdiction of this Hon orable Court to answer and defend this suit for them.

Your Petitioner therefore prays Your Honors to Appoint a Guardian Ad Litem to appear and answer for said Infants.

And as in duty bound, etc.,

J.H.C.Legg,
Soliciter for the Petitioner.

ORDERED, this twenty ninth day of July, in the year Nineteen Hundred and twenty one, by the Circuit Court for Queen Anne's County, InEquity, upon the aforegoing Pet itien, that Richard T. Earle, be andhe is hereby appointed Gyardian AD LITEM to appear and answer and defend for Grace W. Deeden and Maybel Deeden the two infant defendants in the above cause.

Filed July,29th,1921.

PhilemonB.Hopper.

ANSWER OF MARY STEWART AND ALAN BROWN, ADULT DEFENDANTS:-

Hattie R.Deeden,
Plaintiff,
vs
Mary Stewart, Widow,
Grace W. Deeden, Infant,
Maybel, Deeden, Infant,
Alan Brown, Adult,
Defendants.

In The Circuit Court for Queen Anne's County, InEquity, Cause NO.

To the Honorable, the Judges, of said Court:

The Joint and several Answer of Mary Stewart (Widow) and Alan Brown, adult, to the Bill of Complaint in this Cause against them and others exhibited, respectfully answers and shows,

FIRST: These Defendants admit jointly and severally to be true the several allegations, facts, matters and things in the said Bill made and set out, and consent to such decree in the premises as this Honorable Court shall deed right.

I , Mary Stewart, Widow of James Deeden, do consent and agree that the real estate of the said Deceased shall be sold under the direction of this Court, free from the incumberance of my dower therein, and the in lieu thereof I will acceipt such pro portion of the proceeds of sale of said estate as to this Court shall deem just and reasonable.

Mary Stewart,

Alan Brown

DEFENDANTS IN PROPER PERSON.

To Mr. J.F.Relph, Clerk of the Circuit Court for Queen Anne's County, IN Equity:-

Please file the above answer for us, in the above cause, and thatthe Plaintiff can proceed to take whatever testimony she may desire in support of the allegations of the Bill of Complaint, and that we do not desire to be present at the taking of the same, and waive the right to be notified of the taking of the same.

Mary Stewart

Alan Brown,

DEFENDANTS IN THE PROPER PERSON.

ANSWER OF INFANT DEFENDANTS BY GUARDIAN AD LITEM:-

Hattie R. Deeden,
Plaintiff,
vs. Mary Stewart, Widow,
Grace Deeden, Infant,
Mabel Deeden, Infant,
and
Alan Brown, adult,
Defendants.

In The Circuit Court for Queen Anne's County, in Equity,
Cause No. 2398.

To the Honorable, the Judges of said Court:-

The Answer of TIchard T. Earle, Guardian Ad Litem, for Grace W. Deeden and May bel Deeden and the two infant defendants, in this cause, respectfully says to the Bill of complaint in this Cause exhibited against said Infants and others as follows.

1st. That he can neither admit nor deny the several matters and things seteut in and alleged in the said Bill of Complaint, and he submits the rights and interest of the said Infant defendants to the protectionef this Honorable Court, and for such dec ree in the premises as this Honorable Court shall deem right to pass.

Richard T. Earle,
Guardian Ad Litem for Grace W. Deeden and Maybel Deeden, the two infant Defendants.

GENERAL REPLICATION:-

Hattie R. Deeden,
Plaintiff,
vs
Mary Stewart, Widow,
Grace W. Deeden, Infant,
Maybel Deeden, Infant,
and
Alan Brown, adult,
Defendants.

In The Circuit Court for Queen Anne's County, In Equity, Cause No. 2398.

To The Honorable, the Judges, of said Court:

The Plaintiff, joins issue on the matters alleged in the joint and several answers of Mary Stewart, Widow, Alan Brown, the two adult defendants and Richard T. Earle Guardian Ad Litem for Grace W. Deeden and Maybel Deeden the two infant defendants, so far as the same may be taken to deny or avoid the allegations of the Bill of Complaint.

And as in duty bound etc.,

J.H.C.Legg,
Solicitor for Plaintiff.

Petition and order of Court referring the papers in this Cause to one of the Standing Examiners to take testimony:-

Hattie R. Deeden,
Plaintiff,
vs
Mary Stewart, Widow,
Grace W. Deeden, Infant,
Maybel Deeden, Infant,
and
Alan Brown, Adult,
Defendants.

In The Circuit Court, for Queen Anne's County, In Equity, Cause No. 2398.

To the Honorable the Judges of said Court:-

The Petition of Hattie R. Deeden, the Plaintiff, in the above entitled Cause respectfully represents:

That the adult defendants have filed their Answers, and the Two Infant defendants have Answered by Richard T. Earle, their Guardian Ad Litem, and the General Replication has been filed, all of which will be seen by reference to the papers on file in this Cause, and Your plaintiff is desireus of taking Testimony in support of the allegations contained in her Bill of Complaint, and she therefore prays Your Honors to pass an order referring the papers in this Cause to one of the standing Examiners of this Court in order that testimony may be taken in support of the allegations of the Bill.

And as in duty Bound, will ever pray etc.,

J.H.C.Legg,
Solicitor for Plaintiff

ORDERED, this day of , in the year, nineteen hundred and twenty one by the Circuit Court for Queen Anne's County, in Equity, upon the aforegoing Petition, that the papers in this Cause be and they are hereby referred to Charles E. Tucker, Esq one of the Standing Examiners of this Court, for the purpose of taking such testimony as the Plaintiff may desire in support of the allegations contained in her Bill of Com plaint.

AGREEMENT TO SUBMIT PAPERS FOR A DECREE:-

Hattie R. Deeden
Plaintiff,
vs
Mary Stewart, Widow,
Grace W. Deeden,
Maybel Deeden
Alan Brown
Defendants.

In The Circuit Court for Queen Anne's County, In Equity,
Cause, No. 2398.

It is hereby agreed by and between the Soliciter for the Plaintiff and the Guardian Ad Litem for the Infant Defendants, that the papers in this Cause be forthwith submitted to the Court without aggument for a Decree.

J.H.C.Legg,
Solicitor for Plaintiff

Richard T. Earle,
Guardian Ad Litem for Grace W. Deeden and Maybel Deeden, Inf ant Defendants.

TESTIMONY:-

Hattie R. Deeden,
Plaintiff,
vs
Mary Stewart, Widow,
Grace W. Deeden,
Maybel Deeden,
Alan Brown,
Defendants.

In The Circuit Court for Queen Anne's County,
In Equity.

To the Honorable, the Judges of said Court:-

The above cause being at issue and the Plaintiff having notified the subscriber, one of the regular examiners for this Court, of her desire to take testimony in said cause, did attend at his office in the town of Centreville, Queen Anne's County Maryland, on the second day of June, at the hour of 20'Clock P.M. and in the presence of J.H.C.Legg, Counsel for Plaintiff; The Guardian Ad Litem having waived his right to be present, and the adult Defendants having waived notice of the time and place of the taking of said testimony and their right to be present, did proceed to take the following

testimony, to wit:-

William H. Hard, the first witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, depeses and says:-

1st Int. State your name, age, residence and occupation.

Ans. William H. Hard, I reside in Centreville, Queen Anne's County, Maryland, 66 years of age, and my occupation is barber.

2nd Int. Are you acquainted with the parties to this suit? If yea, state which, and how long you have known them, and give their ages and whereeach resi des.

Ans. I knew all of the parties. I have known them from childhood up unto the present time, except Mary Stewart and I knew her long before she married James Deeden. Mary Stewart isthe widow of James Deeden and since James death has married Fred Stewart, who is also dead; Hattie R. Deeden, a dau ghter of James Deeden is over 21 years old, Grace W. Deeden, a daughterof James Deeden is under 21 years of age; Maybel Deeden is another daughter of James Deeden who si also under 21 years of age. I do not know the exact ages of these two infants, but I think Grace is about 17 years old and Maybel is about 16 years old. James Deeden had another daughter Elizabeth Deeden who married a man by the name of Alan Brown. She is now dead. She died intestate and did not leave any children or descend ants surviving her. All of these parties which I have named reside in Salisbury, Wicomico County, Maryland.

3rd Int. Did you or not know James Deeden of Queen Anne's County, in the State of Maryland? If yea, statewhether he is living or dead, and if dead when and where he died and who he left surviving him as his only heirs at law, and state whether or not, if you know, if he left a last will and testam ent.

Ans. I knew James Deeden. He is dead. He died in Centreville, Queen Anne's County, Maryland. I do not remember the exact time of his death, but he eighteen or twenty years ago. He left surviving him a widow, Mary Deeden who afterwards married Fred Stewart., and left the children which I Have just named in my previous answer. They were the only heirs at law. He died not leaving a last will and testament so far as I know. I have never heard of any.

4th Int. Did or not James Deeden die seized and possessed of any real Estate? If yea, described the same as to situation and value.

Ans. At the time of his death he owned a house andlot on the right hand side of Commerce Street, in the town of Centreville, Queen Anne's County, Mary land, going towards the Mill, adjoining the property which was formerly the Dustrict M.E. Parsonage property now owned by Alex. Thompson and also joins the property of William Mitchell and the property of Mr. Harry Gar- dner. This property is now occupied by Daniel Andersen and in my judgm ent is worth about $600.00.

5th Int. I now hand you a certified copy of a deed from William H. Reed and Henri etta Reed to James Deeden marked "Plaintiff's Exhibit #1", and which is herewith filed with the Examiner. Look at this deed and state whether or not the property conveyed by that deed is the same property which you have just mentioned and described.

Ans. It is the same land.

6th Int. You have stated that James Deeden died without leaving any last will andtes tament. Do you or not know whether he left any debts due and owing at the time of his death?

Ans. I cant say postively whether he owed any bill or not at the time of his de ath, but he was a man that usually kept everything paid up close and as I have never heard of any outstanding debts I dont think he owed any.

7th Int. Is or not the said property susceptible of dividion among the parties inter ested therein without loss or injury to them.

Ans. No sir, It cant be divided without loss, because the property is so small that if divided into as many parts as there are heirs the parts would be so small as to be worthless, and the only way you could divide it would be to sell it and divide the proceeds among the heirs. And I think it would be best for all concerned to sellit because the rents, after paying the expen ses, the state county and town taxes, insurance and keeping up repairs, will be practically nothing.

Examiners Special

I do not.

Wm. H. Hard.

William W. Mitchell, thenext witness of lawful age produced on the part of the Plaintif f, being duly sworn and examined, depeses and says:-

@st Int. State your name, age, residcne and occupation.

Ans. William W. Mitchell, I live in Centreville, Maryland; 55 years of age, and my occupation is barber.

2nd Int. Are you acquainted with the parties to this suit? If yes, state which, and how long you have known them, and give their ages and where each reside.

Ans. I know all of the parties to suit but Alan Brown. I have known Mary Stew- art the widow of James Deeden long before she was married and I haveknown all of the children ever since they were born. Mary Stewart the widow of James Deeden, who afterwards married Fred Stewart lives in Salisbury, W icomico County, Maryland, and Hattie Deeden a daughter of James Deeden who is over 21 years old; and Grace W. Deeden another daughter is under 21 ye - ars old; and Maybel Deeden another daughter is under 21 years old. I do not know their exact ages, but I Know they are not grown. All of these children live with their mother in Salisbury, Maryland. James Deeden had another daughter, Elizabeth Deeden, who is now dead. She died without leav ing any children and left no will. She was married to a man by the name o f Alan Brown, but I never knew him.

3rd Int. Did you or not know James Deeden of Queen Anne's County, in the State of Maryland? If yes, state whether he is living or dead, and if dead when and where he died and who he left surviving him ashis only heirs at law, and state whether or not, if you know, if he left a last will and testament.

Ans. Yes, I knew himis his life time andhe lived inCentreville, QueenAnne's Co unty, Maryland, he died eighteen or twenty years ago in this town. I have just named the only heirs at law in my previous answer. As far as I kn n ever left a last will and testament, if he had left one I am sure I would have heard about, as I knew the family very well.

4th Int. Did or not James Deedon die seized and possessed of any real estate? If yea, describe the same and as to the situation and value.

Ans. He died leaving a house and lot known as a part of "Locust Grove", on the west side of Commerece Street, adjoiningthe property of Alex Thompson on one side and my property on the other and Mr Harry Gardner on the rear. It has a frontage on Commerce Street of about twenty six feet, more or less, and a depth oftwo hundred feet, mor or less, impro ved by a two story, small frame dwelling, not in very good repair. In m y judgment if a person wants it for a home it would be worth $500.00 or $600.00, but if it was bought to rent out it would be wroth a whole heap less than that.

5th Int. I now hand you a certified copy of a deed from William H. Reed and Henrietta Reed to James Deedon marked "Plaintiffs Exhibit #1", and which is herewith filed with the Examiner. Look at this deed and state whether or not the property conveyed by that deed is the same property which you have just mentioned and described.

Ans. It is the same property.

6th Int. You have stated that James Deedon died without leaving any last will and testament. Do you or not know whether he left any debts due and owing at the time of his death?

Ans. I have never heard of his owing anyone.

7th Int. Is or not the said property susceptible of dividison among the parties interested therein without loss or injury to them?

Ans. No sir, it cannot be divided without a loss to them. The property is so small that if you were to divide it into as many parts as there are heirs, these parts would be so small as tohave no value at all, and the only way to divided it would be to sell it and divide the money. The sooner it is sold the better off all will be as the property is going down and the expense will soon eat up the rents.

Examiner's Special?

I do not.

Wm. W. Mitchell

Richard Berryman, the next witness of lawful age produced on the part of the Plaintiff, being duly sworn and examined, deposes and says:-

1st Int. State your name, age, residence and occupation.

Ans. Richard Berryman, I reside in Centreville, Queen Annes County, Maryland, 68 years of age; and my occupation is plastering and brick laying.

2nd Int. Are you acquainted with the parties to this suit? If yea, state which, and how long you have known them, and give their ages and where each re sides.

Ans. I know all of the parties to this suit, except Alan Brown, Mary Stewart is the widow of James Deedon who was my first cousin. She has married since her husbands death Fred Stewart. She lives in Salisbury, Maryland. Hattie R. Deedon is the eldest living child of James Deedon who is over 21 years of age and lives with her mother in Salisbury. Grace W. Deedon and Maybel Deedon are the two younger children of James Deedon, who are about 17 and 18 years old and both live with their mother

Mary Stewart, in Salisbury. James Deeden had another daughter who was the eldest child. She married a man by the name of Alan Brown. She is now dead. She died not leaving children or descendants surviving her. I do not know Allen Brown, but I am told he also lives in Salisbury, Maryland.

3rd Int. Did or not know James Deeden of Queen Anne's County, in the State of Maryland? If yea, state whether he is lviing or dead, and if dead when and where he died and who he left surviving him ashis only heirs at law, and state whether or not, if you know, if he left a last will and testament.

Ans. I knew James Deeden for a number of years during his life time. He is dead. He died in Centreville, Queen Anne's County, Maryland about seventeen or eighteen years ago. He left surviving him as his only heirs at law Mary Deeden now Mary Stewart and the daughers which I named in my previous answer. He died not leaving any other children or descendants. I never heard of any last will and testament. I dont think he left any or I would have known about it.

4th Int. Did or not James Deeden die seized and possessed of any Real Estate? If yea, describe the same as to situation and value.

Ans. At the time of his death, James Deeden owned a house and lot on the west side of Commerce Street, adjoining on the northerly side what was then known as the District M.E.Parsonage, which is now owned by Ales Thompson, on the southerly side it joins the property of William W. Mitchell and on the rear it joins the property of Mr. Harry Gardner. This lot hasa frontage on Commerce Street of about twenty six feetand runs back about two hundred feet; it is improved by asmall two story frame dwelling in bad condition. I sheudl say that is is not worth over $400. or $500.

5th Int. I now hand you a certified copy of a deed from William H. Reed and Henrietta Reed to James Deeden marked "Plaintiffs Exhbit #1", and which is here with filed with the Examiner. Look at this deed and state whether or not the property conveyed by that deed is the same property which you have just mentioned and described.

Ans. It is the same property that I have been talking about.

6th Int. You have stated that James Deeden died without leaving any last will or testament. Do youer not know whether he left any debts due and owing at the time of his death?

Ans. No sir; I dont think he owed any debts. I have known him all my life and I never knew him to make any debts.

7th Int. Is or not the said property susceptible of division among the parties interested therein without loss or injury tothem?

Ans. It couldnt be divided no way. It is a very small contracted lot and to divide it into as many parts as there are heirs would simply mean that no part would have any value at all. The only way it can be divided is to sell and divide the money. The sooner this is done the better it will be for all parties concerned, as they will soon have a heavy expense in repairing the house as it is going down fast.

Examiner's Special.

I do not.

Test. Chas E. Tucker

Richard his x mark. Berryman

There being no further witnesses to be examined and neither party desiring further time for the production of evidence, your Examiner herewith makes his return together with his exhbit marked "Plaintiff's Exhibit #1", and certifies that he was engaged as such examiner two days and examined three witnesses, making costs chargeable to the Plaintiff, as follows:-

Charles E. Tucker, Examiner	$ 8.00
William H. Hard, Witness	.75
William W. Mitchell, Witness	.75
Richard Berryman, Witness,	.75
TOTAL	$ 10.25

Respectfully submitted,

Chas.E. Tucker,

Examiner.

DECREE:

Hattie R. Deeden,

Plaintiff,

VS

Mary Stewart, Widow,

Grace W. Deeden,

Maybel Deeden

Alan Brown,

Defendants.

IN THE

CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY, IN EQUITY,

Cause # 2398

THIS CAUSE standing ready for hearing and being submitted without argurment, by agreement of Counsel for the Plaintiff and the Guardian Ad Litem for Defendants, on filed in this Cause, the proceedingswere read and considered.

It is thereupon, this twenty second day of June, in the year nineteen hundred and twenty two, by the Circuit Court for Queen Anne's County, In Equity, adjudged, ordered and decreed that the property mentioned in these proceedings be sold for Parition.

That J.H.C.Legg be and he is hereby appointed Trustee to make said sale and that the course and manner of his proceedings shall be as follows; He shall first file with the Clerk of this Court a Bond to the State of Maryland, executed by him, and a surety or sureties, to be approved by the Clerk of this Court in the penalty of Seven Hundred Dollars, conditioned for the faithful performance of the trust reposed in him by this decree or to be reposed in him by any future order in the premises; he shall thenproceed tomake said sale having given at least three weeks previous notice by advertisement inserted in some newspaper, of the time, place, manner and terms of sale, which terms shall be one half in cash at the time of the sale and the balance in six and twelve months from the day of sale, or all cash atthe option ofthe purchaser or purchasers, the deferred payments to bear interest from the day of sale

and to be secured to the satisfaction of the trustee, and as soon as may be convenient after such sale, the said Trustee shall return to this Court a full and particular account of his proceedings relative to such sale, with an annexed affidvait of the truth thereof and the fairness of said sale; and, on obtaining the Courts ratification of the sale, and upon the paymant of the whole purchase money(and not before) the said Trustee shall by and good and sufficient deed to be executed, acknowledged and recorded according to law, convey to the purchaser or purchasers, his,hier, or their heirs, the property and estate to him, her or them sold, free, clear and discharged from all claim of the parties hereto, plaintiffs and defendants and thos claiming by, from or under them, or either of them; and the said trustee shall bring into this Court the money arising from said sale, to be distributed under the direction ofthis Court, after deducting the costs of this suit and such commissions to the said Trustee as this Court shall think proper to allow in considerationof the skill and attention and fidelity wherewith he shall appear to have discharged his Trust.

Philemon B. Hopper.

BOND:-

KNOW ALL MEN BY THESE PRESENTS, that we John H. C. Legg of Queen Anne's County, Maryland, and The New Amsterdam Casualty Company, of the state of New York, a body corporate under the laws of the state of New York, duly authorized by its charter to become sole surety on Bonds, areheld and firmly bound unto the State of Maryland in the full and just sum of Seven Hundred Dollars, to be paid to the said State of Maryland, or its certain Attorney, to which payment well and truly to be made, we bind ourselves and each of us, our and each of our heirs, executors, administraters, succcessersand assigns jointly and severally, firmly by these presents, sealed with our seals and dated this seventeenth day of July, in the year Nineteen hundred and Twenty Two.

WHEREAS, the abouve bounden J.H.C.Legg by viRtue of a decree of the Circuit Court for Queen Anne's County, in Equity has been appointed Trustee to sell the Real Estate mentioned in the proceedings in the case of Hattie R. Deeden, Plaintiff, vs Mary Stewart, Grace W. Deeden, Maybel Deeden and Alan Brown, Defendants, now pending in said Court.

NOW, THE CONDITIONOF THE ABOVE OBLIGATION IS SUCH, that if the above bounden J.H.C .Legg, do and shall well and faithfully perform the trust reposed in him by said Decree, or that may be reposed in him by any further decree or order in the premises, then the above obligationto be void, otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered
in the presence of,
Earle M. Helden,

John H.C.Legg (SEAL)

The New Amsterdam Casualty Co.(SEAL
By Richard T. Earle,
Atty. in Fact.

GUARDIAN AD LITEM, waives right to be present at the taking of the testimony in the Cause.

Hattie R. Deedon,
Plaintiff,
VS
Mary Stewart, Widow,
Grace W. Deedon, Infant,
Maybel Deedon, Infant,
Alan Brown, Adult,
Defendants.

In The Circuit Court, for Queen Anne's County, In Equity,
Cause No. 2398.

To Mr.Charles E. Tucker, Esq., One of the Standing Examiners of the Circuit Court, for Queen Anne's County, in Equity:

This is to say to you that I have been notified by Mr.J.H.C.Legg, Solicitor for the Plaintiff of his desire to take testimony in support of the allegations in the Billof Complaint filed in the above entitled Cause, on June,2nd,1922, at 2 O'clock P.M. in your office in Centreville, Maryland, and that I do not desire to be present at the taking of the testimony in this case.

Richard T. Earle,
Guardian Ad Litem for Grace W. Deedon and Maybel Deedon, the two infant defendants.

REPORT OF SALE:-

Hattie R. Deedon,
Plaintiff,
vs
Mary Stewart, Grace W. Deedon,
Maybel Deedon, and Alan Brown,
Defendants.

In The Circuit Court for Queen Anne's County, in Equity,
Cause, No.2398.

To The Honorable, the Judges, of the Circuit Court, for Queen Anne8s County, inEquity:-

The Report of J.H.C.Legg, appointed by a Decree of this Court, passed in the above entitled Cause, dated the Twenty Second day of June, in the year nineteen hundred and twenty two, to make sale of certain estate therein mentioned, respectfully shows:-

That after giving Bond with security forthe faithful performance of his trust, and after having complied with all other prequisites, as required by law and the said Decree, and giving notice of the time, place, manner ana terms of sale(waich terms were one-half of the purchase money in cash on day of sale, and the balance in two equal installments of six andd twelve months from the day of sale) by advertisement inserted in the Centreville Record, a weekly newspaper printed and published in Queen Anne's County, State of Maryland, for at least three successive weeks before the day of sale, he did pursuant to said notice and advertisement, a certified copy of

which advertisement is herewith filed with this report of sale and asked to be taken as a part of the same, attend in person in front of the Court House Door in the Town of Centreville, in Queen Anne8s County, State of Maryland, on Tuesday July, eighteenth, Nineteen hundred and twenty two, between the hours of 2 and 2-30 O'Clock P.M. to wit, at the hour of 2-20 O'Clock P.M. and then and there proceeded to sell said property in said Decree mentioned in manner following, That is to say:-

Your Trustee offered at public sale to the highest bidder the property mentioned in said Decree, to Wit: ALL that House and Lot situate on the right hand side of Commerce Street in the Town of Centreville, in said County and State, going towardthe Mill, and is a part of "Locust Grove" and adjoins the property of Alexander Thompson on the one side and the property of William W. Mitchell on the other side, and the prO perty of Mr. Harry Gardner in the rear, havin a grontage on said Commerce Street of twenty six feet more or less, improved by a two story frame dwelling House now occupied by Daniel Andersen, and is the same land as that described in the Deed from William H. Reed and wife to James Deedon, dated March,17th,1984, and recorded among the land records books of Queen Anne's County, Maryland, in Liber S.C.D. No.4, folios 291 etc., and offered the same the Purchaser to get the rents from the day of sale, to pay the taxes for the present year,1922, to pay interest on deferred payments from dayof sale, and to get possession January,1st,1923, and sold it free and clear of the widows Dower, and your Trustee sold the above described property to John Tayler, colored of Centreville, QueenAnne's County, Maryland, for the sum of Seven Hundred Dollars, he being at that sum the highest bidder therefor, the terms of sale being one-half cash, balance in two equal installmen.s of six and twelve months from day of sale, and the purchaser paid $500.00 downin cash, and gave his note for six months for the balance of $200.00 with interest from day of sale.

All of which is respectfully submitted by.

J.H.C.Legg, Trustee.

State of Maryland, Queen Anne's County, To Wit:-

I hereby certify that on this 19th day of July, in the year, nineteen hundred and twenty two, beforeme, the subscriber, Clerk of the Circuit Court for Queen Anne's County, in Equity, aforesaid, personally appeared J.H.C.Legg, the Trustee named in the the above Report of Sale, and made oath in due form of law, that the mattersand things stated in the aforegoing Report of Sale are true to the best of his knowledge and beli ef, and that the sale therein reported was fairly and bona fide made.

J.F.Rohrbach,
Clerk of The Circuit Court for Queen Anne's County, In Equity.

ORDER NISI:

Hattie R. Deedon,
Plaintiff,
vs
Mary Stewart, widow, Grace W. Deedon
Maybel Deedon, Infant, Alan Brown,
Defendants.

In The Circuit Court for Queen Anne's County, in Equity.
Cause No.2398.

ORDERED, this 19th day of July,1922, by the Circuit Court for Queen Anne's County, in Equity, that the sale of the real estatementioned in these proceedings made and reported by J.H.C.Legg, Trustee, appointed by a decree of this Court, to make said sale,be ratified and confirmed unless Cause to the contrary thereof be shewn on or before the 30th day of September next; provided a copy of this order be inserted in some weekly newspaper printed and published in Queen Anne's County, Maryland,once in each of four successive weeks, before the 30th day of August next.

The Report states the amount of Sales to be $700.00.

J.F.Relph,
Clerk of the Circuit Court for
QueenAnne's County, in Equity.

CERTIFICATE OF PUBLICATION OF ORDER NISI:-

Hattie R. Deeden, Plaintiff,

vs

Mary Stewart, Widow, Grace W. Deeden Infant, Maybel Deeden, Infant, Alan Brown, defendants.

In the Circuit Court for Queen Anne's County, in Equity, Cause No. 2398.

ORDERED, this 19th day of July,1922, by the Circuit Court for Queen Anne's County,in Equity, that the sale of the real estate mentioned in these proceedings made and reported by J.H.C.Legg, Trustee, appointed by a decree of this Court to make said sale, be ratified and confirmed, unless cause to the contrary thereof be shewn on or before the 30th day of September next; provided a copy ofthis order be inserted in some newspaper printed and published in Queen Anne's County,Maryland, once in each of four successive weeks before the 30th day of August.

The Repprt states the amount of sales to be $700.00.

J.F.Relph, Clerk.

True Copy

Test:- J.F.Relph, Clerk.

THE CENTREVILLE RECORD.

Centreville, Md., Jan.16,1924.

THE CENTREVILLE RECORD PUBLISHING COMPANY., hereby certifies that the Order Nisi in the case of Deeden vs Mary Stewart et al a true copy of which is herete annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once in each of four successive weeks before the 30th day of August in theyear 1922.

The Centreville Recefd Publishing Co.

By E.H.Brown,Jr.

CERTIFICATE OF PUBLICATION OF ADVERTISEMENT OF SALE:-

Trustee's Sale of a House and Lot of Land in Centreville, Md.,

Under and by virtue of a Decree of the Circuit Court for Queen Anne's County, in Equity, passed on the twenty second day of May, in the year nineteen hundred and twenty two, in the case of Hattie R. Deeden, vs Mary Stewart et al., No.2398 Chancery, the undersigned, as the Trustee appointed to make the sale of the hereinafter described real estate, will sell atpublic auction to the highest bidder on Tuesday, July,18, 1922 between the hours of 2 and 2.30 O' Clock P.M.., in front of the Court House Door in the town of Centreville, In Queen Anne's County, Maryland, the following described real estate, to wit:

All of That House and Lot situate on the right hand side of Commerce Street in the town of Centreville, in said county and State, going towardthe Mill, and is a part of Lucust Greve, and adjoins the property of Alex. Thompson on one side and the property of William W. Mitchell on another side, and the property of Mr. Harry Gardner in the rear, having a frontage on said Commerce Street of 26 feet, more or less, improved by a Two Story Frame Dwelling House now occupied by Daniel Anderson and is the same land as that described in the deed from William H. Reed and wife to James Deeden, dated March, 17th, 1884, and recorded among the Land Records Books of Queen Anne's County, Maryland, in Liber S.C.D. No. 4, folios 291 etc.

TERMS OF SALE AS PRESCRIBED BY THE DECREE, One-half of the purchase money in cash on day of sale, the balance in two equal installments of 6 and 12 months from the day of sale, or all cash at the option of the purchaser or purchasers; the deferred payments to bear interest from the day of sale, and to be secured to the satisfaction of the Trustee. Title papers at the expense of the purchaser, including war stamps on deed.

T.Frank Seward, Auct. J.H.C.Legg, Trustee

THE CENTREVILLE RECORD.

Centreville,Md., July,19,1922.

THE CENTREVILLE RECORD PUBLISHING CO., HEREBY CERTIFIES THAT the advertisement in the case of Deeden vs Stewart et al, Chy. 2398 a true copy of which is herete annexed, was inserted in The Centreville Record,a weekly newspaper printed and published at Centreville, QueenAnne's County,Maryland,once a week in each of four successive weeks before the 18th day of July in the year 1922.

The Centreville Record Pub. Co.

By E.H.Brown,Jr.,

FINAL ORDER OF RATIFICATION:-

ORDERED by the Circuit Court for Queen Anne's County, in Equity on this 17th day of January, 1924, that the sale made and reported by the Trustee aforesaid be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the Order Nisi heretofore passed in said Cause, and the Trustee is allowed the usual commissions and

such proper expenses as he shall_produce vouchers for to the Auditor.

Thomas J. Keating.

REPORT AND ACCOUNT OF THE AUDITOR:-

In the Circuit Court for Queen Anne's County inEquity.

Hattie R. Deeden

versus Chancery Docket,Cause No. 2398.

Mary Stewart et al.

To the Honorable, the Judges of said Court.:-

The Report of Madison Brown, Auditor, unto Your Honors respectfully sets forth:

That in the within account the trustee of the cause, J.H.C.Legg, is charged with the gross proceeds of the sale made and reported by him.

That then thereout the trustee is allowed his commissions for making the sale, court costs, taxes on property sold by him for year 1920, charges of acutioneer for crying sale, costs of his bond and the fee of the auditor.

That there is allowed out of the proceeds of the sale unto Mary Stewart,widow of James Deeden mentioned in the cause, one eighth of the net sale in lieu of her dow er in the property sold, she having consented to the sale clear of dower, and being at time of sale forty five years of age according to her affidavit filed in the cause.

That from examination of the bill of complaint and the evidence it appears that James Deeden left four children, one of whom had died prior to the sale leaving no iss ue and leaving a husband surviving her.

That while there is no proof of the date of the death of the deceased daugher your audi or has been informed that this daughter died June 25, 1920, and that James Deeden died February, 13,1907..

That at the time of the death of James Deeden the surviving wife was not an heir at law, as she is now under the present law, but entitled to her dower only.

That from examination of the law of the State of Maryland your aduiter conclud es that the time of the death of the deceased daughter she left as her heirs at law her husband and her mother the said Mary Stewart and that each inherited one half of the estateof the deceased daughter in the land sold.

That therefore the auditor distribuves the share of the deceased daughter eq ually to the mother and the husband.

Respectfully submitted,

Madison Brown,

Auditor.

The Proceeds of the Real Estate of James Deeden, late of Queen Anne's County, deceased, in account with J.H.C.Legg, trustee appointed by decree in this cause to make sale of said real estate for pucpose of distribution amongthe heirs of deceased.

CR.

1922
18 July: By gross proceeds of the sales of said real estate, per trustee's report filed,..... $700.00

DR.

" " " To J.H.C.Legg, trustee, for his commissions per rule of court, to wit,.... $ 48.00

To do., for the costs of advertising in Centreville Record notice of sale and order nisi thereon, per receipted account,..... 41.75

To do., for the cost of the bond of the trustee with corporate surety thereon due to the said surety, per account for same appears,..... 10.00

To do., for the amount paid T.F.Seward for crying sale, per his receipt for same, 7.50

To do., for the amount of state and county taxes on property sold for year 1920 paid by trustee, per receipted statement of same appears,..... 14.21

To do., for the costs of these proceedings as taxed by clerk of court:-

Costs due the clerk:	$ 32.75	
Appear. fee. Plaintiff's solicitor,	10.00	
Costs sheriff Wicomico Co.	1.80	
Fee R.T.Earle,Guardian ad litem,	4,00	
Costs of C.E.Tucker,Examiner	8.00	
Fees of witnesses before Examiner,	2,25	58,80

To do., for costs of advertising the notice or order nisi relative to this account, to wit: 3.00

To Madison Brown, auditor, for stating this account, to wit: 9.00
$ 192.26

To Mary Stewart, formerly Mary Deeden, Widow of James Deeden, in lieu of her dower in eighth in the land sold,1/8 of $507.74, the amount of the net sale of land sold, to wit, the sum of 63.47

To balance carried forward to wit:	$ 255.73	
	444.27	
	$ 700.00	
		$ 700.00

By balance brought forward to wit:- $ 444.27

To Hattie R.Deeden,daughter of James Deeden 1/4 of the above balance orthe sum of.. $111.07

To Grace W. Deeden,daughter of Jamed Deeden,infant under 21 years of age,1/4 of the above balance or the sum of.. 111.07

To Maybel Deeden,daughter of James Deeden infant under 21 years of age, 1/4 of the above balance or the sum of 111.07

Distribution ofthe share of Elizabeth Deeden Brown, a daughter of said James Deeden, who died after her father leaving no issue but leaving her husband Alan Brown, surviving her:

To Alan Brown, surviving husband of Elizabeth Deeden Brown, 1/2 of 1/4 of above balance,or sum of.... 55.53

To Mary Stewart, mother of said Elizabeth Deeden Brown, 1/2 of said balance or the sum of 55.53

$ 444.27 $ 444.27

Madison Brown,

February,29,1924. Auditor.

NISI RATIFICATION OF AUDIT:-

Hattie R. Deeden

vs

Mary Stewart, Widow, Grace E. Deeden,Maybel Deeden, Alan Brown.

In The Circuit Court

For Queen Anne's County

In Equity.

Case No.2398.

ORDERED, this 29th day of February in the year nineteen hundred and twen ty four that the Report and Account filed in these proceedings by Madison Brown, Aud-iter,be ratified and confirmed, unless cause to the contrary thereof be shown oner be fore the 25th day of Marhh, 1924, provided a copy of this order be published once a week in each of two successive weeks before the 17th day of March,1924 in some newspap er printed and published in Wueen Anne's County.

B.Hackett Turner, Clerk.

Filed February,29th,1924.

CERTIFICATE OF PUBLICATION OF NISI RATIFICATION OF AUDIT:-

Nisi Ratificatienof Audit.

Hattie R. Deeden,

vs

Mary Stewart, widow, Grace W. Deeden,May bel Deeden, Alan Brown.

In the Circuit Court for Queen Anne's County

in Equity, Case No. 2398.

ORDERED_ This 29th day of February in the year nineteen hundred and twenty four that the Report and Account filed in these proceedings by Madison Brown, Auditer, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of March,1924; provided a copy of this order be published once a week in each of two successive weeks before the 17th day of March, 1924, in some newspaper prin ted and published in Queen Anne's County.

B. Hackett Turner, Clerk,

True Copy

Test: B.Hackett Turner, Clerk.

THE CENTREVILLE RECORD.

CENTREVILLE, MD., April, 9, 1924.

THE CENTREVILLE RECORD PUBLISHING CO., hereby certifies that the Audit Nisi in the case of Deeden vs Stewart Chcy. No. 2398 a true copy of which is herete annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week in each of two successive weeks before the 17th day of March in the year 1924.

THE CENTRVILLE RECORD PUBLISHING CO.

By E.H.Brown,Jr.,

FINAL ORDER:

ORDERED, this 11th day of April, in the year nineteem hundred and twenty four, by the Circuit Court, for Queen Anne's County, in Equity, and by the authority of said Court that the aforeGoing and within Report and Account of the Auditor be and the same ishereby ratified and confirmed and the Trustee is hereby authorized and directed to pay the several amounts awarded in said Account to the several persons to whom the same are therein allowed by the Auditor, except amounts awarded to Grace W. Deeden, and Maybel Deeden respectively, who are infants and which excepted amounts are held subject to the future Order of this Court.

Filed April,12th,1924.

Thomas J. Keating

QUEEN ANNE's COUNTY, to wit:-

Be it remembered that on this 7th day of June, in the year nineteen hundred and twenty two, the following ORDER TO DOCKET SUIT was filed to be recorded, to wit:-

Thomas J. Keating
James T. Earle, Assignee's
VS
J.E.R.Coppage,
Anna May Coppage, his wife,
Mortgagers.

In The Circuit Court for
Queen Anne's County, in
Equity.

No 2444, Chancery

J.F.Rolph, Clerk:

You will docket suit as per above caption, file a certified copy of the hereunto attached mortgages together with their assignments, file and approve of the bond and enter our appearances for the assignees.

Thomas J. Keating
James T.Earle
Solicitors for Assignees.

CERTIFIED COPY OF MORTGAGE AND ASSIGNMENTS:-

QUEEN ANNE'S COUNTY, to wit:- be it remembered that on the first of May, in the year nineteen hundred and seventeen, the following MORTGAGE was brought to be recorded, to wit:-

THIS MORTGAGE, made this 30th day of April, in the year nineteen hundred and seventeen, by Joseph E.R.Coppage and Anna May Coppage, his wife, of Queen Anne's County, in the State of Maryland,

WHEREAS, A. Gay Fallowfield of the County and State aforesaid has loaned and advanced to the said Joseph E.R.Coppage the fullsum of two thousand dollars to be repaid by the said Joseph E.R.Coppage to the said A.Gay Fallowfield at the expiration of three years from the date hereof with interest thereon payble in the meantime semi annually from the date hereof at the rateof five per cent per annum: and whereas as a condition precedent to the makingof the aforesaid loan it was agreed that the payment thereof and of all interest to accrue thereon should be secured by the execution and delivery of this mortgage.

NOW, THEREFORE, in consideration of the premises and of the said sum of Two Thousand Dollars, the receipt whereof is hereby acknowledged, the said Joseph E.R.Coppage and the said Anna May Coppage, his wife, do hereby grant and convey unto the said Gay Fallowfield, her heirs and assigns, in fee simple, the following real estate to wit:-

"Tract No.1". All that tract of land or farm, known as "The Fox Hill Farm", of "The Benjamin L. Coppage Home Farm", situate in the Second ElectionDistrict of Queen Anne's County, Maryland, on the public road leading from Church Hill to Barclay, adjoining the "Bateman Farm" lately purchased by Harry V. Gould, and the propertyty of G.Vickers Hollingsworth, containing one hundred and seventy acres and twenty six perch-

es of land, more or less, being the same farm or tract of land conveyed to the said Jos eph E.R.Coppage by deed from Noble L. Coppage and Mary E.Coppage, his wife, dated the 2nd day of October, in the year nineteen hundred and sixteen, and recorded in Liber W. F.W. #9 folio 351 etc., a land record book for Queen Anne's County, aforesaid.

"Tract No.2 ". All that tract of land or farm known as "The Deverix Farm", sit uate in the second election district of Queen Anne's County, adjoining the "Bishops Field Farm" of B.Clay Coppage the lands of Harry V. Gould, the landsof G. Vickers Hol lingsworth and others, containing one hundred and seven acres and nine perches of land, more or less, and being the farm conveyed to the said J.E.R.Coppage in the deed of par tition between A.Gay Fallowfield and others as the heirs at law of B.L.Coppage, deceas ed, which bears date the 26th day of September, in the year nineteen hundred and sixteen and is now of record in Libery W.F.W. #9, folio 345 etc., a land record book for Queen Anne's County .

TOGETHER with all rights, roads, ways, water, privileges, and advantages thereto belonging or in anywise appertaining, and the buildings and improvements thereon erect ed and being. And it is hereby agreed that, in the event of a sale of the above des- cribed property, under the power of sale hereinafter expressed, all annual crops, pitch ed, planted or growing upon said property at the time of sale shall pass to the purchas er of said property.

PROVIDED, that if the said Joseph E. R. Coppage and Anna May Coppage, his wife, their heirs, executors, administrators or assigns, shall well and truly pay to the said A. Gay Fallowfield, her executors, administrators, or assigns, the aforesaid sum of Two Thousand Dollars ($2,000.00) and all interest thereon when and as the same shall become due and payable as above set forth, and shall perform all the covenants, condit ions and agreements herein on their part to be performed, then this mortgage shall be void; and until default be made in the premises the said Joseph E.R.Coppage and Anna May Coppage, his wife, their heirs and assigns, shall possess said property.

AND the said Joseph E.R.Coppage and Anna May Coppage, his wife, for themselves, their heirs, executors, administrators and assigns hereby covenant to pay, as they sev erally fall due, the debt and interest hereby intended to be secured all taxes, assess- ments, public dues and charges levied or that may be levied thereon, and on the proper- ty hereby conveyed, all costs and attorneys commissions and charges incurred in the col lection of said debt and interest or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of at least the insurable value thereof, in some Company or Companies approved by the said A.Gay Fallowfield, her executors, administrators or assigns, and to have the said policy or policies so framed or endorsed that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagee, her successors, executors, administrators or assigns, said pol icy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value.

BUT, in case of default in payment of said debt, or the interest to accrue there on, or any part of either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable, and the said A. Gay Fallowfield, her executors, administrators or assigns, or THOMAS J.KEATING, their hereby duly constituted Attorney for the purpose, are hereby authorized and empowered

to sell and said premises upon giving twenty days previous noticeof the time, place, manner and terms of sale by advertisement in a newspaper printed and pbulished in Queen Ann's County, Maryland, and such other notice as the party sellingmay deem exp edient, for cash or for cash and credit, at the option of the person making the sale the credits payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser with security to be approved by the person making the sale and to apply the proceeds of sale to the payment of first, all expenses incid ent to such sale, including compensation to the person making saletho same as allowed to Trustees selling real estateunder decree of the Circuit Court for Queen Anne's Cou nty, in Equity; second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not and third, the balance to Joseph E.R.Coppage and Anna May Coppage, his wife or whoever may be entitled to the same.

AND, it is hereby agreed that when default be madein any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreslosure of this mortgage under the power of sale above granted,the said A. Gay Fallowfield, her executors, administratorsor assigns, or THOMAS J. KEATING thier said Attorney shall not be required to received and accept the principal and int erest of said mortgage indebtedness in satisfcation thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses in curred under said foreclosure proceedings, including all costs of advertisement, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness, principal and interest, equal to the commission allowed Trustees for making sale of real estateunder decree of the Circuit Court for Queen Anne's County, inEquity, and which said cost expenses and commissions the said Joseph E.R.Coppageand Anna May Coppage, his wife, for themselves, their heirs, executers , administrators and assigns, hereby covenant to pay.

Witness the hands and seals of the grantors the day and year first abovewritten.

Test: JOSEPH E.R. COPPAGE (SEAL)

Wm. Harrington. ANNIE MAY COPPAGE (SEAL)

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, to wit:-

I hereby certify that on this 30th day of April, in the year nineteen hundred and seventeen, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County,personally appeared Joseph E.R.Coppageand Anna May Coppage, his wife, anddid each acknowledge the aforegoing mortgageto be their respect ive act and deed. And at the same time before me also personally appeared A.Gay Fallowfield, the within named mortgagee, and made oath in due form of law that the con sideration stated in the aforegoing mortgage is true and bona fide as therein set for th.

Wm. Harrington,

Justice of the Peace.

QueenAnne's County, to wit:- Be it remembered that on the eighteenth day of Octob er in the year nineteen hundred and eighteen the following assignment was brought to be recorded to wit:-

For value received, I hereby assign the within and aforegoing mortgage tothe body corporate. The Sudlersville Bank of Maryland, without recourse or guarantee.

Witness my hand and seal this 18th day of October in the year 1918.

Test: Thos. J. Keating. A. Gay Fallowfield (SEAL)

Queen Anne's County, to wit: Be it remembered that on the 20th day of April, 1922, the following assignment was brought to be recorded, to wit:

For purposes of foreclosure, and collection, The Sudlersville Bank of Maryland, a body corporate, does hereby assign unto James T. Earle of Queen Anne's County, State of Maryland, the hereunto attached mortgage fromJ.E.R.Coppage and ANna May Coppage, his wife, to Gay Fallowfield, said mortgage being duly assigned, by mesne, assignments to the said Bank, said mortgage being recorded among the Land Records for County and State aforesaid in Liber W.F.W. #10 folio 296 etc.

(SEAL) In Testimony Whereof, the said Bank has caused its President to execute this assignment and same to be attested by the Cashier of said Bank and the Corporateseal of said Bank to be affixed thereto.

Test: John F. Stokes, Cashier of The Sudlersville Bank of Maryland.

W.O.Thomas
President of the Sudlersville Bank of Maryland.

Queen Anne's County, to wit:- Be it remembered that on the day of June in the year 1922, the following assignments were brought to be recorded to wit:-

Joseph E.R.Coppage ()
To ()
A.Gay Fallowfield ()

Mortgage recorded in this Liber on folio 296 etc. For value,I hereby assign and transfer the hereunto attached mortgage to the Sudlersville Bank of Maryland, a body corporate, duly incorporated, under Laws of State of Maryland.

Witness my hand and seal this sixth day of June,1922.

Test: Mary E Forman. James T.Earle (SEAL)

For purpose of foreclosure and collection. The Sudlersville Bank of Maryland, a body corporate, does hereby assign unto James T. Earle and Thomas J.Keating both of Queen Anne's County, in the State of Maryland, the hereunto attached mortgage fromJ.E. R.Coppage and Annie May Coppage, his wife, to A.Gay Fallowfield said mortgage and assignment being recorded among the Land Records for County and State aforesaid in Liber W.F.W. #10, folio 296 &c.

Corporate Seal.

In Testimony Whereof the said Sudlersville Bank of Maryland has csused its President to execute this assignment this sixth day of June,1922, and the same to be attested by the Cashier of said Bank and the Corporate Seal of said Bank to be affixed hereto.

W.O.Thomas
President of The Sudlersville Bank of Md

John F.Stokes,
Cashier of The Sudlersville Bank of Maryland.

I hereby certify that the aforegoing is truly taken copy from the Liber W.F.W. #10, folei 295 etc. Land Record Book for Queen Anne's County.

Circuit Seal.

Court.

In Testimony Whereof, I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 7th day of June, 1922.

J.F.Relph, Clerk.

BOND:-

State of Maryland, Queen Anne's County, to wit:-

KNOW ALL MEN BY THESE PRESENTS, that we, Thomas J. Keating and James T. Earle, of Queen Anne's County, in the State of Maryland, and THE NEW AMSTERDAM CASUALTY COMPANY, a body corporate duly created and existing under the laws of the State of NewYork, are held and firmly bound unto the State of Maryland in the full and just sum of FIFTEEN THOUSAND DOLLARS, lawful money of the United State of America, to be paid to the said State of Maryland, to which payment well and truly to bemade anddone, we bind our selves and each of us, our and each of our heirs, executors, administbaters, successors, and assigns, in the whole, and for the whole, jointly and severally.

SEALED, with our seals and dated this Fifth day of June, in the year nineteen hundred and twenty two.

WHEREAS, default has occuredin terms, conditions and provisions of each of two mortgages from Joseph E.R.Coppage and Annie May Coppage, his wife, dated respectively, Oct,2nd,1916, and April 30th, 1917, and recorded among the land recordsfor Queen Anne's County,Maryland, in Libers W.F.W.#9 folio 360 and W.F.W. #10,folio 296, respectively, by reason of the principal mortgage debt and interest being unpaid.

WHEREAS, Thomas J. Keating and James T. Earle towhom said mortgage have been duly assigned by Lemuel Dunbracco, Eliza D. Roberts joint mortgagees and The Sudlersville Bank of Maryland, by assignments duly executed and recorded, are about to execute the power of sale contained in each of said mortgages to be executed and exercised by the said mortgagees or their assigns in case of default in the terms of said mortgages, are about to make sale of the property granted and conveyed by each of said mortgages because of the default in the terms of the said mortgages as hereinbefore mentioned.

NOW THE CONDITIONOF THE ABOVE OBLIGATIONIS SUCH, that if the above bounden, Thomas J.Keating and James T.Earle do and shall abide by and perform and fulfill any order or decree which shall be made by any court of equity in relationto the sale of such mortgaged property or the proceeds thereof, then the above obligation to be void; otherwise to be and remain infull force and effect in law.

Signed, sealed and delivered in the presence of
Earle M.Holden.

Thomas J.Keating (SEAL)

James T.Earle (SEAL)

Test: Earle M. Holden.

The New Amsterdam Casulaty Company
By Richard T. Earle
Its Atterney in Fact. (Casualty Co. Seal)

REPORT OF SALE :-

THOMAS J. KEATING &	()	In the Circuit Court for Queen
JAMES T. EARLE, ASSIGNEE'S	()	Anne's County, in Equity.
vs	()	Cause #2444
J.E.R.COPPAGE AND	()	
ANNIE M. COPPAGE, HIS WIFE,	()	
MORTGAGORS.	()	

To the Honorable, the Judges of said Court:-

The Report of Thomas J. Keating and James T. Earle, Assignee's of the hereinaft er described mortgages to your Honors respectfully shows:

That default was made by the mortgagorsin the hereinafter mentioned mortgages, said mortgages bearing date respectively Oct.2nd,1916 and April 30th,1917, and being recorded among the land records for Queen Anne's County aforesaid in Libers W.F.W. #9 folio 360 and W.F.W. #10 folio 296 respectively, both of said mortgages being duly assigned by mesne assignments unto Thomas J. Keating and James T. Earle, Assignee's as aforesaid, after default had occurred in each of them, for the purpose of foreclosure and collection.

That prior to the sale of the mortgages property the said Assignee's gave bond to the State of Maryland for the faithful performance of any order or decree of this Court that might be passed in relation to the sale of mortgaged property as provided by law, which said bond was duly filed and approved by the Clerk of this Honorable Co urt.

That after advertisement of the sale had appeared in the Centreville Observer and Centreville Record, two newspapers printed and published in County and State afore said, for more than three successive weeks prior to day of sale, the 11th day of July, 1922, the said Thomas J.Keating and James T.Earle, Assignee's did pursuant to said not- ice attend in front of the Court House door in the town of Centreville, County and State aforesaid, on Tuesday the 11th day of July,1922, at one thirty O' clock P.M. and then and there in execution of the power of sale contained in said mortgages to be executed by the holders thereof in case of default in terms of said mortgages, default in each of said mortgages having previously occurred as stated, and proceeded to sell said mortgag ed premises. Your Assignee's first offered the farm tenanted by Noble Coppage and des cribed as Parcel No.1 or Farm No.1 in the advertisement, and sold the same to Mrs. A. Gay Fallowfield at and for the sum of $41.00 per acre or a total of $6970.00 she being then and there the highest bidder therefor; your Assignee's then proceeded to sell farm No.2 as described in the advertisement hereunto attached, and sold the same unto J.Thom as NIckersen at and for the sum of $36,00 per acre, or a total of $3852.00 he being th- en and there the highest bidder therefor. And your Assignee's announced at the time of the sale that the growing or present crop of wheat on both farms would be reserved, that the purchser or purchaser's would get the landlord's share of the present corn crop on farm No.1 and pay the taxes and that the purhhaser or purchaser's would get the entire crop of corn now growing on farm No.2 and pay all taxes for the current year, and that all rights accorded an incoming tenant would be given the purchaser of each farm and ab solute possession given on January 1st.1923.

That the said purchasers have satisfied the Assignee's as to settlements and will more fully comply with terms on final ratificationof the sales by this Honorable Court.

All of which is respectfully submitted.

Thos. J. Keating

James T. Earle,

Assignee's and Vendors.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 11th day of July,1922, before me the subscriber, the Clerk of the Ciruuit Court for Queen Anne's County aforesaid, personally appeared Thomas J. Keating and James T. Earle, Assignee's and did make oath in due form of law that the matters and facts stated in the aforegoing Report of Sale aretrue and bona fide as therein stated to the best of their knowledge and belief and that the sales herein reported were fairly made.

J.F.Rolph,

Clerk of the Circuit Court for Queen Anne's County, Maryland.

CERTIFICATE OF PUBLICATION OF ADVERTISEMENT OF SALE:-

Public Sale of Two Valuable Farms.

Under and by virtue of a power of sale contained in a mortgage from Joseph E.R. Coppage and Annie May Coppage, his wife, to Lemuel Dunbracco and Eliza Roberts, bearing date the second day of October, in the year nineteen hundred and sixteen, and recorded among the land records for Queen Anne's County, State of Maryland, in Liber W.F.W. #9 Folio 360, etc., and a power of sale contained in a mortgage from Joseph E.R.Coppage and Annie May Coppage, his wife, to A.Gay Fallowfield, said mortgage being recorded among the land records for Queen Anne's County and State aforesaid in Liber W.F.W.#10 folio 296 etc., and being dated the 30th day of April, in the year nineteen hundredand seventeen, default having occurred in both of said above mortgages, and both of said mortgages having been duly assigned by mense assignments to the undersigned, who as Assignee's will sell at public sale in front of the Court House door in the townof Centre ville, Queen Anne's County, Maryland, on Tuesday, July,11,1922 between the hours of one and two O'clock P.M. (standard Time) No.1 All that Lot of Land known as "the Fox Hill Farm" or the "Benjamin L.Coppage Home Farm", situate in the Second Election District of Queen Annes County and State aforesaid, on the public road leading fromChurch Hill to Barclay, adjoining the lands of G.Vickers Hollingsworth, et al, and containing 170 acres and Twenty six Perches of land, more or less, and including the Saw Mill Lot. This farm is highlyimproved, has a splendid dwelling erected on it, sufficient outbuildings many of them being comparatively new, isunder good fencing, is well drained, productive and is located in nice farming community. No.2. All that Tract of Land or farm known as "The Deverix Farm",situate in the Second ElectionDistrict of Queen Anne's County, Maryland, adjoining the landsof B.Clay Coppage, G. Vickers Hollingsworth etal, and containing 107 acres of land, more or less. This farm is very productive, is in good fencing, well drained, the buildings are in good condition, and the farm is in every way most desirable. The sale of this land offers an opportunity to purchase to anyone seeking a home in a thrifty community where there are railroads, canneries, milk stations,

schools, and other improvements and advamtages. For capital seeking an investment the above described land affords an opportunity seldom equalled in this County.

TERMS OF SALE, One third of the purchase money in cash on day of sale, the balance in two equal installments in six and twelve months respectively from day of sale, the deferred payments in any to bear interest at six per cent and to be secured by the notes or bonds of the purhaser or purchasers., endersed agreeble to the undersigned, or all cash on day of sale at the option of the purchaser or purchasers.

Further particulars made known on day of sale.

Thomas J.Keating,

James T.Earle,

Assignee's.

S.Scott Beck

Richard T.Earle,

Atterneys to Assignees.

Elmer Anthony, Auctioneer.

THE CENTREVILLE OBSERVER.

Centreville,Md. July,11,1922.

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the attached sale of Coppage farms in the case of Keating & Earle, Assignees versus Coppage a true copy of whichis hereto annexed, was inserted in THE CENTREVILLE OBSERVER, a weekly news paper printed and published at CenTreville, Queen Anne's County, Maryland, once a week for four successive weeks before the eleventh day of July in the year 1922.

THE CENTREVILLE OBSERVER PUB. CO.

By B.G.Durney

ORDER NISI.

Thomas J. Keating and
James T. Earle, Assignee's
vs
J.E.R.Coppage and
Annie May Coppage, his wife,
Mortgagors.

In the Circuit Court for
Queen Anne's County, in
Equity.
Cause No.2444

ORDERED, This 11th day of July, A.D. 1922, that the salesof real estate made and reported in this cause by Thomas J.Keating and James T. Earle, Assignee's be ratified and confirmed, unless cause to the contrary thereof be shewn on or before the 16 th day of September, next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 16th day of August next.

The Report states the total amount of sales to be $10822.00

True Copy, Test: J.F.Rolph, Clerk.

Filed July,11th,1922,

CERTIFICATE OF PUBLICATION OF ORDER NISI:-

ORDER NISI.

Thomas J.Keating & James T. Earle, Assignee's

vs

J.E.R.Coppage and Annie May Coppage,his wife,
mortgagors.

In the Circuit Court for Queen Anne's County,
in Equity, Cause No. 2444.

ORDERED, this 11th day of July,A.D. 1922, that the report of sales of real es tate made and reported in this cause by Thomas J. Keating and James T.Earle, Assignees be ratified and confirmed, unless cause to the contrary thereof be shown ener before the 16th day of September, next; provided a copy of this order be inserted in some new spaper printed and published in Queen Annes County, Maryland once in each of four succ essive weeks before the 16th day of August, next.

The Report states the total amount of sales to be $10,822.00

True Copy, Test:

J.F.Rolph, Clerk.

J.F.Rolph, Clerk,

THE CENTREVILLE OBSERVER.

Centreville, Md., July,22,1922,

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Order Nisi in the case of Thos.J.Keating & Jas.T.Earle, Assignees vs J.E.R.Coppage and wife, mort gagors a true copy of which is hereto annexed, was inserted in The Centreville Observer a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 16th day of August, in the year 1922.

THE CENTREVILLE OBSERVER PUBLISHING CO.

By Bertha G. Burney.

FINAL ORDER RATIFYING SALE:-

ORDERED, This sixth day of November in the year nineteen hundred and twenty two, by the Circuit Court for Queen Anne's County, in Equity, that the within and aforegoing reported sales be and they are hereby finally ratified and confirmed, no cause to the contrary being shown although due notice of the ratification appears to have beengiven as required by the conditional order of ratification heretofore passed and the Assigne e's are allowed the commission provided for in the mortgages and all expenses not per sonal for which they may produce vouchers to the auditor.

W.H.Adkins.

REPORT AND ACCOUNT OF THE ADUITOR:-

In the Circuit Court for Queen Anne's County, in Equity.

Thomas J. Keating, ()
James T. Earle, () Chancery Docket,
Assignee's, () Cause No. 2444.
versus ()
Joseph E.R.Coppage, et al ()

To the Honorable, the Judges of said Court:-

The report of Madison Brown, auditor, unto Your Honors respectfully sets forth:

That it appears from the proceedings of this cause that the mortgage sales therein mentioned were made under two mortgages resting on the mortgaged property, one a first and the other a second mortgage in relation to each other, and that the proceeds of the sales are more than sufficient to pay both mortgages in full. That in the within account the auditor has charged the assignees of the mortgages, the plaintiffs, the parties making the sales, with the gross proceeds of the mortgage sales, and thereout allowed unto them their commissions, for making the sales, per terms of the mortgages and the rule of this court, the costs of their bond with the corporate surety thereon, the costs of advertising the notices of sales and the several orders nisi of the cause, the auctioneer's fee, certain taxes and costs of insurance paid by them, and the two mortgage debts in full, and also the fee of the auditor. That after these allowances, the balance remaining (for these allowances do not consume the sales) is left in the handsof the assigns and vendors, to remain subject to the future order of this court.

Respectfully submitted,

May,9,1923. Madison Brown, Auditor.

The proceeds of the sales of the mortgaged real estate of Joseph E.R.Coppage, mortgagor, in account with Thomas J. Keating and James T. Earle, Assignees of Mortgages Vendors making mortgage salesof this cause under power of sale contained in said mortgages.

Cr.

1922 July,11.	By gross proceeds of the mortgage sales, per report of sales filed in this cause, to wit:--	$10822.00

DR.

" "	To Thomas J.Keating and James T. Earle, Assignees as aforesaid, for their commissions for making said sales, per terms of mortgages, to wit:	$ 477.88	
	To do for costs of fire insurance effected by them on mortgaged property, per receipted account for same, to wit:	11.90	
	To do., for state and county taxes on mortgaged property paid by them, per receipted tax accounts, to wit:	260.52	
	To do., for the costs of their bond with corporate surety thereon paid by them,per receipted account for same, to wit:	45.00	
	To do., for the amount paid Elmer Anthony for crying the sales, per his receipt for same to wit:	50.00	

To do., for costs of advertising notice of sale and several orders nisi of this cause in Centreville Observer, per receipted account for same, to wit:		79.75
To do., for costs of advertising notice of sale in Centreville Record, per receipt account fro same:		78.75
To do., for the court of this cause as madeout by clerk ofthe court, as follows:		
Costs of J.F.Rolph,clark,	$ 22.25	
Appear. fee of plaintiffs solicitors,	10.00	32.25
To do., for the amount of their mortgage claim as of day of sale under the mortgaged dated 2nd day of October,1919,mentioned in this cause inclusive of $5000.00 principal,interest thereon and costs hereunder, per statement of mortgage debt filed, to wit:		5625.37
To do., for the amount of their mortgage claim as of day of sale under the mortgage dated 30th April,1917, mentioned in this cause, inclusive of $2,000. principal,interest thereon and costs thereunder, perstatement of mortgage debt filed to wit:-		2230.20
To Madison Brown, Auditor, for stating this account:		9.00
		$8900.42
To balance, to remain subject to further order of this court, to wit:		1921.58
	$10822.00	$10822.00

Cr.

By balance brought down:.. $1921.00

May,9,1923. Madison Brown, Auditor.

NISI RATIFICATION OF AUDIT:-

Thomas J. Keating
James T. Earle, Assignees
vs
Joseph E.R.Coppage, et al.

In the Circuit Court
For Queen Anne's County
In Equity.
Case No.2444.

ORDERED, This 11th day of May, in the year nineteen hundred and twenty three that the report and account filed in these proceedings by Madison Brown Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of June,1923; provided a copy of this order be published once a week in each of two successive weeks before the 28th day of May,1923, in some newspaper printed and published in Queen Anne's County.

Filed May 11th,1923, J.F.Rolph ,Clerk.

CERTIFICATE OF PUBLICATION OF ORDER NISI RATIFICATION OF AUDIT:-

NISI RATIFICATION OF AUDIT.

Thomas J.Keating, James T. Earle, Assignees,

vs

Joseph E.R.Coppage, et al

in the

Circuit Court for Queen Anne's County, in Equity;

Case No. 2444.

ORDERED, This 11th day of May in the year nineteen hundred and twenty thr ee, that the report and account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of June,1923; provided a copy of this oder be published once a week in ea ch of two successive weeks before the 28th day of May,1923, in some newspaper printed and published in Queen Anne's County.

Filed May,11,1923. J.F.Rolph, Clerk.

THE CENTREVILLE OBSERVER.

Centreville, Md., June,15th,1923.

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Nisi Ratif ication of Audit in the case of Thomas J. Keating and Jas. T. Earle, Assignees, vs. Joseph E.R.Coppage, et al a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for two successive weeks., beforethe 28 th day of May in the year 1923.

THE CENTREVILLE OBSERVER PUB. CO.

By S.Chas Walls, Secy.

FINAL RATIFICATION OF AUDIT:-

ORDERED, this 16th day of June, in the year nineteen hundred and twenty three by the Circuit Court for Queen Anne's County, in Equity, that the withing and aforegoing Report and Account of the Auditor be and the same is hereby ratified and confirmed, no cause to the contrary being shown, although the usual notice of Nisi Audit of Ratification, appears to have been given and the Trustees arehereby directed to make disbursement in accordance therewith, and the balance of said proceeds of sale to wit, $1921.00 is directoed to be held subject to future order of Court.

Filed June,16th,1923. Lewin W. Wickes

Proceedings carried forward to Liber A.S.H.Jr. No 3, folio 59
Judgment Docket Record Book for D.A. Co.

QUEEN ANNE'S COUNTY, TO WIT:-

Be it remembered that heretofore to wit on the 20th day of January in the year nineteen hundred and twenty two JameS Coursey et al., by his solicitor James T. Bright filed in this Court here his Bill of Complaint against Charles Coursey et al, in the words and of the tenor as follows, to wit:-

BILL OF COMPLAINT FOR PARTITION OF REAL ESTATE:-

James CouRsey and Ethel Coursey,
his wife, Beatrice Stewart and
Harry Stewart, her husband,

vs.

Susanna Coursey,
Charles Coursey,
Martha Brown and William Brown,
her husband, Henrietta Anderson
and Joseph Anderson, her husband,
Helen C. Roberts and Edgar Roberts,
her husband, and Mildred C. Berry,
and Maynard Berry, her husband.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY,

IN EQUITY.

TO THE HONORABLE, THE JUDGES OF SAID COURT:-

Your Orators, complaining, say:-

1. That Solomon Coursey, late of Queen Ann's County, Maryland, deceased, was in his lifetime, and at the time of his death, seized and possessed, in fee simple absolutely, of a tract of parcel or real estate situate, lying and being in the Third Election Dustrict of Queen Ann's County, Maryland, on the left or east side of the st ate road leading from Centreville to Wye Mills, and adjoining the "Richard T.Earle Farm", now owned by Mordecia M. Price, and containing SEVENTEEN(17) ACRES OF LAND, moRe or less, being the same land conveyed unto the said Solomon Coursey by deed from Martha A. Weeks, recorded in Liber W.H.C #4,fol., 336, a land record book for Queen Anne's C ounty,

That being so seixed, and the said Solomon Coursey departed this life on or about the 15th day of July,1921, intestate, leaving surviving him his widow, Susanna Coursey, and leaving the following heirs at law, viz:-

James Coursey who intermarried with Ethel Coursey, both of whom are adults still living and reside in Queen Anne's County, Maryland.

Beatrice Stewart who intermarried with Harry Stewart, both of whom are adults still living and reside in Queen Anne's County, Maryland.

Charles Coursey, singleman, an adult living in Queen Anne's County, Maryland.

Martha Brown who intermarried with William Brown,both of whom are adults still lviing and reside in Philadelphia, State of Pennsylvania.

Henrietta Anderson(nee Coursey) who intermarried with Joseph Anderson, both of whom are adults still living and reside in Philadelphia, State of Pennsylvania.

Helen Roberts,(nee Coursey) who intermarried with Edgar Roberts, both of whom are adults still living, residing in Seaford, State of Delaware, the said Helen Robert s being the only child and hier at law of Mamie Coursey, a deceased of Solomon Coursey.

Mildred Berry (nee Coursey) who intermarried with Maynard Berry, both of whom are adults still living, residing in Philadelphia, State of Pennsylvania, the said Mil dred Berry being the only child and heir at law of Florence Coursey, a deceased daught er of Solomon Coursey.

3. That the said Susanna Coursey, widow of Solomon Coursey, lateof Queen Anne's County, deceased, is entitled to anundivided one thir absolute interest in

said real estate.

4. That the said James Coursey, Beatrice Stewart, Charles Coursey, Martha Brown, Henrietta Anderson, Helen Roberts and Mildred Berry are tenants in common with the said Susanna Coursey, widow of Selomon Coursey, deceased, of the real estate des cribed in "Paragraph One", of this Bill of Complaint, and are each entitled to an un divided two-twenty-first (2/21) interest in said real estate.

5. That a partition of said property among the parties thereto entitled, acc ording to the several interests therein as aforesaid, cannot be made without material loss andinjury to the parties entitled to interest therein, said real estate not being susceptible of partition without material loss and injury, and that, in order to make dividion of said interest, it will be necessary that said real estate be sold, and the proceeds thereof divided among the parties according to their several interests.

TO THE END, THEREFORE:-

a. That a decree may be passed for the sale of the said real estate.

b. That the proceeds of said sale may be distributed between the parties entitled thereto according to their respective interests and rights therein.

c. That your Orators may have such other and further relieve as their cases may require.

MAY IT PLEASE YOUR HONORS to grant unto your Orators the writ of subpoena, dir ected to Charles Coursey and Susanna Coursey both of Queen Anne's County, adults, comm anding them and each of them to be and appear in this Court at some certain day, to be named therein, and answer the premises and abide by and perform such decree as may be passed therein.

MAY IT PLEASE YOUR HONORS to grant unto your Orators the order of publication giving notice to the said Martha Brown, William Brown, Henrietta Anderson, Joseph And erson, Mildred Berry and Maynard Berry, adults residing in Plhiadelphia, State of Penn sylvania, and Helen Roberts and Edgar Roberts, residing at Seaford, Sussex County, St ate of Delaware, who are all non-residents of this State, of the object and substance of this bill, and warning them and each of them to appear in this court, in person or by solicitor, onor before a certain day, to be named therein, to show cause, if any them have, why a decree ought not to pass as prayed.

And as in duty bound, etc.,

James T. Bright,

Solicitor for Complaintant.

CERTIFIED COPY OF DEED:-

QUEEN AnNE'S COUNTY, TO WIT: Be it remembered that on the firSt day of May, in the year one thousand eight hundred and ninety six, the following Deed was brought to be recorded, to wit:-

This Deed, made this fifteenth day of April, eighteen hundred and ninety six by Martha A. Wickes,of Kent County, now temporarily residing in Queen Anne's County,in the State of Maryland,

WITNESSETH, that in consideration of three hundred and forty three dollars,(343. 00) the said Martha A. Wickes does hereby grant and convey unto Solomon Coursey, his

heirs and assigns, all her interest in and to all that piece, parcel or tract of land situate on the east side of the Public road leading from Wye Mills to Centreville, and is contained in the following metes and bounds, courses and distances, to wit:-

Beginning at the corner of Richard T. Earle's fence and running thence south fifty five degrees east one hundred and twenty four perches, thence south seventy seven degrees west forty one and one-half perches, thence north eighty five decrees west one hundred and twelve perches, tyence horth one hundred and twenty two degrees east twelve perches to the beginning, containing seventten acres, one rood and twenty four perches, of land; being the same property conveyed by deed from John Keets to Charles Coursey on the twenty first day of September, eighteen hundred and forty seven, and recorded in Liber J.T.N. No.5, folios 312 and 313, one of the land recrd books for Queen Anne's County, reserving and excepting all that lot of land which was conveyed to John Dodd by deed from John Burke and others, on the nineteenth day of May, eighteen hundred and eighty, and recorded in Liber W.D. No. 2, folios 146 etc., one of the Land Records books for Queen Anne's County, containing one quarter of an acre, more or less.

Together with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, ways, waters, alleys, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said land above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper suse and benefit of the said Solomon Coursey and the said Martha A. Wickes convnants that she will warrant specially the property hereby granted and conveyed and that she will execute such further assurances of said land as may be requisite.

Witness my hand and seal.

Test: Alfred Tucker

Martha A. her X Wickes, (SEAL)
mark.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this fifteenth day of April, eighteen hundred and ninety six, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared Martha A. Wickes and acknowledged the aforegoing deed to be her act.

Alfred Tucker, J.P.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing it truly taken and copied from Liber W.H.C. No. 4, folio 366 etc., a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County this eleventh day of March, in the year nineteen hundred and twenty two.

Circuit Courts Seal.

J.F.Rolph, Clerk.

SUBPOENA FOR RESPONDENT TO APPEAR AND ANSWER:-

QUEEN ANNE'S COUNTY, TO WIT:-

Circuit Court Seal.

THE STATE OF MARYLAND,

To

Susanna Coursey, of Queen Anne's County, Greeting:-

You are hereby commanded, that all excuses set aside, you be in your person before the Circuit Court for Queen Anne's County, at the Court House, in the town of Centreville, on the First Monday of March next to answer the complaint of James Coursey, et al., Against you in said Court exhibited. Hereof fail not, as you will answer the contrary at your peril.

WITNESS_ The Honorable William H. Adkins, Chief Judge of the Second Judicial Circuit of Maryland, the first MOnday of January in the year of our Lord one thousand nine hundred and twenty two.

ISSUED, the tenth day of February, A.D. 1922.

James T. Bright, Solicitor for

J.F.Rolph, Clerk,

To the Defendant:-

Take Notice: You are requIred to file your answer or other defense in the office of the Clerk of this Court within fifteen days after the first Monday of March next being the Return day.

J.F.ROLPH, Clerk.

Sheriff's Return:

Summoned by reading the within writ to Susanna Coursey and a copy left with her this 13th day of Februrary 1922.

Filed March,6th,1922.

S.E.Spry, Sheriff.

SUBPOENA FOR RESPONDENT TO APPEAR AND ANSWER:-

Queen Anne's County, to wit:

Circuit Court Seal.

The State of Maryland,

To

Charles Coursey, of Queen Anne's County,Greeting:

You are hereby commanded, That all excuses set aside, you be in your person before the Circuit Court for Queen Anne's County, at the Court House, in the town of Centreville,on the First Monday of February next to answer the complaint of James Coursey and Ethel Coursey, his wife, Beatrice Stewart and Harry Stewart, in said Court exhibited agsint you in said Court exhibited. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, The Honorable William H. Adkins,Chief Judge of the Second Judicial Circuit of Maryland, the first Monday of January, in the year of our Lord one thousand nine hundred and twenty two,,

ISSUED the twenty firSt day of Januuary A.D. 1922.

James T. Bright, Solicitor for

J.F.Rolph, Clerk.

To the Defendant:

Take Notice: You are requIRD to file your answer or other defense in the office of the Clerk of this Court within fifteen days after the first Monday of Februar y next, being the Return day.

J.F.Rolph, Clerk.

SHERIFF'S RETURN:-

I hereby certify that I did serve the within writ of subpoina by reading the same to the Defendant and leaving a copy of said writ of subpoena with him.

Filed Feby,6th,1922. S.E.Spry, Sheriff.

ORDER TO ENTER THE APPEARANCE OF J.H.C.LEGG FOR THE DEFENDANTS:-

James Coursey and Ethel Coursey, his wife, Beatrice Stewart and Mary Stewart, her husband

vs.

Susanna Coursey, Charles Coursey, Martha Brown, and William Brown, her husband, Henrietta Anderson and Joseph Anderson,her husband, Helen C. Roberts and Edgar Roberts,her husband, Mildred C. Berry and Maynard Berry, her husband.

Defendants.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY, CAUSE NO. 2422.

To Mr.J.H.C.Legg, Attorney at Law, Centreville,Md.

This is to authorize, empower and direct you to Enter your appearance for me in the above entitled case, to prepare and file for me the proper Answer in this Cause, and to do all acts and things necesary to be done for me an in my name in this Cause to protect my rights as widow of Solomon Coursey.

Susan A. Coursey.

James Coursey and Ethel Coursey, his wife, Beatrice Stewart and Harry Stewart,her husband,

Plaintiffs,

vs.

Susanna Coursey, Charles Coursey, Martha Brown, and William Brown, her husband, Henrietta Anderson and Joseph Anderson, her husband,Helen C. Roberts and Edgar Roberts,her husband, and Mildred C. Berry and Maynard Berry, her husband.

Defendants.

In The Circuit Court for Queen Anne's County In Equity Cause No.2422.

To Mr. J.H.C.Legg, Attorney, at Law, Centreville, Md.,

This is to Authorise, empower and direct you, to enter your appearance for us in the above entitled Cause, and to prepare and file the proper answer for us, and to do all necessary acts required to be done in the conduct of these proceedings, and

you to be our representative in the Trustee ship.

Charles Coursey,
Martha Brown,
Williamm Brown,
Henrietta Anderson
Joseph Anderson
Helen Roberts
Edgar Roberts
Mildred Berry

James Coursey and Ethel Coursey,
his wife, Beatrice Stewart and Harry
Stewart, her husband,

vs.

Susanna Coursey, Charles Coursey
Martha Brown and William Brown
her husband, Henrietta Anderson and
Joseph Anderson, her husband,
Helen G.Roberts and Edgar Roberts,
her husband, Mildred C. Berry and
Maynard Berry, her husband.

In The Circuit Court,
For Queen Anne's County,
In Equity.
Cause No.2422.

To Mr.J.F.Rolph, Clerk, of the Circuit Court, for Queen Anne's County, in Equity:

Mr. Clerk:

Enter my Appearance in the above Case for the Defendants, Susann a Coursey, Charles Coursey, Martha Brown, and William Brown, her husband, Henrietta Anderson and Joseph,her husband, Helen C. Roberts and Edgar Roberts,her husband, and Mildred C. Berry under the written authority hereto attached.

J.H.C.Legg,
Solicitor for the Defendants.

ANSWER:-

James Coursey and Ethel Coursey
his wife, Beatrice Stewart and Harry
Stewart,her husband,
vs.
Susann. Coursey, Charles Coursey, Martha Brown
and William Brown, her husband, Henrietta Anderson and
Joseph Anderso, her husband, Helen C. Roberts and Edgar
Roberts,her husband, Mildred C. Berry and Maynard Berry
her husband.

IN THE CIRCUIT COURT
for
QUEEN ANNE'S COUNTY,
IN EQUITY , CASUE NO.
2422.

TO THE HONORABLE, THE JUDGES, OF SAID COURT:

The Respondents, Susanna Coursey, Charles Coursey,Marth. Brown and William Brow n, her husband, Henrietta Anderson and Joseph Anderson, her husband, Helen C. Roberts

and Edgar Roberts, her husband, and Mildred C. Berry, in the above entitled cause, answering the matters and things against them alleged in the Bill of Complaint filed in said Cause say:-

First: That they admit the matters and things alleged in the Firstand Second Paragraphs of the said Bill of Complaint,save and except that Mildred Berry ever inter married with one Maynard Berry, because they say and allege that the said Mildred Berry has never married, and that she is now and still is a single woman, the daughter of Florence Coursey, deceased, who was a daughter of Solomon Coursey, her father being one Maynard Berry,

Second: That they admit the matters and thingsalleged in the third paragraph of the said Bill of Complaint, as also all matters alleged in the Fourth paragrpah thereof.

Third:- That they admit the matters and things alleged in the Fifth Paragrapg of said Bill of Complaint.

Fourth:- That they are willing that the Court shall pass such a Decree in the premises as the Court shall deem right and proper.

And as in Duty Bound etc.,

J.H.C.Legg,

Solicitor for Susanna Coursey, Charles Coursey, Martha Brown and William Brown her husband, Henrietta Anderson, Helen S. Roberts and Edgar Roberts, her husband, and Mildred C. Berry and Joseph Anderson husband of Henrietta Anderson under the written authority hereto attached.

DECREE:-

James Coursey, et al, Plaintiffs

vs.

Charles Coursey, et al, Defendants,

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY, CHANCERY DOCKET CAUSE No.

The above cause standing ready for hearing, and being submitted without argument the bill of complaint and all the other proceedings were read and considered.

It is thereupon, this eleventh day of March, in the year nineteen hundred and twenty two, by the Circuit Court for Queen Anne's County, sitting as a Court of Equity, and by the authority of this Court, ADJUDGED, ORDERED AND DECREED that the real extate in the proceedings mentioned be sold for partition between the parties.

That J.H.C.Legg and James T. Bright be and they are hereby appointed Trustees to make said sale, and the course and manner of their proceedings shall be as follows; they shall first file with the Clerk of the Circuit Court for Queen Anne's County, a bond to the State of Maryland, executed by themselves,with a surety or sureties to be approved by this Court,or the said Clerk, in the penalty of Three Thousand Dollars, conditioned for the faithful preformance of the trust reposed in them by this decree, or which may be reposed in them by any future Decree or Order in the premises; they shall then proceed tomake the said sale, having given at least three week previous notice by advertisement, inserted in some newspaper printed andpublished in Queen Anne

's County, State of Maryland, and such other notices as they shall think proper, of the time, place manner and terms of sale, which terms shall be as follows; one third of the purchase money to be paid in cash at the time of the sale and the residue thereof t o b e paid in two equal installments payable six and twelve months respectively, from the day of sale, with interest from the day of sale; with the right or privilege to the purchaser to pay all the purchase money in cash at the time of the sale.

And as soon as may be convenient after any such sale or sales, the said Trus tees shall rturn to this Court a full and partucular account of the same; with an affid avit of the truth thereof, and of the fairness of said sale or sales, annexed; and on the ratification of such sale or sales by this Court, and on the payment of thw ehole purchase money, (and not before) the said Trustees, by a good and sufficient deed to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers of said property, and to his, her or their heirs, the property and estate to him, her or them sold, free, clear and discharged from all claims of the parties tothis cause, and of any and every person or person claiming by, from and under them or any of them. And the said Trustees shall bring into this Court the money arising from said sales or sales, and the bonds or notes which may be taken for the same, to be disposed under the direction of this Court, after deducting therefrom the costs of this suit, and such commission to the said Trustees as this Courtshall think proper to allow in considerat ion of the skill, attention and fidelity wherewith they shall appear to have discharged their trust.

Philemon B. Hopper.

BOND:-

KNOW ALL MEN BY THESE PRESENTS, that we, J.H.C.Legg, and James T. BRight, of Queen Anne's County, in the State of Maryland, and the National Surety Company of New York, a body corporate, duly authorized by its charter to become sole surety on bonds, are hld and firmly bound unto the State of Maryland in the full and just sum of Three Thousand Dollars ($3000.00),to be paid to the said State of Maryland or its certain Att orney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, jo intly and severally, firmly by these presents, sealed with our seals and dated 7th day of April, in the year nineteen hundred and twenty two.

WHEREAS by a decree of the Circuit Court for Queen Anne's County in Equity, be aring date the eleventh day of March in the year nineteen hundred and twenty two, and passed in the Cause in the said Court wherein James Coursey and Ethel Coursey, his wife, Beatrice Stewart and Harry Stewart,her husband, are Plaintiffs, and SusannaCoursey,Char les Coursey, Martha Brown and William Brown, her husband, Henrietta Anderson and Joseph Anderson, her husband, Helen C.Roberts and Edgar Roberts,her husband, and Mildred C. B erry and Maynard Berry, her husband, are Defendants, being Cause No.2422,on the Chancery Docket of said Court, the above bounden JH.C.Legg and James T. Bright have been appoint ed Trustees to make sale of certain real estate in the proceeding in the aforesaid caus e mentioned;

NOW THE CONDITION OF THE ABOVE OBLIGATIONIS SuCH, that if the above bounden J.H.C.Legg and James T. Bright, do and shall well and faithfully perform and execute the Trust reposed in them by said decree, or thay my be reposed in them by any future

decree or order in the premises, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

J.H.C.Legg, (SEAL)

James T.Bright(SEAL)

National Surety Co. of New York.

By James T. Bright and Chas. E. Tucker,
Attys. in fact.

Signed, sealed and delivered
in the presence of:
Chas.T.Bright.

Nat.Surety Co. Seal.

On the back of the aforegoing bond was thus endorsed, to wit
Security approved and bond filed Apr. 6th 1922
J.Rolph Elex.

REPORT OF SALES:-

James Coursey and Ethel Coursey, his wife, Beatrice Stewart and Harry Stewart, her husband,
VS.
Susanna Coursey, Charles Coursey, Martha Brown, and William Brown, Her husband, Henrietta Anderson and Joseph Anderson, her husband, Helen C. Roberts and Edgar Roberts, her husband, and Mildred C. Berry, and Maynard Berry, her husband.

In The Circuit Court
for
Queen Anne's County, In Equity, Cause No.2422.

To The Honorable, the Judges, of the Circuit Court for Queen Anne's County, in Equity:-

The Rrport of J.H.C.Legg and James T. Bright, Trustees, appointed by a Decree of this Court, passed in the above entitled Cause, dated the eleventh day of March, in the year nineteen hundred and twenty two, to make sale of certain real estate therein mentioned and described, respectfully shows:-

That after giving Bond with security approved by the Clerk of the Circuit Court for Queen Anne's County, In Equity, and filed in these proceedings previous to the day of sale, for the faithful performance of the Trust reposed in them by the Decree passed in the aforesaid Cause, or which may be reposed in them by any future Decree or order in the premises, and after having given at least three weeks previous notice of the time, place, manner and terms of sale by advertisement inserted in the Centreville Observer, a newspaper printed and published in Queen Anne's County, State of Maryland, before the day of sale, as will be seen by a Certified Copy of said Advertisement herewith annexed, and asked to be taken as a part of this report of sale, and after having complied with all the other prequisites, as required by law and the said Decree, your Trustees did pursuant to said Notice and advertisement attend in person in front of the Court House Door in the Town of Centreville, in Queen Anne's County, State of Maryland, on Tuesday the eleventh day of April, in the year nineteen hundred and twenty two, at the hour of 2 O'Clock P.M. and did then and there proceed to sell said real estate in said Decree mentioned, in manner following, That is to say:-

Your Trustees offered at Public Sale to the highest bidder, All that farm or tract of land situate, lying and being in the third election district of Queen Anne's County, State of Maryland, on the left or east side of the State Road leading from

Centreville to Wye Mills, and adjoining the "Richard T.Earle Farm", now owned by Mordecai M.Price and containing seventeen acres of land, more or less, being the same land which Solomon Coursey, late of Queen Anne's County, Maryland, died seized and possessed of, and for a fuller description reference is hereby made to a deed from Martha A. Wickes to Solomon Coursey, and recorded in LIber W.H.C. No. 4, folio 366, one of the Land Record Books for Queen Anne's County, Maryland, and which is described in the annexed advertisement herewith filed with the Report of Sale, at so much for the whole seventeen acres, the purchaser getting one-half of the wheat crop now growing on the said land, of about 4 acres seeding more or less, to pay the taxes for the year 1922, and to get possession on the ratification of the sale by this Honorable Court, with interest on the purchase money from day of sale; and your Trustees sold the above described real estate to Susanna A. Coursey, colored, of Queen Anne's County, State of Maryland, for the sum of Three Thousand and Thirty($3,030.00) Dollars, she being at that sum the highest bidder therefor, they terms of sale being, one third cash at the time of the sale, and the residue thereof to be paid in two equal installments in six and twelve months from the day of sale, with interest from day of sale on preferred payments, or all cash at the option of the purchaser; and your Trustees report that the purchaser has assured your Trustees that she will pay the cash for the said real estate upon the final ratification of the sale by this Honorable Court.

All of which is respectfully submitted by,

J.H.C.Legg,
James T. Bright,
Trustees.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 12th day of April, in the year, nineteen hundred and twenty two, before me, the subscriber, the Clerk of the Circuit Court,in Equity, for Queen Anne's County, aforesaid, personally appeared J.H.C.Legg and James T. Bright, Trustees, named in the above report of sale, and made oath in due form of law, that the matters and things stated in the aforegoing report of sale are true to the best of their knowledge and belief, and that the sale herein reported was fairly and bona fide made.

J.F.Rolph,
Clerkof the Circuit Court for
Queen Anne's County, In Equity.

CERTIFICATE OF PUBLICATION OF ADVERTISEMENT OF SALE:-

Trustees' Sale of a valuable Small Farm in Queen Anne's County, Maryland.

Under and by virtue of a dreree of the Circuit Court for Queen Anne's County, Maryland, in equity, passed on the eleventh day of March in the year nineteen hundred twenty two, the undersigned, trustees, appointed to make sale of the hereinafter described property, will sell at public auction to the highest bidder on Tuesday, April, 11, 1922 at 2.00 o'clock P.M., in front of the court house door, in the town of Centreville, the following described real estate to wit: All that farm or tract of land situate, lying

and being in the third election district of Queen Anne's County, Maryland on the left or east side of the state road, leading from Centreville to Wye Mills, and adjoining the "Richard T.Earle Farm", now owned by Mordecai M.Price, and containing seventeen acres of land, more or less, being the same land of which Solomon Coursey, lateof Queen Anne's County, died seized and possessed, and for a fuller description reference is hereby made to a deed from Martha A. Wickes to Solomon Coursey and recorded in Liber W.H.C. No.4, folio 366, a land record book for Queen Anne's County. Terms of Sale as Per Decree: One-third of the purchase money to be paid in cash at the time of the sale and residue there of to be paid in two equal instalments payable six and twelve months respectively from the day of sale, with interest from the day of sale; with the right or privelege to the purchaser to pay all the purchase money in cash at the time of the sale.

J.H.C.Legg,

James T. Bright,

T.Frank Seward, Auctioneer. Trustees.

THE CENTREVILLE OBSERVER.

Centreville,Md., April, 12, 1922.

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Trustee's Sale in the case of Jas.Coursey, et al., vis Susanna Coursey, et al., a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland,once a week for four successive weeks beforethe eleventh day of April in the year 1922.

THE CENTREVILLE OBSERVER PUBLISHING CO.

By B.G.Durney.

ORDER NISI:-

NISI.

James Coursey, et al.,

vs.

Susanna Coursey, et al.

In The Circuit Court

For Queen Anne's County,

In Equity.

Chancery No.2422.

ORDERED, This 12th day of April A.D., 1922 that the sale of the real estate made and reported in this cause by J.H.C.Legg and James T.Bright,Trustees, be ratified and confirmed, unless cause to the contrary thereof be shewn on or before the 16th day of June next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County,Maryland,once in each of four successive weeks before the 16th day of May next.

The Report states the amount of salesto be $3,030,00.

Filed April,12th,1922. J.F.Rolph, Clerk .

CERTIFICATE OF PUBLICATION OF ORDER NISI:-

NISI.

James Coursey, et al., vis Susanna Coursey, et al.,

In the Circuit Court for Queen Anne's County,in Equity, Chancery

No. 2422.

ORDERED, this 12th day of April, A.D., 1922, that the sale of the real estate made and reported in this cause by J.H.C.Legg and James T.Bright, Trustees, be ratif ied and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of June next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 16th day of May, next.

The report states the amount of sales to be $3,030.00.

True Copy: J.F.Rolph, Clerk.

Test: J.F.Rolph, Clerk.

Filed April,12th,1922.

THE CENTREVILLE OBSERVER.

Centreville, Md., June,21,1922,

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Order Nisi in the case of James Coursey, etal, vs. Susan Coursey, et al, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four succ essive weeks., before the 16th day of May, in the year 1922.

The Centreville Observer Pub. Co.

By S.Chas Wallis,Secy.

FINAL ORDER OF RATIFICATION:-

ORDERED, by the Circuit Court for Queen Anne's County, in Equity, this twenty s econd day of June, nineteen hundred and twenty two that the sale of the real estate mad e and reported by the Trustees aforesaid in this cause be, and the same is hereby rat ified finally and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the ORDER NISI heretofore passed in said Cause; and the trustees are allowed the usual commissions and such proper expens es asthey shall produce vouchers for to the Auditor.

Philemon B. Hopper.

Filed June,22,1922.

Queen Anne's County, to wit:-

Be it remembered that on this day, July,21st, in the year nineteen hundred and twenty two, the following Order to Docket Suit was brought to be recorded to wit:-

ORDER TO DOCKET SUIT:-

In the Circuit Court for Queen Anne's County in EQUITY.

Madison Brown, Attorney named in mortgage,)

versus)

William H. Welch and Mary V. Welch, his wife.)

To J.F.Rolph, Clerk:-

Docket suit forwith in accordance with above titling, and file in papers of said suit or cause a copy of the mortgage from William H. Welch and Mary V. Welch, his wife, to Margaret H. Coppage, dated December, 10,1910, and recorded in Liber S.S. No.9 fols. 126 &., a land recrd book of said county. Also file in the papers of said suit the accompanying bond of Madison Brown, as atterney named in said mortgage to sale the mortgage property in case of default.

Madison Brown,

Attorney for Plaintiff.

CERTIFIED COPY OF MORTGAGE:-

This Mortgage, made this tenth day of December, in the year nineteen hundred and ten, by William H. Welch and Mary H. Welch, his wife., of Queen Anne's County,in the State of Maryland.

WHEREAS, the said William H. Welch is justly indebted unto Margaret H. Coppage of said County and State, in the full sum of five thousand and five hundred dollars ($5500.00) being cash loand and advanced, which said sumit is hereby agreed is to be paid unto the said Margaret H. Coppageat the expiration of threeyears from the date of this mortgage, with interest thereon in the meantime payable semi-annually from the date of this mortgage at the rate of five and one half per centum per annum; and whereas it was a condition precedent to said loan that this mortgage should be given to secure the said sum so loaned and the interest thereon to accrue and be paid as aforesaid.

NOW, THIS MORTGAGE WITNESSETH, That in consideration of the premises and the sum of one dollar, the said William H.Welch and Mary H. Welch, his wife, do hereby grant and convey unto the said Margaret H.Coppage her heirs and assigns, in fee simple, all that farm or tract of land called or known as "Elliott's Eddition", "Ridley's Chance", "Anna's Lot", "Meredith Farm", "TheHurlock Farm", situate, lying and being in the second election district of Queen Anne's County aforesaid, on the public road leading from Church Hill to Centreville, and on the public road branching from said road at or near Salem and running to Hollingsworth Mill, adjoining the lands of Robert Mullikin, Florence Larrimore, the Crew Farm of the said William H. Welch and others, and containing two hundred and twenty two acres, three roods, and thirty seven perches of land, more or less.

Being the same land granted and conveyed unto the said William H. Welch by Annie M.H.Polk and Alexander M.Polk,her husband, by deed bearing date nineteenth day of Nobember, nineteen hundred and ten, and intended to be recorded among the record books of

said county immediately preceding this mortgage, to which deed reference is hereby made for a description of the land granted and conveyed by metes and bounds, courses and distances:

TOGETHER with all the rights, roads, ways, waters, privileges and advantages thereto belonging or in anywise appertaining, and the building and improvements thereon erected and being.

AND it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops, pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property.

PROVIDED, that if the said William H. Welch, his heirs, executors, administrators, or assigns, shall well and truly pay to the said Margaret H. Coppage H.Coppage, her executors, administrators or assigns, the aforesaid sum of Five thousand five hundred dollars and the interest thereon to accrue and be paid as above set forth when and as the same shall become due and payable as above set forth, and the interest to accrue thereon as above set forth, and shall perform all the covenants, conditions and agreements herein on their part to be performed, then this mortgage shall be void; and until default be made in the premises the said William H. Welch, his heirs and assigns, shall possess adid property.

AND the said WilliamH. Welch for himself, his heirs, executors, administrators and assigns hereby convenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and interest or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises, to the amount of at least the insurable value thereof, in some Company or Companies approved by the said Margaret H. Coppage,her executors, administratersor assigns, and to have the said policy or policies so framed or endorsed that the proceeds arising from said policy or policies, in case of loss, shal be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagee, successors executors, administratorsor assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value.

BUT, in case of default in payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due,or in any covenant, condition or agreement in this mortgage, then the whole debt intendedhereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said Margaret H. Coppage,her executors, administrators or assigns,or Madison Brown, of said county, their hereby duly constituted Attorney for the purpose, are hereby authorized to and empowered to sell said premises upon giving twenty days previous notice of the time, place, amanner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County, and such other notice as the party selling may deem expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds ofsale to the payment of, first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to Trustees selling real estate under decree of the Circuit Court for Queen Anne's County,in Equity;

second, all moneys owing hereunder or secured hereby, whether the same shall have then matured ornot; and third, the balance to William H. Welch or whoever may be emitled to the same.

AND it is hereby agreed that when default be made in any covemant or condition contained in this mortgage and when suit has been decketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted the said Margaret H. Coppage, her executors,administraters, successors or assigns, or Madison Brown their said Attorney shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred under saidforeclosure proceedings, including all costsof advertisement, Court costs and all expenses incurred to the time of said tender and a commission allowed Trustees for making sale of real estate under decree of the Ciruit Court for Queen Anne's County,in Rquity, and which said costs, expenses and commissions the said William H. Welch for himself, his heirs, executors, administraters and assigns, hereby convnant to pay.

Witness their hands and seals.

William H. Welch, (SEAL)

test: John W. Tarman Mary H. Welch (SEAL)

State of Maryland, Queen Anne's County, Sct:-

I hereby certify that on this tenty day of December, in the year nineteen hundred and ten, before me, the subscriber, a Justice of the Peace of Maryland, in and for Queen Anne's County aforesaid, personally appeared WilliamH. Welch and Mary H. Welch, his wife, and did each acknowledge the foregoing mortgageto be their respective act.

John W. Tarman,

Justice of the Peace.

State of Maryland, Queen Anne's County, Sct:-

I hereby certify that on this tenth day of December, in the year nineteen hundred and ten, before me, the subscriber, a Justce of the Peace of the State of Maryland,in and for Queen Anne's County aforesaid, personally appeared Margaret H. Coppage the with in named mortgagee, and made oath in due formof law that the consideration stated in the foregoing mortgage is true and bona fide as therein set forth and stated.

John W. Tarman,

Justice of the Peace.

Queen Anne's County, to wit:-

Be it remembered that on the 7th day of July, in the year 1922, the following assignments were brought to be recorded, to wit:- For value received, I hereby assign and transfer the within and aforegoing mortgage unto Madison Brown, amount due being $5500.00 with interest from December,10,1921, but without recourse or guarantee by me.

Witness my hand and seal this fifth day of July, in the year nineteen hundred and twenty two.

Test: D.T.Hurlock. Margaret H. Coppage. (SEAL).

For value received, I hereby assign and transfer the within and aforegoing mo rtgage unto the Centreville National Bank of Maryland.

Witness my hand and seal this fifth day of July, in the year nineteen hundred and twenty two.

Wit: Paul B..Smith. Madison Brown (SEAL)

State of Maryland Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber S.S. No,9, folio126 etc., a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Ciruit Court for Queen Anne's County, this twenty first day of July, in the year 1922.

Circuit Court Seal.

J.F.Rolph, Clerk.

STATEMENT OF MORTGAGE DEBT:-

In the Circuit Court for Queen Anne's County in Equity.

Madisen Brown, attorney named in mortgage	()	Chancery Docket
versus	()	Cause No.2447.
William H. Welch and Mary H. Welch, Mortgag-	()	
ors.	()	

Statement of Mortgage Debt:

The following is a statement of the indebtedness due under the mortgage from William H. Welch and Mary H. Welch, his wife, to Margaret H. Coppage, dated Dec.,10th, 1910, and recorded in LIber S.S. No.9, fols. 126 &., a land record book of said County, same being the mortgage under which the sale reported in above cause was made.

Amount of the principal debt secured by said mortgage,	$5500.00
Interest due on said mortgage debt from Dec.10,1921, to August 1,1922, dateof sale, at rate of 5½ per cent, per annum,	194.15
Amount of debt,principal and interest due Aug,1,1922..	$5694.15

State of Maryland, Queen Anne's County,to wit:

I hereby certify that on this tenth day of October, in the year nineteen hundred and twenty two, before me, the subscriber, Clerk of the Circuit for Queen Anne's County personally appeared Madison Brown, attorney named in mortgage, plaintiff in above cause, and he did make oath in due form of law that the aforegoing is a true and just statemen t of the indebtedness due under and by the mortgage mentioned above on the day of sale mentioned in said cause, to the best of his knowledge and belief.

J.F.Rolph, Clerk.

BOND:-

State of Maryland, Sct:-

KNOW ALL MEN BY THESE PRESENTS, that we, Madison BRown, of Queen Anne's County, State of Maryland, and the American Surety Company of New York, a corporation duly created by and existing under the laws of the State of New York, areheld and firmly bound unto the State of Maryland in the full and just sum of twelve thousand five hundred dollars, lawful money of the United Statesof America, to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly be be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, in the whole and for the whole, jointly andseverally, firmly by these presents.

SEALED with our seals and dated this fourteenth day of July, in the year nineteen hundred and twenty two.

WHEREAS, William H. Welch and Mary V. Welch, his wife, by amortgage dated on the tenth day of December, nineteen hundred and ten, and recorded in Liber S.S. No.9, fols. 126 &., a land record book of Queen Anne's County aforesaid, did convey the lands therein specified untoMargaret H. Coppage to secure the principal debt therein named of five thousand five hundred dollars with certain interest thereon; and WHEREAS the said Margaret H. Coppage has duly assigned said mortgage unto Madison Brown, who has duly assigned said mortgage unto The Centreville National Bank of Maryland, a corporation; and

WHEREAS default has occured in the terms, provisions and covenants of said mortgage by reason of the non-payment of the principal debt named in said mortgage at the time named therein for the payment of the same as well asby reason ofthe non-payment of the interest due on said principal debt on the tenth day of June, nineteen hundred and twenty two, the date of the last instalment of interest to mature under terms of said mortgage; and

WHEREAS the above bound Madison Brown, who is named as the attorney in said mortgage to execute the power of sale therein contained to be exercised in case of default in the terms of said mortgage, is about to make sale of the mortgaged property because of the defaults in said mortgage mentioned;

NOW THE CONDITION OF THE ABOVE OBLIGATIONIS SUCH, that if the above bounden Madison Brown do and shall well and faithfully abide by and perform and fulfill any order or decree which shall be made by any court of equity in relation tothe sale of such mortgaged property or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed,sealed and delivered
in the presence of
B.Hackett Turner.

Madison Brown (SEAL)

American Surety Company of New York.
By Paul N. Cherry
Resident Vice-President.

Attest: C.H.Arnold
Resident Asst. Secretary.

Countersigned
At Centreville,Queen Anne's Co.,Md.
By Madison Brown,
Agent.

(Surety Co. Seal.)

Bond with Security approved and filed July,21st,1922.

J.F.Rolph, Clerk.

REPORT OF SALES:-

In the Circuit Court for Queen Anne's County inEquity.

Madison Brown, Attorney named in mortgage, () Chancery Docket,

versus

William H. Welch and Mary H. Welch, his wife, () Cause No.

Mortgagors.

To the Honorable, the Judges of said Court;

The report of Madison Brown, atterney named in mortgage, vender of this cause, unto Your Honers respectfully sets forth:

1. That prior to the date of the sale hereinafter mentioned default had occur ed and was existing on the day of th. sale hereinafter mentioned in the terms, condit ions and provisions of a mortgage from William H.Welch and Mary H. Welch, his wife, to Margaret H. Coppage, dated December,10,1910, and recorded in Liber S.S. No.,9. fols 126 &., a land record book of said county, made to secure the payment of fifty five hun dred dollars and certain interest thereon, by reason of the non-payment of said princi pal sum as well as by reason by the non-payment of the interest due on said sum and mor tgage on June,10,1922.

2. That prior to the sale hereinafter mentioned the said Madison Brown who is named as atterney in said mortgage with authority and power to execute the power of sal e therein contained in case of default in the terms of said mortgage, filed with the clerk of this court a bond to the State of Maryland in the penalty of the sum of twel ve thousand five hundred dollars conditioned as required by law in cases of foreclos ure of mortgages under power of sale for the foreclosure of said mortgage, which bond was duly accepted and approved by the clerk of this court.

3. That prior to the sale hereinafter mentioned the said Madison Brown as atter ney named in said mortgage as aforedsid gave notice, of the time, place, manner and terms of sale by advertisement inserted in The Centreville Record and The Centreville Observer, two newspapers published in said county, for more than twenty days before the day of sale; and he files with the report as part hereof a certified copy of the said advertisement or notice of sale inserted as aforesaid in The Centreville Record.

4. That the said Madison Brown did in accordance with the terms of said notice of sale attend in front of the Court House Door in the Town of Centreville, Queen Anne 's County, Maryland, on Tuesday, August 1st; 1922, at the hour of two o'clock P.M. and then and there proceeded to make sale of the mortgaged property under, by virtue and in pursuance of the power and authority conferred upon him by said mortgage, in the follow ing manner,to wit:

The said Madison Brown, after reading said advertisement, did offer at public sale to the highest bidder all that tract of land or farm called or known as "The Mere dith Farm", "The Hurlock Farm", "elliott's Addition", "Ridley's Chance", situate, ly ing and being in the Second Election District of Queen Anne's County, Maryland,on the road from Centreville to Church Hill and on road branching therefrom and running to Hol lingsworth's Mill, adjoining the land of Robert Mullikin, that of Florence Larrimore and the Crow Farm of the late William H. Welch, and containing 222 acres, 3 roods and 37 perches of land, more or less being the same land described in said mortgage, and being the same land grantedunto William H. Welch, mortgagor, by Annie M.H.Polk and hus band by deed recorded in Liber S.S. No.,9, fols. 124, land record book of said county,

and dated Nov,19,1910 and did then and there sell the same(the mortgaged land and prem ises) unto Erson R. Leaverton and Majorie R.Leaverton, his wife, of said county, as tenants by the entireties, and not as tenants in common, they being then and there the highest bidders therefor at and for the sum of $45.00 per acre or for the aggregate sum of $10,034.15.

4. The said purchasers have paid unto the said Madison Brown on account of said purchase money the sum of two thousand dollars, but have made no further complian ce wi.h the terms of sale.

5. That in addition to the terms of sale it was announced that the present growing corn crop would be reserved unto the present owners and that state and county taxes would be paid out of the proceeds of sales, and that possession in full would be given, Jan.1,next, with the right to the purchaser same as to incoming tenants, and that all title papers and revenue stamps would be borne by the purchaser.

Totalamount of the sale $10,034.15.

Respectfully submitted,

Madison Brown,

Attorney in Mortgage.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that on this third day of August, in the year nineteen hundred and twenty two, before me, the subscriber, the clerk of the Circuit Court for Queen Anne's County,personally appeared Madison Brown, above named, and he did make oath in due form of law that the matters and things set forth in the aforegoing report of sale are true as therein stated to the best of his knowledge and belief and that said sale was fairly made.

Filed Aug.,3rd,1922. J.F.Relph, Clerk.

CERTIFICATE OF PUBLICATION OF ADVERTISEMENT OF SALE:-

Mortgage Sale of Farm on State Road. Default having occured in the terms of the mortgage from William H. Welch and Mary H.Welch, his wife, to Margaret H. Coppage, dated Dec,10,1910, and recorded in Liber S.S. No.9,fols.126 &c., a land record book of Queen Anne's County, the undersigned, who is named as attorney in said mortgage to sell the mortgaged property in case of default, will sell under the power and authori ty so conferred upon him by said mortgage, at public sale, to the highest bidder, in front of the Court House door, in the town of Centreville, Queen Anne's County, Maryl and, on Tuesday, Aug.1,1922 at the hour of two o'clock P.M._ All that farm or Tract of Land called or known as "The William H.Welch Home Farm" situated on the left side of the State Road leading from Centreville to Church Hill, adjoining the lands of Harvey Palmatory and Mrs. Florence Larrimore and the Crown Farm, and containing 222 acres, 3 roods and 37 perches of land more or less, being the property described in said mort gage. The improvments consists of a large and comfortable Frame Dwelling, abuilding comprising granary, corn house and horse stable with loft above, cow stable, wagon

shed and gear rooms under one roof, implement shed and carriage house combined with hay loft over shed, chicken house, meat house, etc., also a farm hand house located on State road.

The land is fertile and in good state of cultivation and adapted to growth of wheat, corn, hay, fruit and truck. The farm is located within 3 miles of Church Hill and 6 miles of Centreville, where fine schooling opportunities can be had. Canneries, railroad stations and milk cooling stations be found both at Centreville and at Price Station, a short hauling distance. The location of this farm on the state road, with in short distances of said towns, withother advantages named above, make it most des irable for a home as well as for investment features.

TERMS OF SALE:- One third of the purchase money in cash at the time of the sale, and the balance thereof in two equal instalments payable one and two years from the day of sale, with interest from the day of sale, the deferred payments to be secur ed by the notes of the purchasers with sureties thereon to be approved by the undersig ned. Or all cash at option of the purchaser on the day of sale. Further particulars made known on the day of sale.

Madison Brown,

Attorney named in mortgage.

T.Frank Seward, Auctioneer.

THE CENTREVILLE RECORD.

Centreville, Maryland, Aug,2,1922.

THE CENTREVILLE RECORD PUBLISHING CO., hereby certifies that advertisement in the case of Madison Brown Atty, named in mortgage vs. Wm.H. Welch & wife a true copy of which is herete annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week in each of four successive weeks before the 1st day of August in the year 1922.

The Centreville Record Publishing Co.,

Filed Aug,3,1922.

By E.H.Brown,Jr.

ORDER NISI:

NISI.

Madison Brown, atterney named in mortgage,	()	IN THE CIRCUIT COURT FOR QUEEN
vs	()	ANNE'S COUNTY, IN EQUITY.
William H. Welch and Mary H. Welch, his wife	()	CHANCERY NO. 2447.

ORDERED, This third day of August A.D., 1922, that the sale of the real estate made and reported in this cause by Madison Brown, Atterney, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of October next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 7th day of September next.

The Report states the amount of sales to be$10,034.15.

Filed August,3,1922.

J.F.Rolph, Clerk.

CERTIFICATE OF PUBLICATION OF ORDER NISI:-

ORDER NISI.

Madison Brown, Atterney named in mortgage,

vs

William H. Welch and Mary H. Welch, his wife.

In the Circuit Court for Queen Anne's County, in

Equity, Chancery No. 2447.

Ordered, This third day of August, A.D., 1922, that the sale of the real estate made and reported in this cause by Madison Brown, Atterney, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of October next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 7th day of September next.

The report states the amount of sales to be $10,034.15.

True Copy, Test: J.F.Rolph,Clerk. J.F.Rolph, Clerk,

Filed August,3rd,1922.

THE CENTREVILLE RECORD.

Centreville, Md., 19

THE CENTREVILLE RECORD PUBLISHING CO., hereby certifies that Order Nisi in the case of Madison Brown,Atterney named in Mortgage vs. Wm. H. Welch and Mary H. Welch, his wife a true copy of which is herete annexed, was inserted in The Centreville Record a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 7th day of Sept, in the year 1922.

The Centreville Record Publishing Co.,

By E.M.Forman,

Associate Editor.

FINAL ORDER OF RATIFICATION OF SALE:-

ORDERED, this tenty day of October, in the year nineteen hundred and twenty two, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that the sale made and reported by Madison Brown, atterney named in mortgage, in the report of sale filed in above cause, under the power of sale contained in the mortgage in said cause mentioned, be and the same is hereby finally ratified and con firmed, no cause to the contrary thereof having been shown, although it appears that notice has been given in accordance with the order nisi heretofore passed in said cause in relation to said sale. And it is further ordered, that the papers of said cuase be and the same are hereby referred to Madison B.Beardley, Special Auditer, with instr uctions to state and return to this court an account between the proceeds of sale and the said Madison Brown, party making said sale.

Thomas J. Keating.

REPORT AND ACCOUNT OF SPECIAL AUDITOR.

Madison Brown, Attorney named in mortgage, () Chancery Docket,

versus Cause No. 2447.

William H. Welch and Mary H. Welch, mortgagors ()

To the Honerable, the Judges of said court;

The report of Madisen B.Bordley, Speical Auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging Madison Brown, the party making the sale of the mortgaged real estate, with the gross proceeds of the sale of sale, and thereout allowing untohim the commissions on said sale proveded for by said mortgage, the costs of advertising the sale and the several orders nisi thereof, and the other costs incident to the sale, and then allowing unto him as assignee of the mortgage debt the full amount of the mortgage debt due on the day of the sale. These allowances do not consume the full sale, and the balance thereof remaining isstated in the within account to be subject to the future order of the Court.

Respectfully submitted,

Madison B. Bordley,

Special Auditer.

The proceeds of the sale of the mortgaged real estate of WilliamH.Welch, mortgager named in the proceedings of above cause, in account with Madison Brown, Attorney named in the mortgage mentioned in said cuase, vendor of said real estateunder the power of sale in said mortgage contained.

Cr.

1922
August 1: By gross proceeds of the sale of said mortgaged real estate, per report of sale filed, to wit: $10,034.15

Dr.

" " To Madison Brown,party making said sale, for his commissions for so doing, per terms of mortgage, to wit: $ 446.37

To do., for the costs of advertising sale in the Centreville OBserver, per bill for same, to wit: 49.00

To do., for the costs of advertising the sale in the Centreville Recofd, per account for same, to wit: 54.00

To do., for the costs of advertising the two Orders Nisi of this cause, to wit: that relating to the sale,$5.00 and that relating to this account,$3.00, total of 8.00

To do., for the court costs of this cause, per statement of same made by clerk:

Appearance fee of M.Brown,atty	10.00	
Costs of J.F.Relph,clerk	18.75	28.75

To do., for state and county taxes on mortgaged property paid by him for year 1922, per terms of sale, as appears from receipted statement of tax account of county treasurer, to wit: 136.29

To do., for amount paid T.F.Seward, auctioneer at sale for crying sale, per his receipt for same appears, to wit: 25.00

To Madisen Brown, assignee of mortgage, in full payment of the amount of the said mortgage and debt due thereby per statement of the mortgage debt filed, to wit: 5,694.15

To Madison B.Bordley,auditor for stating this account, to wit: 9.00

To Madison Brown, vendor as aforesaid,for the costs of his bond filed herein with corporate surety thereon, per statement of said costs, to wit: 37.50

To balance, to remain subject to the future order of this court, to wit: 3,546.09

$10,034.15 $ 10,034.15

December,1,1922.

M.B.Bordley,
Special Auditor.

NISI RATIFICATION OF AUDIT:

Madison Brown, Attorney named in mortgage,
vs.
William H. Welch.

() IN THE CIRCUIT COURT FOR
() QUEEN ANNE'S COUNTY, IN EQUITY.
() CASE NO. 2447.

ORDERED, This 24th day of October in the year nineteen hundred and twenty three that the Report and Account filed in these proceedings by M.B.Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of November 1923; provided acopy of this order be published once a week in each of two successive weeks before the 14th day of November, 1923 in some newspaper printed and published in Queen Anne's County.

Filed October,24th,1923.

J.F.Relph, Clerk.

QUEEN ANNE'S COUNTY_,TO WIT:- Be it remembered that on this 15th day of July, in the year nineteen hundred and twenty two the following Bond for foreclosure was brought to be recorded to wit:-

BOND:-

KNOW ALL MEN BY THESE PRESENTS, That we, T. Alan GoldsboRough of Caroline Coun ty and State of Maryland, and THE UNITED STATES FIDELITY AND GUARANTY COMPANY, a body corporate, duly authorized by its charger to become sole surety on bonds, are held and firmly bound unto the State of Maryland in the full and just sum of Nine Thousand ($ 9000.00) Dollars to be paid to the State of Maryland aforesaid, to which payment well and truly to be made and done we bind ourselves and every of us, our and every of our heirs, executors, administrators, successors and assigns, on the whole and for the whole, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 15th day of July, Nineteen Hundred and Twen ty-two.

WHEREAS, the above bounden T. Alan Goldsborough, by virtue of a power contained in a mortgage from Elmer E. Andrew and wife to The Workingmen's Permanent Building and Loan Association of Talbot County, dated the thirty-first day of December,nineteen hun dred and nineteen, which mortgage was assigned by The Workingmen's Permanent Building and Loan Association of Talbot County to the Hillsbore-Queen Anne Bank on the twenty third day of September, nineteen hundred and twenty-one and re-assigned by the Hillsb ore-Queen Anne Bank to T. Alan Goldsborough on the twentieth day of June, nineteen hun dred and twenty-two, which mortgage and assigments are duly recorded in LIber J.F.R. No.1, folio 471, one of the mortgage record books for Queen Anne County, and

WHEREAS, the said T. Alan Goldsborough, assignee,is about to seel the land and premises described in said mortgage, default having been made in the payment ofthe mon ey as specified and in the convenants and conditions therein contained.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden T. Alan Goldsborough does and shall well, truly and faithfully perform the trust reposed in hum under the mortgage aforesaid, and shall abide by and fulfill any order or decree

which shallbe made by any Court of Equity in relation to the sale of said mortgaged property or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

As witness the hand and seal of the said T. Alan Goldsborough and the corporate name of the said The United States Fidelity and Guaranty Company by J. Frank Harper, its duly authorized agent and attorney, and the corporate seal of the said The United Filelity and Guananty Company attested by the signature of its duly authorized agent and attorney.

T.Alan Goldsborough, (SEAL)

Signed, sealed and delivered in
the presence of
Edna B.Green

THE UNITED FIDELITY AND GUARANTY COM
PANY.
By J.FRANK HARPER
ITS DULY AUTHORIZED AGENT AND
ATTORNEY.

Test: J.Frank Harper.

Surety Co. Seal.

Security approved and bond filed July,15th,1922.

J.F.Replh, Clerk.

CERTIFIED COPY OF MORTGAGE:-

Queen Anne's County, to wit: Be it remembered that on the sixth day of January, in the year nineteen hundred and nineteen, the following Mortgage was brought t o be recorded, to wit:-

THIS MORTGAGE, Made this thirty first day of December, in the year nineteen hund red and eighteen, by Elmer E. Andrew and Tacy M. Andrew, his wife, of Talbot County, State of Maryland.

WHEREAS the said ElmeR E. Andrew has thid ady borrewed of The Workingmen's Perm anent Building and Loan Association of Talbot County, a corporation ofthe State of Mar yland, the full and just sum of six thousand ($6000.00) dollars, to secure the payment of said sum of money three yearsfrom the date of these presents, with interest in the meantime at the rateof six per cent per annum, payable in davance, with the privelege on the part of the said mortgager to pay on the principal sum atany interest date, the sum of five hundred dollars, or any multiple thereof, these presents are executed.

NOW THEREFORE , THIS MORTGAGE WITNESS that in consideration of the premises and the further sum of one dollar the said Elmer E. Andrew and Tacy M. Andrew, his wife, do grant and convey unto the said The Workingmen's Permanent Building and Loan Assex iation of Talbot County,its successors and assigns, all and singular that farm or tract of land, situate, lying and being in the both third and sixth electiondistrict of Que en Anne County, State of Maryland, and lying on both sides of the public road leading from Willoughby's Shops to Halls Cross Roads, adjoining the farm formerly belonging to the late William A. Hall and containing threehundred and thirty acres (330 A.) of land, more or less, called and known as the Charles V. Golt Farm and which may be further described as adjoining on the north the lands of William Richardson and WilliamBoyles, on the east the lands formerly belonging to WilliamA. Hall, deceased and Hames Brown,

on the south the lands of Alfred Wright, colored, and others, and on the west the land s of Josiah Covey.

It being the same land which was conveyed to the said Elmer E. Andrew by Willia m J. Emerson et al, by deed of even date and which is about to be recereded among the land record books of Queen Anne's County, and which is more fully described therein by metes and bounds, courses and distances.

TOGETHER with the buildings and improvements thereon and the rights, roads, way s, waters, privileges, appurtenances and advantages, thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid parcel of ground and premises unto and to the proper use and benefit of the said The Workingmen's Permanent Builing and Loan Ass ociation of Talbet, County, itssuccessors and assigns forever.

PROVIDED that if the said Eler E. Andrew,his heirs, personal representatives or assigns, shall well and truly pay or cause to be paid the aforesaid sum of six thous and(6000.00) dollars, and all interest thereon accrued, when and as the same may be du e and payable and shall perform all the covenants herein on their part to be performed then this mortgage shall be void.

AND it isagreed, that, until default be made in the premises, the said Elmer E. Andrew shall possess the aforesaid property upon paying in the meantime, all taxes and assessments, public debts and charges of every kind, levied or assessed, or to be lev ied or assessed on said hereby mortgaged property, which taxes, assessments,public due s, charges, mortgage debt and interest, the said Elmer E. Andrew for himself, his heir s, personal representatives and assigns, does hereby covenant to pay when legally dem andable. But if default be made in the payment of said money, or the interest there on to accrue, or in any part of either of them, at the time limited for the payment of the same, or in any agreement, covenant or condition of this mortgage, then the enti re mortgage debt shall be deemed due and demandable; and it shall belawful for the said The Workingmen's Permanent Building and Loan Association of Talbet County, its successors and assigns, or John W.D.Jump, its or their Attorney or Agent, at any time after such default to sell the property hereby mortgaged, or so much thereof as may be necessary, to satisfy and pay siad debt, interest and all costs incurredmaking such sale, and to grant and convey the said property to the purchaser or purhasers thereof, his, her or their heirs or assigns, and which sale shall be made in the manner fellow ing, viz: upon giving twenty days notice of the time, place, manner and terms of sale, in some newpaper printed in Talbet county, and such other notice as by the said Mortg age personal representatives or assigns may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted, the proceeds, arising from such sale, to apply; first, to the payment of all expenses incident to such sale, incl uding a fee of Ten dollars and a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland, secondly, to th e payment of all claims of the said Mortgagee, its successors and assigns under this Mortgage, whether the same shall have matured or not, and the surplus(if any there be) shall be paid to the said Mortgagor, his personal representatives or assigns, or to whoever may be entitled to the same.

AND the said Mortgagor for himself, his heirs, personal representatives and ass igns, do hereby covenant and agree that immediately upon the insertion of the advertis ement or notice of sale as aforesaid under the powers hereby granted, there shall be

and become due by them to the party inserting said advertisement of notice, all expen ses incident to said advertisement or notice, all Court costs and all expenses incid ent to the foreclosure proceedings under this mortgage and a commission on the total amount of the Mortgage indebtedness, principal and interest, equal to one-half the per centage allowed as commissions to trustees making sale under orders or decrees of the Circuit Court for Talbot County in Equity, which said expenses, costs and commissions the said Mortgagor for himself, his heirs, personal representatives and assigns to here by covenant to pay; and the said Mortgagee its successors, assigns or JOHN W.D.JUMP, its or the said Atterney shall not be required to receive the principal and interest only, of said Mortgage debt in satisfaction thereof, unless the same be accompanied by a tender of the said expenses, costs and commission, but said sale may be proceeded with unless, prior to the day appointed therefor legal tender by made of said principal ,interest, costs ,expenses and commission.

AND the said Elmer E. Andrew for himself, his personal representatives and ass igns, does fubther covenant to insure and pending the extisence of this Mortgage to keep insured in some good company satisfactory to the said MOrtgagee its successors and ass igns, the improvements on the hereby mortgaged land to the amount of at least Fourteen hundred(1400.00) Dollars, and to cause the policy to be effected thereon, to be so fram ed or endorsed, as in case of fire, to inure to the benefit of the said Mortgagee,its successors and assigns, to the extent of their lien or claim hereunder, and to deliver said policy or policies to the said Mortgagee its successors and assigns.

Witness the hand and seal of the said Mortgagers.

Elmer E. Andrew (SEAL)

Test: W.Lester Rall Tacy M. Andrew (SEAL)

State of Maryland, Talbot County, to wit:-

I hereby certify, that on this thirty first day of December, in theyear nineteen hundred and eighteen before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Elmer E.Andrew and Tacy M. Andrew, his wife, the mortgager, named in the aforegoing Mortgage and each acknowledged the aforegoing Mortgage to be their respective act. At the same time also appeared Alfred N.Mason, Secretary ofthe Workingmen's Permanent Building and Loan Asseca itionof Talbot County, Mortgagee and made oath in due form of law that the consideration set forth in said Mortgage is true and bona fide as therein set forth.

As witness my hand and Notarial Seal.

W.Lester Rall

(SEAL) WLester Rall Natary Public

Notary Public,

Easten,Talbot County,Md.

QUEEN ANNE'S COUNTY, to wit:-

Be it remembered that on the twenty sixth day of September, in the year 1021, the fellewing assignment was brought to be recorded to wit:- For value received, The Work ingmen's Permanent Building and Loan Association of Talbot County hereby assigns the

within and aforegoing mortgage to The Hillsboro Queen Anne Bank without recourse.

Witness the seal of said Corperation and the signature of its president attested by the signature of its Secretary, this 23rd day of September, A.D. 1921.

Attest: Alfred B. Mason. John T.Rathell, President.

Corporate Seal.

QUEEN ANNE'S COUNTY, to wit:-

Be it remembered that on the 15th day of July, in the year 1922, the following Assignmen, was filed for record, to wit:-

For value received, the within and aforegoing mortgage is assigned to T.Alan Goldsborough.

As witness the corperate seal of the said The Hillsbor- Queen Annes Bank, attested by its secretary G.L.Wilson and the signature of Charles Jarrell, the President thereof, this 20th day of June,1922.

Chas.Jarrell

Test: G.L.Wilson, President The Hillsboro Queen Anne Bank.

Secretary. (Seal of Bank)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber J.F. R.No.1, folio 471 etc., a land record book for Queen Annes County.

Im testimony whereof, I hereunto subscribe my name and afixx the seal of the Circuit Court for Queen Anne's County, this fifteenth day of July,in the year 1922.

Cirauit Court Seal.

J.F.Relph, Clerk.

STATEMENT OF MORTGAGE DEBT:-

In the Circuit Court for Queen Anne's, County in equity.

T. Alan Goldsborough, Assignee, plaintiff, Chancery Docket,

veruss

Elmer E. Andrew and wife, defendants. Cause No.2446

Statement of Mortgage Debt.

Following is a statement of the mortgage debt due under the mortgage mentioned in the above cause on the day of the sale mentioned in the proceedings of the above cause, to wit:

Amount of the principal debt secured by said mortgage due on the day of sale, to wit $6000.00

Amount due by way on interest thereon being interest from January 1st,1921 to day of sale (August 8,1922) 577.00

Total amount due, to wit: $6577.00

State of Maryland, Caroline County, to wit:

I hereby certify that on this 18th dayof June, nineteen hundred and twenty three, before me, the subscriber, a Notary Public of the State ofMaryland in and for Caroline County aforesaid, personally appeared T. Alan Goldsborough,Assignee, andhe did make oath in due form of law that the aforegoing is a true statement of the mortgag e debt due under mortgage mentioned therein on the day of sale mentioned above, to the best of his knowledge and belief.

In testimony whereof I Hereunto affix my name and seal NOTORIAL day and year above written.

Elizabeth MacDonald.

(Notary Public Seal) Notary Public.

Filed June,21,1923.

REPORT OF SALE;-

T.Alan Goldsborough,

Assignee () IN THE CIRCUIT COURT FOR

vs. () QUEEN ANNE COUNTY

Elmer E. Andrew and wife () IN EQUITY. NO.

TO THE HONORABLE, THE JUDGES OF SAID COURT:-

The report of sales of T. Alan Goldsborough, Assignee of a mortgage from Elmer E.Andrew and wife to the Workingmen's Permanent Building and Loan Associat ion of Talbot County, dated the 31st day of December,1918, and recorded in J.F.R. NO.1 folio 471, one of the land record books for Queen Anne County, which mortgage was duly assigned to the Hillsbore$Queen Anne Bank and also assigned by the Hillsebere- Queen Anne Bank to T.Alan Goldsborough, respectfully shows:

That after having givenbond to the State of Marylandin the panalty of Nine Thous and Dollars for the faithful performance of his trust with surety approved by the Clerk of the Court and having complied withall the other requisites required by law and the terms of said mortgage, including the giving of more than twenty days' notice of the time, place, manner and terms of sale by advertisement inserted in the Centreville Obs erver, Centreville Record, tweweekly newspapersprinted and published in Queen Anne Co unty, and in the Easton-Star Democrat, a weekly newspaper printed and published in Talbot County, as will appear by the printers certificatesor advertisement herewith filed as a part hereof, did, pursuant to such notice,attend the said sale in front of the Court House Door in the town of Centreville, Marylad, on Tuesday, August, 8,1922, between the house of two and four o'clock P.M., and did, then and there, proceed to sell the property mentioned in said proceedings, that is to say:-

All and singular that farm or tract of land situate, lying and being in both the Third and Sixth Election Districts of Queen Annes County, State of Maryland, and lying on both sides of the public road leading from Willoughby's Shops to Halls Cross Roads, adjoining the farmformerly belonging to thelate William A. Hall, and containing Three Hundred and Thirty Acres, 330, more or less, called and known asthe "Charles Y Gelt Farm", and which may be further described as adjoining on the North the lands of William Richardson and William Boyles, on the East the lands formerly belonging to William A. Hall, deceased, and James Brown, on the South thelands of Alfred Wright, colored, and others, and on the West the lands of Josiah Covey, it being the samelandmentioned and described in a deed from William J. Emerson and etherste Elmer E Andrew by deed dated the 31st day of December, 1918, and recorded in Liber J F.R No. 1, Folio 469, oneof the land record books for Queen Anne County.

The same was struck off toMichael B. Nichols at and for the price andsum of SEVEN THOUSAND NINE HUNDRED AND TWENTY ~~$7920.00~~ DOLLARS, he being then and there the highest bidder therefor.

Your Assignee further reports that thepurchaser paid five hundred dollars on the day of sale and will complywith the termsof sale upon its ratification.

Respectfully submitted,

T. Alan Goldsborough,

Assignee.

State of Maryland, Caroline County, to wit:-

I hereby certify that on this 10th dayof August, Nineteen Hundred and Twenty-two, before the subscriber, a Notary Public of the State of Maryland, in and for Caroline County aforesaid, personally appeared T.Aland Goldsborough, Assignee, andmadeoath in due form of law that the matters and things stated inthe aforeging report of sales aretrue and tothe best of hisknowledge and belief, and thatthe sale therein reported was fairly made.

As witness my hand and Notorial Seal the day andyear first abovewritten.

Edna B. Green,

Notary Seal. Notary Public.

CERTIFICATE OF PUBLICATION OF ADVERTISEMENT OF SALE:-

Public Sale of Valuable Farm inthe Sixth District of Queen Anne's County.

Under and by virtue of a power of salecontained in a mortgage from Elmer E. And rewand wife to the WorkingMen's Permanent Building and Loan Association of Talbot County, dated the 31st day of December, 1918, and recorded in LiberJ.F.R. No. 1, Folio 471 , one of the landrecord books for Queen Anne's County,which mortgage wasdulyassigned to the Hillsboro Queen Anne Bank and alsoduly assigned by the Hillsboro Queen Anne Bank to T. Alan Goldsborough, the undersigned assignee will offer and expose atpublic sale to the highest bidder in front ofthe Court House door in the town of Centreville, Queen Anne's County,Maryland, onTuesday, August,8,1922 between the hours of 2 and 4 O'clockP.M.. All and singular that Farm or Tract of land situate lying and being in both the Thirdand Six

th Election District of Queen Anne's County, State ofMaryland, andlying on both sides of the public road leading from Willoughbys Shops to Halls Cross Roads, adjoining the farm formerly belonging to the late William A. Hall, andcontaining Three Hundred and Thirty Acres 330 acres of Land, more orless,called and known as the "CHarles V. Gelt Farm" andwhich may be furher described as adjoining on the North the landsof William Richardson and William Boyles, onthe East the lands formerly belonging to William A. Hall, deceased, and James Brown, onthe South the lands of Alfred Wright and others, and on the West side lands of Josiah Covey,it being thesame mentioned land anddescribed ina deed from William J.Emerson and others to Elmer E. Andrew by deed dated the 31st day of December, 1918, and recordedin Liber J.F.R. No.1, Folio 469, one of the land record book for Queen Anne's County.

TIMBER. There are One Hundred and Twenty Acres valuable Saw Timber, n this farm, most of whichis oak timber. There is alsosmme pine timber.

Improvements. This farm is improved byan Eight Room, Two Story House, wll paint ed and in goodcondition,also meat house, granary and allnecessary outbuildings.

TERMS OF SALE, Theterms of sale are one-third of thepurchase money on the day off sale, the balance in twoequal instalments in six and twelvemonths, respectively,from day of sale, the defferred payments to bear interest and to be secured tothe satisfaction of the undersigned, or all cash on day of sale, at the option ofthe purchaser or purchasers. Title papers at expense of thepurchaser.

T.Alan Goldsborough,

Assignee.

THE CENTREVILLE OBSERVER.

Centreville, Maryland,Aug,11,1922.

THE CENTREVILLE OBSERVER PUBLISHING CO., hereby certifies that the Assignee's Sale,Of real estate in the case of Elmer E. Andrewa true copy ofwhichis herto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 8th day of August, in the year 1922.

The Centreville Observer Pub.Co.

By W.J.Price,Jr.,

Queen Anne's County, to wit: Be it remembered that on the third dayof June in the year nineteen hundred and twenty one, the following Order to Docket Suit was brought to be recorded, to wit:

S. Scott Beck, Attorney, Assignee,
vs.
Claude F. Parks,
Ida Skipper Parks.

In the Circuit Court
for Queen Anne's County
In Equity, No.

J. Fletcher Rolph, Clerk:

Please docket the above entitled case, make copy of mortgage and assignment from Claude F. Parks and wife to Wm. E. Ringgold, dated January 27th, 1920 and recorded in Liber J.F.R. No. 4, folio 166 &c., and file same herein and enter my appearance for the Plaintiff, says

S. Scott Beck,
Atty. for Pltf.

Certified Copy of Mortgage.
Filed June 3rd, 1921.

QUEEN ANNE'S COUNTY, To wit: Be it remembered that on the seventeenth day of February, in the year nineteen hundred and twenty, the following Mortgage and Assignment was brought to be recorded, to wit:

THIS MORTGAGE, made this 27th day of January, in the year nineteen hundred and twenty, by and between Claude F. Parks and Ida Skipper Parks, his wife, mortgagors of Queen Anne's County, State of Maryland, of the one part, and William E. Ringgold, of Kent County, State of Maryland, mortgagee, of the other part.

WHEREAS, the said mortgagors are justly indebted unto said Mortgagee in the full sum of Nine Hundred Dollars ($900.00) to be repaid with interest half yearly, at 6% per annum, at the expiration of three years from the date of these presents.

The said mortgage debt being a balance of the purchase money for the hereinafter described property. The said mortgagors, however, reserve the right to pay said mortgage debt at any interest date. AND WHEREAS , this mortgage is made to secure the payment of said debt, and the interest thereon, in the manner and at the times limited in aforesaid promissory note and the performance of all the covenants hereinafter mentioned the execution hereof being a condition precedent to themaking of said loan.

NOW THIS MORTGAGE WITNESSETH, that in consideration of the premises, and the sumof One Dollar, the said Claude F. Parks and Ida Skipper Parks, his wife, do grant unto the said William E. Ringgold, his heirs and assigns, in fee simple all that lot, piece or parcel of ground situate, lying and being in Queen Anne's County, State of Maryland, part of the "Faithful or Everett Farm," and being lot No. 4, "in Chestertown Farm Gardens" and described as follows, to wit:- Beginning for the same at the point where the middle line of the back road leading to the Double Creek intersects the middle line of the macadamized public road from Chestertown to Centreville, and running thence with said back road north 36 degrees 35 minutes east 1010 feet to the southwest corner of Lot No. 3; thence with the last named lot south 53 degrees 25 minutes East 358.5 feet to the north west corner of Lot No. 5, thence with last named lot, south 36 degrees 35 minutes West 1023.26 feet to the middle line of the said macadamized road, thence with same north 51 degrees 30 minutes west 358.5 feet to the beginning and containing 8.33 acres of land,

more or less. It being the same property which was conveyed by deed bearing even date herewith from William E. Ringgold and wife to Claude F. Parks and to be recorded among the land record books for Queen Anne's County, aforesaid, prior hereto.

TOGETHER with the buildings and improvements thereupon, and the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid lot, piece or parcel of ground and premises unto and to the proper use and benefit of William E. Ringgold,his heirs and assigns forever. Provided that if the said Claude F. Parks and Ida Skipper Parks, his wife, their heirs, executors, administrators or assigns, shall pay each of said notes at the times and in the manner limited to each of them respectively, including five per cent commission for collecting any of said notes which may not be paid at maturity, and shall perform all the covenants herein on their part to be performed, then this mortgage shall be void. AND it is agreed that, until default be made in the premises, the said Claude F. Parks and Ida Skipper Parks, his wife shall possess the aforesaid property upon paying in the meantime, all insurance premiums, taxes and assessments, public dues and charges of every kind, levied or assessed, or to be levied or assessed, on said hereby mortgaged property, which insurance premiums, taxes, assessments, public dues, charges, mortgage debt and interest due, the said Claude F. Parks and Ida Skipper Parks, his wife, for themselves and for their heirs, executors, administrators and assigns, do hereby covenant to pay when legally demandable. But if default be made in payment of said money or the interest thereon to accrue, or any part of either one of them, at the time limited for the payment of the same, or in any agreement, covenant or conditionof this mortgage, then the entire mortgage debt shall be deemed due and demandable; and these presents are hereby declared to be made in trust, and the said William E. Ringgold or S. Scott Beck, of Chestertown, Maryland, his attorney or agent, is hereby authorized or empowered at any time after such default to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns, which sale shall be made in manner following, viz: upon giving twenty days notice of the time, place, manner and terms of sale in some newspaper printed in Queen Anne's County, Maryland, and such other notice as the party making said sale shall deem proper, which said sale may be at public auction (or that failing, at private sale) to the highest bidder, and for cash or credit, at the option of the party making the sale and in the eventof a sale of said property under the powere hereby granted, the proceeds arising from such sale, to apply first, to the payment of all expenses incident to such sale including all counsel or attorney's fee, and the actual cost of such bond as may be secured by the party or parties making the sale in some approved Surety Company, and a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland.

Secondly, to the payment of all claims of the said mortgagee, his personal representatives and assigns under this mortgage, whether the same shall have matured or not, and the surplus (if any there be) shall be paid to the said mortgagors, their personal representatives or assigne, or to whoever may be entitled to the same. But in case said mortgage debt, interest and costs are paid after default) and also, after filing of the bond required

by law in foreclosure proceedings by the party undertaking to make sale of said property) by any one entitled to pay the same, or said sale is withdrawn at the request of said mortgagors or any of them then the said Claude F. Parks and Ida Skipper Parks, his wife, mortgagors, for themselves and for their heirs, personal representatives, and assigns, do hereby further covenant to and with the said mortgagee, his heirs, personal representatives and assigns, to pay to the party undertaking to make sale of said property under the powers herein before granted, a commission on the said mortgage debt and accrued interest thereon, equal to one-half of the commission allowed Trustees for making sale of property by virtue of a decree of the court having equity jurisdiction in the State of Maryland, together with all costs incurred, including a counsel or attorney's fee of thirty dollars. AND the said mortgagors for themselves and for their heirs executors, administrators and assigns, do further covenant to insure, and pending the existence of this mortgage, to keep insured the improvements on the hereby mortgaged land to the amount of at least their full unsurable value, and to cause the policy to be effected thereon to be so framed or endorsed, as in case of fire, to inure to the benefit of the said William E. Ringgold or his assigns to the extent of his or their lien of claim hereunder. AND the said mortgagors for themselves and for their heirs, executors, administrators and assigns do further covenant to pay unto the said mortgagee or his personal representatives or assigns, hereunder any insurance premiums or charges on any property covered by this mortgage paid by the said mortgagee or his personal representatives or assigns hereunder.

And the said mortgagors do further covenant that they will neither do, nor suffer to be done, pending the existence of this mortgage, any act or thing whereby the said premises and land may be depreciated or lessened in value.

Witness our hands and seals.

CLAUDE F. PARKS (Seal).

Test: Eben F. Perkins. IDA SKIPPER PARKS (Seal)

STATE OF MARYLAND, KENT COUNTY, to wit:

I hereby certify that on this 27th day of January, in the year nineteen hundred and twenty, before the subscribed, a Notary Public of the State of Maryland, in and for Kent County aforesaid, personally appeared Claude F. Parks and Ida Skipper Parks, his wife, and they acknowledged the aforegoing mortgage to be their act.

As witness my hand and Notarial Seal.

Notary Public Seal.

EBEN F. PERKINS.

Notary Public.

STATE OF MARYLAND, KENT COUNTY, to wit:

I hereby certify thaton this 27th day of January, in the year nineteen hundred and twenty, before the subscriber, a Notary Public of the State of Maryland, in and for Kent County aforesaid, personally appeared William E. Ringgold, and made oath in due form of law that the consideration set forth in the aforegoing mortgage is true and bona fide as herein set forth.

As witness my hand and Notarial Seal.

Notary Public Seal.

EBEN F. PERKINS,

Notary Public.

For value received, and without recourse, I hereby assign the within mortgage to S. Scott Beck, Attorney.

As witness my hand and seal this 10th day of February, 1920.

Witness, Wm. F. Russell. W. E. RINGGOLD, (SEAL)

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that the aforegoing is truly taken and copied from Liber J. F. R., No. 4, folio 166, etc., a Land Record Book of Queen Anne's County.

IN TESTIMONY, Whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this third day of June, in the year nineteen hundred and twenty one.

J. F. Rolph, Clerk.

Certified Copy of Petition and Order.

Filed June 18th, 1921.

In the Matter of Claude F. Parks, Bankrupt.

In the District Court of the United States for the District of Maryland.

No. 3363, Docket N.

TO THE HONORABLE, JOHN C. ROSE, JUDGE OF SAID COURT:

The petition of S. Scott Beck, Attorney, most respectfully shows unto Your Honor:

1. That on or about the 27th day of January, nineteen hundred and twenty, the said Bankrupt, Claude F. Parks, together with his wife, Ida Skipper Parks, executed a mortgage unto one William E. Ringgold to secure the payment of nine hundred dollars, with interest from said date to be paid semi-annually during a period of three years; upon a tract of land called or known as "Lot No. 4, of Chestertown Farm Gardens" situated in the Second Election District of Queen Anne's County, Maryland, and containing 8.33 acres of land, more or less, and fully described in said mortgage which has been duly recorded in Liber J.F.R. No. 4, Folios 116 etc., a Land Record Book of said County.

2. That default has occurred in said mortgage by reason of the interest covenanted by said mortgage to be paid on January 27, 1921, not having been paid.

3. That by Deed dated August 16, 1920, and filed or intended to be filed among the Land Record Books of said County, the said Claude F. Parks together with Ida Skipper Parks, his wife, convayed said land unto one Lemue Powell subject, however, to the lien of said Mortgage, the said Lemuel Powell agreeing by the terms of said deed to assume thepayment of said mortgage with certain interest from August 16, 1920; that said Mortgage remains unpaid, and the said Lemuel Powell has not paid any interest whatsoever on said mortgage, the last instalment of interest falling due January 27, 1921; that said Mortgage contains a power of Sale to be exercised in case of default in the payment of any interest named in said Mortgage at the time named for the payment of the same.

4. That by assignment dated February 16, 1920, said Mortgage was duly assigned unto your Petitioner.

5. That when the said Bankrupt, Claude F. Parks, conveyed said land by the deed above mentioned unto the said Lemuel Powell, he, the said Claude F . Parks, ceased to have

interest whatsoever in said land and had none at the time he was adjudicated a Bankrupt by this Honorable Court on December 9, 1921.

6. That on the sixth day of January, 1921, the creditors of said Claude F. Parks duly elected three Trustees, to wit:
Harrison W. Vickers, W. Frazier Russell, Junior and your Petitioner, said S. Scott Beck.

7. That while the said Claude F. Parks had no interest in said land at the time of the filing of his Petition in Bankruptcy in this Honorable Court and the said Trustees have no interest in said land, yet because a suit for the foreclosure of said Mortgage in the Circuit Court for Queen Anne's County in Equity must be by a suit instituted against the said Claude F. Parks and Ida Skipper Parks, his wife, your Petitioner deems it necessary in order that a good legal title may be given under said suit to first obtain the consent of this Honorable Court to foreclose said Mortgage under the suit mentioned.

THEREFORE, Your Petitioner prays that an order may be passed by this Honorable Court consenting to the foreclosure of the aforesaid Mortgage by the said S. Scott Beck, Attorney, as Assignee thereof.

Respectfully submitted,

S. Scott Beck, Attorney.

Subscribed and sworn to before me this 2nd day of June, 1921.

Helen G. Wade.

SEAL. Notary Public.

We, the undersigned, Trustees of the Bankrupt estate of Claude F. Parks, hereby agree and consent to the passage of an Order as prayed.

Wm. Frazier Russell, Jr.

Harrison W. Vickers.

Trustees of Claude F. Parks,
Bankrupt.

THE aforegoing petition and agreement of the Trustees, sub-joined, thereto, having been read and considered,

IT IS THEREUPON, this 3 day of June, 1921, ORDERED, by the District Court of the United States for the District of Maryland, that S. Scott Beck, Attorney, Assignee, be, and he is hereby authorized to proceed to collect the debt due him under the mortgage mentioned in the aforegoing petition by foreclosure proceedings to be instituted in the Circuit Court for Queen Anne's County in Equity.

IT IS FURTHER ORDERED, that upon the sale of said real estate under said proceedings and the Statement and final ratification of the Audit therein disbursing the proceeds of said sale, and surplus remaining after liquidation of said mortgage debt, interest and costs incident to said foreclosure proceedings, shall be retained by the petitioner subject to the further order of this Court.

AND IT IS FURTHER ORDERED, that a copy of this petition, agreement of Trustees and order of Court be filed in the said foreclosure proceedings.

JOHN C. ROSE.

U.S. District Judge.

UNITED STATES OF AMERICA.

DISTRICT OF MARYLAND. TO WIT:

I, Arthur L. Spamer, Clerk of the District Court of the United States for the District of Maryland do hereby certify that the foregoing is a true copy of the Petition and Order of Court which was entered and filed in the therein entitled matter of Claude F. Parks, Bankrupt, No. 3363, Bankrupt Docket "N", in said District Court.

IN TESTIMONY WHEREOF, I hereby set my hand and affix the seal of the said District Court this 24th day of June, 1921.

SEAL.

Arthur L. Spamer.
Clerk.

BOND.

Filed June 28th, 1921.

KNOW ALL MEN BY THESE PRESENTS, That, we, S. Scott Beck, Mackey Perry Beck and Bessie Perry Kibler, all of Kent County and State of Maryland, are held and firmly bound unto the State of Maryland, in the full and just sum of Two Thousand ($2,000.00) Dollars, current money of the United States, to be paid to the State of Maryland, or its certain Attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our, and each of our heirs, Executors, Administrators, jointly and severally, firmly by these presents. Sealed with our seals and dated this 27th day of June, Nineteen hundred and twenty-one.

WHEREAS, Claude F. Parks and Ida Skipper Parks, his wife, by Deed of Mortgage dated the 27th day of January, 1920 duly executed, acknowledged and recorded among the Land Records for Queen Anne's County, in Liber J.F.R. No. 4, Folio 166 etc., conveyedto William E. Ringgold, the said tract of land in said Deed of Mortgage mentioned to secure the payment of the sum of Nine Hundred ($900.00) Dollars and the interest thereon; and

WHEREAS, the said William E. Ringgold, did on the 16th day of February, 1920, assign the aforesaid Mortgage to S. Scott Beck, Attorney, which said assignment is duly recorded in the aforesaid Liber at the foot of said Mortgage; and

WHEREAS, in the event of any default being made in any condition of the said Mortgage or in the pgyment of the Mortgage debt or of the interest thereon when due, power and authority was given therein to the said William E. Ringgold or his assigns or to S. Scott Beck, his Attorney or Agent, to sell the Mortgaged premises; and

WHEREAS, default has been made in the condition of the said Mortgage by reason of the failure to pay the interest due on said Mortgage debt at the time when the same was due and payable and the said S. Scott Beck, Attorney, Assignee of said Mortgage and as Attorney named in said Mortgage is about to execute said power of sale by selling said Mortgaged real estate.

NOW THE CONDITIONS OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden, S. Scott Beck, shall well and faithfully perform the trust reposed in him by said power in said Mortgage and shall well and truly abide by and perform any Order or Decree which shall be made by any Court of Equity in relation to the sale of said Mortgaged property or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Test;
A. Isabel Perry.

Seal's Place.

S. Scott Beck, (SEAL)
Mackey Perry Beck (SEAL)
Bessie Perry Kibler (SEAL).

On the back of the foregoing Bond was thus endorsed, to wit: Security approved and Bond filed June 28th, 1921.

J. F. Rolph, Clerk.

Report of Sale.
Filed June 30th, 1921.

S. Scott Beck, Attorney, Assignee.

vs.

Claude F. Parks, et. al.

In the Circuit Court for Queen Anne's County, in Equity.

No. 2393.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of S. Scott Beck, Attorney, Assignee, of the Mortgage from Claude F. Parks and Ida Skipper Parks to Wm. E. Ringgold, dated the 27th day of January, 1920, and recorded among the Land Records for Queen Anne's County, Maryland, in Liber J.F.R. No. 4, Folio 166 etc., which Mortgage was by the said William E. Ringgold, on the 16th day of February, 1920, assigned to the said S. Scott Beck, Attorney, respectfully shows:

That default having been made under said Mortgage by reason of the failure of the Mortgagors to pay the interest on the principal sum secured thereunder when the same became due and payable, the said S. Scott Beck, Attorney, Assignee, and as Attorney named in said Mortgage, proceeded to sell the Mortgaged property in execution of the Power of Sale therein contained, after having given 20 days notice of the time, place, manner and terms of sale by publication in The Centreville Record, a Newspaper published in Queen Anne's County, Maryland, and by publication in The Kent News, a newspaper published in Kent County, Maryland, once a week for four successive weeks, prior to the day of sale, and having given Bond with security approved by the Clerkof this Court, the said S. Scott Beck, Attorney, Assignee and as Attorney named in said Mortgage, did, on Tuesday the 28th day of June, 1921, at Two o'clock P.M., in front of the Court House Door in Centreville, Maryland, offer the Mortgaged real estate at public sale and reports that the highest offer at said Public Sale which he obtained for said property was the sum of One Thousand ($1,000.00) Dollars, which bid he considered inadequate and the property was withdrawn and afterwards sold the said property at private sale to Hans C. Hanson and Sarah Hanson, his wife, for the sum of Eleven Hundred ($1100.00) Dollars, the same being the highest offer which could be obtained and which property or real estate is situated in Queen Anne's County aforesaid, near Chestertown and being a part of the Everett or Faithful Farm and being also designated as Lot No. 4, of the Chestertown Farm Gardens, containing 8 33/100 Acres of land, more or less, unimproved. And the said Assignee and Attorney further reports that the purchasers have complied with the terms of Sale and paid the whole of said purchase money in cash.

Respectfully submitted,

S. Scott Beck, Attorney.
Assignee of and Attorney
named in said Mortgage.

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 30th day of June, 1921, before the subscriber, a Clerk of the State of Maryland, in and for Queen Anne's County, aforesaid, personally appeared S. Scott Beck, Attorney and Assignee and made oath in due form of law that the matters and facts set forth in the aforegoing Report of Sale are true and correct to the best of his knowledge and belief, and that the sale was fairly made.

As WITNESS my hand and Notarial Seal:

J. F. Rolph,
Notary Public.

Advertisement of Sale.
Filed June 30th, 1921.

PUBLIC SALE OF REAL ESTATE.

Under and by virtue of the power of sale contained in a certain mortgage from Claude F. Parks and wife to William E. Ringgold, dated January 27th, 1920, and recorded in Liber J. F. R. No. 4, folio 166, which mortgage was on February 16th, 1921, assigned to S. Scott Beck, Attorney, the said S. Scott Beck, Attorney, Assignee, will offer at public sale to highest bidder in front of the Court House Door, in Centreville, Queen Anne's County, Maryland, on Tuesday, June 28, 1921, at 2 o'clock P.M., All that lot of land and premises situated in Queen Anne's County, aforesaid, near Chestertown, and being a part of the Everett or Faithful Farm, and being also designated as Lot No. 4, of "Chestertown Farm Gardens," containing 8.33 acres of land more or less.

This land is situated on the State Road from Centreville to Chestertown and also on the road branching from said road at Anthony Farm and leading to Round Top, and adjoins the Lem Powell property. The entire lot is arable, and while unimproved affords an excellent opportunity for any one seeking a desirable location for a home or a profitable investment.

Terms of Sale:- One-third of the purchase money cash on day of sale, balance in two equal instalments payable six and twelve months from day of sale, or all cash at the option of the pubchaser; deferred payments to bear interest from day of sale. Possession given on day of sale. Purchaser will be required to pay state and county taxes for year 1921, as well as costs of title papers, including revenue stamps.

S. Scott Beck,
Attorney, Assignee.

T. F. Seward, Auctioneer.

THIS IS TO CERTIFY, That the annexed Advertisement was inserted in the Kent News, a newspaper printed and published in Kent County, Maryland, once in each of four successive weeks before the 28th day of June 1921.

Wm. B. Usilton's Sons.
Publishers.

June 30, 1921.
Filed June 30th, 1921.

Order Nisi.

NISI.

S. Scott Beck, Attorney, Assignee,

vs.

Claude F. Parks, et. al.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY,

IN EQUITY.

Chancery No. 2393.

ORDERED, this 30th day of June, A.D., 1921, that the sale of the real estate made and reported in this cause by S. Scott Beck, Attorney, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of September next; provided a copy of this order be inserted in some newspaper printed and publisned in Queen Anne's County, Maryland, once in each of four successive weeks before the 3rd day of August next.

The Report states the amount of sale to be $1100.

Filed June 30th, 1921.

J. F. Rolph, Clerk.

Certificate of Publication of Order Nisi.

Filed Nov. 30th, 1921.

S. Scott Beck, Assignee,
vs.
Claude F. Parks, et. al.

In the Circuit Court for Queen Anne's County, in Equity. Chancery No. 2393.

Ordered, This 30th day of June, A.D., 1921, that the sale of the real estate made and reported in this cause by S. Scott Beck, Attorney, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of September next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 3rd day of August next.

The Report states the amount of sales to be $1100.

J. F. Rolph, Clerk.

True Copy-Test;

J. F. Rolph, Clerk.

Filed June 30th, 1921.

THE CENTREVILLE RECORD.

Centreville, Md., Nov. 28, 1921.

The Centreville Record Publishing Co., hereby certifies that the Order Nisi in the case of Rich vs. Parks Chy. 2393, a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once in each of four successive weeks before the 3rd day of August in the year 1921.

The Centreville Record PublishingCo.

Filed Nov. 30th, 1921.

By E. H. Brown, Jr.

Statement of Amount due under Mortgage.

Filed July 20th, 1921.

S. Scott Beck, Attorney,
Assignee.
vs.
Claude F. Parks, et. al.

In the Circuit Court for
Queen Anne's County, in Equity.
No. 2393.

Mortgagee Statement of amount due under Mortgage.

To principal Mortgage indebtedness due under Mortgage dated January 27th, 1920 from Claude F. Parks and wife to William E. Ringgold and by said William E. Ringgold assigned on the 16th day of February, 1920, to S. Scott Beck.	$900.00
To interest thereon from August 16, 1920 to June 28, 1921.	49.65
Total amount due,	$949.65

S. Scott Beck, Attorney.
Assignee.

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 19th day of July, 1921, before the subscriber, a Notary Public of the State of Maryland, in and for Kent County aforesaid, personally appeared S. Scott Beck, Attorney, Assignee, and made oath in due form of law that the matters and facts set forth in the above statement are true and correct to the best of his knowledge and belief.

AS WITNESS my hand and Notarial seal.

Notary Public Seal.

Alice R. Smith,
Notary Public.

Ordered by the Circuit Court for Queen Anne's County, In Equity, this Seventh day of December, in the year one thousand nine hundred and twenty one, that the sale made and reported by S. Scott Beck, Attorney, Assignee, and as Attorney named in the mortgage mentioned in these proceedings, be and the same is hereby ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the order nisi passed in said cause; and the Assignee and Attorney is allowed the commissions and such proper expenses, not personal, provided for in mortgage, as he may produce vouchers for the to auditor, to whom the papers in this cause are hereby referred for the purpose of stating an audit, which audit the auditor is hereby directed to state.

Filed December 7th, 1921. Philemon B. Hopper.

Queen Anne's County, to wit: Be it remembered thaton this fourteenth day of November in the year nineteen hundred and twenty three, the following Order to Docket Suit was brought to be recorded, to wit:

Thomas J. Melvin,
Mortgagee,
vs.
Harry E. Coursey and
Lillie V. Coursey.
Mortgagors.

In the Circuit
Court for Queen Anne's
County, in Equity.

J. F. Rolph, Clerk:

You will docket suit as per above titling, make certified copy of mortgage and file same in these proceedings.

James T. Bright, Atty.
for Mortgagor.

Certified Copy of Mortgage.
Filed Nov. 14th, 1923.

Be it remembered that on the tenth day of January in the year nineteen hundred and twenty two, the following mortgage was brought to be recorded, to wit:-

THIS MORTGAGE, Made this tenth day of January in the year nineteen hundred and twenty two, by Harry E. Coursey and Lillie V. Coursey, his wife, of Queen Anne's County in the State of Maryland.

WHEREAS, The said Harry E. Coursey and Lillie V. Coursey are justly indebted unto Thomas J. Melvin of County and State aforesaid, his heirs, executors, administrators and assigns in the full and just sum of Four hundred and fifty dollars to be repaid to the said Thomas J. Melvin within two years from the date of these presents with interest at the rate of six per cent per annum payable semi-annually, and it was a condition precedant to this mortgage that the prompt payment of the aforesaid principal and interest should be secured and assured by the execution of these presents.

NOW THIS MORTGAGE WITNESSETH: That for and in consideration of the aforegoing premises and the further consideration of Five Dollars the said Harry E. Coursey and Lillie V. Coursey, do hereby grant and convey in fee simple unto Thomas J. Melvin, his heirs, executors, administrators and assigns the hereinafter described real estate to wit:-

All that tract or part of a tract and lot and parcel of land situate, lying and being in the village of Grasonville in the Fifth Election District of Queen Anne's County aforesaid, on the south side of the Public road leading from Queenstown through Grasonville to Kent Island, bounded on the east by the land of E. L. Thomas, on the south by the land of Thomas J. Melvin, and on the west by a land or road branching and leading in a southerly direction and separating the land hereby conveyed from the land of Thomas J. Melvin improved by a small frame dwelling house and containing one acre of land, more or less, and being the same land which was conveyed unto the said Harry E. Coursey by Thomas J. Melvin and Lillie Melvin, his wife, by deed dated the 30th day of August in the year nineteen hundred and thirteen and recorded in Liber W. F. W. No. 4, folio No. 3, a Land Record Book for Queen Anne's County.

Together with all rights, roads, ways, waters, privileges and advantages, thereto belonging, or in any wise appertaining, and the buildings and improvements thereon erected and being.

And it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops, pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property.

Provided, that if the said Harry E. Coursey and Lillie V. Coursey, their executors, administrators or assigns shall well and truly pay to the said Thomas J. Melvin, his successors, executors, administrators or assigns the aforesaid sum of Four hundred and fifty dollars as above set forth, and shall perform all the covenants, conditions and agreements herein on their part to be perform, then this mortgage shall be void; and until default be made in the premises the said Harry E. Coursey and Lillie V. Coursey, their heirs and assigns shall possess said property.

And the said Harry E. Coursey and Lillie V. Coursey, their heirs, executors, administrators and assigns hereby covenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and

charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charged incurred in the collection of said debt and interest, or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of at least the insurable value thereof in some Company or Companies approved by the said Thomas J. Melvin, his successors, executors, administrators or assigns, and to have the said policy or policies so framed or endorsed, that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagee, his successors, executors, administrators or assigns, said policy or policies and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value.

But, in case of default in payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said Harry E. Coursey and Lillie V. Coursey, his wife, their successors, executors, administrators or assigns, or James T. Bright, their duly constituted Attorney for the purpose, are hereby authorized and empowered to sell said premises upon giving twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County, State of Maryland, and such other notice as party selling may deem expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to Trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity; second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not; and, third, the balance to Harry E. Coursey or whoever may be entitled to same.

And it is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said Thomas J. Melvin, his executors, administrators, successors or assigns, or James T. Bright, their said Attorney, shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred under said foreclosure proceedings, including all costs of advertisement, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness, principal and interest, equal to one-half the commission allowed Trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions the said Harry E. Coursey and Lillie V. Coursey, for themselves, their heirs, executors, administrators and assigns, hereby covenant to pay.

Witness our hands and seals this 10th day of January in the year nineteen hundred and twenty two.

Harry E. his X mark Coursey (SEAL)

Test:
Charles O. Coursey.

Lillie V. Coursey (SEAL)

State of Maryland,

Queen Anne's County, to wit:

I hereby certify that on this 10th day of January in the year nineteen hundred and twenty two, before me the Subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, personally appeared Harry E. Coursey and Lillie V. Coursey, and did each acknowledge the aforegoing Mortgage to be their respective ace; and at the same time also personally appeared Thomas J. Melvin and made oath in due form of law that the consideration stated in the aforegoing mortgage is true and bona fide as therein set forth.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber J.F.R. No. 8, folio 198 etc., a land record bookfor Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this fourteenth day of November, in the year nineteen hundred and twenty three.

J. F. Rolph, Clerk.

Bond.
Filed Dec. 10th, 1923.

KNOW ALL MEN BY THESE PRESENTS, That we, Thomas J. Melvin and James T. Bright of Queen Anne's County, in the State of Maryland, are held and firmly bound unto the State of Maryland in the full and just sum of eight hundred dollars ($800.00) current money of the United States, to be paid to the said State of Maryland or its certain attorney, to which payment well and truly to be made and done we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, in the whole and for the whole, jointly and severally, firmly by these presents, sealed with our seals and dated this 10th day of Decemberin the year nineteen hundred and twenty three.

WHEREAS, The above bounden Thomas J. Melvin is about to execute the Power of Sale contained in a certain mortgage from Harry E. Coursey and Lillie V. Coursey, his wife, of Queen Anne's County, Maryland, to Thomas J. Melvin bearing date the tenth day of January in the year nineteen hundred and twenty two, and recorded in Liber J.F.R. No. 8, folio 198 etc., a Land Record Book for Queen Anne's County, Maryland, by making sale of the property described in, granted and conveyed by said mortgage, default having occurred in the terms, conditions and covenants of said mortgage by reason of the non-payment of the principal debt and the interest covenanted to be paid upon the principal mortgage debt named in and secured by said mortgage at the times therein provided for the payment thereof.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Thomas J. Melvin shall well and faithfully abide by and fulfill any order or decree which shall be made by anyCourt or Equity in relation to the sale of the mortgaged property or the proceeds thereof, then the above obligation to be void: otherwise to be and remain in full force and virtue in law.

Test: B. H. Turner.

Thos. J. Melvin (SEAL)

James T. Bright (SEAL)

On the back of the foregoing Bond was thus endorsed, to wit: Securitymapprovedtand Bondnfiled December 10th, 1923.

B. Hackett Turner, Clerk.

Report of Sales.
Filed Dec. 26th, 1923.

Thomas J. Melvin,
Mortgagee,

vs.

Harry E. Coursey,
and
Lillie V. Coursey,
Mortgagors.

In the Circuit Court for
Queen Anne's County,
in Equity.
Cause No. 2522.

To the Honorable, the Judges of said Court:-

The Report of Thomas J. Melvin, Mortgagee, hereinafter described to your Honors, respectfully sets forth:

1. That default was made under the mortgage mentioned in these proceedings by reason of the non-payment of the interest covenanted to be paid by the terms of said mortgage at the time therein provided for the payment thereof, and by reason of the non-payment of the interest covenanted to be paid by the terms of said mortgage at the time therein provided for the payment thereof, the said mortgage being the mortgage from said Harry

E. Coursey and Lillie V. Coursey, his wife, to the said Thomas J. Melvin, bearing date the tenth day of January, in the year nineteen hundred and twenty two, and recorded in Liber J. F. R. No. 8, folios 198 &c., a land record book for Queen Anne's County, aforesaid, a copy of which said mortgage duly certified to, is filed among the proceedings in this cause.

2. That prior to the sale hereinafter mentioned of the mortgaged property, the said Thomas J. Melvin, Mortgagee as aforesaid, gave bond to the State of Maryland conditioned to abide by and fulfill any order or decree which should be made by any Court of Equity in relation to the sale of the mortgaged property or the proceeds thereof, as provided by law, which bond was filed with the Clerk of this Court, and was by the Clerk of the Court approved, prior to the sale hereinafter reported.

3. That after giving notice of the time, place, manner and terms of sale in the Centreville Record and Centreville Observer, two newspapers published in Queen Anne's County aforesaid, for more than twenty days before the day of sale, the said Thomas J. Melvin, Mortgagee as aforesaid; did, pursuant to said notice, attend in front of the Storehouse of the said Thomas J. Melvin, in the town of Grasonville, Queen Anne's County, Maryland, on Tuesday, the eleventh day of December, in the year nineteen hundred and twenty three, at the hour of two o'clock P.M., and then and there, in the execution of the Power of Sale contained in said Mortgage to be exercised in case of default, default having occurred as above stated, proceeded to sell the real estate described in and granted by said mortgage, that is to say: He then and there offered at publid sale to the highest bidder the real estate described in said advertisement of sale, and in said mortgage being all that tract or part of a tract and lot and parcel of land situate, lying and being in the village of Grasonville in the Fifth Election District of Queen Anne's County aforesaid, on the south side of the public road leading from Queenstown through Grasonville to Kent Island, bounded on the east by the land of E.L. Thomas, on the south by the land of Thomas J. Melvin, and on the west by a lane or road branching and leading in a southerly direction and separating the land hereby conveyed from the land of Thomas J. Melvin, improved by a small frame dwelling house and containing one acre of land, more or less, and being the same land which was conveyed unto the said Harry E. Coursey by Thomas J. Melvin and Lillie V. Melvin, his wife, by Deed dated the 30th day of August in the year nineteen hundred and thirteen and recorded in Liber W.F.W. No. 4, folio No. 3, a land record book for Queen Anne's County, and after announcing the terms of sale the said Thomas J. Melvin, Mortgagee announced that the taxes would be paid out of the proceeds of sale, for the year nineteen hundred and twenty three, and sold said real estate to Thomas J. Melvin of Queen Anne's County, aforesaid, he being then and there the highest bidder therefor, at and for the sum of six Hundred and Eighty Dollars ($680.00). The purchaser has complied with the terms of sale.

Respectfully submitted,

Thos. J. Melvin.

Test: Chas. O. Coursey.

Mortgagee.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:-

I hereby certify that on this 24 day of December, in the year nineteen hundred and twenty three, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, Maryland, personally appeared Thomas J. Melvin, Mortgagee, and made oath in due form of law that the matters and things stated in the Aforegoing Report of Sale are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

Filed December 26th, 1923.

Chas. O. Coursey, J.P.
Justice of the Peace.

Advertisement of Sale.
Filed Jan. 18th, 1924.

Mortgaged Sale of Valuable House and Lot.
In the town of Grasonville, Queen Anne's County, Maryland.

Under and by virtue of the power of sale contained in a mortgage from Harry E. Coursey and Lillie V. Coursey, his wife, to Thomas J. Melvin, dated the 10th day of January, in the year nineteen hundred and twenty two, and recorded in Liber J. F. R. No. 8, folio 198 etc., a land record book for Queen Anne's County, default having occurred in the terms and conditions of said mortgage, the said Thomas J. Melvin, mortgagee as aforesaid, will sell at public auction to the highest bidder in front of the store house of Thomas J. Melvin in the town of Grasonville, on Tuesday, Dec. 11, 1923 at 2 o'clock P.M., the hereinafter described building lot of land to wit:

All that house and lot of land, situated in the town of Grasonville, Queen Anne's County, aforesaid, on the south side of the public road leading from Queenstown to Kent Island, and adjoining the property of E. L. Thomas, Thomas J. Melvin and others, and being the same land conveyed unto Harry E. Coursey by Thos. J. Melvin and wife by deed dated the 30th day of August, in the year nineteen hundred and thirteen and recorded in Liber W. F. W. No. 4, folio 3, a land record book for Queen Anne's County.

Terms of Sale-One-third, of the purchase money in cash on day of sale; balance in two equal installments, six and twelve months from day of sale, deferred payments to bear interest from day of sale and to be properly secured to the satisfaction of the undersigned. Or all cash at the option of the purchaser.

Thos. J. Melvin, Mortgagee;
James T. Bright, and
Chas. E. Tucker, Attorneys.

J. Elmer Anthony, Auctioneer.

THE CENTREVILLE OBSERVER.

Centreville, Md., January 18, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Mortgage Sale in the case of Thomas J. Melvin vs. Harry E. Coursey and Lillie V. Coursey, a truecopy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the eleventh day of December in the year 1924.

The Centreville Observer Publishing Co.
By Bertha G. Durney.

Filed January 18th, 1924.

N1S1.

Thomas J. Melvin,
Mortgagor,

vs.

IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY
IN EQUITY.

CHANCERY NO. 2522.

ORDERED, This 26th day of December A.D., 1923, that the sale of the real estate made and reported in this cause by Thomas J. Melvin, Mortgagor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of March next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 17th day of February next.

The Report states the amount of sales to be $680.00

B. Hackett Turner, Clerk.

Filed December 26th, 1923.

Certificate of Publication of Order Nisi.

Filed Jan. 18th, 1924.

Thomas J. Melvin, Mortgagor vs. Harry E. and Lillian V. Coursey.

In the Circuit Court for Queen Anne's County, In Equity. Chancery No. 2522..

Ordered, This 26th day of December A.D., 1923 that the sale of the real estate made and reported in this cause by Thomas J. Melvin, Mortgagors, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of March next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 4th day of February next.

The report states the amount of sales to be $680.00.

B. Hackett Turner, Clerk.

True Copy Test;-B. Hackett Turner.

Filed December 26th, 1923.

THE CENTREVILLE RECORD.

Centreville, Md., Jan. 18th, 1924.

The Centreville Record Publishing Co., hereby certifies that the Order Nisi in the case of Thomas J. Melvin, mortgagor, vs. Harry E. and Lillian V. Coursey, a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 4th day of February in the year 1923.

The Centreville Record Publishing Co.

Filed Jan. 18th, 1924.

By Earle M. Holden.

Statement of Mortgage Debt.

Filed March 17th, 1924.

Thomas J. Melvin,
Mortgagee,

vs.

Harry E. Coursey,
and
Lillie V. Voursey,
Mortgagors.

In the Circuit Court for

Queen Anne's County,

In Equity.

Cause No. 2522.

Statement of mortgage indebtedness due and owing under the mortgage mentioned in the aforegoing cause.

Amount of the principal mortgage debt, described in and secured by the mortgage, dated January 10th, 1922, and recorded in Liber J. F. R. No. 8, folio 198 &c., a land record book for said Queen Anne's County, Maryland, which said mortgage is filed herewith, $450.00

Interest on said principal mortgage debt from January 10th, 1923, to December 11, 1923 (day of sale), 24.75

Total amount of principal and interest due and owing on said mortgage as of December 11, 1923. $474.75

Attorney's commissions as provided for in mortgage, 23.74

Total amount of mortgage debt including Attorney's commissions. $498.49

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to-wit:-

I hereby certify that on this 17th day of March, in the year nineteen hundred and twenty four, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, Maryland, personally appeared Thomas J. Melvin, the Mortgagee named in the above mentioned mortgage filed herewith and attached hereto, and made oath in due form of law that the aforegoing is a true and correct statement of the principal mortgage debt and the interest thereon to December 11, 1923, due and owing by the Mortgagors under the said above mentioned mortgage, the said original mortgage being hereto attached and filed herewith.

Filed March 17th, 1924.

B. Hackett Turner,
Clerk of the Circuit Court for
Queen Anne's County, Maryland.

Order of Court for Additional Bond.
Filed March 22nd, 1924.

Thomas J. Melving, Mortgagee

vs..

Harrey E. Coursey,
Lillie V. Coursey.

In the Circuit Court
for Queen Anne's County
In Equity.

Order of Court directing additional Bond.

The proceedings in this cause having been submitted for the purpose of final ratifiaction of the sale of the real estate described in these proceedings and the Court not being satisfied with the sufficiency of the surety upon the Bond filed in these proceedings by the Mortgagee making the sale, It is ordered This 22nd day of March, in the year 1924, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the said assignee, Thomas J. Melvin, be and he is hereby directed to filed in thisecause an additional Bond in the amount of said original bond with security upon said additional bond approved by the Clerk of this Court and that said bond be filed previous to the ratification of said sale.

Thomas J. Keating.

Certified Copy of Additional Bond.

Filed March 24, 1924.

Queen Anne's County, to wit:- Be it remembered that on the twenty fourth day of March, in the year nineteen hundred and twenty four, the following Bond was filed for record, to wit:-

KNOW ALL MEN BY THESE PRESENTS, that we, Thomas J. Melvin of Queen Anne's County, in the State of Maryland, and the National Surety Company, a body corporate of the State of New York, duly authorized by its charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland, in the full and just sum of Eight Hundred dollars ($800.00), current money of the United States, to be paid to the said State of Maryland, or its certain attorney,to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, suecessors and assigns, in the whole and for the whole, jointly and severally, firmly by these presents, sealed with our seals and dated this twenty fourth day of March, in the year nineteen hundred and twenty four.

Whereas the above bounden, Thomas J. Melvin, has executedthe power of sale contained in said mortgage from Harry E. Coursey and Lillie V. Coursey, his wife, of Queen Anne's County, Maryland, to Thomas J. Melvin bearing datethe tenth day of January, in the year nineteen hundred and twenty two, and recorded in Liber J.F.R. No. 8, folio 198 etc., a land record book for Queen Anne's County, Maryland, by making sale of the property described in, granted and conveyed by said mortgage, default having occurred in the terms, conditions and covenants of said mortgage by reason of the non-payment of the principal debt and the interest covenanted to be paid upon the principal debt named in and secured by said mortgage at the time therein provided for the payment thereof.

And whereas by an order of said court in said proceedings passed on the twenty second day of March in the year nineteen hundred and twenty four, the said Thomas J. Melvin, Mortgagee, by said order was required and directed to file an additional bond in said proceedings;

And whereas, the said Thomas J. Melvin has filed said additional bond in the sum of eight hundred dollars ($800.00) in pursuance of said order of Court:-

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Thomas J. Melvin shall well and faithfully abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of the mortgaged property or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virute in law.

Thomas J. Melvin. (SEAL)
The National Surety Company.
By James T. Bright,
Chas. E. Tucker,
Its Attorney in fact.

Signed, sealed, and delivered
in the presence of
Ruth Connelly.

And on the back of the aforegoing bond was thus endorsed, to wit:-
Security approved and bond filed March 24th, 1924.
B. Hackett Turner, Clerk.

State of Maryland, Queen Anne's County, to wit:-
I hereby certify that the aforegoing is truly taken and copied from Liber J. F. R., No. 1, folio 61 etc., a Bond record book for Queen Anne's County.
In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 24th day of March, in the year 1924.

Corporate Seal's Place.

B. Hackett Turner, Clerk.

FINAL ORDER OF RATIFICATION.

Thomas J. Melvin,
Mortgagee.
vs.
Harry E. Coursey,
and
Lillie V. Coursey,
Mortgagors.

In the Circuit Court for
Queen Anne's County,
in Equity.
Cause No. 2522.

ORDERED, this 26th day of March, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the sale of the real estate made by Thomas J. Melvin, Mortgagee, and reported by him in the above cause, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given as directed by the preceding order nisi passed in this cause on the twenty sixth day of December, 1923, and the said Thomas J. Melvin, Mortgagee, isallowed the usual commissions and all expenses, not personal, provided for in said mortgage, for which he shall produce vouchers; and it is further ORDERED that Madison B. Bordley, of Queen Anne's County, Maryland, be and he is hereby appointed trustee to convey by good sufficient deed to Thomas J. Melvin the property reported sold to him in the aforegoing report of sale, and the said trustee is not required to file a bond.
Filed March 26th, 1924.

Thomas J. Keating.

Report and Account of the Auditor.
Filed Sept. 3rd, 1924.

Thomas J. Melvin,
Mortgagee,
vs.
Harry E. Coursey,
and
Lillie V. Coursey,
Mortgagors.

In the Circuit Court for
Queen Anne's County,
in Equity.
Cause No. 2522.

TO THE HONOURABLE, THE JUDGES OF SAID COURT:
The report of Madison Brown, auditor unto Your Honours respectfully sets forth:
That he has stated the within account therein charging Thomas J. Melvin, plaintiff, with the proceeds of the sale made by him and then thereout allowing him the costs of sale and of the cause, his commissions and mortgage debt in full. The balance remaining is left subject to the order of the Court as the auditor has been notified that the same should be applied to a judgment against the mortgagor of later date than the mortgage.
Respectfully submitted:
September 2, 1924.

Madison Brown,
Auditor.

The proceeds of the sale of the mortgaged real estate of Harry E. Coursey and Lillie V. Coursey, mortgagors, in account with Thomas J. Melvin, mortgagee, party making the sale under the mortgage in said cause mentioned.

Cr.

1923.			
11 Dec.	By proceeds of the sale, per report of sale filed, to wit:		$680.00

Dr.

	To Thomas J. Melvin, party making sale for his commissions for so doing per terms of mortgage, to wit:	$46.70	
	Todo., for court costs of this cause as follows:		
	Costs of B. H. Turner, clerk, 17.50		
	Appear. fee pltf. attorney, 10.00	27.50	
	To do., for taxes on property sold for 1923, per receipted bill,	10.35	
	To do., for amount paid J. E. Anthony for crying sale, per receipted bill,	10.00	
	To do., for amount paid for his bond with corporate surety filed herein, per receipted account,	5.00	
	To do., for amount paid for advertising sale and order nisi thereon in Record per receipted bill,	31.25	
	To do., for amount paid for advertising sale in Observer, per receipted bill,	33.75	
	To do., for the costs of advertising the order nisi to be passed as to this report and account,	3.00	
	To Madison Brown, auditor, for stating this account, the sum of	4.50	
	To Thomas J. Melvin, mortgagee, in full of his mortgage claim the sum of	489.49	
	To balance, subject to future order of this court, to wit:	9.46	
		$680.00	$680.00

September 2, 1924.

Madison Brown,
Auditor.

NISI RATIFICATION OF AUDIT.

Thomas J. Melvin,
Mortgagor,

vs.

Harry E. Coursey,
Lillie V. Coursey.

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

IN EQUITY.

CASE NO. 2522.

ORDERED, This third day of September in the year nineteen hundred and twenty four, that the Report and Account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of September, 1924; provided a copy of this order be published once a week in each of two successive weeks before the 22nd day of September, 1924, in some newspaper printed and published in Queen Anne's County.

Filed September 3rd, 1924.

B. Hackett Turner, Clerk.

Order Publication of Nisi
Ratification of Audit.
Filed Oct. 21st, 1924.

Thomas J. Melvin, Mortgagor,

vs.

Harry E. Coursey,
In the Circuit Court for Queen Anne's County; in Equity; Case No. 2522.

Ordered, This third day of September, in the year nineteen hundred and twenty-four that the Report and Account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of September, 1924; provided a copy of this order be published once a week in each of two successive weeks before the 22nd day of September, 1924, in some newspaper printed and published in Queen Anne's County.

B. Hackett Turner, Clerk.

True Copy-Test:

B. Hackett Turner, Clerk.

Filed September 3rd, 1924.

THE CENTREVILLE OBSERVER.

Centreville, Md., October 14, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Nisi Ratification of Audit in the case of Thos.J. Melvin, Mtgr., vs. Harry E. Coursey, Case No. 2522, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for two successive weeks before the 22nd day of September in the year 1924.

The Centreville Observer Publishing Co.

Filed October 21st, 1924.

By Bertha G. Durney.

Final Order of Ratification.

Thomas J. Melvin,
Mortgagee,
vs.
Harry E. Coursey,
and
Lillie V. Coursey,
Mortgagors.

In the Circuit Court for
Queen Anne's County,
in Equity.
Cause No. 2522.

ORDERED, this 22nd day of October, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the sale of the real estate made by Thomas J. Melvin, Mortgagee, and reported by him in the above cause, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given as directed by the preceding order nisi passed in this cause on the Third day of September, 1924; and the said Thomas J. Melvin, Mortgagee, is allowed the usual commissions andall expenses, not personal, for which he shall produce vouchers.

Filed October 22nd, 1924.

Thomas J. Keating.

Queen Anne's County, to wit: Be it remembered that on the fifteenth day of January in the year nineteen hundred and twenty four, the following Bill of Complaint was brought to be recorded, to wit:

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian, plaintiff,
versus
Julian C. Walker, Executor of the
last will and testament of Charles C. Ryan,
late of New Castle County, State of Delaware,
and the said Julian C. Walker, Administrator
with a copy of the will annexed of the Personal
Estate in the State of Maryland of the said Charles
C. Ryan, and
Clara E. Ryan, defendants.

To the Honorable, the Judges of said Court:

Your orator, who sues as well for himself as for all other creditors of the said Charles C. Ryan, late of Newcastle County, State of Delaware, deceased, who will come and contribute to the expenses of this suit, complaining, says:

1. That the said Charles C. Ryan was in his lifetime indebted unto your orator in the sumof sixteen hundred thirty eight dollars ($1638.00), with certain interest thereon, for sundry matters and things properly chargeable in account, as by your orator's Exhibit A filed as part of this bill will more fully appear.

2. That the said Charles C. Ryan, being indebted as aforesaid unto your orator and unto divers other persons, departed this life in Newcastle County, State of Delaware, his place of residence, leaving personal estate both in the State of Delaware and in the State of Maryland, and seized and possessed of the following described real estate situate in Queen Anne's County aforesaid, that is to say:

(A) All that lot, tract or part of a tract of land situate, lying andbeing in the Second Election District of Queen Anne's County aforesaid, between the public road leading from Price to Robert's and the railroad property of the Queen Anne's and Kent Railroad, adjoining the lands formerly of W. E. Burke Faithful on the northeast, and the other lands of the said railroad company on the southwest, and which is more particularly described as follows, to wit:

Beginning for the same in the middle of the aforesaid public road opposite an iron stake planted on the south side of said road, and running thence with said public road north fifty five degrees east forty five and eight tenths rods to a point in said road opposite a stake on the south side thereof, thence south thirty five degrees thirty minutes east, twenty and two tenths rods to the land of the said railroad company; thence with the last mentioned land south sixty four degrees thirty minutes west, fifty and eight-tenths rods until the other land of the said railroad company is reached; thence with thelast named lands north twenty five degrees thirty minutes west, eleven and seven-tenths rods to the place of beginning, containing four acres, one hundred and thirty five square rods of lands, more or less, being the same land granted unto the said Charles C. Ryan by W.E. Burke Faithful by deed dated October 22nd, 1902, and recorded in Liber J. E. G., No. 4, fols. 142 &., a land record book of Queen Anne's County aforesaid.

(B) All that lot or parcel of land in nature an island situate, lying and being in Queen Anne's County aforesaid in Southeast Creek, about one half mile from Chester River, called or known as "Demi John Island", containing about one acre of land, and being that island upon which Frank Lewis and John J. Lewis possessed and did continuously live for thirty four years and which was granted to them by U. S. Patent on file in Washington, D. C., more than thirty four years ago; being the same parcel of land granted unto the said Charles C. Ryan by William B. Usilton et al., by deed dated June 9th, 1919, and recorded in Liber J. F. R., No. 2, fols. 356 &., a land record book of said Queen Anne's County.

(C) All those several lotsor parcels of land eight in number called or known as "Lot No. 3", "Lot No. 4", Lot No. 5," Lot No. 6", Lot No. 7", Lot No. 8", Lot No. 9", and Lot No. 10,", situate lying and being in Queen Anne's County aforesaid, in the Second Election District thereof, at or near Price, a station of the Queen Anne's and Kent Railroad, on the public road from Price to Roberts, each lot with a frontage of fifty feet and with a depth of one hundred and fifty feet with even width, being the same lots of land granted unto the said Charles C. Ryan by William A. Butler by deed dated Octoberfirst, 1920, and recorded in Liber J. F. R. No. 5, fols. 337, a land record book of Queen Anne's County aforesaid.

(D) All thos eight several lots of land called "Lots No. 11, 12, 13, 14, 15, 16, 17 and 18" situate at or near Price in Queen Anne's County aforesaid, on the street called "Booker's Avenue", and being the same lots of land granted unto the said Charles C. Ryan by Sarah C. McKenney et al. by deed dated November 29, 1919, and recorded in Liber J.F.R. No. 2, fols. 338, a land record book of Queen Anne's County aforesaid.

The several lots of land mentioned in paragraphs C and D above are designated by the numbers mentioned in said paragraphs on a map bearing the designation "Plat showing Cooper's Sub-division of the Brown-Faithful Land" and recorded in Liber W. F. W. No. 3, fols. 370, a land record book of Queen Anne's County aforesaid.

3. That the said Charles C. Ryan, dying as aforesaid, left a last will and testament, duly executed to pass real estate according to the laws of the State of Maryland, which, shortly after his death, was duly admitted to probate as and for his true last will and testament by the Register for the Probate of Wills and Granting Letters of Administration in and for Newcastle County aforesaid, who, after said probate, granted letters testamentary under said will unto the said Julian C. Walker named therein as the executor thereof.

4. That a copy of said last will and testament, a copy or certificate of the probate thereof and a certificate of the grant of letters testamentary aforesaid, authenticated in the mode and by the officer duly authorized therefor by the laws of the State of Delaware aforesaid, has been filed by the said Julian C. Walker in the office of the Register of Wills for Queen Anne's County aforesaid and has been by the last named Register duly recorded among the will record books of his office as other wills duly admitted to probate in his office; all of which will fully appear from your orator's Exhibit B filed herewith as part hereof.

5. That the said Register of Wills for Queen Anne's County aforesaid, shortly after there had been filed with him the copy of said last will and testament mentioned in the preceding paragraph, granted unto the said Julian C. Walker letters of administration with a copy of said will annexed on the personal estate in the State of Maryland of the said Charles C. Ryan, as will appear from your orator's Exhibit C filed herewith as part hereof, and the said Julian C. Walker as said administrator has been duly possessed himself of said personal property and is now proceeding with the administration of the same.

6. That the said Charles C. Ryan, by his said last will and testament, did devise and bequeath, after the payment of his debts, all his property, real and personal, unto his wife, Clara E. Ryan, now a defendant to this bill; as will appear by reference to said Exhibit B.

7. That your orator is informed and charges that the personal estate so left by the said Charles C. Ryan, deceased, is not sufficient to pay his debts due and owing by him at the time of his death and the costs of administration of his personal estate.

8. That your orator is advised that as the personal estate so left by the said Charles C. Ryan at the time of his death as aforesaid, and now in due course of administration as aforesaid, is not sufficient for the payment of the debts due and owing by him at the time of his death, your orator and the other creditors of the said Charles C. Ryan are entitled to have that part of their claims which cannot be paid by or out of said personal estate paid out of the real estate of the said Charles C. Ryan now in the hands of his said devisee, the said Clara E. Ryan.

9. That while the said Clara E. Ryan and Julian C. Walker are non-residents of the State of Maryland, they can be found in Queen Anne's County aforesaid.

To the end, therefore:

(1) That the real estate of the said Charles C. Ryan, deceased, hereinbefore described, or so much thereof as may be necessary for the purpose, may be sold for the payment of those parts of claims of your orator and the other creditorsof the said Charles C. Ryan, deceased, which cannot or will not be paid by the personal estate of the said Charles C. Ryan by reason of the insufficiency of said personal estate to pay the claims or debts due and owing by him at the time of his death.

(2) That your orator may have such other and further relief as his case may require.

May it please your Your Honors to grant unto your orator the writ of subpoena, directed to the said Julian C. Walker, executor of the last will and testament of the said Charles C. Ryan, deceased, and to the said Julian C. Walker, administrator with a copy of the will annexed of the said Charles C. Ryan, and unto the said Clara E. Ryan, all of whom can be found in Queen Anne's County aforesaid, commanding them to be and appear in this Court at some certain day, to be named therein, and answer the premises and abide by and perform such decree as may be passed therein.

Plaintiff's Exhibit A.

STATE OF DELAWARE. ()
S.S.
COUNTY OF NEW CASTLE. ()

ON this Eighth day of January, A. D., 1924, before me, the Subscriber, a Notary Public for the State of Delaware, in and for New Castle County, personally appeared Angell Julian, and made oath in due form of law that he is the claimant in the annexed account, that he believes the services rendered and materials, goods, merchandise, effects or chattels charged in the annexed account were bona fide furnished and delivered as charged, and that he the said claimant has not, to his knowledge and belief, received any payment or satisfaction for the services rendered or for the articles therein charged, more than credit is duly given for in and appearing on the said account, nor has he, the said claimant, received any security for the same; and that the amount charged and claimed, to wit: the sum of Sixteen Hundred and Thirty Eight Dollars ($1638.00) is justly and truly due according to the best of his knowledge and belief.

AT the same time also appeared Anna M. Godwin and made oath in due form of law as aforesaid that she is the book-keeper and clerk of the aforesaid claimant, that she has kept the aforesaid account on the books of said claimant and has knowledge of the items thereof, that said account is just and true, as stated, and that said claimant hath not received any part nor parcel thereof, nor any security or satisfaction for the same, except the credits given.

Angell Julian.

Anna M. Godwin.

SWORN to and subscribed before me by the above affiants the day and year first above written.

WITNESSmy hand and Notarial Seal.

Notary Public Seal.

George C. Hering, Jr.,
Notary Public.

STATE OF DELAWARE)
S.S.
NEW CASTLE COUNTY)

PERSONALLY APPEARED before me, the Subscriber, a Notary Public for the State of Delaware, in and for New Castle County, Angell Julian and made solemn oath that nothing has been paid or delivered towards satisfaction of the annexed bill, except what is mentioned and that the sum of Sixteen Hundred and Thirty-Eight Dollars, ($1638.00), with interest from the third day of November 1923, demanded from the estate of Charles C. Ryan, deceased, is justly and truly due.

Angell Julian.

Sworn to and subscribed this
eighth day of January,
A.D. 1924 before me,

Notary Public.

Notary Public Seal.

George C. Hering, Jr.

Jobbing Promptly Attended To Bell Phone 2177-W Estimates Furnished.

A. JULIAN.

Plumber

Gas Fitting, Steam and Hot Water Heating.

412 Walnut Street

Wilmington, Delaware.

July 10th, 1923.

Mr. Ryan,
200 E. 6th St.,
City.

Dear sir:

I offer to install and furnish a hot water heating apparatus in your building at No. S. E. Cor. 6th & French Streets, at a net price of FOURTEEN HUNDRED AND EIGHTY DOllars, according to the following spectification:

Radiators to be placed on first, second and third floors and in the following rooms, namely:-

Store	150 ft.	38" - 3 col. 2 - radiators
D. Room	65ft.	38" - 3 col. 1 - radiator.
Kitchen	60 ft.	26" - 3 col. 1 - radiator.

Second Floor.

F. Room	100 ft.	38" - 3 col. 1 - radiator.
M. Room	25 ft.	38" - 3 col. 1 - radiator.
Bath	18 ft.	9 Wall
Back	65 ft.	38" - 3 col. 1 - radiator.
Hall	50 ft.	38" - 3 col. 1 - radiator.

Third Floor.

F. Room	90 ft.	38" - 3 col. 1 - radiator.
M. Room	25 ft.	38" - 3 col. 1 - radiator.
3 back	150 ft.	38" - 3 col. 1 - radiator.

The boiler will be an IDEAL ARCO 1-A-70-1500 Type "A" rating and of ample size to take care of radiators as above outlined and equipped with regulator firing tools, thermometer and altitude gauge.

Radiators to heat to an average of 70" degrees, and it is also agreed that the owner is to see that all windows and doors fit tight and the chimney is to be ample size and height that no cracks or other than the one used for heator are permitted to remain.

I further agree to cover all exposed pipes in cellar with No. "2" ply abestos, and bronze radiators any color desired.

514

WE GUARANTEE all work and material to be first class both in material and in workmanship, alike.

Thanking you for the inquiry and trusting that we may be favored with your valued order, we beg to remain,

Respectfully yours,

A. JULIAN.

Wilmington, Delaware.

August 6, 1923.

I hereby accept your offer for installing hot water heat in my building at 200 East Sixth Street, for the sum of $1485.00.

(Signed) C. C. Ryan.

Bell Phone 2177-W

Estimates Furnished.

Wilmington, Del. 11/15/23.

Charles C. Ryan.

To ANGELL JULIAN, Dr.

PLUMBER.

GAS FITTING, STEAM AND HOT WATER HEATING.

412 Walnut Street Jobbing promptly attended to.

11/3/23	Installing hot water heat at 200 East 6th St.	
	Service and Material	$1485.00
	Changing radiators	46.50
	Installing sink and drain board on 3rd floor	60.00
	Renewing mahogany seat and lid	6.50
	Installing 30 Gallon hot water boiler and connecting to heater.	40.00
		$1638.00

Examined and ordered on Docket of Claims and will be allowed when said, per order of Court.

Wm. T. Bishop,

Register of Wills for Queen Anne's County.

Plaintiff's Exhibit B.

Filed January 15th, 1924.

KNOW ALL MEN BY THESE PRESENTS, That I, Charles C. Ryan, of the City of Wilmington, County of New Castle and State of Delaware, being of sound and disposing mind, memory and understanding, do hereby make and publish this, my last Will and Testament, in manner following, hereby revoking and making void all former will or Wills by me at any time heretofore made, to wit:

FIRST, I direct my Executor hereinafter named to pay all of my just debts and funeral expenses and the expenses incident to the settlement of my estate, as soon as the

same can be conveniently done after my decease.

SECOND. All the rest, residue and remainder of my estate, real, personal and mixed, whatsoever the same may be and wheresoever situated at the time of my decease, I give, grant, devise and bequeath unto my beloved wife, Clara E. Ryan, her heirs and assigns absolutely and in fee simple.

THIRD AND LASTLY, I hereby nominate, constitute and appoint my friend, Julian C. Walker, Esquire, to be the sole Executor of this my last Will and Testament.

IN WITNESS WHEREOF, I, the above named Charles C. Ryan, the testator, have hereunto set my hand and seal this second day of June, A.D., 1921.

Charles C. Ryan. (SEAL)

Signed, sealed, published and declared by the said Charles C. Ryan, the above named testator, as and for his last Will and Testament, in the presence of us, who, at his request, have hereunto signed our names as witnesses thereto, in his presence and in the presence of each other.

Jno. H. Rice.

George L. Townsend.

NEW CASTLE COUNTY, ss.

Before me, Issac R. Brown, Register for the Probate of Wills and granting letters of Administration in and for the County aforesaid, in the State of Delaware, personally appeared John H. Rice and George L. Townsend, the subscribing witnesses to the foregoing instrument of writing, who being severally sworn according to law, did say that they were acquainted with Charles C. Ryan now deceased that they saw the said Charles C. Ryan sign and seal said instrument of writing and heard him publish and declare the same as and for his last will and testament that it was in his presence at his request and in the presence of each other that they subscribed their names hereto as witnesses and that at the time of their so doing the said Charles C. Ryan was upwards of twenty-one years of age, and of sound and disposing mind and memory.

In Witness Whereof, I hereunto set my hand, at Wilmington, this ninth day of November, in the year of our Lord, one thousand nine hundred and twenty three.

Isaac R. Brown.

Register of Wills.

Be it Remembered, That on this Ninth day of November, A.D. Nineteen hundred and twenty-three was proved, approved and insinuated the last will and testament of Charles C. Ryan, late of Wilmington, Hundred, deceased, and letters testamentary thereon were granted unto Julian C. Walker of Christiana Hundred the Executor therein named and appointed.

An Inventory and Appraisement and a list of debts and credits to be filed in the Register's Office at Wilmington, on or before the Ninth day of May, next ensuing and an account rendered on or before the Ninth day of November, A.D., Nineteen Hundred and Twenty Four, or when hereunto lawfully required.

Bond taken in a penalty of Fifty-four Hundred Dollars Lawrence J. Broman of Wilmington Hundred surety.

Order of Publication by Every Evening.

Given under the seal of the Register's Office at Wilmington, this Ninth day of November, A.D. 1923.

Issac R. Brown.

SEAL'S PLACE.

Register of Wills

State of Delaware.
New Castle County. SS.

To all to whom these Presents shall Come. Greeting:

SEAL.

Know Ye, That on the Ninth day of November in the year of our Lord, one thousand nine hundred and twenty-three, at Wilmington in New Castle County aforesaid, before Issac R. Brown, Register for the Probate of Wills and Granting Letters of Administration in and for said County of New Castle, duly constituted and appointed, was proved and insinuated, the Last Will and Testament of Charles C. Ryan late of Wilmington hundred in the County aforesaid, deceased, a true copy of which is to these presents annexed, the said Charles C. Ryan having while he lived at the time of his death, goods and chattels, rights and credits in divers places within the said County by reason whereof the approbation and insinuation of the said last will and testament and the committing of Administration of all and singular, the goods and chattels, rights and credits which were of the said deceased, and also the auditing of the accounts, calculations and reckonings of the Administration aforesaid, and the final discharge and dismission therefrom unto the register of Wills are manifestly known to belong, and the administration of all and singular the goods and chattels, rights and credits of the said deceased, and of his last Will and Testament in any manner or way concerning was granted unto Julian C. Walker, Executor in the said Testament named and appointed he having been duly qualified well and truly to administer the goods and chattels rights and credits of the said deceased according to the tenor and effect of the said Testament, and according to law, and to make a true and perfect inventory of said goods and chattels rights and credits and exhibit the same in the office of the Register of Wills at Wilmington, in New Castle County, aforesaid, on or before the Ninth day of May, next, and also to render a just and true account calculation and reckoning of said Administration on or before the Ninth day of November next, or when thereunto lawfully required.

In Testimony Whereof, The said Issac R. Brown, Register of Wills, hath to these presents set his hand and affixed the seal of said office, at Wilmington, in New Castle County aforesaid, the day and year first above written.

Isaac R. Brown.

Register of Wills.

State of Delaware,
New Castle County. ss.

SEALS' PLACE.

I, Isaac R. Brown, Register of Wills for the Probate of Wills and Granting Letters of Administration, in and for New Castle County, in the State of Delaware, and as such the keeper of the records of said office, do hereby certify that the foregoing is a true copy of the original Last Will and Testament of Charles C. Ryan, late of the Countyof New Castle aforesaid, deceased, and also of the probate together with the memorandum of the granting Letters of Testamentary thereon. That said Will was proven agreeable to the Laws and Usage of the State of Delaware, in which State the same was admitted to Probate as the same remain of record, in the office of the Register of Wills, in and for New Castle County aforesaid.

In testimony Whereof, I do hereunto set my hand and seal of office this 3rd day of December, A.D., one thousand nine hundred and twenty three.

Isaac R. Brown,
Register of Wills.

STATE OF DELAWARE,

NEW CASTLE COUNTY, ss.

I, James Pennewill, Chief Justice of the State of Delaware, and as such the Presiding Judge of the Superior Court of the said State, in and for New Castle County, aforesaid, do hereby certify that the foregoing attestationof Isaac R. Brown, Register for the Probate of Wills and granting of Letters of Administration in and for the said County of New Castle, in the said State, to which the Seal of his said office of Register of Wills, in and for the said County, is annexed, and his signature affixed, is in due form and by the proper officer.

In Testimony Whereof, I have hereunto subscribed my name at Wilmington, in the County and State aforesaid, this 3rd day of December in the year of our Lord, one thousand nine hundred and twenty three.

James Pennewill, Chief Judge.

State of Delaware,

New Castle, County. ss.

I, Harvey Hoffecker, Prothnotary of the Superior Court of the State of Delaware in and for the said County of New Castle, do hereby certify that Honorable James Pennewill who hath given and subscribed the foregoing certificate was, at the time of his so doing, and is now, Chief Justice of the State of Delaware, and as such the Presiding Judge of the Superior Court in and for said County, duly commissioned and qualified; and that full faith and credit ought to be given to all his official acts and attestations.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Seal of said Superior Court, the same being my seal of office, at Wilmington, in the County and State aforesaid, this 3rd day of December, A.D. 1923.

Harvey Hoffecker.

Prothonotary.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

I, William T. Bishop, Register of Wills for Queen Anne's County, aforesaid, do hereby certify that the aforegoing is a true and perfect copy of the Recordof the copy of the last Will and Testament of Charles C. Ryan, late of New Castle County, State of Delaware, and of the copy or certificate of the probate thereof, and of the certificate of administration thereunder unto Julian C. Walker, filed by the said Julian C. Walker in the Office of the Register of Wills of Queen Anne's County aforesaid on January third, A. D. 1924.

IN WITNESS WHEREOF, I hereunto set my hand and affix the Seal of my Office on this tenth day of January, 1924.

William T. Bishop.

SEAL.

Register of Wills for Queen Anne's County, Maryland.

Plaintiff's Exhibit C.

Filed Jan. 15th, 1924.

Certificate of Administration.

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, TO WIT:

I, William T. Bishop, Register of Wills in and for Queen Anne's County, State of Maryland, and by law keeper of the Seal and of the Records and of the original papers of the Orphans' Court for Queen Anne's County, DO HEREBY CERTIFY that it appears from the records in said Court that on the third day of January, A.D., nineteen hundred and twenty four Letters of Administration Cui Testamento Annexo of all and singular the goods, chattels, credits and personal estateof Charles C. Ryan, late of Queen Anne's County, deceased, were granted and committed unto Julian C. Walker, after he had entered into bond with approved security for the due performance thereof, according to law, and after he had taken the oath by law required of him.

In Testimony Whereof, I, William T. Bishop, Register of Wills for Queen Anne's County aforesaid, do hereunto set my hand and affix the Seal of the Orphans' Court of Queen Anne's County, this tenth day of January nineteen hundred and twenty four.

Wm. T. Bishop,
Register of Wills for Queen
Anne's County.

Answer of Clara C. Ryan.

Filed January 15, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian plaintiff.

versus

Julian C. Walker, executor of Charles C. Ryan.
Julian C. Walker, administrator c.t.a. of Charles C. Ryan, and
Clara E. Ryan, defendants.

To the Honorable, the Judges of said Court:

The answer of Clara E. Ryan to the bill of complaint of Angell Julian against her in the above named Court in the above named cause exhibited.

This defendant admits the matters and things set forth in the said bill of complaint to be true and consents to the passage of the decree prayed for.

Clara E. Ryan.

Answer of Julian C. Walker,
as Executor and as administrator
c.t.a. of Charles C. Ryan.

Filed January 15th, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian plaintiff

versus

Julian C. Walker, Executor of Charles C. Ryan.
Julian C. Walker, Administrator C. T. A. of Charles C. Ryan, and Clara E. Ryan,
Defendants.

To the Honorable, the Judges of said Court:

The answer of Julian C. Walker, Executor of the last will and testament of Charles C. Ryan, deceased, to the bill of complaint of Angell Julian against him in the above named court in above named cause exhibited.

This defendant admits the matters and things set forth in the said bill of complaint to be true and consents to the passage of the decree prayed for.

Julian C. Walker.
Executor of the last will and
testament of Charles C. Ryan,
deceased.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian Plaintiff.

versus

Julian C. Walker, Executor of the last will and testament of Charles C. Ryan.
Julian C. Walker, Administrator c.t.a. of the said Charles C. Ryan
Clara E. Ryan. Defendants.

To the Hondrable, the Judges of said Court:

The answer of Julian C. Walker, Administrator with a copy of the will annexed of the personal estate in the State of Maryland of Charles C. Ryan, deceased, to the bill of complaint of Angell Julian against him in the above named Court in the above named cause exhibited.

This defendant admits the matters and things set forth in the bill of complaint to be true and consents to the passage of the decree prayed for.

Julian C. Walker.
Administrator with a copy of
the will annexed of Charles
C. Ryan.

Decree.
Filed Jan. 17th, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian, plaintiff.
versus
Julian C. Walker, Executor of the last will and testament
of Charles C. Ryan, deceased, and
Julian C. Walker, Administrator c. t. a. of Julian C. Walker, and
Clara E. Ryan, defendants.

Chancery Cause No. 2530.

The above cause standing ready for hearing, and being submitted without argument, the bill of complaint and other proceedings were read and considered.

It is thereupon, on this seventeenth day of January, in the year nineteen hundred and twenty four, ADJUDGED, ORDERED AND DECREED that the real estate in the proceedings mentioned, or so much thereof as may be necessary, be sold for the payments of the debts of Charles C. Ryan, deceased, mentioned in said proceedings.

That Madison Brown, of Queen Anne's County aforesaid, be and he hereby appointed trustee to make said sale, and the manner and course of his proceedings shall be as follows: he shall first file with the Clerk of the Circuit Court for Queen Anne's County a bond to the State of Maryland, executed by him with a corporate surety thereon to be approved by this Court or the said Clerk in the penalty of the sum of ten thousand dollars conditioned for the faithful performance of the trust reposed in him by this decree, or which may be reposed in him by any future decree or order in the premises; he shall proceed to make the said sale, having given at least twenty one days previous notice by advertisement inserted in some newspaper published in Queen Anne's County, State of Maryland, and such other notice as he may think proper, of the time, place, manner and terms of sale.

And the terms of said sale as to the Island mentioned in the proceedings of said cause shall be as follows:

one half of the purchase money to be paid in cash at the time of the sale and the balance thereof to be paid at the expiration of six months from the day of sale, with interest

from the day of sale, or all of the purchase money can be paid in cash at the time of the sale at the option of the purchaser.

And the terms of said sale as to the other real estate mentioned in saidproceedings shall be as follows:

One-third of the purchase money to be paid in cash at the time of the sale, and the balance thereof to be paid in two equal instalments payable, respectively, six and twelve months from the day of sale, with interest from the day of sale, or all of the purchase money can be paid at the time of the sale at the option of the purchaser.

And further terms of the said sales shall be as follows:

all deferred payments to be secured by the note or notes of the purchaser or purchasers with sureties thereon to be approved by the trustee.

And as soon as may be convenient after any such saleor sales the said trustee shall return to this Court a full and particular account of the same, with an affidavit of the truth thereof, and of the fairness of said sale or sales, annexed, and on the ratification of such sale or sales by this court, and on the payment of the whole purchase money (and not before) the said trustee, by a good and sufficient deed to be executed and acknowledged agreeable to law, shall convey to the purchaser or purchasers of said property, and to his, her or their heirs, the property and estate to him, her or them sold, free, clear and discharged of all the claim of theparties to this cause, and of any and every person or persons claiming by, from or under them orany of them.

And the said trustee shall bring into this Court the money arising from said sale or sales, and the bonds or notes which may be taken for the same, to be disposedof under the direction of this Court, after deducting therefromthe costs of this suit, and such commission to the said trustee as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trustee.

And at the time of advertising the said sale, the trustee isdirected to give notice to the creditors of the said Charles C. Ryan, deceased, to file their claims with vouchers thereof with the Clerk of the Circuit Court within four months from the date of the first insertion of said notice of sale.

Thomas J. Keating.

Petition for authority
to give notice to creditors.
Filed Jan. 17th, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian, plaintiff,	Chancery
versus	Cause
Julian C. Walker, executor of Charles C. Ryan, jr., et. al. defendants.	No. 2530.

To the Honorable, the Judges of said Court:

The petition of Madison.Brown, trustee appointed by the decree of the court in above cause to make sale of the real estate decreed to be sold, unto Your Honors respectfully sets forth:

That the said decree directed him to give notice to creditors of Charles C. Ryan mentioned in said cause to file their claims within four months from date of first insertion of notice of sale and directed him, the said trustee, to give this notice at time of advertising the said notice of sale:

That your trustee through an oversight failed to cause this notice to be inserted the day the notice of sale first appeared, to wit: Jan. 19, 1924.

Your trustee therefore prays Your Honors to pass an order authorizing and directing him to give the notice mentioned in another edition of the county paper containing the notice of sale.

Respectfully submitted,

Madison Brown.

It is on this 22nd day of January, nineteen hundred and twenty four, on the aforegoing petition, ordered by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, that Madison Brown, trustee named in decree filed in above cause, give notice by advertisement inserted in one of the newspapers published in said county to the creditors of Charles C. Ryan, deceased, to file their claims, with the vouchers thereof, with the clerk of the Circuit Court for Queen Anne's County within four months from the date of the first insertion of said notice as an advertisement in said newspaper, to wit: within four months from January 26th, 1924.

Thomas J. Keating.

Certified Copy
of Bond.
Filed Jan. 25th, 1924.

Queen Anne's County, to wit: Be it remembered that on the twenty fifth day of January, in the year nineteen hundred and twenty four, the following Bond was filed for record, to wit:-

KNOW ALL MEN BY THESE PRESENTS, that we, Madison Brown, of Queen Anne's County, State of Maryland, and the American Surety Company of New York, a corporation created by and existing under the laws of the State of New York, are held and firmly bound unto the State of Maryland, in the full and just sum of ten thousand dollars, current money of the United States, to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors, and assigns, in the whole and for the whole, jointly and severally, firmly by these presents.

Sealed with our seals and dated this nineteenth day of January, in the year nineteen hundred and twenty four.

Whereas, by a decree of the Circuit Court for Queen Anne's County, sitting as a Court of Equity, dated on the 17th day of January, nineteen hundred and twenty four, and passed in ascause in said Court wherein Agnell Julian is the plaintiff and Julian C. Walker executor of Charles C. Ryan, deceased, and others, are defendants, and bearing the Chancery Number 2530, the above bound Madison Brown has been appointed trustee to make sale of certain real estate in the proceedings in said cause mentioned.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden, Madison Brown, do and shall well and faithfully perform the trust reposed in him by said decree or that which may be reposed in him by any future decree or order in the permises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and
delivered in the
presence of

Attest: C. H. Arnold.
Resident Asst. Secretary.
(C.H. Arnold)

Countersigned
At Centreville, Md.
By Madison Brown.
Agent.

Madison Brown, (SEAL)
American Surety Company of
New York by
Paul N. Cherry.
Resident Vice-President. Seal's Place.
(Paul N. Cherry.)

And on the back of the aforegoing bond was thus endorsed, to wit:- Security approved and bond filed January 25th, 1924.

B. Hackett Turner, Clerk.

State of Maryland, Queen Anne's County, to wit:
I hereby certify that the aforegoing is truly taken and copied from Liber J. F. R. No. 1, folio 54 etc., a Bond record book for Queen Anne's County.
In testimony whereof I hereunto subscribed my name and affix the seal of the Circuit Court for Queen Anne's County, this 25th day of January, in the year 1924.

Clerk.

Report of Sales.
Filed Feb. 22nd, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian plaintiffs. Chancery

versus Docket,

Julian C. Walker, Executor of Charles C. Ryan, et al. defendants. Cause 2530

To the Honorable, the Judges of said Court:

The reportof Madison Brown, the trustee appointed by the decree in this cause to make sale of certain real estate therein mentioned, shows:

1. That before the 14th day of February of the current year he gave bond for the faithful discharge of the trust reposed in him by the said decree, in accordance with the terms of the decree.

2. That he gave notice of the time, place, manner and terms of the sale decreed to be made by advertisement in both The Centreville Record and The Centreville Observer, two newspapers published in Queen Anne's County aforesaid, for more than three successive weeks before the 14th day of February aforesaid and by copies printed as circulars or hand bills of the advertised notices circulated as hereinafter mentioned, and that a duly certified copy of the notice as it appeared in last named paper isffiled herewith as part hereof.

3. That on Thursday, February 14th, 1924, your trustee, pursuant to said notices of sale, did attend at the hour of 12 noon on the property hereinafter mentioned as "The Canning Plant" at Price, in Second Election District of said county, and in accordance with the said notices did offer at public sale to the highest bidder those parts of the real estate decreed to be sold hereinafter mentioned, to wit:

Your trustee, having first read the advertisement of sale, announced that the warehouse and a part of the shed of the canning plant to be sold rested on the land of the Railroad Property and pointed out the boundary lines of the land to be sold, and then offered the said properties to be sold in the following manner, to wit:

Your trustee first offered the Canning Plant of Charles C. Ryan mentioned in proceedings of this cause or all that property called "The C. C. Ryan Tomato Cannery" consisting of a lot of land improved by a canning house containing canning equipment and tools for the canning of tomatoes and described as follows according to a survey of the same made for the sale by John C. Turner, surveyor, to wit:

All that lot or parcel of land situate, lying and being at or near Price Station in the Second Election District of Queen Anne's County, State of Maryland, on the road from Price aforesaid to Roberts' Station, adjoining the land of James T. Scott on one side, the land of the railroad company on two sides and bounded on the remaining side by the said public road, and beginning for the same in the centre of said road at a small bridge over a ditch, a corner for the meadow land of James T. Scott, and running thence first with the land of said James T. Scott and the north side of a ditch south 33 1/2 degrees east, 236 feet to the railroad land (the distance from the beginning point along this line to centre of the railroad track being 269 feet), thence with the railroad land south 66 degrees west, 270 feet to a point on the railroad property containing theware-house mentioned above, thence with the north line of the railroad property north 25 1/2 degrees west, 195 feet to centre of the said public road and thence with thecentre of said road north 56 1/2 degrees east, 221 feet to the beginning point, containing 1.31 acres of land, more or less.

4. That the highest bid for this property received was the sum of four thousand dollars, and this bid was deemed inadequate to the value of the property and the sale was adjourned and the bid refused. That the said property was offered with the understanding that all canning machinery and tools, ware houses and other buildings on the land would pass with the same.

5. That the trustee announced that he would next offer the lots along the public road mentioned in the description above and described in the second place in the notice of sale in following manner; that two lots at a time would be offered and then after all the lots had been so offered the entire number of lots would be offered as a whole and the sale made in the manner the most money could be realized.

6. Then lots Nos. 10 and 9 were offered and were bid in by Walter Blake for $125.00, then Lots Nos. 8 and 7 were offered and were bid in by Walter Blake for $125.00, then lots Nos. 6 and 5 were offered but no bids for same were received for same, then Lots Nos. 4 and 3 with shanty on Lot No. 3, were offered and for these lots a bid of $105. was received, total bids so received amounting to $355.00.&

That then the entire number of lots was offered as a whole and struck off to Walter Blake at a bid of $360.00.
That this sale failed later for the reasons hereinafter stated.

7. That then your trustee announced the offer of Lots Nos. 18, 17, 16, 15, 14, 13 and 12. That then lots Nos. 18 and 17 were offered with shanty on Lot No. 18 and for these lots a bid of $125.00 was received, which was deemed inadequate and was refused by the trustee, who then requested a bid on the entire number as a whole without result, and there appearing no demand for these lots or purchasers therefor, the sale was adjourned.

8. That on the night of the 14th of February above mentioned your trustee sold the entire canning house lot with all the machinery and tools belonging thereto and all the buildings and improvements thereon, and the warehouses and sheds built on the railroad land and all the lots described in the notice of sale in the third place (being Lots Nos. 12, 13, 14, 15 and 16, 17 and 18 of Cooper's Sub-division of the Brown-Faithful Land) unto Herbert Z. Beaven and A. Howard Johnson, of said county, at and for the sum of $5500.00 (12-13-14-15-16-17-18.)

9. That at least three weeks before the day of sale mentioned in the notices of sale your trustee mailed out from his office a copy of the notice of sale as advertised to every canner of tomatoes with a postoffice on the Eastern Shore of Maryland in the State of Delaware; that between 150 and 170 of these notices were mailed, that as a result of same the canning plant and lots were examined by a number of persons, but that on the day of sale only three or four persons were present to bid on the property and as stated the highest bid received therefor was $4,000.

10. That your trustee considers that the sale advertised to be made had before the day of sale unusual quantity of publicity because of the newspaper advertisement and because of the notices of sale mailed out and because of other work done by the trustee, and because thereof, and of the lack of interest shown in the sale on the day of sale, and because of the circumstances surrounding the sale and cannery plants in general, your trustee made the sale mentioned abovein paragraph 8 as a sale greatly to the interest of all parties interested therein and one too advantageous to them not to be made by the trustee, who considers the price obtained a good and fair price and more than could be obtained in his judgment on re-advertisement at public sale.

11. That the purchasers namedin paragraph 8 have paid unto your trustee one third of the sum of $5500. in cash, and have given two notes for the balance payable in accordance with the advertised terms of sale and with sureties thereon approved by the trustee.

12. That the sale to said purchasers were made with the understanding that they were to have immediate possession of the property sold, that they were to pay all costs incident to obtention of title including costs of revenue stamps and with the understanding that they could redeem said notes on ratification of the sale by the payment of the principal sums due thereby with interest from day of sale to day of settlement only.

13. That on Saturday, February 16, 1924, Walter Blake hereinbefore mentioned announced unto your trustee that he could not comply with the terms of the sale and your trustee released him from the contract as he deemed it useless to try to hold the purchaser thereto in view of the fact that the purchaser represents no property out of which his contract price could be made.

14. That on 16th day of February, your trustee sold to J. Howard Stant for $150.00, Lot No. 3, of the lots described in the notice of sale in the second place, and this lot is bounded by the public road above mentioned, by the land of Claton Berry and Lot No. 4, and has a frontage of 50 (fifty) feet by a depth of 150 feet, and is improved by a shanty. That your trustee made this sale as one too good not to be made when the opportunity came and he deems the price a good one and the sale to the interest and advantage of all parties interested in the cause. That on the offer at public sale this lot with adjoining one of same size elicited a bid of only $105.00.
That the said Howard J. Stant has paid to your trustee $100.00 of the purchase money and has given his note for $50, payable 6 months from Feb. 14, 1924.

15. That of the land decreed to be sold there now remains unsold Lots Nos. 4,5,6,7,8, and 9 and 10 of the lots described in the second place in the advertised notices of sale.

16. That the entire amount of sales is the sum of $5650.00

All of which is respectfully submitted,

Madison Brown,

Trustee.

State of Maryland, Queen Anne's County, SCT:
I hereby certify that on this twenty second day of February, 1924, before me, the subscriber, the clerk of the Circuit Court for Queen Anne's County, personally appeared Madison Brown, trustee above named, and he did make oath in due form of law that the matters and things set forth in the aforegoing report of sales are true as therein stated to the best of his knowledge and belief and that the sales therein stated to have been made were fairly made.

B. Hackett Turner.
Clerk of the Circuit Court for Queen Anne's County.

Filed Feb. 22nd, 1924.

Advertisement of Sale.

Trustee's Sale.

of the

C. C. Ryan Tomato Cannery At Price,
Queen Anne's County, Maryland,
And of Building Lots Also
Located at Price, and
Of an Island in
said county.

By virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed in Cause 2530, wherein Angell Julian is plaintiff and Clara E. Ryan, et, al., are defendants, the undersigned will sell at public sale to the highest bidder, on the premises of the Canning Plant herein mentioned, on Thursday, February 14, '24 at the hour of 12 o'clock,noon, the following described properties:

Number One. All that property called or known as "The C. C. Ryan Tomato Cannery" situate in Queen Anne's County, Maryland, at Price, a station on the branch of the Pennsylvania Railroad running from Centreville, Maryland, to Townsend, Delaware.

The property to be sold consists of a lot of land, situate along the railroad and on public road from Price to Roberts and is improved by Canning House, Ware Houses, Quarters for Labor, Cook Houses, a Garage, and a manager's living house of 3 rooms, with shed kitchen.

The canning plant is fully equipped with up-to-date sanitary canning machinery, has drive wells of excellent water and platform scales, and is splendidly lighted throughout by a complete Electric Light Plant of Genco System.

The cannery plant has a capacity of about 30,000 cases of tomatoes a season andis located directly on said railroad, and by means of this railroad canned goods can be shipped to all points in the United States.

The country around Price's Station is famous for thelarge quantities of tomatoes grown, the yield per acre being especially large.

This sale furnished an excellent opportunity to secure a well established, paying business.

Possession of cannery given on compliance with terms of sale.

The hour of sale will permit intending purchasers to arrive on the morning train from Delaware line and depart on afternoon train by same line. A plat of the land will be made and exhibited on day of sale.

Number Two. 8 Building Lots situate at or near Price's Station and on road from Price to Roberts, adjoining Ed Berry's land. These lots are those bought by C. C. Ryan of William A. Butler and bear the numbers 3,4,5,6,7,8,9, and 10 of Coopers Sub-division of Brown-Faithful Land. Each lot has a frontage of 50 feet on said road and a depth of 150 feet. The lot near Ed Berry's land is improved by a small frame bungalow. These lots will be offered separately and than as a whole and sold in a way to realize most money.

Number Three. 6 Building Lots at Price's Station on the street called "Booker's Avenue" between the property of Joe Barwick and that of John Wheeler.

These lots were bought by C. C. Ryan of Sarah C. McKenney and bear the numbers 11, 12, 13, 14, 15 and 16 of Cooper's Sub-division of Brown-Faithful land. Five lots each have a frontage of 50 feet and one lot, that near the Wheeler lot, has a frontage of 78 feet.

Three of the lots are improved by small bungalows. These lots will be offered separately and then as a whole and will be sold in a way to realize the most money.

Terms of Sale: One third of the purchase money to be paid in cash, at the time of the sale, and the balance thereof in two equal installments payable, respectively six and twelve months from the day of sale, with interest from the day of sale, or all can be paid in cash at the time of sale; all deferred payments to be secured by the notes of the purchasers with sureties thereon to be approved by the undersigned. Further particulars will be made known on day of sale.

Number 4-Island. All that body of land called or known as "Demi-john Island" situate in Island Creek, a tributary of Chester River, off the farm of Wm. Hall. This island contains from one half to one acre of land, and is improved by a small frame dwelling house. The waters surrounding them with fish, crabs, oysters and water fowl. This island is also suited admirably for an oyster shucking plant, or would make a fine place for a sport club.

Terms of Sale- One half of the purchase money to be paid in cash at the time of the sale and the other half in six months from the day of sale, with interest from the day of sale, or all cash at the option of the purchaser.
The deferred payment to be secured by the note of purchaser , with sureties thereon to be approved by undersigned.

Madison Brown, Trustee.
Centreville, Md.

On conclusion of sale of cannery, the administrator of C. C. Ryan will sell a lot of canning materials.
See advertisement.

THE CENTREVILLE OBSERVER.

Centreville, Md., Feb. 21, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Trustee's Sale of C. C. Ryan Cannery in the case of Angell Julian, Pltff., and Clara E. Ryan, et al., defendants, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 14th day of February, in the year 1924.

The Centreville Observer Publishing Co.
By Bertha G. Durney.

nisi.

Angell Julian
vs.
Julian C. Walker, Executor
of Charles C. Ryan, etlal.

IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY
IN EQUITY.
CHANCERY no. 2530.

ORDERED, This 22nd day of February, A.D., 1924, that the sale of the real estate made and reported in this cause by Madison Brown, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of April next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 24th day of March next.

The Report states the amount of sales to be $5650.00

Filed February 22nd, 1924.

B. Hackett Turner, Clerk.

Petition for annullment of
decree as to sale of Island.

Filed March 1st, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian
versus
Julian C. Walker,
administrator, et al.

Chancery Cause No. 2530.

To the Honorable, the Judges of said Court:

The petition of Angell Julian, the plaintiff, Julian C. Walker, administrator c.t.a. and executor of Charles C. Ryan, deceased, Clara E. Ryan, defendants, and of Madison Brown, the trustee named in the decree passed in said cause to sell the real estate decreed to be sold, unto Your Honors respectfully sets forth;

That Charles C. Ryan mentioned in the proceedings of the above cause is stated in the said proceedings to have been seized and possessed at the time of his death among other parcels of real estate of an island called "Demi-John Island" situate in Second District of said county in Southeast Creek.

That since the passage of the decree of sale filed in said cause it has been discovered that the said Charles C. Ryan had in his lifetime sold said island unto one William A. Bland but had not conveyed the same to him under a contract of sale enforceable in the judgment of your petitioners by the said William A. Bland against the representatives of the said Charles C. Ryan:

That the fact of said sale and of said contract was not known nnto your petitioners at the time of the passage of said decree but has been by them discovered since.

That under the circumstances mentioned the said Charles C. Ryan was not at the time of his death seized and possessed of such title to said island as could be sold for the payment of his debts and the said William A. Bland is entitled to have the said decree revoked as to said Island.

Your petitioners therefore pray Your Honors to pass an order annulling and rescinding the decree mentioned in so far as said decree relates to the sale of said island.

Respectfully submitted,

Madison Brown, Solicitor for Angell Julian.

Julian C. Walker, Administrator
C. T. A. of Charles C. Ryan.

Julian C. Walker, Executor of
the will of Charles C. Ryan.

February 11, 1924.

Clara E Ryan.
Madison Brown, Trustee.

By the Court:

The aforegoing petition has been read and considered.

It is thereupon, on this first day of March, in the year nineteen hundred and twenty four, adjudged, ordered and decreed by the Circuit Court for Queen Anne's County and by the authority of said Court, that the decree of this Court dated on the seventeenth day of January, nineteen hundred and twenty four, passed in the above cause and now on file therein, be and the same is hereby annulled and rescinded in so far as the same relates to the island called "Demi-John island" mentioned in the proceedings of said cause, but to no greater extent is the said decree annulled and rescinded.

Filed March 1st, 1924.

Thomas J. Keating.

Exceptions to ratification
of Report of Sale.
Filed April 9th, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian
versus
Julian C. Walker, Executor or the last will and testament of Charles C. Ryan, late of New Castle County, State of Delaware, and the said Julian C. Walker, Admr. with a copy of the will annexed of the personal estate in the State of Maryland of the said C. C. Ryan, and Clara E. Ryan.

Docket
No. 2530.

To the Honorable, the judges of said court:

Your Exceptants, Herbert Z. Beaven and A. Howard Johnson to your Honors respectfully state:

1. That on the Fourteenth day of February, in theyear nineteen hundred and twenty four your exceptants purchased at private sale from Madison Brown, Attorney for Julian C. Walker, Administrator of Charles C. Ryan, the following real estate to wit: 1st. All that lot of land improved by a canning house, ware houses, Quarters for labor, cook house and a house for a manager called or known as "The C.C. Ryan Cannery Establishment," situate at Price in the Second Election District of Queen Anne's County, Maryland; and 2nd. All those seven several buildingslots called by the Nos 12, 13, 14, 15, 16, 17 and 18 situate on Booker Avenue, a street or road near Price aforesaid, adjacent one lot to the other, bounded on the one side by the lot of Joe Barwick and on the other side by the lot of John Wheeler, three of said lots being improved by small shacks or bungalows.

2. That the said sale was made to your exceptants by Madison brown, attorney for Julian C. Walker, Admr. of Chas. C. Ryan, was at the time of making said sale supposed to be a part of the said real estate, of which the said Charles C. Ryan, died seized and possessed, which had been either on that day or the day previously offered at public sale by Madison Brown, whom your exceptants believe was acting as Trustee appointed by this Honorable Court in this cause, which your exceptants believe to be a proceeding to sell the real estate for the benefit of creditors of the late Charles C. Ryan.

3. That there is a report of sale filed in this cause, your exceptants are advised by Madison Brown, Trustee, in which report the said trustee reports to this Honorable Court the sale of the aforesaid cannery property of the late Charles C. Ryan and also the following lots No. 11, 12, 13, 14, 15 and 16 to your exceptants, which report os sale was filed in this cause on February 22nd., 1924 and which report of sale has not yet been ratified.

4. That your exceptants did not purchase the property reported to have been sold to them bythe trustee's report of sale but did purchase the property as setforth in the first paragraph of these exceptions and your exceptants are advised that Lot No. 11, had been sold to John Wheeler by the late Charles C. Ryan but no deed has been given Wheeler for same.

5. That your exceptants are advised that they have a right to have the said report of sale corrected or amended in such a manner as will properly convey to them the real estate purchased by them free, clear and discharged from any and all claims of all the parties to this cause; that your exceptants through their attorneys have requested the trustee in this cause to file a supplemental report of sale, and afteran order of nisi has been run on same, your exceptants are advised, that all irregularities in said original report of sale would be cured, bu t the said trustee has refused to do so, stating that said irregularities were merely clerical errors and could be corrected by erasures and correction in the original report of sale, which corrections your exceptants have been advised would not cure the apparent mistakes in said report of sale.

6. That your exceptants are unable to allege the irregularities in said report of sale with more exactness owing to the fact of all the papers in this cause being in the possession of Madison Brown, who refuses at this time to surrender the same to your exceptants, their Attorneys or the clerk of this Honorable Court.

7. That your exceptants except to the ratification of the sale made to your exceptants as above set forth for the reasons hereinbefore stated and for other reasons.

And as in duty bound, & etc.

Earle & Earle.
Attys. for Exceptants.

Ordered, this thirteenth day of May, 1924, by the Circuit Court for Queen Anne's County in Equity and by the authority of said court, that the within exceptions be and the same are hereby overruled.

May 13th 1924.

Lewin W. Wickes.
Thos. J. Keating.

Petition to Amend Report
of Sales.
Filed April 10th, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian	plaintiffs	Chancery
versus		Docket
Julian C. Walker, Executor of Charles C. Ryan, et. al.	defendants.	Cause 2530

To the Honorable, the Judges of said Court:

The petition of Madison Brown, trustee in the above case unto your Honors respectfully sets forth:

1. That Charles C. Ryan, late of said county, deceased, was at time of his death seized and possessed (inter alia) of a lot or parcel of land situate at or near Price Station, on a street or road called Booker Avenue, bound on one side (the south) by said Booker Avenue, on the west by the land of Joe Barwick, on the east by the property of John Wheeler, and on the north by an alleyway running parallel with Booker Avenue.

2. That this body of land was among other parcels of land of C.C. Ryan, deceased, decreed to be sold. The description given in proceeding paragraph is a definite description.

3. That this body of land is composed of Lots 18, 17, 16, 15, 14, 13 and 12 of Cooper's sub-division of Brown Faithful land.

4. That in the advertisement of sale annexed to the report of sale filed in this cause the land described in paragraph 1 of this petition is described in third place in these words, to wit:

> "Number three
> "6 building lots
> "at Price Station on the street
> "called Booker Avenue between the
> "property of Joe Barwick and that of
> "John Wheeler.

5. That this description is a perfect and definite description of the land mentioned as a whole and embraces therein seven building lots, numbered, respectively, by the numbers 12, 13, 14, 15, 16, 17 and 18 of Cooper's sub-division of the Brown Faithful land.

6. That after the description of the said lot of land as quoted in paragraph 3 above your trustee in the advertisement of sale says further that

> "These lots bear the numbers
> "11,12,13, 14 and 15 and 16
> "of Cooper's sub-division of
> "Brown Faithful land.

7. That this description by the numbers given, as set forth in the proceeding paragraph of this petition, is eroneous, for the true numbers of these lots according to said "sub-division" are 12, 13, 14, 15, 16, 17 and 18 (see paragraphs 3 and 5 of this petition.)

8. That as the effort to sell at public sale failed your trustee sold at private sale to Herbert Z. Beaven and A. Howard Johnson, among other things, as will appear as to reference to paragraph 8 of the report of sale filed,

> "All the lots described in the
> "notice of sale in the third place."

9. That a copy of the advertisement or notice of sale mentioned in the report of sale is filed with the report of sale as part thereof.

10. That the language quoted in paragraph 8 of this petition and in paragraph 8 of the report of sales is a definits and certain description of theland sold as a whole.

11. That in said paragraph 8 of the report of sales your trustee uses in addition to the words quoted in paragraph 8 of this petition the following words, to wit:

> "Being lots nos. 11, 12, 13, 14,
> "15 and 16 of Cooper's subdivision, etc.

12. That in using the numbers quoted in the proceeding paragraph hereof your trustee made mistake of using wrong numbers for the lots embraced in the body of land sold do not bear the numbers quoted but bear the numbers 12, 13, 14, 15, 16, 17 and 18.

13. That, in other words, your trustee included a lot bearing the number 11 which did not belong to the said Charles C. Ryan but belongs to one John Wheeler and is that property of John Wheeler which forms one of the boundaries of the land as a whole, and omitted to mention lot number 17 andlot number 18, lot number 18 being that lot which adjoins the property of John Barwick.

14. That your petitioner respectfully suggests unto your Honors that the error in describing thelots by numbers is only a clerical error and does not effect the title of lot 17 and 18 as a description of theland as a whole is sufficiently definite for the purpose of describing what was really sold by your trustee.

15. That as lot number 11 is, and was at the time of the decree, the property of said John Wheeler it is apparent that its inclusion in report of sale is an error.

16. That the errors so made should be corrected however, to avoid confusion in the future. Your petitioner therefore prays your Honor to pass an order allowing the report of sale to be corrected by striking from paragraph 8, line 6, of the report of sales lot number 11 and adding thereto lots number 17 and 18, or by directing the error so made in whatever way to the Ccurt may seem right.

Respectfully submitted,

Madison Brown,

Trustee.

State of Maryland, Queen Anne's County, to wit:
Ihereby certify that on this tenth day of April, in the year nineteen hundredand twenty-four, before me, the subscriber, the clerk of the Circuit Court for Queen Anne's County, personally appeared Madison Brown, trustee above named, and he did make oath in due form of law that the matters and things set forth in the aforegoing petition are true as therein stated to the best of his knowledge and belief.

B. Hackett Turner.
Clerk of the Circuit Court for
Queen Anne's County.

Ordered, this 13th day of May, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County, in Equity, was Madison Brown, trustee filing above petition, be and he is hereby authorized, empowered and directed to amend his report of sale by striking from paragraph 8, line 6 of the report of sales, lot no.11, and adding thereto lots No. 17 and 18.

Lewin W. Wickes.

Thomas J. Keating.

Certificate of Publicationof Order Nisi.
Filed May 13th, 1924.

In the Circuit Court for Queen Anne's County, In Equity. Chancery No. 2530.

Angell Julian vs. Julian C. Walker, Executor of Charles C. Ryan, et. al.

Ordered, This 22nd day of February A.D., 1924, that the sale of the real estate made and reported in this cause by Madison Brown, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of April next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 24 day of March next.

The Report states the amountof sales to be $5,650.00.

B. Hackett Turner, Clerk.

True Copy
Test:B. Hackett Turner.

THE CENTREVILLE RECORD.

Centreville, Md., May 13, 1924.

The Centreville Record Publishing Co. Hereby certifies that the order nisi in the case of Angell Julian vs. J. C. Walker, Executor of Chas. C. Ryan, et. al., a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four consecutive weeks before the 24th day of March in the year 1924.

The Centreville Record Publishing Co.

By W. F. Reed.

Filed May 13th, 1924.

Final Order of Ratification.

Ordered, on this 13th day of May, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said court, that the sales of the real estate of Charles C. Ryan, deceased, may by Madison Brown, Trustee, and described and set forth in the aforegoing report of sale, be and the same are hereby finally and ratified, no cause to the contrary thereof having been shown, although it appears that notice has been given in accordance with the order nisi heretofore passed in relation to said sales, and the papers of the cause are hereby referred to Madison Brown Bordley as special auditor with instructions to state an account between the proceeds of sales and the trustee.

Thomas J. Keating.
Lewin W. Wickes.

Filed May 13th, 1924.

To the Honorable Judges of said County,

Pursuant to order of court dated May 13th, 1924, I have amended the aforegoing report of sale by striking from paragraph 8, line 6, the words "Lot No. 11," on"11" (figures), and adding in same paragraph figures "17" and "18".

Madison Brown,
trustee.

Report and Account of
Special Auditor.

Filed August 15th, 1924.

In the Circuit Court for Queen Anne's County in Equity.

Angell Julian
vs.
Julian C. Walker, executor
of Charles C. Ryan et al.

Chancery Docket, Cause No.
2 5 3 0.

To the Honorable, the Judges of said Court:

The reportof Madison B. Bordley, special auditor, unto your Honors respectfully sets forth:

That he has stated the within account by first charging Madison Brown, the trustee of the cause, with the gross proceeds of the sales of the real estate madeby him as trustee of thiscause in accordance with his report of sales filed herein.

That then he allowed the said trustee the commissions allowed by this Court formaking sales under decree, costs of advertising notice of sale and several orders nisi of the cause, costs of his bond, costs of insurance on property sold effected by him, the fee allowed him as attorney for conducting the proceedings and the fee of the auditor,

That among the papers filed in the proceedings of this cause is a certificate of the Register of Wills showing claims allowed by the Orphans' Court of said county wherein the personal estate of the said Charles C. Ryan mentioned in the proceedings of this cause was administered for distribution out of the proceeds of said personal estate and also a copy of the administration account of the administrator showing distribution among the creditors filing claims against the said personal estate.

That a list of the creditors of said Charles C. Ryan made out of these claims is made a part of the within account and a statement made of the amounts due said creditors after application to these claims of the personal estate.

That the balance remaining after these allowances is not sufficient to pay the claims of creditors remaining unpaid by the personal estate and is distributed pro rata among the creditors in the within account.

Respectfully submitted,

M. B. Bordley.
Special Auditor.

August 15, 1924.

The proceeds of the sales of the real estate of Charles C. Ryan, deceased, in account with Madison Brown, the trustee appointed by the decree of the above cause to sell said real estate.

1924		Cr.		
16 Feb.	By gross proceeds of sale per the report of the trustee filed in said cause:			$5650.00
		Dr.		
" "	To do., for court costs of cause:			
	costs of B. H. Turner, Clerk:	$35.25		
	costs of Register of Wills,	5.00		
	appear fee of plaintiff's attorney,	10.00	$50.25	
	To Madison Brown, trustee, for his commissions for making sale, the sum of		$271.00	
	To do., for amount paid J. C. Turner, for making survey of land sold, per his receipt, to wit:		20.00	
	To do., for amount paid T. F. Seward for offering land and personal property of C. C. Ryan at public sale, per receipt:		20.00	
	To do., for amount paid for advertising notice of sale nisi thereon in Centreville Record, per receipted bill,		102.61	
	To do., foradvertising notice of sale in Centreville Observer, per receipted bill:		58.00	
	Todo., for the costs of his bond paid corporate surety thereon, per receipt for same:		30.00	
	To do., for amount paid for fire insurance on property decreed to be sold per receipted bill, to wit:		35.34	
	To do., for the amount of fee allowed him as attorney conducting proceedings by order of court, to wit:		75.00	
	To do., for costs of advertising nisi as to this account and report:		3.00	
	To Madison B. Bordley, special auditor for stating this account, to wit:		9.00	
	To balance carried forward,to wit:		4975.80	
			$5650.00	$5650.00

Name of Creditor.	Amount Original Claim.	Dividend pd. by administrator.	Balance claim now due.	Amount dividend herein made.
1. George Curlett	$ 50.25	$ 35.92	$ 14,33	$ 7.36
2. C.W. Bakers & Sons	$32,109.77	$ 22,946.81	$9,162.96	$ 4,708.80
3. Rev. John Smith	$ 18.50	$ 13.23	$ 5.27	$ 2.70
4. J. Carroll Catlin	$ 25.54	$ 18.26	$ 7.28	$ 3.74
5. D. C. Cecil	$ 16.09	$ 11.50	$ 4.59	$ 2.35
6. Harry E. Walls	$ 2.00	$ 1.43	$ .57	$ .29
7. Perry Tiller	$ 14.50	$ 10.37	$ 4.13	$ 2.12
8. Angell Julian	$ 1,638.00	$ 1,170.57	$ 467.43	$ 240.20
9. J.H.C. Legg, executor:	$ 27.50	$ 19.66	$ 7.84	$ 4.02
10 C&P Telephone Co.	$ 13.84	$ 9.64	$ 3.84	$ 1.97
11. Church Hill Motor Co.	$ 6.00	$ 4.29	$ 1.71	$ .87
12. J. R. Murphy	$ 9.40	$ 6.70	$ 2.70	$ 1.38
Amt. brought over:	$33,931.03	$24,248.38	$9,682.65	$ 4,975.80 $4, 975.80

M. B. Bordley, Special Auditor.

August. 14, 1924.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY:

Angell Julian	Chancery
versus	Cause
Julian C. Walker, et. al.	Number 2530.

Ordered, by the Circuit Court for Queen Anne's County in Equity and by the authority of said Court, on this 13th day of September, in the year nineteen hundred and twenty four, that the within and aforegoing report and account of Madison B. Bordley, special auditor be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given in accordance with the order nisi passed August 15th of the current year in relation to said report and account, and it is further ordered that Madison Brown, the trustee of said cause, be and he is hereby directed to apply the proceeds of sales in accordance therewith, with a due proportion of interest on the trustee's commissions and the claims of the creditors as it has been or may be received.

Filed Sept. 13th, 1924. Thomas J. Keating.

Nisi Ratification of Audit.

Angell Julian	IN THE CIRCUIT COURT
vs.	FOR QUEEN ANNE'S COUNTY
Julian C. Walker, admr., and Executor of C. C. Ryan, et. al.	IN EQUITY.
	CASE NO. 2530.

ORDERED, This 15th day of August in the year nineteen hundred and Twenty Four that the Report and Account filed in these proceedings by Madison B. Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September 1924; provided a copy of this order be published once a week in each of two successive weeks before the 1st day of September, 1924, in some newspaper printed and published in Queen Anne's County.

Filed August. 15th, 1924. B. Hackett Turner. Clerk.

Certificate of Publicationof Nisi Ratification of Audit.

Angel Julian vs. Julian C. Walker, Admr., and Executor of C. C. Ryan, et. al. In the Circuit Court for Queen Anne's County, In Equity; Case No. 2530.

Ordered, This 15th day of August in the year nineteen hundred and twenty-four that the Report and Account filed in these proceedings by Madison B. Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 1924; provided a copy of this order be published once a week in each of two successive weeks before the 1st day of September, 1924, in some newspaper printed and published in Queen Anne's County.

B. Hackett Turner, Clerk.

True Copy-Test:

B. Hackett Turner, Clerk.

Filed August, 15th, 1924.

THE CENTREVILLE OBSERVER.

Centreville Md., Sept. 10, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Nisi Rat. of Audit in the case of Angel Julian vs. Julian C. Walker, Admr. and Ex. Case No. 2530 a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and publishedat Centreville, Queen Anne's County, Maryland, once a week for two successive weeks before the 1st day of September in theyear 1924.

The Centreville Observer Publishing Co,

By Bertha G. Durney.

Filed Sept. 10th, 1924.

Petition of Madison Brown
for allowance of fee for
legal services.

Filed September 10th, 1924.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

Angell Julian	Chancery
versus	Cause
Julian C. Walker et. al.	No. 2530.

TO THE HONOURABLE, THE JUDGES OF SAID COURT:

The petition of Madison Brown, unto Your Honours respectfully sets forth:

That Angell Julian, the plaintiff of the above cause, procured your petitioner who is an attorney of this court, to prepare and file the bill of complaint in this cause and to conduct the proceedings to be had under said bill of complaint to a decree for the purpose of collecting the debt due by Charles C. Ryan mentioned in the proceedings of said cause to the said Angell Julian as well as for the purpose of the payment of the claims of other creditors of the said Charles C. Ryan, and to this end your petitioner prepared and filed said bill in behalf of the said Angell Julian as well as all other creditors of the said Charles C. Ryan who would come in and contribute to the expenses of the suit commenced by and to be incurred under said bill and proceedings thereafter.

That your petitioner not only filed said bill but has conducted the proceedings of the cause to a decree resulting from the sale of the real estate of the said Charles C. Ryan and eleven creditors of the said Charles C. Ryan in addition to the said Angell Julian have accepted the invitation contained in the bill of complaint and have filed their claims in the above cause for participation in the proceeds of the sale.

That the total amount of claims filed by the said creditors amount to $9,682.85 and the creditors so filing claims will receive as a result of the work of your petitioner a little over 50% (per cent) of their claims.

That among the expenses incurred by the plaintiff when he employed your petitioner will be the payment of your petitioner for his services and while theother expenses of the plaintiff will be allowed out of the proceeds of the sale as costs of the cause your petitioner is advised that the payment of his services can not be allowed out of the proceeds of the sale as a part of the costs of the sale as against the parties owning the land at which will have to be borne as between the plaintiff and the owners of the land by the plaintiff.

That your petitioner respectfully suggests that as all of the creditors filing claims in the suit will enjoy or reap the benefit of his labours that it will be only fair, equitable and lawful that his charges for the preparation and filing of the bill and the conduct of the proceedings under the bill should be borne by all of said creditors, pro rata, at least, instead of being borne by the plaintiff alone.

That your petitioner further suggests that in view of the fact that the proceeds of the sale of this cause will not pay the creditors much more thanfifty cents on the dollar that if the court would allow him out of the proceeds of sale a reasonable sum of money in payment of his legal services, then all the creditors alike would be contributing to the payment of the sum so allowed and the effect would be that the payment would actually come out of the funds recovered for the benefit of all creditors and would in no wise be borne by any party or parties owning the land at the time of the decree.

Respectfully submitted.

September 10, 1924.

Madison Brown.

Ordered, on this thirteenth day of September, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County in Equity, upon the aforegoing petition that Madison Brown, the petitioner be and is hereby allowed out of the proceeds of the sale made in the above entitled cause, as a fee for filing the bill of complaint and conducting the proceedings thereunder to a decree, the sum of Seventy-five Dollars, This allowance is made in manner directed because of the in-sufficiency of the sales of the land to pay the claims of the creditors in full and for the reason that the allowance because of said shortage falls on the creditors and out of the fund recovered for them and does not fall upon the owners of the land at the time of the decree.
In the event of discovery of further assets applicable to the payment of the debts of the said Charles C. Ryan, then there must be such adjustment of the allowance hereby made as to cause the allowance hereby made to fall pro-rata on the creditors and to no extent on the devisee of the said Charles C. Ryan or the owner of the land sold at the time of the decree of sale.

Thomas J. Keating.

Filed Sept. 13th, 1924.

Report of Trustee.

Order of Court directing
the recording of report.
Filed Sept. 10th, 1924.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY:

Angell Julian — Chancery

versus — Cause

Julian C. Walker et. al. — No. 2530.

TO THE HONOURABLE, THE JUDGES OF SAID COURT:

The report of Madison Brown, trustee, ofthe above cause, unto Your Honours respectfully sets forth:

That by the order of this court passed January 22, 1924, now on file in the proceedings of said cause your petitioner was directed to give notice by advertisement inserted in one of the newspapers published in said county to the creditors of Charles C. Ryan to file their claims with the vouchers thereof with the Clerk of the above named court within four months from January 26, 1924, the first insertion of said notice being directed to be given as an advertisement in the edition of said paper to appear on January 26, 1924.

That he caused said notice to be given by advertisement in the Centreville Record, a newspaper published in Queen Anne's County aforesaid and that said advertisement appeared in the edition of that paper which was issued on January 26, 1924.

That he filed herewith as part hereof a copy of said notice to creditors duly certified as to form and publication by the Centreville Record Publishing Company, publisher of said newspaper.

That he filed herewith as part hereof a copy of said notice to creditors duly certified as to form and publication by the Centreville Record Publishing Company, published of said newspaper.

Your petitioner prays the court to direct and Clerk of the Court to record this report and copy of said advertisement among the proceedings of said cause as part thereof.

Respectfully submitted: Madison Brown, trustee.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY TO WIT: I hereby certify that on this 10th day of September, 1924, before me, the subscriber, a Clerk of the Circuit Court for Queen Anne's County in Equity, personally appeared Madison Brown and hemade oath in due form of law that the matters and things set forth in the aforegoing report are true as therein set forth to the best of his knowledge and belief.

Filed September 10th, 1924.

B. Hackett Turner. Clerk.

Copy of Notice to Creditors.

In the Circuit Court for Queen Anne's County, In Equity. Chancery No. 2530. In Re: Angell Julian Plaintiff, versus Julian C. Walker, Executor of Charles C. Ryan, et al., by defendants.

Notice is hereby given to all creditors of Charles C. Ryan, late of New Castle County, State of Delaware, mentioned in proceedings of above cause, to file their claims against the said Charles C. Ryan, deceased, with the vouchers thereof, with the clerk of the Circuit Court for Queen Anne's County, aforesaid, within four months from the 26th day of January, 1924.

This notice is given in accordance with the order of the above Court passed in above cause.

MADISON BROWN, Trustee named in the decree of sale filed in above mentioned cause.

THE CENTREVILLE RECORD.

Centreville, Md., Sept. 10, 1924.

The Centreville Record Publishing Co., hereby certifies that the notice to creditors in the case of Julian vs. Walker, et. al., Chy 2530, a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks the 1st insertion being the 26th day of Jan. in the year 1924.

The Centreville Record Publishing Co.

Filed Sept. 10th, 1924.

By E. H. Brown, Jr.

Ordered, this thirteenth day of Sept., 1924, by the Circuit Court for Queen Anne's County, in Equity, that the aforegoing report and copy of notice to creditors be recorded among the proceedings of the above cause as part thereof.

Filed Sept. 13th, 1924. Thomas J. Keating.

Administration Account.

IN THE ORPHANS' COURT FOR QUEEN ANNE'S COUNTY:

In the Matter of the Administration
of the Personal estate of
Charles C. Ryan, deceased.

ADMINISTRATION ACCOUNT.

QUEEN ANNE'S COUNTY, SCT: The first and final account Of Julian C, Walker, administrator cum testamento annexo of the personal estate in the State of Maryland, of Charles C. Ryan, late of Newcastle County, in the State of Delaware, deceased.

This accountant charges himself with the amountof the inventory of the personal estate in the State of Maryland of his decedent heretofore returned, to wit:	$27,763.27
Less the amount on the loss of the sales of the goods and chattels per account of sales returned appears:	1,659.73
	$26,103.54
And this accountant charges himself with the amount of debt collected of John Wheeler, to wit:	125.00
Of debt collected of William A. Bland, to wit:	297.55
Of debt collected of C. W. Baker & Sons, to wit:	109.44
Of Fire Insurance Company as rebate of cancelled policies, to wit:	11.67
And this accountant charges himself with the interest received from bank on deposit of money of estate therein, to wit:	446.47
And Interest on the credit sales of goods and chattels, to wit:	27.00
Total amount of estate,	$27,120.67

And this accountant prays to be allowed for the following payments and disbursements, to wit:

1. For cash paid by this accountant to H.L. Meredith, agent, for costs of Fire Insurance obtained on canned goods, as per his account with receipt thereon appears, to wit:	$131.15
2. For cash paid by this accountant to the AMERICAN SURETY COMPANY OF NEW YORK, Surety on his bond, for the costs of his bond for one year, as per account with receipt thereon appears, to wit:	91.00
3. For cash paid by this accountant for costs of advertising notice of sale and notice to creditors of deceased, to file their claims as per receipted account, appears, to wit:	34.00
4. For an allowance to this accountant to retain to pay Clara Ryan the widow of the said Charles C. Ryan, with infant children by him, the allowance due her as said widow under the Code of the Public General Laws of Maryland, to wit:	150.00

5. For an allowance to this accountant for amounts paid by him for insurance on property of deceased, for costs of copy of will of deceased made by Register of Wills of New Castle County, for filing in this county, for costs of protection and shipment of canned goods, etc., as per expenses account or statement appears, to wit: $278.92

6. For cash paid by this accountant to William T. Bishop, Register of Wills for his fees from time of filing copy of will to close of estate including, stating, recording and copy of this account and dividend among creditors and report to be filed hereafter in the matter of payment of creditors, under dividend, as per account receipted appears, to wit: 44.80

7. To $2000.00 as 10% commissions on $20,000.00 of estate of deceased distributed as follows:

To State of Maryland, as a tax on said commissions,
1% of $2000.00 to wit: 200.00

To Julian C. Walker, balanceof said $2000.00 1800.00

To $142.42 as 2% commissions on $7,120.67 balance of estate, distributed as follows:

To State of Maryland as a tax on said commissions,
1/5 of 1% of $7,120.67, to wit: 14.24

To Julian C. Walker, balance of said sum of $142.42 128.18

total allowance $2872.29

Amount of the estate charged	$27,120.67
Amount of the disbursements	2,872.29
Balance due the estate	$24,248.38

Julian C. Walker

Administrator C.T.A. of Charles C.

Ryan, deceased.

State of Delaware, New Castle County, to wit:

I hereby certify that on this eighth day of August, in the year nineteen hundred and twenty four, before me the subscriber, a Notary Public of the State of Delaware, in and for New Castle County, personally appeared Julian C. Walker, administrator, with the will annexed, of the personal estate in the State of Maryland, of Charles C. Ryan, late of New Castle County aforesaid, deceased, and he did make oath in due form of law that the aforegoing administration account is just and truly stated to the best of his knowledge and belief and that he has paid or secured the payment of the several sums for which he has therein prayed allowance.

In witness whereof I hereunto subscribe my name and affix my seal Notarial day and year above written.

George C. Hering, Jr.

Notary Public.

The aforegoing balance is not sufficient to pay in full the claims of the creditors of the said Charles C. Ryan, deceased, and distributed pro rate among said creditors will give to each 71463 cents on the dollar and to each as follows, to wit:

Name of creditor To		Amount claim		Dividend.
1. George Curlett	Acct. claim of	50.25	the sum of	35.92
2. C. W. Baker & Sons	Acct. claim of	32,109.77	the sum of	22946.81
3. Rev. John Smith	Acct. claim of	18.50	the sum of	13.23
4. J. Carroll Catlin	Acct. claim of	25.54	the sum of	18.26
5. D. W. Cecil	Acct. claim of	16.09	the sum of	11.50
6. Harry E. Walls	Acct. claim of	2.00	the sum of	1.43
7. Perry Tiller	Acct. claim of	14.50	the sum of	10.37
8. Angel Julian	Acct. claimof	1638.00	the sum of	1170.57
9. J.H.C.Legg, Ex.	Acct. claim of	27.50	the sum of	19.66
10. C & P. Tel.Co.	Acct. claim of	13.48	the sum of	9.64
11. Church Hill Motor Co.	Acct. claim of	6.00	the sum of	4.29
12. J. R. Murphy	Acct. claim of	9.40	the sum of	6.70
Amount distributed above as dividends				24248.38
Amount of balance brought forward for distribution				24248.38

August, 1924.

Wm. T. Bishop,

Register of Wills.

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, SCT:

This twelfth day of August A.D., 1924,.

Then came Madison Brown, Attorney for Julian C. Walker, Administrator, cum testamento of Chas. C. Ryan, late of the Newcastle County aforesaid, deceased, and made oath in due formof law that the aforegoing account of administration is just and true as stated, and that he has bond fide paid or secured to be paid the several sums for which he therein claims an allowance.

Certified per

William T. Bishop.

Registerof Wills for Queen Anne's County.

In the Orphans' Court for Queen Anne's County, Maryland.

12th day of August, A.D., 1924.

The aforegoing account of Administration was duly examined and passed by the Court and hereby ordered to be recorded.

W. Hopper Gibson.

John R. Benton.

Chas. F. Cannon.

Judges of the Orphan's Court for Queen Anne's County.

IN THE ORPHANS' COURT FOR QUEEN ANNE'S COUNTY, MARYLAND, SCT:

The Register of Wills for Queen Anne's County, Maryland, does hereby certify that the within and aforegoing is a true copy of First and Final Administration and Dividend Account of Julian C. Walker, Administrator c. t. a. of Chas. C. Ryan, deceased, as filed and passed in this office on August, 12th, 1924, and recorded in Liber W.T.B. No. 2, Folio 34th, in the Orphans' Count for Queen Anne's County, Maryland.

In testimony whereof I hereunto subscribe my name and affix the seal of my office, this 15th day of August, 1924.

Seal of
Orphans' Court.

Wm. T. Bishop.
Register of Wills for Queen
Anne's County, Maryland.

Order of Court
Ratifying Audit.
Filed Sept. 13th, 1924.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY:

Angell Julian
versus
Julian C. Walker, et. al.

Chancery
Cause
Number 2530.

Ordered, by the Circuit Court for Queen Anne's County in Equity and by the authority of said court, on this 13th day of September, in the year nineteen hundred and twenty four, that the within and aforegoing report and account of Madison B. Bordley, special auditor, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given in accordance with the order nisi passed August 15th, of the current year in relation to said report and account, and it is further ordered that Madison Brown, the trustee of said cause, be and he is hereby directed to apply the proceeds of sales in accordance therewith, with a due proportion of interest on the trustee's commissions and the claims of the creditors as it has been or may be received.

Filed Sept. 13th, 1924.

Thomas J. Keating.

Second Report of Sales.
Filed March 27th, 1925.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY:

Angell Julian,.....plaintiff,
vs.
Julian C. Walker,.....defendants,
et al.,

Chancery
Docket
Cause No. 2530.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of Madison Brown, the trustee appointed by the decree passed in this cause to make sale of the real estate decree to be sold, respectfully sets forth:

1. That as will appear by reference to the report of sales of your trustee filed in above cause February 22nd, 1924, all the real estate decreed to be sold was sold at or prior to the date of the filing of said report with the exception of seven building lots contiguous one to the other, situate at or near Price Station in said County, on the road from Price to Roberts called or known as lots Nos. 4,5,6,7,8,9 and 10 of Cooper's Sub-division of the Brown-Faithful land at Price Station, Queen Anne's County, Maryland, and described with other lots in the deed to Chas. C. Ryan from William A. Butler and wife, recorded among the land record books of Queen Anne's County aforesaid, in liber J.F.R. No. 5, on folio 337.
(see paragraph 15 of the report of sale above mentioned).

2. That since the date of the filing of the above mentioned report of sale your trustee has endeavered to procure purchasers for the said unsold lots at private sale by offering said lots to several parties, by letting it be known in the neighborhood that said lots were for sale and by offering to several parties compensation if they could procur someone to buy said lots.

3. That the efforts mentioned in the proceeding section were unavailing until recently when your trustee sold said unsold lots unto one, Howard J. Stant at and for the sum of one hundred and fifty dollars which said sum the said Howard J. Stant has paid unto your trustee with the understanding that the sale is to be returned to him if the said sale to him should fail of ratification by this Honorable Court.

4. That your trustee feels that the price for which he sold said lots unto the said Howard J. Stant is a good price for said lots and he is advised to the same effect by several persons with whom he consulted and he now reports the sale to thisCourt for ratification; that he feels that the price obtained is as much if not more than he would obtain at public auction with the costs of advertising and auctioneering incident to public auctions.

5, That these lots together with another lot called lot No. 3 were offered at the sale mentioned in the first report of sale and were struck off to one Walter Blake for $360 but the said Walter Blake could not comply and was an irresponsible bidder so that said sale failed; said lot No. 3 was afterwards sold for $150)see paragraph 14 of the first report of sale); that said sale and the amount of this sale equal three hundred dollars which is only sixty dollars short of the failing sale and is subject to no expenses of advertising and auctioneering.
Total sales, $150.00.

WHICH IS RESPECTFULLY SUBMITTED:

Madison Brown
Trustee.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that on this twenty seventh day of March, in the year nineteen hundred twenty five, before me, the subscriber, a Clerk of the Circuit Court for Queen Anne's County, personally appeared Madison Brown, above named trustee, and he did make oath in due form of law that the matters and things set forth in the aforegoing report of sale are true as therein stated to the best of his knowledge and belief, and that the sales mentioned in said report were fairly made.

B. Hackett Turner
Clerk of the Circuit Court for
Queen Anne's County.

NISI.

Angell Julian
vs,
Julian C, Walker. et al.

IN THE CIRCUIT COURT
FOR QUEEN AnNE'S COUNTY
IN EQUITY.
CHANCERY NO. 2530.

ORDERED, This 27th day of March A.D., 1925, that the sale of the real estate made and reported in this cause by Madison Brown, Trustee, in his Second Report Sale, filed March 27th, 1925, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of June next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 5th day of May next.
The Report states the amount of sales to be $150.00.

Filed March 27th, 1925.

B. Hackett Turner, Clerk.

Queen Anne's County, to wit: Be it remembered that on the twenty eighth day of February, in the year nineteen hundred and twenty four, the following Order to Docket Suit was brought to be recorded, to wit:

In the Circuit Court for Queen Anne's County in Equity.

Madison Brown, Assignee of Mortgage,

versus

Thomas Radcliffe and Annie Radcliffe.

B. H. Turner, Clerk:

Docket suit on your Chancery Docket in accordance with the above titling. File in papers of the said suit:

(1) A copy of the mortgage from Thomas Radcliffe and Annie Radcliffe to Thomas J. Melvin dated February 11, 1911, and recorded in Liber S.S. No. 9, fols. 418 &., land record in your office and of the assignment by the said Thomas J. Melvin to Madison Brown:

(2) the accompanying bond from Madison Brown conditioned for the foreclosure of said mortgage.

Madison Brown,
Plaintiff's Attorney.

Certified Copy of Mortgage.

Filed Feb. 28th, 1924.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that, on the fourteenth day of February, in the year nineteen hundred and eleven, the following Mortgage was brought to be recorded, to wit: -

THIS MORTGAGE, made this eleventh day of February in the year nineteen hundred and eleven, by Thomas Ratcliffe and Annie Ratcliffe, of Queen Anne's County, in the State of Maryland.

WHEREAS, the said Thomas Ratcliffe is justly indebted unto Thomas J. Melvin of county and State aforesaid, in the full and just sumof Nine hundred dollars, current money to be repaid by the said Thomas Ratcliffe to the said Thomas J. Melvin in three years from the date of this mortgage, with interest at the rate of six per cent payable semi-annually; and whereas it was expressly agreed by and between the parties of this mortgage that the prompt payment of the principal and interest was to be secured and assured by the executionof these presents.

Now therefore in consideration of the premises and the further consideration of one dollars, the said Thomas Ratcliffe and Annie E. Ratcliffe, does hereby grant and convey unto Thomas J. Melvin his heirs and assigns in fee simple, the following described real estate, to wit:- All that lot, tract or part of a tract of land improved by a frame dwelling house and other outbuildings, situate, lying and being at the head of a branch of Shipping Creek, in the Fourth Election District of Queen Anne's County, and State aforesaid, situate in Batt's Neck in said District and containing twenty five acres of land, moreor less, and being the same land that by deed of Conveyance was granted and conveyed to Thomas Ratcliffe by Ida V. Ozman and John W. Ozman, by deed bearing date the eighth day of September, in the year nineteen hundred and ten, and recorded in Liber S.S.No.8, folio 401, etc., a land record book for Queen Anne's County.

Together with all rights, roads, ways, waters, privileges and advantages, thereto belonging, or in any wise appertaining, and the buildings and improvements thereon erected and being.

And it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops, pitched, planted or

growing upon said property at the time of sale shall pass to the purchaserof said property.

Provided, that if the said Thomas Ratcliffe and Annie E. Ratcliffe, his wife, their heirs, executors, administrators or assigns shall well and truly pay to the said Thomas J. Melvin, his successors, executors, administrators or assigns the aforesaid sum of Nine hundred dollars, and the interest to accrue thereon, as above set forth, and shall perform all the covenants, conditions and agreements herein on their part to be perform, then this mortgage shall be void; and until default be made in the premises the said Thomas Ratcliffe and Annie E. Ratcliffe, his wife, their heirs and assigns shallpossess said property.

And the said Thomas Ratcliffe and Annie E. Ratcliffe, his wife their heirs, executors, administrators and assigns hereby covenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney'a commissions and charges incurred in the collection of said debt and interest, or any part of either, and to insure, and pending thismortgage to keep insured, the improvements on said premises to the amount of their insurable value in some Company or Companies approvedby the said Thomas J. Melvin, his successors, executors, administrators or assigns, and to have the said policy or policies so framed or endorsed, that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagee successors, administrators or assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value.

But, in case of default in payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said Thomas J. Melvin, executors, administrators or assigns, or James T. Bright, their hereby duy constituted Attorney for the purpose, are hereby authorized and empowered to sell said premises upon giving twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County, and such other notice as party selling may deem expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to Trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity; second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not; and, third, the balance to Thomas Ratcliffe, or whoever may be entitled to same.

And it is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said Thomas J. Melvin, executors, administrators, successors or assigns, or James T. Bright, their said Attorney, shall not be required to receive and accept the principal and in-

terest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all the expenses incurred under said foreclosure proceedings, including all costs of advertisement, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness principal and interest, equal to one-half the commission allowed Trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions the said Thomas Ratcliffe, his for heirs, executors, administrators and assigns, hereby covenant to pay.

Thomas Ratcliffe. (SEAL)

Test: T. A. Nelson. Annie E. Ratcliffe. (SEAL)

State of Maryland, Queen Anne's County, to wit:

I hereby certify that on this 11th day of February, in the year nineteen hundred and eleven, before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared the said Thomas Ratcliffe and Annie E. Ratcliffe, his wife, and did each acknowledge the aforegoing mortgage to be their respective act.

T. A. Tolson, J.P.
Justice of the Peace.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 14th day of February, in the year nineteen hundred and eleven, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, personally appeared the said James T. Bright, agent and attorney for the said mortgagee, and made oath in due form of law that the considerations stated in the aforegoing mortgage is true and bona fide as therein set forth, and further made oath that he is the agent of the said mortgagee, and as such agent is authorized to make the oath as to the consideration.

J. McK. Tilghman.
Justice of the Peace.

Queen Anne's County, to wit: Be it remembered that on the twenty eighth day of February, in the year nineteen hundred and twenty four, the following Assignment was brought to be recorded, to wit:

I hereby assign the within and aforegoing mortgage unto Madison Brown, for purpose of collection by foreclosure or otherwise.
Witness my hand and seal this seventh day of February, nineteen hundred and twenty four.

Test; Mary E. Forman. Thos. J. Melvin. (SEAL)

State of Maryland,
Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber S.S. No. 9, folio 418 etc. a land record book for Queen Anne's County, Md.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 28th day of February, in the year 1924.

SEAL.

B. Hackett Turner.
Clerk.

Certified Copy of Bond.
Filed Feb. 28th, 1924.

Queen Anne's County, to wit:- Be it remembered that on the twenty eighth day of February, in the year nineteen hundred and twenty four, the following Bond was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS, that we, Madison Brown, of Queen Anne's County, in the State of Maryland, and the American Surety Company of New York, a corporation created by and existing under the laws of the State of New York, are held and firmly bound unto the State of Maryland in the full and just sum of two thousand dollars, lawful money of the United States of America, to be paid to the said State of Maryland, or to its certain

attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, in the whole and for the whole, jointly and severally, firmly by these presents.

Sealed with our seals and dated this twenty eighth day of February, in the year nineteen hundred and twenty four.

Whereas default has occurred in the terms, conditions, covenants and provisions of the mortgage given by Thomas Ratcliffe and Annie Ratcliffe, his wife, to Thomas J. Melvin, dated on the 11th day of February, 1911, and recorded in Liber S.S. No. 9, fols. 418 etc., a land record book of said county, by reason of the non-payment of the principal mortgage debt secured by said mortgage and by reason of the non-payment of the state and county taxes levied on the mortgage property for year 1923 on or before the 31st day of December, 1923, the date when said taxes so levied became in arrears; said mortgage containing a covenant on the part of the mortgager to pay said state and county taxes.

Whereas said mortgage has been duly assigned by said Thomas J. Melvin unto the said Madison Brown, who is about to make sale of the mortgaged property under the power of sale in said mortgaged contained to be exercised by the said mortgagee or his assigns in case of said defaults because of the said defaults.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounded Madison Brown so and shall well faithfully abide by and perform and fulfill any order or decree which shall be made by any court of Equity in relation to the sale of such mortgaged property or the proceeds thereof, then the above obligation is to be void; otherwise the same is to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of B. Hackett Turner.

Seal's Place.

Madison Brown. (SEAL)
American Surety Company of New York.
By Madison Brown,
Its Attorney in fact.

Countersigned by J. Lemuel Roberts.

And on the back of the aforegoing Bond was thus endorsed, to wit:-

Security approved and Bond filed February 28th, 1924.

B. Hackett Turner, Clerk.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that the aforegoing is truly taken and copied from Liber J.F.R. No. 1, folio 57 etc. a Bond Record Book for Queen Anne's Co. In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this twenty eighth day of February, in the year 1924.

Seal.

B. Hackett Turner, Clerk.

Report of Sale.
Filed March 7th, 1924.

Madison Brown, Assignee of Mortgage,

versus

Thomas Ratcliffe and Annie Ratcliffe, his wife, Mortgagors.

In the Circuit Court

for Queen Anne's County

in Equity.

Chancery Docket,
Cause No.

To the Honorable, the Judges of said Court:

The report of Madison Brown, assignee of mortgage hereinafter mentioned, vendor of the property hereinafter described under said mortgage, unto Your Honors respectfully sets forth:

That prior to the first insertion of the notice of sale hereinafter mentioned default had occurred in the terms, conditions and covenants of a mortgage from Thomas Ratcliffe and Annie Ratcliffe, his wife, dated the 11th day of February, 1911, and recorded in Liber S. S. No. 9, fols. 418 &., a land record book of said county, given to Thomas J. Melvin, who has duly assigned the same unto the said Madison Brown, by reason of the non-payment of the principal mortgage debt named in said mortgage and by reason of the non-payment of the state and county taxes levied on the mortgaged property for the year 1923 on December 31st., 1923, after which date they became in arrears, in accordance with the covenant and agree in said mortgage providing for the payment of said taxes.

That more than twenty days before the day of sale hereinafter mentioned the said Madison Brown caused notice of the time, place, manner and terms of said sale to be given by advertisement in The Centreville Record, a newspaper published in said county and caused said notice to be given once a week from the first notice to and including the week beginning the first day of March, 1924, a certified copy of the said notice of sale is filed with this report as part hereof. That the property sold is fully described in the said advertisement of sale and in said mortgage.

That pursuant to the notice so given by advertisement the said Madison Brown did attend in front of the Stevensville Bank of Maryland on the first day of March, 1924, at 2:30 o'clock, P.M., that is to say he did attend in Stevensville on Kent Island in Queen Anne's County aforesaid (where said bank is located) and offered the mortgaged property for sale to the public pursuing the following described course, to wit:
He first read the advertisement and then procured Elmer Anthony to offer said property at public sale and to cry the sale, and after offering said property and crying said sale the said Madison Brown, as assignee of said mortgage, and in execution of the power of sale contained in said mortgage to be exercised in case of such default as above set forth sold said property, because of said default, unto Thomas J. Melvin, of said county, he being then and there the highest bidder for said property, at and for the sum of eleven hundred ninety five dollars. The said purchaser has made as yet no compliance with the terms of sale.
Total amount of sales $1195.00
All of which is respectfully submitted,

Madison Brown, Assignee of mortgage, vendor.

Filed March 7th, 1924.

State of Maryland, Queen Anne's County, SCT:
I hereby certify that on this 7th day of March, in the year nineteen hundred and twenty four, before me, the subscriber, the clerk of the Circuit Court for Queen Anne's County, personally appeared Madison Brown, assignee of mortgage, vendor, above named, and he did make oath in due form of law that the matters and things set forth in the above report of sale are ture as therein stated to the best of his knowledge and belief and that said sale therein described was fairly made.

B. Hackett Turner,
Clerk of the Circuit Court for
Queen Anne's County.

Statement of Mortgage Debt.

Following is a statement of the debt due under the mortgage mentioned and described in the aforegoing report of sale:

Amount of principal due by said mortgage is the sum of	$900.00
and there is interest thereon from the 11th day of August 1923, to the first day of March, 1924, amounting to.....	30.15
	$930.15
and there are due to Madison Brown, Attorney at Law, commissions of collection on said debt which has been placed in hands for collections by the mortgagee of	46.50
Total debt, interest and commissions included &	$976.65

And to this debt is to be added unpaid state and county taxes amounting to $30.11, with interest from Sept. 1, 1923,

Madison Brown,

State of Maryland, Queen Anne's County, to wit:
I hereby certify that on this seventh day of March, 1924, before me, the subscriber, clerk of the Circuit Court for Queen Anne's County, personally appeared Madison Brown, above named assignee of mortgage, vendor, and he did make oath in due form of law that the aforegoing is a true statement of the indebtedness due under the mortgage above mentioned, to the best of his knowledge and belief.

B. Hackett Turner.
Clerk of the Circuit Court for
Queen Anne's County.

Filed March 7th, 1924.

Certificate of Publication of Advertisement of Sale:-

Mortgage Sale of Small Farm on Kent Island, Maryland.

Default having occurred in the terms of the mortgage from Thomas Ratcliffe and Annie Ratcliffe to Thomas J. Melvin, dated 11 February, 1911, and recorded in Liber S.S. No. 9, fols. 418 &., a land record book of Queen Anne's County, the undersigned assignee of said mortgage, in execution of the power of sale therein contained, will sell at public sale to the highest bidder in front of the Stevensville Bank in Stevensville, Kent Island, Maryland, at the hour of 2:30 o'clock p.m., on March 1st, 1924. The mortgaged property consisting of all that Farm or Tract of land called or known as "The Thomas Ratcliffe Property" or "The Ida Ozman Property", situate in Batts Neck, on Kent Island, Maryland, on the road from Stevensville to Batts Neck, and on the Bryan road, adjoining the property of Susie Hineman (formerly the Curtis Hoxter Property) and the Bryan or Shawn Property, and containing 25 acres of land more or less.

For particular description of the property see the said mortgage and references therein contained.

The improvements consist of a nice frame dwelling house, barn, stable, and other outbuildings in good condition. The land is all cleared and in cultivation. This property

makes a nice home and is fine for poultry and small farming.

Terms of Sale:- One third of the purchase money to be paid in cash at time of sale and the balance in six and twelve months from the day of sale, with interest from the day of sale, or all cash can be paid at time of sale, at option of the purchaser. All deferred payments are to be secured by the notes of the purchaser with surety or sureties to be approved by undersigned.

Madison Brown.
Assignee of Mortgage.
Centreville, Md.

Elmer Anthony, Auctioneer.

THE CENTREVILLE RECORD.

Centreville, Md., Mar. 7th, 1924.

The Centreville Record Publishing Co., hereby certifies that the mortgage sale in the case of Madison Brown, Assignee, vs. Ratcliffe, a true copy of which is hereto annexed was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for each of four successive weeks being twenty days before the first day of March in the year 1924.

The Centreville Record Publishing Co.
By L. E. Hopkins.

Filed March 7th, 1924.

Filed March 7th, 1924. Order Nisi.

Madison Brown, Assignee of mortgage.

vs.

Thomas Ratcliffe and Annie Ratcliffe, his wife, Mortgagors.

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

IN EQUITY.

CHANCERY NO. 2534.

ORDERED, This 7th day of March, A.D., 1924, that thesale of the real estate made and reportedin this cause by Madison Brown, Assignee of mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of May next; provided a copy of this order be inserted in some newspaper printed and publishedin Queen Anne's County, Maryland, once in each of four successive weeks before the 10th day of April next.

The Report states the amount of sales to be $1195.00.

Filed March 7th, 1924.

B. Hackett Turner, Clerk.

Copy Order Nisi.

Filed May 3rd, 1924.

Madison Brown, Assignee of Mortgage, vs. Thomas Ratcliffe and Annie Ratcliffe, his wife, mortgagors.
In the Circuit Court for Queen Anne's County, In Equity. Chancery No. 2531.

Ordered, This 7th day of March, A.D., 1924, that the sale of the real estate made and reported in this cause by Madison Brown, assignee of mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of May, next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 10th day of April next.

The Report states the amount of sales to be $1195.00.

B. Hackett Turner, Clerk.

True Copy-
Test B. Hackett Turner, Clerk.

Filed March, 7th, 1924.

THE CENTREVILLE RECORD.

Centreville, Md., May 3, 1924.

The Centreville Record Publishing Co., hereby certifies that the order nisi in the case of Madison Brown, assignee, vs. Thomas Ratcliffe, cause No. 2531, a true copy of

which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once in each of four suecessive weeks before the 10th day of April in the year 1924.

The Centreville Record Publishing Co.,

Filed May 3rd, 1924. By E. H. Brown, Jr.

Final Order of Ratification.

Omit. Omit. See page 549.

It is on this day of May, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County, sitting as the Court of Equity, ordered that the sale of the real estate of Thomas Ratcliffe, and Annie Ratcliffe, his wife, mortgagors, made by Madison Brown, assignee of mortgage, and by him reported to this Court by the report of sale above set forth, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given in accordance with the order nisi heretofore passed in said cause in relation to said sale and report; and it is further ordered that the papers and proceedings of said cause are hereby referred to Madison B. Bordley, special auditor, with instructions to him tostate and return to this Court an account between the proceed of said sale and the said Madison Brown.

Report and Account of Special Auditor.

Filed October 23rd, 1924.

Madison Brown, assignee of mortgage — Chancery

versus — Docket,

Thomas Ratcliffe and Annie Ratcliffe, his wife, mortgagors: — Cause 2534.

TO THE HONOURABLE, THE JUDGES OF SAID COURT:

The report of Madison B. Bordley, special auditor, unto Your Honours respectfully sets forth:

That he has stated the within account by first chafging Madison Brown, the party making the sale reported in the cause above mentioned, with the gross amount of the sale made and reported by him and then allowing him thereout his commissions for making the sale, per terms of mortgage, costs of advertising the sale and the several orders nisi of the cause, the court costs of the cause, bonts of the bond and the charges of the auctioneer for crying the sale, the auditor's fee and taxes due at the time of the sale by the mortgagor and finally the mortgage debt in full.

There is left from the sale after these allowances a balance of $3.47 out of which is to be paid the interest due on the taxes above mentioned, interest having been omitted in the allowance of taxes.

Respectfully submitted.

M. B. Bordley,
Special Auditor.

The proceeds of the sale of the mortgaged real estate of Thomas Ratcliffe, mortgagor, in account with Madison Brown, assignee of mortgage, person making the mortgage sale reported in this cause.

Cr.

1924		
March 1	By gross amount of the mortgage sale, per report of sale filed, to wit:	$1195.00

Dr.

March 1	To Madison Brown, party making sale, for his commissions for making sale, per terms of mortgage:		$79.20
	To do., for the court costs of this cause, as follows:		
	Costs of B. H. Turner, Clerk,	$18.75	
	Appear. fee, plantf's atty.	10.00	28.75
	To do., for the costs of his bond with corporate surety thereon, per account for same:		10.00
	Todo., for the amount paid J. E. Anthony for auctioneering property at sale:		12.50
	To do., for the amount of State and County taxes due on land sold at time of sale for year 1923, per tax bill:		31.03
	Todo., for costs of advertising sale and order nisi thereon in Centreville Record,		45.50
	To do., for costs of advertising nisi order as to this account, to wit:		3.00
	To Madison B. Bordley, special auditor, for stating this account, to wit:		4.50
	To Madison Brown in settlement of the mortgage debt assigned him per statement filed:		976.65
	To balance out of which is to be paid interest on the taxes, to wit:		3.87
		$1195.00	$1195.00

October 21st, 1924. Madison B. Bordley.

Nisi Ratification of Audit.

Madison Brown, Assignee of mortgage, IN THE CIRCUIT COURT

vs. FOR QUEEN ANNE'S COUNTY

Thomas Ratcliffe and IN EQUITY.

Annie Ratcliffe, his wife. CASE NO. 2534.

ORDERED, This 23rd day of October, in the year nineteen hundred and twenty four that the Report and Account filed in these proceedings by M. B. Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of November, 1924; provided a copy of this order be published once a week in each of two successive weeks before the 10th day of November 1924, in some newspaper printed and published in Queen Anne's County.

B. Hackett Turner, Clerk.

Filed October 23rd, 1924.

Final Order of Ratification.

It is on this 13th day of November, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County, sitting as the Court of Equity, ordered that the sale of the real estate of Thomas Ratcliffe and Annie Ratcliffe, his wife, mortgagors, made by Madison Brown, assignee of mortgage, and by him reported to this Court by the report of sale above set forth, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given in accordance with the order nisi heretofore passed in said cause in relation to said sale and report; and it is further ordered that the papers and proceedings of said cause are hereby referred to Madison B. Bordley, special auditor, with instructions to him to state and return to this Court an account between the proceed of said sale and the said Madison Brown.

Filed Nov. 14th, 1924.

Thomas J. Keating.

Order Ratifying Audit.

In the Circuit Court for Queen Anne's County, in Equity.

J. Frank Harper and Charles E. Tucker, Assignees of Mortgage, versus John T. Wilson, et al, Mortgagors.	Chancery Docket Cause No. 2340.

In re:- Petition of William H. Fisher vs. Katie Wilson, Charles F. Wilson, James A. Wilson, William Alfred Wilson, Annie M. Banks, Joseph A. Wilson, William Ellsworth Wilson and Henry Wilson.

ORDERED by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, on this 2&th day of December, in the year nineteen hundred and twenty two, that the within and aforegoing report and account of Madison Brown, Auditor, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although it appears that due notice has been given in accordance with the Order Nisi Ratification of Audit passed on the seventeenth day of November, in the year nineteen hundred and twenty two, in this cause in relation to said report and account, and J. Frank Harper and Charles E. Tucker, the Assignees of Mortgage and Vendors of the real estate sold in said cause, are hereby authorized, empowered and directed to apply the surplus of proceeds of the sale of the real estate in said original proceedings, mentioned and described as the residue or remainder thereof, in accordance with said report or account of the Auditor, of the amounts awarded by said audit and account unto the respective parties named therein with a due proportion of interest to the claims as the same has been or may be received.

Filed December 27th, 1922.

Thomas J. Keating.

Queen Anne's County, to wit: Be it remembered that on the ninth day of April, in the year nineteen hundred and twenty four, the following Bond was brought to be recorded, to wit:

KNOW ALL MEN BY THESE PRESENTS, that we, Harvey L. Cooper of Caroline County, State of Maryland, as principal, and the Maryland Casualty Company, a corporation of the State of Maryland, authorized by its charter to become sole surety on bonds, as surety, signed with the hand of Elizabeth MacDonald, its attorney in fact, said Power of attorney being filed among the land records for Queen Anne's County, are held and firmly bound unto the State of Maryland in the full and just sum of fifteen hundred dollars ($1500.00) current money, of the United States, to be paid to the State of Maryland, to which payment well and truly to be made and done we bind ourselves and every of us, our and every of our heirs, executors, administrators, successors and assigns, in the whole and for the whole, jointly and severally, firmly by these presents, sealed with our seals and dated this eighth day of April, nineteen hundred and twenty four.

Whereas, the above bounded Harvey L. Cooper, by virtue of the power contained in a mortgage from Joseph Kozarek and Paulina Kozarek, his wife, to Mabel Steele bearing date the 9th. day of November, 1920, and of record in Liber J.F.R. No. 8, folio 427, one of the land record books for Queen Anne's County, which said mortgage has assignments on same, the last being to Harvey L. Cooper on the 26th day of March, 1924, is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the covenants and conditions therein contained.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounden Harvey L. Cooper shall well and truly and faithfully perform the trust reposed in him under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of equity in relation to the sale of said mortgaged property, or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

In witness whereof, the said Harvey L. Cooper has hereunto set his hand and seal and the said Company has ordered this bond to be signed by its attorney in fact and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered in the presence of Mildred G. Breeding.

Seal's Place.

Harvey L. Cooper. (SEAL)
Maryland Casualty Company.
By Elizabeth MacDonald.
Attorney in fact.

Attest: Mildred G. Breeding.

And on the back of the aforegoing bond was thus endorsed, to wit:-
Security approved and Bond filed April ninth, 1924.
B. Hackett Turner, Clerk.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber J. F. R. No. 1, folio , a Bond record book for Queen Anne's County.
In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this ninth day of April, in the year 1924.

B. Hackett Turner. Clerk.

Certified Copy of Mortgage.
Filed April 9th, 1924.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the thirtieth day of March, in the year nineteen hundred and twenty two, the following Mortgage and Assignment was brought to be recorded, to wit:

THIS MORTGAGE, made this ninth day of November, nineteen hundred and twenty, by Joseph Kozarek, and Paulina Kozarek, his wife, of Queen Anne's County, State of Maryland.

WHEREAS, we owe Mabel L. Steele the full and just sum of thirteen hundred dollars ($1300.00) same being cash loaned this day to be paid three years from the date hereof, with interest thereon payable semi-annually, accounting from the date hereof; to better secure the prompt payment of said principal and all instalments of interest thereon when and as each shall become due and payable, as aforesaid, this mortgage is executed.

NOW THEREFORE THIS MORTGAGE WITNESSETH, that for and in consideration of the premises and the further sum of one dollar, we, the said Joseph Kozarek and Paulina Kozarek, his wife, do grant and convey unto the said Mabel L. Steele, her heirs and assigns, in fee simple, all that certain tract, part or parcel of land with improvements thereon and rights, appurtenances and advantaged thereto belonging, owned by the late John W. Slaughter, situate about one-half mile of Templeville, Queen Anne's County, on both sides of the

public road leading to Sanfield, Delaware, and described as to the lands on thewest of the aforesaid road as follows,to wit:- Beginning at a bridge on said road running with the ditch through said land to a bridge across the woods road, thence parallel with the aforesaid public road to the lands of James W. Slaughter; thence with the said James W. Slaughter land to said public road; and thence with said public road to the place of beginning, and also a small lot on the opposite side of said road, the said two lots containing in the aggregate thirty eight and one half (38½) acres or land, more or less; it being the same land conveyed to Mable L. Steele by deed of Frank Biddle and wife, dated the 28th day of June, 1919, and recorded in Liber J.T.R. Volume 2, page 371, one of the land record books for Queen Anne's County, being the same land conveyed to Joseph Kozarek and Paulina Kozarek, his wife, by Mable L. Steele, fem sole, by deed of even date herewith, said deed about to be recorded in the office aforesaid.

Provided, that if we shall cause to be paid the said principal and interest, punctually at the times for the payment of the sames, as aforesaid, and perform all the covenants herein contained, then this mortgage shall be void; And that until default we may possess said property, and we covenant to pay as they severally fall due the said principal and all instalments of interest hereby intended to be secured, all taxes that may be levied on said property when the same shall become due and payable, and all costs and attorneys commissions and charges incurred in the collection of said principal and interest, or any part thereof, and to insure immediately, and pending this mortgage to keep insured the improvements on said premises to the amount of at least their insurable value in some insurance company to be first approved by the mortgagee, his personal representatives and assigns, and to have the policy so framed or endorsed that the proceeds thereof shall be applied to thepayment of the indebtedness aforesaid; but, in case of default in any covenant herein then the whole debt, principal and interest hereby secured, shall be immediately due and demandable. And the said Mortgagee, his personal representatives and assigns, or their attorney, are hereby authorized to sell said property pursuant to law and convey the same to the purchaser upon the following terms, viz: Cash on day of sale, or for cash and credit at the option of the person making such sale, and to apply the proceeds to the payment of first, all expenses incident to such sale, including compensation to the person selling as to trustees in equity, and, if settlement of the indebtedness hereunder, principal, interest and commissions as aforesaid, be made after advertisement and before sale, then we covenant to pay one-half of said compensation reckoned on the amount due hereunder, second, all moneys due hereunder as aforesaid; and third, the balance to us or to whoever may be entitled to the same.

Witness the hands and Seals of the said mortgagors.

Joseph Kozarek (SEAL)
Test: Elizabeth MacDonald. Paulina Kozarek (SEAL)

State of Maryland, Caroline County to wit:

I hereby certify that on this ninth day of November, nineteen hundred and twenty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Caroline County aforesaid, personally appeared Joseph Kozarek and Paulina Kozarek, his wife, and acknowledged the aforegoing mortgage to be their act; and now, at the same timebefore me, also personally appeared Mabel L. Steele, the within named mortgagee, and made oath in due form of law that the consideration set forth in the aforegoing mortgage is true and bona fide as therein set forth.

Witness my hand and Notarial Seal.

Elizabeth MacDonald.
Notary Public.

Notary Public Seal.

For value received, I hereby transfer and assign the within and aforegoing mortgage to Harvey L. Cooper to the amount of Four Hundred seven dollars and nine cents ($407.09) the same to be first & prior lien retaining to myself the remaining eighthundred ninety two dollars and ninety one cents, ($892.91).

Witness my hand and seal this 9th day of November, 1920.
Test: Harry C. Smith. Mabel L. Steele. (SEAL)

Queen Anne's County, to wit: Be it remembered that on the ninth day of April, in the year, 1924, the following assignment was brought to be recorded, to wit:- For value received, I hereby transfer and assign the remaining eight hundred ninety two dollars and ninety one cents ($892.91) of the within and aforegoing mortgage to Harvey L. Cooper.

Witness my hand and seal this 2nd day of February, 1924.
Test: Elizabeth MacDonald. Mabel L. Steele. (SEAL)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber J. F. R. No. 8, folio 427 etc., a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 9th day of April, in the year 1924

Seal.

B. Hackett Turner.
Clerk.

Report of Sale.
Filed May 15th, 1924.

Harvey L. Cooper, Assignee

vs.

Joseph Kozarek and
Paulina Kozarek, his wife.

In the Circuit Court

for Queen Anne's County

In Equity. No.

TO THE HONOURABLE, THE JUDGES OF SAID COURT:

The report Of Harvey L. Cooper, Assignee, respectfully shows:

FIRST: That on the 9th day of November, 1920, Joseph Kozarek and Paulina Kozarek, his wife, did execute a deed of mortgage to Mabel L. Steele, on

ALL that certain tract, part or parcel of land owned by the late John W. Slaughter, situate about one-half mile of Templeville, Queen Anne's County, on both sides of the public road leading to Sanfield, Delaware, and described as to the lands on the west of the aforesaid road as follows, to wit:

BEGINNING at a bridge on said road and running with the ditch through said land to a bridge across the woods road; thence parallel with the aforesaid public road to the lands of Jas. W. Slaughter; thence with the said James W. Slaughter land to said public road; and thence with said public road to the place of beginning, and also a small lot on the opposite side of said road, the said two lots containing in the aggregate THIRTY-EIGHT and ONE-HALF (38½) ACRES OF LAND, more or less, it being the same land conveyed to Mabel L. Steele by deed of Frank Biddle and wife dated the 28th day of June, 1919 and recorded in Liber J.F.R. Vol. 2, page 371, one of the Land Record Books for Queen Anne's County, and being the same land conveyed to Joseph Kozarek and Paulina Kozarek, his wife, by Mabel L. Steele, feme sole, by deed of record among the Land Record Books for Queen Anne's County aforesaid, which mortgage has two assignments on same to Harvey L. Cooper, one to the amount of FOUR HUNDRED SEVEN DOLLARS AND NINE CENTS ($407.09) on November 9, 1920, and the other for the remainder of EIGHT HUNDRED NINETY ONE CENTS ($892.91) on February 2, 1924, said assignments of record at the foot of said mortgage as will appear by certified copy of said mortgage and assignments filed among the proceedings in this cause.

SECOND: That default occurred in the covenants and conditions in said mortgage contained on the part of Joseph Kozarek and Paulina Kozarek, his wife, their heirs and personal representatives to be performed and kept.

THIRD: That your assignee, by virtue of a power of sale vested in him by said mortgage, after having given more than twenty days' notice of the time, place, manner and terms of sale by advertisement in The Centreville Observer, a weekly newspaper printed and published in Queen Anne's County (as will appear by copy of said advertisement with printer's certificate thereto annexed, filed herewith as part of this report and marked "Exhibit A"), and after having given bond to the State of Maryland in the penalty of FIFTEEN HUNDRED DOLLARS ($1500.00) with surety approved by the Clerk of this Court, did attend at public sale in front of the store of Knotts and Davis in the town of Templeville, Maryland, on Saturday, May 10, 1924, between the hours of 2 and 4 o'clock p.m. and did then and there proceed to offer the real estate mentioned in said advertisement and did then and there sell the same to Ernest G. Cooper, he being then and there the highest bidder therefore, at and for the price and sum of SEVEN HUNDRED FIFTY DOLLARS ($750.00).

Your assignee further reports that the terms of sale have been complied with.

Harvey L.Cooper.

Assignee.

STATE OF MARYLAND, CAROLINE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this thirteenth day of May, nineteen hundred and twenty four, before me, the subscriber, a Notary Public of the State of Maryland in and for Caroline County aforesaid, personally appeared Harvey L. Cooper, Assignee, and made oath in due form of law that the matters and things set forth in the aforegoing report are true to the best of his knowledge and belief and that the sale therein reported was fairly made.

Filed May 15th, 1924.

Elizabeth MacDonald.

Notary Public.

Certificate of Advertisement of Sale.

Filed May 15th, 1924.

Assignee's Sale of Valuable Real Estate, near Templeville.

Under and by virtue of power of sale contained in a mortgage from Joseph Kozarek and Paulina Kozarek, his wife, to Harvey L. Cooper, bearing date the 9th day of November, 1920, which said mortgage has assignments on same, the last being to Harvey L. Cooper, mortgage and assignments being of record in Liber J. F. R. No. 8, folio 427, a Land Record Book for Queen Anne's County, the undersigned, as Assignee, will offer and expose at public sale to the highest bidder, in front of the Store of Knotts & Davis in Templeville, Queen Anne's County, Maryland, on Saturday, May 10, 1924, between the hours of 2 and 4 o'clock p.m., the following described real estate:

All that certain tract, part or parcel of land owned by the late John W. Slaughter, situate about one-half mile of Templeville, Queen Anne's County, on both sides of the publicroad leading to Sanfield, Delaware, and described as to the lands on the west of the aforesaid road as follows, to wit:

Beginning at a bridge on said road and running with the ditch through said land to a bridge across the woods road; thence parallel with the aforesaid public road to the lands of Jas. W. Slaughter; thence with the said James W. Slaughter land to said public road; and thence with said public road to the place of beginning; and also a small lot on the opposite side of said road, the said two lots containing in the aggregate thirty-eight and one-half acres of land, more or less, it being the same land conveyed to Mabel L. Steele by deed of Frank Biddle and wife, dated the 28th day of June, 1919, and recorded in Liber J.F.R. Vol 2, Page 371, one of the Land Record Books for Queen Anne's county and being the same land conveyed to Joseph Kozarek and Paulina Kozarek, his wife, by Mabel L. Steele, feme sole, by deed of record among the Land Record Books for Queen Anne's County aforesaid.

The improvements consist of a small dwelling and barn in fair repair.

Terms of Sale-Cash on day of sale. Title papers at expense of purchaser.

Harvey L. Cooper.

James Temple, Auctioneer. Assignee.

THE CENTREVILLE OBSERVER.

Centreville, Md., July 7, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Assignee's Sale of real estate in the case of Joseph Kozarek and Paulina Kozarek vs. Harvey L. Cooper, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 10th day of May in the year 1924.

The Centreville Observer Publishing Co.

By Bertha G. Durney.

Nisi.

Harvey L. Cooper,

Assignee,

vs.

Joseph Kazarek,
Paulina Kozarek, his wife.

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

IN EQUITY.

CHANCERY NO. 2537.

ORDERED, This 15th day of May, A.D., 1924, that the sale of the real estate madeand reported in this cause by Harvey L. Cooper, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July, next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 18th day of June next.

The Report states the amount of sales to be $750.00.

B. Hackett Turner, Clerk.

Filed May 15th, 1924.

Certificate of Publication
of Order Nisi.

Filed July 17th, 1924.

Nisi.

Harvey L. Cooper, Assignee vs. Joseph Kozarek, Pauline Kozarek.
In the Circuit Court for Queen Anne's County, in Equity; Chancery No. 2537.

Ordered, This 15th day of May, A.D.,1924, that the sale of the real estate made and reported in this cause by Harvey L. Cooper, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of July next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Md., once in each of four successive weeks before the 18th day of June, next.

The Report states the amount of sales to be $750.00.

B. Hackett Turner, Clerk.

True Copy-Test:

B. Hackett Turner, Clerk.

Filed May 15th, 1924.

THE CENTREVILLE OBSERVER.

Centreville, Md., July 7th, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Nisi in the case of Harvey L. Cooper, Assgn., vs, Joseph Kozarek, Paulina Kozarek, Chancery No. 2537, a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, once a week for four successive weeks before the 18th day of June in the year 1924.

The Centreville Observer Publishing Co.

By Bertha G. Durney.

Final Order of Ratification.

Harvey L. Cooper, Assignee

vs.

Joseph Kozarek and
Paulina Kozarek, his wife,

In the Circuit Court for

Queen Anne's County, in Equity.

ORDERED, This 19th day of July, nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County in Equity and by the authority of said Court, that the sale of the property mentioned in these proceedings, made and reported by Harvey L. Cooper, assignee, be ratified andconfirmed, no cause to the contrary having been shown, although

due public notice appears to have been given as required by previous order of this Court. The assignee is allowed the commissions and all expenses provided in the mortgage, not personal when proper vouchers are filed with the auditor.

Thomas J. Keating.

Filed July 19th, 1924.

Statement of Debt.

Joseph Kozarek and Paulina Kozarek, Denton, Md., July 16, 1924
his Wife.

To
Harvey L. Cooper, Assignee, Dr.
Attorney at Law.

N-119	Mortgage principal	$1300.00
	Interest from 5/9/21 to 5/10/24	234.22
		$1534.22

STATE OF MARYLAND, CAROLINE COUNTY, to wit:

I hereby certify that on this, the sixteenth day of July, one thousand nine hundred and twenty four before me, a Notary Public of the Stateof Maryland, in and for Caroline County aforesaid, personally appeared Harvey L. Cooper, Assignee of Joseph Kozarek and wife, and made oath in due form of law that the annexed statement is just and true and that he has not directly or indirectly received any part of themoney charged thereby, or any security or satisfaction for the same, to the best of his knowledge and belief.

Witness my hand and notarial seal.

Notary Public Seal.

Elizabeth MacDonald,
Notary Public.

Report and Account of the Auditor.-
Filed Aug. 8th, 1924.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

Harvey L. Cooper, assignee — Chancery

versus — Cause Number 2537.

Joseph Kozarek, et. al.

TO THE HONOURABLE, THE JUDGES OF SAID COURT:

The report of Madison Brown, auditor, untoYour Honors, respectfully sets forth:

That he has stated the within account by first charging Harvey L. Cooper, the party making the sale, with the gross proceeds of the sale so made by him, and then thereout allowing him his commissions for making the sale per the terms of the mortgage, his costs incident to sale and to the cause, and the auditor's fee.

The balance remaining after these allowances is not sufficient to pay the mortgage claim in full and is in the within account awarded to the assignee of the mortgage in part payment of his mortgage claim-

Below is appended statement of the mortgage debt:

August 8, 1924-

Madison Brown, Auditor.

STATEMENT OF MORTGAGE DEBT:

Amount of mortgage debt on day of sale	$1543.22
Cr, by amount applicable thereto per within account:	597.43
Balance which bears interest from May 10, 1924,	$936.79

The proceeds of the sale of the mortgaged real estate of Joseph Kozarek and Paulina Kozarek, his wife, mortgagors making the mortgage mentioned in said cause, in account with Harvey L. Cooper, assignee of said mortgage, person making the mortgage sale-

		Cr.	
1924			
10 May	By gross proceeds of the mortgage sale, per report of sale filed, to wit:		$750.00
		Dr.	
" "	To Harvey L. Cooper, party making sale for his commissions per terms of mortgage, the sum of	$51.25	
	To do., for the court costs of this cause as follows: costs of B.H. Turner, Clerk $18.75 appear fee, H.L.Cooper, 10.00	28.75	
	To do., for the amount paid for this bond to corporate surety thereon, per receipted account, to wit:	10.00	
	To do., for amount paid for advertising sale and the orders nisi of cause in Observer, per receipted account, to wit:	28.25	
	To do., for amount paid auctioneer at sale for crying sale, per receipted account, to wit:	5.00	
	To do., for amount of State and County taxes, 1924, on mortgaged property paid by him, per receipted account, to wit:	24.82	
	To Madison Brown, auditor, for stating account, the sum of	4.50	
		$152.57	
	To Harvey L. Cooper, assignee of mortgage in part of mortgage debt, this balance of	597.43	
		$750.00	$750.00

August 8, 1924.

Madison Brown,
Auditor.

Filed August 8th, 1924.

Nisi Ratification of Audit.

Harvey L. Cooper, Assignee, vs. Joseph Kozare, et.al.

IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY
IN EQUITY.
CASE No. 2537.

ORDERED, This 8th day of August, in the year nineteen hundred and 24, that the Report and Account filed in these proceedings by Madison Brown, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of September, 1924; provided a copy of this order be published once a week in each of two successive weeks before the 25th day of August, 1924, in some newspaper printed and published in Queen Anne's County.

Filed Aug. 8th, 1924.

B. Hackett Turner, Clerk.

Queen Anne's County, to wit: Be it remembered that on the ninth day of May in the year nineteen hundred and twenty four, the following Order to Docket Suit was brought to be recorded, to wit:

J. Frank Harper and
William R. Horney,
Assignees of Mortgage.

vs.

Samuel McCosh Walls and
Mary R. Walls, his wife,
Mortgagors.

In the Circuit Court for
Queen Anne's County
in Equity.

Cause No. 2540.

B. Hackett Turner, Clerk:

Docket suit forthwith on the Chancery Docket of said Court in accordance with the above titling and file in the papers in said cause certified copy of the mortgage from Samuel McCosh Walls and Mary R. Walls, his wife, to Martha J. Barnes and Emma E. Barnes, dated August 23fd, 1919, and of the assignment of said mortgage from the said Martha J. Barnes and Emma E. Barnes to J. Frank Harper and William R. Horney, dated April 28th, 1924, said mortgage and assignment being recorded in Liber J. F. R. No. 3, folios 22, etc., a land record book for Queen Anne's County aforesaid.

This suit, to be instituted as aforesaid, is a suit for the foreclosure of the above described mortgage under the power of sale contained therein, default having occurred in the terms, conditions and covenants of said mortgage by reason of the non-payment of the interest covenanted to be paid upon the principal mortgage debt by the terms of said mortgage at the time therein provided for the payment thereof.

And as in duty bound, etc.

J. Frank Harper.

William R. Horney.
Assignees of Mortgage.

Certified Copy of Mortgage.
Filed May 9th, 1924.

QUEEN ANNE'S COUNTY, TO WIT:- Be it remembered that on the thirtieth day of August, in the year nineteen hundred and ninetee, the following Mortgage was brought to be recorded, to wit:-

THIS MORTGAGE, made this twenty third day of August, in the year nineteen hundred and nineteen, by Samuel McCosh Walls and Mary R. Walls, his wife, of Kent Island State of Maryland, but at the time of the execution of this mortgage temporarily residing in Queen Anne's County, in the State of Maryland.

WHEREAS, the said Samuel McCosh Walls is justly indebted unto Martha J. Barnes of Queen Anne's County, State of Maryland, in the full and just sum of five thousand dollars, which said sum it is hereby agreed shall be paid unto the said Martha J. Barnes at the expiration of five years from the date of this mortgage, with interest thereon in the meantime payable semi-annually from the date of this mortgage at the rate of five per centum per annum, and

WHEREAS the said Samuel McCosh Walls is also indebted unto Emma E. Barnes of Queen Anne's County aforesaid, in a like sum of five thousand dollars, which sum it is hereby agreed shall be paid to the said Emma E. Barnes at the expiration of five years from the date of this mortgage, with interest thereon in the meantime payable semi-annually from the date of this mortgage at the rate of five per centum per annum, and

WHEREAS it was an express precedent agreement and a condition to the sale and conveyance of the hereinafter described property by the said Martha J. Barnes and Emma E. Barnes to the said Samuel McCosh Walls by the deed hereinafter mentioned that both of the principal sums above mentioned and secured by this mortgage as above set forth and the interest thereon to accrue and be paid as above set forth, were to be secured and assured by this mortgage.

NOW THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and of the sum of one dollar, the said Samuel McCosh Walls and Mary R. Walls, his wife, do hereby grant and convey unto the said Martha J. Barnes and Emma E. Barnes, their heirs and assigns forever, in fee simple, as tenants in common, all that tract ofland, or farm called or known as The Barnes Farm, situate, lying and being in the Seventh Election District of Queen Anne's County, State of Maryland, on both sides of the public road leading from Unicorn Woolen Mills to Millington, in Kent County, aforesaid, adjoining the lands of John Biggs, Charles S. Stevens and the Unicorn Woollen Mills, and

containing one hundred and sixty acres of land, more or less; being the same land granted and conveyed unto the said Samuel McCosh Walls by the said Martha J. Barnes and Emma E. Barnes, by deed bearing even date herewith and intended to be filed for record so that the same can be recorded immediately to precede the record of this mortgage, which is given to secure apart of the purchase money paid by said Samuel McCosh Walls to the said Martha J. Barnes and Emma E. Barnes for said land and named in said deed, the delivery of this mortgage and of said deed being simultaneous acts.

Together with all rights, roads, ways, waters, privileges and advantages, thereto belonging, or in any wise appertaining, and the buildings and improvements thereon erected and being.

And it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops,pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property.

Provided, that if the said Samuel McCosh Walls, his heirs, executors, administrators or assigns shall well and truly pay to the said Martha J. Barnes, her executors, administrators or assigns, the aforesaid sum of five thousand dollars due by him, to her as above set forth, and also the interest thereon to accrue and be paid as above set forth, when and as the same shall respectively fall due and mature and shall also well and truly pay to the said Emma E. Barnes, her heirs, executors, administrators or assigns the aforesaid sum of five thousand dollars, due to her as above set forth andalso the interest thereon to accrue and be paid as above set forth, when and as the same shall respectively fall due and mature as above set forth, and shall perform all the covenants, conditions and agreements herein on their part to be perform, then this mortgage shall be void; and until default be made in the premises the said Samuel McCosh Walls, his heirs and assigns shall possess said property.

And the said Samuel McCosh Walls for himself, his heirs, executors, administrators and assigns hereby covenants to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in thecollection of said debt and interest, or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of at least the insurable value thereof in some Company or Companies approved by the said Martha J. Barnes and Emma E. Barnes, their executors, administrators or assigns, and to have the said policy or policies so framed or endorsed, that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagees, their executors, administrators or assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value.

But, in case of default in payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said Martha J. Barnes and Emma E. Barnes, or either of them, their or either of their executors, administrators or assigns, or J. Frank Harper of Queen Anne's County, their duy constituted Attorney for the purpose, are hereby authorized and empowered to sell said premises upon giving twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County aforesaid and such other notice as party selling may deem expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to Trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity; second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not; and, third, the balance to Samuel McCosh Walls, or whoever may be entitled to same.

And it is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said Martha J. Barnes and Emma E. Barnes, or either of them, their or either of their executors administrators, successors or assigns, or J. Frank Harper, their said Attorney, shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred under said foreclosure proceedings, including all costs of advertisement, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness principal and interest, equal to one-half the commission allowed Trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions the said Samuel McCosh Walls for himself, his heirs, executors, administrators and assigns, hereby covenants to pay.

In testimony whereof the said Samuel McCosh Walls and Mary R. Walls, his wife, do hereunto subscribe their names and affix their seals the day and year first above written.

Test: J. McK. Tilghman.

Samuel McCosh Walls. (SEAL)
Mary R. Walls. (SEAL)

State of Maryland, Queen Anne's County, Sct:-

I hereby certify that on this twenty third day of August, in the year nineteen hundred and nineteen, before me, the subscriber, a Justice of the Peace of the State of

Maryland in and for Queen Anne's County aforesaid, personally appeared Samuel McCosh Walls and Mary R. Walls, his wife, and did each acknowledge the aforegoing mortgage to be their respective act.

J. McK. Tilghman.
Justice of the Peace.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 23rd day of August, in the year nineteen hundred and nineteen, before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Martha J. Barnes and Emma E. Barnes, the within named mortgagees, and each made oath in due form of law that the consideration stated in the aforegoing mortgage is true and bona fide as therein set forth.

J. McK. Tilghman.
Justice of the Peace.

For assignment of above mortgage, see folio 573 of this Liber.
B. H. Turner, Clerk.

Queen Anne's County, to wit: be it remembered that on the ninth day of May, in the year nineteen hundred and twenty four, the following assignment was filed for record, to wit:

For value received, we hereby assign the within and aforegoing mortgage to J. Frank Harper and William R. Horney, for the purpose of collection by foreclosure or otherwise.

Witness our hands and seals this twenty eighth day of April, in the year nineteen hundred and twenty four.

Martha J. Barnes. (SEAL)
Emma E. Barnes. (SEAL)

Test: Honey A. Bolton.
Madison Brown.

State of Maryland, Queen Anne's County, to wit:

I hereby certify that the aforegoing is truly taken and copied from Liber J.F.R. No 3, folio etc., a land record book for Queen Anne's County,

Seal. In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this ninth day of May, in the year nineteen hundred and twenty four.

B. Hackett Turner.
Clerk.

Certified Copy of Bond.
Filed May 9th, 1924.

Queen Anne's County, to wit:- Be it remembered that on the ninth day of May, in the year nineteen hundred and twenty four, the following Bond was filed for record, to wit:-

613626-24

KNOW ALL MEN BY THESE PRESENTS, that we, J. Frank Harper and William R. Horney, of Queen Anne's County, in the State of Maryland, and the UNITED STATES FIDELITY AND GUARANTY COMPANY, a body corporate duly authorized by its charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland in the full and just sum of twelve thousand and five hundred dollars, ($12,500.00) current money of the United States, to be paid to the State of Maryland, or its certain attorney, to which peyment well and truly to be made and done we bind ourselves and each of us, our and each of our heirs, executors and administrators, successors and assigns, in the whole and for the whole jointly and severally, firmly by these presents, sealed with our seals and dated this seventh day of May, in the year nineteen hundred and twenty four.

WHEREAS a certain mortgage from Samuel McCosh Walls and Mary R. Walls, his wife, to Martha J. Barnes and Emma E. Barnes, bearing date the twenty third day of August, nineteen hundred and nineteen, and recorded in Liber J.F.R. No. 3, folios 22, etc., a land record book for Queen Anne's County aforesaid, was by the said Martha J. Barnes and Emma E. Barnes duly assigned to the said J. Frank Harper and William R. Horney by assignment dated the twenty eighth day of April, nineteen hundred and twenty four, and recorded among said land records at the foot of said mortgage.

AND WHEREAS the above bounden J. Frank Harper and William R. Horney, the assignees of said mortgage as aforesaid, are about to execute the power of sale contained in the aforegoing mortgage by making sale of the property described in, granted and conveyed by said mortgage, default having occurred in the terms, conditions and covenants of said mortgage by reason of the non-payment of the interest covenanted to be paid upon the principal mortgage debt by the terms of said mortgage at the time therein provided for the payment thereof;

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden J. Frank Harper and William R. Horney do and shall well and faithfully abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of

the said mortgaged property or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of Madison Brown.

Seal's Place.

J. Frank Harper (SEAL)
William R. Horney.(SEAL)

UNITED STATES FIDELITY AND GUARANTY COMPANY
By Chas. O. Scull.
Vice President.

Attest: Charles V. Hemsley.
Assistant Secretary.

And on the back of the aforegoing bond was thus endorsed, to wit:-
Security approved and Bond filed May 9th, 1924.
B. Hackett Turner, Clerk.

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, to wit:-

I hereby certify that the aforegoing is truly taken and copied from Liber J.F.R. No 1, folio 66 etc., a Bond Record Book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 9th day of May, in the year nineteen hundred and twenty four.

Seal.

B. Hackett Turner,
Clerk.

Report of Sale.
Filed June 3rd, 1924.

J. Frank Harper and
William R. Horney,
Assignees of Mortgage,

vs.

Samuel McCosh Walls and
Mary R. Walls, his wife,
Mortgagors.

In the Circuit Court for
Queen Anne's County
in Equity.
Cause No. 2540.

To the Honorable, the Judges of said Court:

The Report of J. Frank Harper and William R. Horney, Assignees of the mortgage hereinafter described, to your Honors, respectfully sets forth:

1. That when default was made by the mortgagors by reason of the non-payment of the interest covenanted to be paid upon the principal mortgage debt by the terms of the mortgage mentioned in these proceedings, at the time therein provided for the payment thereof, the said mortgage being as follows, to wit: the mortgage from Samuel McCosh Walls and Mary R. Walls, his wife,to Martha J. Barnes and Emma E. Barnes, dated the twenty third day of August, in the year nineteen hundred and nineteen, and recorded in Liber J. F. R. No.3, folios 22 etc., a land record book for Queen Anne's County, State of Maryland, which mortgage was duly assigned by the said Martha J. Barnes and Emma E. Barnes, to J. Frank Harper and William R. Horney by assignment dated the twenty eighth day of April, in the year nineteen hundred and twenty four, and recorded among said land records at the foot of said mortgage, a copy of which said mortgage and assignment, duly certified, is filed among the proceedings in this cause.

2. That prior to the sale hereinafter mentioned of the mortgaged real estate, the said J. Frank Harper and William R. Horney, Assignees of said mortgage as aforesaid, gave bond to the State of Maryland conditioned to abide by and fulfill any order or decree which should be made by any Court of Equity in relation to the sale of the mortgaged property or the proceeds thereof, as provided by law, which bond was filed with the Clerk of this Court, and was by the said Clerk duly approved, prior to the sale hereinafter reported.

3. That after giving notice of the time, place, manner and terms of sale by advertisement in The Centreville Observer and The Centreville Record, two newspapers published in Queen Anne's County aforesaid, for more than twenty days before the day of sale, the said J. Frank Harper and William R. Horney, Assignees, of the said mortgage as aforesaid, did, pursuant to said notice, attend in front of the Court House door in the town of Centreville, Queen Anne's County, Maryland,on Tuesday, the third day of June, nineteen hundred and twenty four, at the hour of two o'clock P.M., and then and there, by virtue and in execution of the power of sale contained in said mortgage to be exercised in case of default in the terms thereof, default having occurred therein as hereinbefore stated, proceeded to sell the real estate described in and granted by said mortgage, that

is to say: they then and there offered at public sale to the highest bidder the real estate described in said advertisement of sale and in said mortgage, being all that tract of land or farm known as the "Barnes Farm" situate, lying and being in the Seventh Election district of Queen Anne's County, State of Maryland, on both sides of thepublic road leading from Unicorn Woolen Mills to Millington, in Kent County, State of Maryland, adjoining the lands of John Biggs, Charles S. Stevens and the Unicorn Woolen Mills, and containing one nundred and sixty acres of land, more or less, being the same land granted and conveyed unto the said Samuel McCosh Walls by the said Martha J. Barnes and Emma E. Barnes by deed bearing date the twenty third day of August, nineteen hundred and nineteen, and recorded among the said land records in Liber J.F.R. No. 3, folios 21, etc., and sold the same to Martha J. Barnes and Emma E. Barnes, the mortgagees named in the aforegoing mortgage, at and for the sum of Fifty Dollars ($50.00) per acre, making the total purchase price for the said farm of 160 acres, more orless, the sum of Eight Thousand Dollars ($8,000.00), they being then and there the highest bidder therefor at the said sum. A certificate of publication of the aforesaid advertisement of sale in The Centreville Observer, a newspaper published as aforesaid in Queen Anne's County, Maryland, is filed herewith as a part of this Report marked Exhibit "A".

4. That prior to offering said property for sale, announcement was made by the said said Assignees that the said farm would be sold subject to the tenancy of Hiram Walls, the present tenant thereof, for the remainder of the current year, 1924; that the purchaser would receive thellandlord's share of the wheat crop now growing on said farm and of the corn crop on said farm of the present year but not thetenant's share of said crops; and that the purchaser would be required to pay the State and County taxes on the property sold for the current year, 1924.

Respectfully submitted.

J. Frank Harper.

William R. Horney.

Assignees of Mortgage.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY, that on this third day of June, in the year nineteen hundred and twenty four, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, Maryland, personally appeared J. Frank Harper and William R. Horney, Assignees of mortgage, and each made oath in due form of law that the matters and things stated in the aforegoing Report of Sale are true to the best of their knowledge and belief, and that the sale therein reported was fairly made.

B. Hackett Turner.
Clerk of the Circuit Court for
Queen Anne's County, Maryland.

Filed June 3rd, 1924.

Advertisementoof Sale.
Filed June 3rd, 1924.

Assignee's Sale of Valuable Farm.
In Queen Anne's County, Maryland, near Millington.

Because of default in the terms of the mortgage to Martha J. Barnes and Emma E. Barnes, from Samuel McCosh Walls and Mary R. Walls, his wife, dated August 23rd, 1919, and recorded in Liber J.F.R. No. 3, folios 22, etc., a land record book for Queen Anne's County, Maryland, and by the said Martha J. Barnes and Emma E. Barnes on April 28th, 1924, by assignment of said date duly recorded among said land records, duly assigned unto J. Frank Harper and William R. Horney, the undersigned, by virtue of the power of sale contained in said mortgage, will sell at public auction to the highest bidder, in front of the Court House door, in the town of Centreville, Queen Anne's County, Maryland, on Tuesday, June 3rd, 1924 beginning at the hour of 2 O'clock p.m., the property conveyed by said mortgage, consisting of all that tract of land or farm known as the "Barnes Farm", situate in the Seventh Election District of Queen Anne's County, Maryland near Millington, on both sides of the public road leading from the Unicorn Woolen Mills to Millington, adjoining the lands of John Biggs, Charles S. Stevens and the Unicorn Woolen Mills, and containing 160 acres of land, more or less.

The improvements consist of a large 2½ story frame dwelling in good repair and containing eleven rooms; also a stable, barn, carriage house, silo, implement shed, ice house and other out-buildings. There is a fine well of water near the house.

The farm has a good light soil which is fertile and productive and grows nice crops of wheat, corn, grass and truck. All the land, with the exception of about two acres is arable, and three of the fields border on the Mill Pond.

The location of this property is desirable and attractive, it being just outside of the town of Millington on the new cement road now under construction leading out of Millington to Sudlersville, while its close proximity to the railroad and the town makes the situation a most convenient one in every respect.

Terms of Sale:

One-third of the purchase money to be paid in cash on the day of sale, and the

balance of the purchase money to be paid in two equal installments payable respectfully in one and two years from July 1st, 1924, with interest on each installment from the said 1st day of July, 1924, and the payment thereof to be secured by the notes of the purchaser or purchasers with surety or sureties to be approved by the undersigned; or the whole purchase money may be paid in cash, at the option of the purchaser or purchasers.

Further particulars will be made known on the day of sale.

J. Frank Harper.
William R. Horney.
Assignees.

Madison Brown, Attorney:
T. Frank Seward, Auctioneer.

"Exhibit A".

THE CENTREVILLE OBSERVER.

Centreville, Md., June 2nd, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Assignee's Sale in the case of J. Frank Harper and Wm. R. Horney, Assignees, of Mortgage vs. Samuel McCosh Walls and Mary R. Walls, his wife, mgrs. a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four suecessive weeks, the last issue being before the third day of June in the year 1924.

The Centreville Observer Publishing Co.,
By Bertha G. Durney.
Sec.

Filed June 3rd, 1924.

Nisi.

J. Frank Harper and
William R. Horney, Assignees,
of Mortgage,

vs.

Samuel McCosh Walls and
Mary R. Walls, his wife.

IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY
IN EQUITY.
CHANCERY NO. 2540.

ORDERED, This third day of June A.D., 1924, that the sale of the real estate made and reported in this cause by J. Frank Harper and William R. Horney, Assignees of mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of August next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four suocessive weeks before the 8th day of July next.

The Report states the amount of sales to be $8000.

Filed June 3rd, 1924.

B. Hackett Turner, Clerk.

Certificate of Publication of Order Nisi.

Filed August 14th, 1924.

J. Frank Harper and William R. Horney, Assignees of Mortgage, vs. Samuel McCosh Walls, his wife.

In the Circuit Court for Queen Anne's County. Chancery No. 2540 .

Ordered, This third day of June A.D. 1924, that the sale of the real estate made and reported in this cause by J. Frank Harper and William R. Horney, Assignees of Mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of August next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 8th day of July next.

The Report states the amount of sales to be $8,000.

B. Hackett Turner, Clerk.

True Copy
Test: B. Hackett Turner, Clerk.

Filed June 3rd, 1924.

THE CENTREVILLE RECORD.

Centreville, Md., Aug. 14th, 1924.

The Centreville Record Publishing Co., hereby certifies that the order nisi in the case of Harper & Horney, Assignees, vs. S. S. McC. Walls and wife, Chy. 2540, a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once in each of four successive weeks before the 8 day of July in the year 1924.

The Centreville Record Publishing Co.

Filed August 14th, 1924. By F. H. Brown, Jr.

Final Order of Ratification.

J. Frank Harper and
William R. Horney,
Assignees of Mortgage,

vs.

Samuel McCosh Walls and
Mary R. Walls, his wife,
Mortgagors.

In the Circuit Court for
Queen Anne's County
in Equity.
Cause No. 2540.

ORDERED, this twenty first day of August, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that the sale of the real estate made by J. Frank Harper and William R. Horney, Assigness of Mortgage, and reported by them in the above cause, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given by the preceding Order Nisi passed in this cause on the third day of June, nineteen hundred and twenty four; and the said J. Frank Harper and William R. Horney, Assignees of Mortgage as aforesaid, are allowedthe commissions and all expenses, not personal, which are provided for by the mortgage and for which theysshall produce vouchers to the Auditor of this Court.

Thomas J. Keating.

Filed Aug. 21st, 1924.

Statement of Mortgage Debt.
Filed Aug. 18th, 1924.

J. Frank Harper and
William R. Horney,
Assignees of Mortgage,

vs.

Samuel McCosh Walls and
Mary R.Walls, his wife,
Mortgagors.

In the Circuit Court for
Queen Anne's County
in Equity.
Cause No. 2540.

STATEMENT OF MORTGAGE DEBT.

Statement of principal mortgage debt, interest, etc., due as of the day of sale, under the mortgage from Samuel McCosh Walls and Mary R. Walls, his wife, to Martha J. Barnes and Emma E. Barnes, dated August 23rd, 1919, and recorded in Liber J. F. R. No. 3, folios 22 etc., a land record book for Queen Anne's County, State of Maryland, and by the said Martha J. Barnes and Emma E. Barnes duly assigned to J. Frank Harper and William R. Horney, for the purpose of collection by foreclosure or otherwise, by assignment dated April 28th, 1924, to wit:

Amount of the principal mortgage debt secured by said mortgage attached hereto.	$10.000.00
Amount of the interest on the said principal mortgage debt from August 23rd, 1923 to Feb. 23rd, 1924,	250.00
Amount of the interest on the said principal mortgage debt from Feb. 23rd, 1924, to June 3rd, 1924, (the date of the sale of the real estate made and reported in the above cause).	138.89
Total amount of the principal mortgage debt and the interest due thereon to June 3rd, 1924,	$10,388.89

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this day of , in the year nineteen hundred and twenty four, before the subscriber, the Clerk of the Circuit Court for Queen Anne's County personally appeared J. Frank Harper and William R. Horney, the assignees of the Mortgage from Martha J. Barnes and Emma E. Barnes aoresaid, and did each make oath in due form of law that the aforegoing statement of principal mortgage debt and interest are true to the best of their knowledge and belief.

Filed August 28th, 1924.

B. Hackett Turner.
Clerk of the Circuit Court for
Queen Anne's County.

Report and Account of Special Auditor.
Filed August 29th, 1924.

In the Circuit Court for Queen Anne's County in Equity.

J. Frank Harper and
William R. Horney,
Assignees of Mortgage,
versus
Samuel McCosh Walls
et al., mortgagors.

Chancery Docket,
Cause No. 2540.

To the Honorable, the Judges of said Court:

The report of Madison B. Bordley, special auditor, unto Your Honors respectfully sets forth:

That he has stated the within account by first charging the plaintiffs of the cause with the amount of the sale made and reported by them, and then thereout allowing unto them their commissions, per rule of court and termsof mortgage, their costs of advertising the notices of sale and the several orders nisi of the cause, auctioneer's fees, court costs and bond charges and the fee of the auditor.

After these allowances have been made out of the gross sale the balance of the gross remaining is not sufficient topay the mortgage debt in full and is allowed then unto the assignees of the mortgage on account of their mortgage claim. A statement of the debt after this allowance of the net sale is appended to the account.

Respectfully submitted,

August 28th, 1924.

M. B. Bordley,
Special Auditor.

The proceeds of the sale of the mortgage real estate of Samuel McCosh Walls, mortgagor, in account with J. Frank Harper and William R. Horney, assignees of mortgage, vendors making the mortgage sale.

Cr.

1924.
3 June By gross proceeds of the mortgage sale, per report of sale filed by the said vendors, to wit: $8,000.00

Dr.

" " To J. Frank Harper & William R. Horney, assignees of mortgage, vendors making the sale, for their commissions for making the sale, per terms of the mortgage and rule of ccurt, to wit: $365.00
To do., for the court costs of this cause per the statement made by the clerk as follows:
Costs of B.H. Turner, clerk, $19.75
Appearance fee of plaintiff's attys. 10.00 29.75
To do., for costs of advertising the notice of sale and order nisi notice thereon in Observer, per account for same, to wit: 45.00
To do., for costs of advertising the notice of sale in Record, per account for same, to wit: 46.25
To do., for the charges of T.F. Seward for crying the sale reported, per his account for same, 15.00
To do., for the costsof advertising the order nisi notice to be passed as to this report and account, 3.00
To do., for the costs of the bond filed by them with corporate surety thereon, per account of same, 37.50

To Madison Bordley, special auditor, for stating this account, to wit:

To J. Frank Harper and William R. Horney,
assignees of mortgage mentioned in this cause,
on account of the amount due them under said
mortgage, this balance (which is not sufficient
to pay their mortgage claim in full), to wit: $7,454.00

$8,000.00 $8,000.00

Statement of Mortgage Claim.

Amount of the mortgage debt due on the day of sale;	$10,388.89
Cr: by amount applicable thereto, from above:	7,454.00
Balance due to the said assignees on account of their mortgage claim, which balance bears interest from third day of June, 1924,	$ 2,934.89

M.B. Bordley.

August 28, 1924. Special Auditor.

Nisi Ratification of Audit.

J. Frank Harper and William R. Horney, Assignees of Mortgage.
vs.
Samuel McCosh Walls
et al.,mortgagors.

IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY
IN EQUITY.
Case No. 2540.

ORDERED, This 29th day of August in the year nineteen hundred and twenty four that the Report and Account filed in these proceedings by Madison B. Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of September, 1924; provided a copy of this order be published once a week in each of two successive weeks before the 15th day of September 1924, in some newspaper printed and published in Queen Anne's County.

Filed August 29th, 1924. B. Hackett Turner, Clerk.

Certificate of Publication
of Nisi Ratification of Audit.

J. Frank Harper and William R. Horney, Assignees of Mortgage
vs.
Samuel McCosh Walls, et al,
Mortgagors.

In the Circuit Court for Queen Anne's County, In Equity, Case No. 2540.

Ordered, This 29th day of August in the year nineteen hundred and twenty four, that the Report and Account filed in these proceedings by Madison B. Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of September, 1924; provided a copy of this order be published once a week in each of two successive weeks before the 15th day of September, 1924, in some newspaper printed and published in Queen Anne's County.

B. Hackett Turner, Clerk.
True Copy-Test:
Filed August 29th, 1924. B. Hackett Turner, Clerk.

THE CENTREVILLE OBSERVER.

Centreville, Md., Sept. 16, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Nisi Ratification of Audit in the case of J. Frank Harper and Wm. R. Horney, Assignees of Mtg. vs. Samuel McCosh Walls et al., Mtgrs., a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for two successive weeks, the last issue being before the 15th day of September in the year 1924.

The Centreville Observer Publishing Co.
By Bertha G. Durney.

J. Frank Harper and
William R. Horney, Assignees
of Mortgage,

vs.

Samuel McCosh Walls and Mary
R. Walls, his wife, Mortgagors.

In the Circuit Court for
Queen Anne's County
In Equity.

Cause No. 2540.

ORDERED, this 27th day of September, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the within and aforegoing Report and Account of the Auditor, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown, although notice appears to have been given as directed by the previous Order of Ratification Nisi passed thereon in this cause, and the Assignees, J. Frank Harper and William R. Horney, are hereby directed to apply the proceeds of sale, with a due proportion of interest on the credit sales as the same has been or may hereafter be received by said Assignees.

Filed Sept. 27th, 1924.

Thomas J. Keating.

570

Queen Anne's County, to wit: Be it remembered that on the fourteenth day of May, in the year nineteen hundred and twenty four, the following Order to Docket Suit was brought to be recorded, to wit:

In the Circuit Court for Queen Anne's County, in Equity.

J. Frank Harper and
Madison Brown, Attorneys
named in mortgagee, Chancery

versus Docket,

John T. Turner and Number

Editha B. Turner, his wife,

mortgagors.

To B. H. Turner, Clerk:

Docket suit forthwith in accordance with the above titling and file in the papers of said suit a copy of the mortgage from the defendants to J. Frank Harper, dated January 6, 1917 and recorded in Liber W.F.W. No. 10, folio 60, a land record book in your office. Also file in the papers of said suit the bond from the plaintiffs to the State of Maryland, conditioned as required by law for the foreclosure of said mortgage accompanying this order after you have approved said bond. Enter the appearance of Harper & Horney for the plaintiffs.

Harper & Horney,

May 14, 1924. Attorneys for the plaintiffs.

Certified Copy of Mortgage.

Filed May 14th, 1924.

QUEEN ANNE'S COUNTY, to wit:- Be it remembered that on the sixth day of January, in the year nineteen hundred and seventeen, the following Mortgage and Assignment was brought to be recorded, to wit:-

THIS MORTGAGE made this sixth day of January, in the year nineteen hundred and seventeen, by John T. Turner and Editha B. Turner, his wife, of Queen Anne's County, in the State of Maryland.

WHEREAS, the said John T. Turner and Editha B. Turner, his wife, are jointly and severally indebted unto J. Frank Harper, of Queen Anne's County aforesaid, in the full sum of five thousand dollars, ($5,000.00) for money this day loaned to them by the said J. Frank Harper, which said sum of five thousand dollars is loaned and advanced to them by the said J. Frank Harper for the purpose of enabling the said John T. Turner and Editha B. Turner, his wife, to pay the balance of the purchase money for the hereinafter described property sold to them by William James Barcus and conveyed to them as tenants by the entireties by the said William James Barcus and Alice R. Barcus, his wife, by deed bearing even date herewith, and to be recorded among the land records of Queen Anne's County aforesaid, immediately preceding this mortgage, to the payment of which said balance of said purchase money the aforesaid dum of five thousand dollars has been fully applied by the said John T. Turner and Editha B. Turner, his wife; and

WHEREAS, it is hereby agreed by and between the parties to this mortgage that the said principal sum of five thousand dollars shall be repaid to the said J. Frank Harper as follows, that is to say: the sum of five hundred dollars ($500.00) thereto shall be repaid to the said J. Frank Harper at the expiration of six months from the first day of January, nineteen hundred and seventeen, and the balance of said principal sum, to wit: the sum of forty five hundred dollars ($4500.00) shall be repaid to the said J. Frank Harper at the expiration of five years from the first day of January, nineteen hundred and seventeen, with interest on said sum of forty five hundred dollars in the meantime from said first day of January, nineteen hundred and seventeen, payable semi-annually from the said first day of January, nineteen hundred and seventeen; and

WHEREAS, it is hereby further agreed that the said John T. Turner and Editha B. Turner, or either of them, shall have the privilege of making partial payments on account of the said principal mortgage debt secured by this mortgage, provided that such partial payments shall in each case amount to at least the sum of two hundred dollars ($200.00)

or some multiple thereof, and provided further that such partial payments shall in each case be made only at the time of the maturity of an interest payment, and in the event any such partial payment shall be made as aforesaid. interest on the amount of such partial payment shall cease from the date of such payment; and

WHEREAS the said loan was made upon the express precedent agreement that the aforesaid principal sum of five thousand dollars and the interest to accrue thereon as aforesaid, and the prompt payment of the same at the respective times hereinbefore set forth, were to be secured and assured by this mortgage;

NOW THEREFORE, THIS MORTGAGE WITNESSETH that in consideration of the premises and of the sum of one dollar, the said John T. Turner, and Editha B. Turner, his wife, do hereby grant and convey unto the said J. Frank Harper, his heirs and assigns, in fee simple, all that tract or those tracts of land or farm known as the Tarman Farm, the James Barcus Farm, or by whatsoever name or names the same may be called or known, situate, lying and being in the third election district of Queen Anne's County, State of Maryland, on the right or southwest side of the public road leading from Centreville to Starr known as the Manor Road, adjoining thelands of Simpers Tarr, Risdon Dulin, Jr., and James B. Tarman, and containing one hundred and thirty one acres, two roods and thirty nine perches of land, more or less, and being composed of the two following described tracts or parcels of land, to wit:-

Parcel No. 1. all that tract or parcel of land situate, lying and being in the third election district of Queen Anne's County aforesaid, on the right or southwest side of the aforesaid public road leading from Centreville to Starr as the Manor Road, and described according to the plat and certificate of survey thereof made January 4th, 1910, by S. Chester Coursey, surveyor, as follows, that is to say: Beginning for the same in the middle of the aforesaid public road opposite a stone along the edge of said road, said stone being the northern boundary for the tract of land sold by James B. Tarman, to one George Slaughter in the year nineteen hundred and eight and now owned by Risdon Dulin, Jr. and running thence with the middle of said public road north forty five degrees fifteen minutes west, one hundred and fifty one perches and one-tenth of a perch to a point opposite another stone which is a boundary for the Tarr farm as well as for the farm hereby conveyed; thence with the line of the Tarr farm south forty one degrees thirty minutes west, one hundred and twenty seven perches and five-tenths of a perch to a large gum tree; thence with said line of the original Tarman Farm and the lines of the woodland hereinafter described as Parcel No. 2 south forty seven degrees thirty minutes east, one hundred and thirty eight perches to a stone, a corner for the said land now owned by Risdon Dulin, Jr. and thence with the line of said last named tract ofland north forty seven degrees thirty minutes east, one hundred and twenty one perches and six-tenths of a perch to the place of beginning, containing one hundred and eleven acres, two roods and thirty nine perches of land, more or less;

Parcel No. 2, all that tract or parcel of land, situate in the third election district of Queen Anne's County aforesaid, in the rear of and adjoining the nereinabove described parcel No. 1, and described, according to the plat and certificate of survey thereof made February 21, 1910 by S. Chester Coursey, surveyor, as follows, to wit: Beginning for the same at a stake or stone placed along the third or back line of said Hereinabove described Parcel No. 1 and forty five feet from the end of said third or back line, and running thence with the said third line reversed north forty seven degrees thirty minutes west, one hundred and thirty five and one quarter perches to a maple tree; thence north sixty eight degrees west, thirty one perches to a large stone, a corner for the entire original tract of woodland, and also a corner for theTarr land, thence wouth thirty three degrees thirty minutes west, twelve perches and two-tenths of a perch to a stake or stone, thence south forty seven degrees thirty minutes east, one hundred and forty eight perches to a stake or stone, and thence north seventy five degrees thirty minutes east, twenty seven perches to the place of beginning, containing twenty acres of land, more or less.

The aforesaid land hereby granted and conveyed, consisting of the two hereinabove described parcels of land, is the same and all the land which was conveyed to the said John T. Turner and Editha B. Turner, his wife, as tenants by the entireties, by William James Barcus and Alice R. Barcus, his wife, by deed bearing even date herewith and recorded or intended to be recorded among the land records of Queen Anne's County aforesaid immediately preceding this mortgage.

Together with all rights, roads, ways, waters, privileges and advantages, thereto belonging, or in any wise appertaining; and the buildings and improvements thereon erected and being.

And it is hereby agreed that, in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops, pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property.

Provided, that if the said John T. Turner, and Editha B. Turner, or either of them, their or either of their heirs; executors, administrators or assigns shall well and truly pay to the said J. Frank Harper, his executors, administrators or assigns the aforesaid sum of Five thousand dollars ($5,000.00) when and as the same shall become due and payable as above set forth, and the interest to accrue thereon as aforesaid when and as the same shall become due and payable as above set forth, and shall perform all the covenants, conditions and agreements herein on their part to be perform, then this mortgage shall be void; and until default be made in the premises the said John T. Turner and Editha B. Turner, his wife, their heirs and assigns shall possess said property.

And the said John T. Turner and Editha B. Turner, for themselves and each of them, their and each of their heirs, executors, administrators andassigns hereby covenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and interest, or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of at least the insurable value thereof in some Company or Companies approved by the said J. Frank Harper, his executors, administrators or assigns, and to have the said policy or policies so framed or endorsed, that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagee, his executors, administrators or assigns, said policy or policies, and that no act or thing shall be done whereby said mortgaged premises may be depreciated or lessened in value.

But, in case of default in payment of said debt, or the interest to accrue thereon, or any part of either, as they severally fall due, or in any covenant, condition or agreement in this mortgage, then the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said J. Frank Harper, his executors, administrators or assigns, or J. Frank Harper and Madison Brown and the survivor of them, his & their hereby duy constituted Attorneys for the purpose, are hereby authorized and empowered to sell said premises upon giving twenty days previous notice of the time, place, manner and terms of sale by advertisement in a newspaper printed and published in Queen Anne's County, State of Maryland, and such other notice as party selling may deem expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to Trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity; second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not; and, third, the balance to the said John T.Turner and Editha B. Turner, or the survivor of them or whoever may be entitled to same.

And it is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said J. Frank Harper, his executors, administrators or assigns, or J. Frank Harper and Madison Brown, or the survivor of them, his and their said Attorneys, shall not be required to receive and accept the principal and interest of said mortgage indebtedness in satisfaction thereof, unless the tender of said mortgage indebtedness be accompanied by the payment of all expenses incurred under said foreclosure proceedings, including all costs of advertisement, Court costs and all expenses incurred to the time of said tender and a commission on the total amount of the mortgage indebtedness principal and interest, equal to one-half the commission allowed Trustees for making sale of real estate under decree of the Circuit Court for Queen Anne's County, in Equity, and which said costs, expenses and commissions the said John T. Turner and Editha B. Turner, for themselves and each of them, their and each of theirheirs, executors, administrators and assigns, hereby covenant to pay.

Witness the hands and seals of the said Mortgagors.

John T. Turner. (SEAL)

Test: C.S. Jump. Editha B. Turner. (SEAL)

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:-

I hereby certify that on this sixth day of January, in the year nineteen hundred and seventeen before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared John T. Turner and Editha B. Turner, his wife, and each acknowledged the aforegoing Mortgage to be their respective act.

C.S. Jump,
Justice of the Peace.

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this sixth day of January, inthe year nineteen hundred and seventeen, before me, the subscriber, a Justice of the Peace af the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared J. Frank Harper, the within named mortgagee, and made oath in due form of law that the consideration stated in the aforegoing mortgage is true and bona fide as therein set forth.

C. S. Jump.
Justice of the Peace.

For value received, I, J. Frank Harper, do hereby assign the within andaforegoing mortgage to J. Frank Harper, trustee in the case of "Katie Hurlock vs. Wilbur W. Hurlock et al." Chancery No. 2014, for the amount and to the extent of twenty five hundred dollars, ($2500.00) thereof, with interest thereon from the first day of January, nineteen hundred and seventeen.

Witness my hand and seal this sixth day of January, in the year nineteen hundred and seventeen.

Test; Madison Brown. J. Frank Harper. (SEAL)

State of Maryland, Queen Anne's County, to wit:
I hereby certify that the aforegoing is truly taken and copied from Liber W.F.W. No. 10, folio 60 etc., a land record book for Queen Anne's County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County this fourteenth day of May, in the year nineteen hundred and twenty four.

B. Hackett Turner.
Clerk.

Certified Copy of Bond.
Filed May 14th, 1924.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the fourteenth day of May, in the year nineteen hundred and twenty four, the following Bond was filed for record, to wit:-

KNOW ALL MEN BY THESE PRESENTS, that we, J. Frank Harper and Madison Brown, of Queen Anne's County, State of Maryland, and the UNITED STATES FIDELITY AND GUARANTY COMPANY, a body corporate, duly authorized by its charter to be sole surety on bonds, are held and firmly bound unto the State of Maryland in the full and just sum of Six thousand dollars ($6000.00) current money of the United States to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly to be made and done we bind ourselves, and each of us, our and each of our heirs, executors and administrators, successors and assigns, in the whole and for the whole, jointly and severally, firmly by these presents, sealed with our seals and dated this 7th day of May, in the year nineteen hundred and twenty four.

WHEREAS the above bounden J. Frank Harper and Madison Brown, the attorneys named in the powerof sale contained in the mortgage from John T. Turner and Editha B. Turner, his wife, to J. Frank Harper dated the sixth day of June, in the year nineteen hundred and seventeen and recorded in Liber W.F.W. no. 10, folio 60 etc., a land record book of Queen Anne's County aforesaid, are by virtue of said power of sale in said mortgage, authorized and empowered to sell the property described in said mortgage in case of default being made in any of the terms, covenants, conditions or agreements contained therein:

And whereas, such default has occurred in the terms, covenant, conditions and agreements of said mortgage by reason of the non-payment of the principal debt named in said mortgage and by reason of the interest covenanted to be paid upon said principal debt by the terms of said mortgage at the time therein respectively provided for the payment thereof, and the said J. Frank Harper and Madison Brown are about to execute the said power of sale vested in them as attorneys as aforesaid in said Mortgage;

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden J. Frank Harper and Madison Brown do and shall well and faithfully abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of the said mortgaged property or the proceeds thereof, then the above obligation to be void; otherwise to remain in full and force and virtue in law.

Signed, sealed and delivered in the presence of:-
William R. Horney.

Seal's Place.

J. Frank Harper. (SEAL)
Madison Brown. (SEAL)
UNITED STATED FIDELITY AND GUARANTY COMPANY.
By Chas. O. Scull
Vice-President.
Attest: Charles V. Hemsley.
Asst. Secretary.

And on the back of the aforegoing Bond was thus endorsed, to wit:-
Security approved and bond filed May 14th, 1924.
B. Hackett Turner, Clerk.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TOWIT:-
I hereby certify that the aforegoing is truly taken and copied from Liber J.F.R. No. 1, folio 67 etc. a Bond record book for Queen Anne's County.
In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County this fourteenth day of May, in the year 1924.

B. Hackett Turner, Clerk.

Report of Sale.
Filed June 19th, 1924.

J. Frank Harper and
Madison Brown, Attorneys
named in Mortgage,

vs.

John T. Turner and
Editha B. Turner, his wife,
Mortgagors.

In the Circuit Court for

Queen Anne's County

in Equity.

Cause No. 2541.

To the Honorable, the Judges of said Court:

The report of J. Frank Harper and Madison Brown, Attorneys named in the mortgage hereinafter described, to Your Honors, respectfully sets forth:

1. That default was made by the mortgagors by reason of the non-payment of the principal mortgage debt and the interest due thereon, covenanted to be paid by the terms of the mortgage mentioned in these proceedings, at the times therein respectively provided for the payment thereof, the said Mortgage being as follows, to wit: the mortgage from John T. Turner and Editha B. Turner, his wife, to J. Frank Harper, made to secure the payment of Five Thousand Dollars, ($5000.00) and by the said J. Frank Harper duly assigned to J. Frank Harper, Trustee in the case of "katie Hurlock vs. Wilbur W. Hurlock, et. al., Chancery No. 2014", for the amount and to the extent of Twenty Five Hundred Dollars, ($2500.00) thereof, dated the sixth day of January, nineteen hundred and seventeen, and recorded in Liber W.F.W. No. 10. folios 60, etc., a land record book for Queen Anne's County, state of Maryland, a copy of which said mortgage and said assignment, duly certified, is filed among the proceedings in this cause.

2. That prior to the sale hereinafter mentioned of the mortgaged real estate, the said J. Frank Harper and Madison Brown, Attorneys named in the mortgage as aforesaid, gave bond to the State of Maryland conditioned to abide by and fulfill any order or decree which should be made by any Court of Equity in relation to the sale of the mortgaged property or the proceeds thereof, as provided by law, which bond was filed with the Clerk of this Court, and was by the said Clerk duly approved, prior to the sale hereinafter reported.

3. That after giving notice of the time, place, manner and terms of sale by advertisement in The Centreville Record, a newspaper publishedin Queen Anne's County aforesaid, for more than twenty days before the day of sale, and also by advertisement inserted in three editions of The Centreville Observer, a newspaper published in Queen Anne's County aforesaid, the said J. Frank Harper and Madison Brown, Attorneys named inthe mortgage as aforesaid, did, pursuant, to said notice, attend in front of the Court House door, in the town of Centreville, Queen Anne's County, Maryland, on Tuesday, the tenth day of June, nineteen hundred and twenty four, at the hour of two o'clock P.M., and then and there, by virtue and in execution of the power of sale contained in said mortgage to be exercised in case of default in the terms thereof, default having occurred therein as hereinbefore stated,proceeded to sellthe real estate described in and granted by said mortgage, that is tosay: they then and there offered at public sale to the highest bidder the real estate described in said advertisement of sale and in said mortgage, being all that tract of those tracts of land or farm known as "The Tarman Farm", "the James Barcus Farm", or by whatsoever name or names the same may be called or known, situate, lying and being in the Third Election District of Queen Anne's County, State of Maryland, on the right or southwest side of the public road leading from Centreville to Starr known as the "Manor Road" adjoining the land of Oscar Tarr (formerly the land owned by Simpers Tarr), the land of Frank T.Faulkner, Jr., (formerly the land owned by Risdon Dulin,Jr.), and the land of James B. Tarmandand containing one hundred and thirty-one acres, two roods and thirty-nine perches of land, more or less, being the same land which was conveyed to the said John T. Turner and Editha B. Turner, his wife, as tenants by the entireties, by William James Barcus and Alice R. Barcus, his wife, by deed bearing date the sixth day of January, nineteen hundred and seventeen, and recorded in Liber W. F. W. No. 10, folios 58 etc., a land record book for Queen Anne's County aforesaid, and sold the same to J. Frank Harper, he being then and there the highest bidder therefore, at and for the sum of Thirty Eight Dollars ($38.00) per acre, making the total purchase price for the said farm of 131 acres, two roods, and 39 perches of land, more or less, the sum of Five Thousand and Six Dollars and Twenty Five Cents, ($5006.25). A certificate of publication of the aforesaid advertisement of sale in The Centreville Record, a newspaper published as aforesaid in Queen Anne's County, Maryland, is filed herewith as a part of this Report marked "Exhibit A".

4. That at the time of offering said property for sale, announcement was made by the said Attorneys that the said farm would be sold subject to the tenancy of George W. Legg, the present tenant thereof, for the remainder of the currentyear; 1924, that the purchaser would receive the landlord's share of the wheat crop now growing on said farm and of the tomato crop and corn crop on said farm of the present year, 1924; and that the purchaser would be required to pay the state and county taxes on the property sold for the current year, 1924, and would also be required to pay the cost of the fertilizer used in connection with the planting of the tomatoes on said farm for the said present year, 1924.

Respectfully submitted.

J. Frank Harper.

Madison Brown.
Attorneys named in mortgage.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that on this 19th day of June, in the year nineteen hundred and twenty four, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, Maryland, personally appeared J. Frank Harper and Madison brown, Attorneys named in the mortgage, and each made oath in due form of law that the matters and things stated in the aforegoing Report of Sale are true to the best of their knowledge and belief, and that the sale therein reported was fairly made.

B. Hackett Turner.
Clerk of the Circuit Court for
Queen Anne's County, Maryland.

Advertisement of Sale.
Filed June 19th, 1924.

Mortgage Sale of Valuable Farm
Near Centreville, Queen Anne's County, Maryland.

Default having occurred in the terms of the mortgage from John T. Turner and Editha B. Turner, his wife, to J. Frank Harper, dated January 6, 1917, and recorded in Liber W.F.W. No. 10, folio 60 etc., a land record book of said county, the undersigned who are named in said mortgage as the attorneys to sell the mortgaged property in case of said default, will sell at publid sale to the highest bidder in front of the Court House door, in the town of Centreville, Queen Anne's County, Maryland, on Tuesday, June 10, 1924, beginning at the hour of 2 o'clock, P.M., the property conveyed by said mortgage, consisting of all that tract of land or farm called or known as "The Tarman Farm," "the James Barcus Farm," "The John T. Turner Farm," situate in the Third Election District of said county, on the public road known as the "Manor Road," leading from centreville to Starr, adjoining the land of Oscar Tarr on one side and the land of Frank T. Faulkner, Jr., on the other side and containing 131 acres, 2 roods and 39 perches of land, more or less.

The improvements consist of a two story frame dwelling house, barn and stable combined, implement shed with hay loft above, meat house, poultry houses, etc. This property is now occupied by George W. Legg.

The farm is divided into four fields with a small orchard and sufficient woodland for the use of the farm. The land is productive and capable of producing good crops of wheat, corn, grass and tomatoes, etc.

Stores, a public school, and a church are but a short distance from the farm and a tomato cannery is in sight of the farm.

Centreville, the County Seat, is about five miles from the farm. The sale of this farm offers an opportunity for someone to secure a nice home as well as a good investment for his money.

Terms of Sale:

One-third of the purchase money to be paid in cashon the day of sale and the balance of the purchase money to be paid in two equal installments, payable respectively inone and two years from July 1st, 1924, with interest on dach installment from the said first day of July, 1924, and the payment thereof to be secured by the notes of the purchaser or purchasers with surety or sureties to be approved by the undersigned; or the whole purchase money may be paid in cash at the option of the purchaser or purchasers. Further particulars will be made known on the day of sale.

J. Frank Harper,
Madison Brown.
Attorneys named in mortgage.

Harper & Horney, Attorneys.
J. Elmer Anthony, Auctioneer.

THE CENTREVILLE RECORD.

Centreville, Md., June 9th, 1924.

The Centreville Record Publishing Co., hereby certifies that the Mortgage Sales in the case of John T. Turner and Editha B. Turner, a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four consecutive issues before the 10th day of June in the year 1924.

The Centreville Record Publishing Co.

By W.F. Reed,
Secy Treas.

"Exhibit A".

Filed June 19th, 1924.

Nisi.

J. Frank Harper and Madison Brown, Attorneys named in mortgage,

vs.

John T. Turner and Editha B. Turner, his wife,

Mortgagors.

In the Circuit Court
for Queen Anne's County
In Equity.

Chancery No. 2541.

ORDERED, This 19th day of June A.D., 1924, that the sale of the real estate made and reported in this cause by J. Frank Harper and Madison Brown, Attorneys named in mortgage, be ratified and confimed, unless cause to the contrary thereof be shown on or

before the 22nd day of August next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 22nd day of July next.

The Report states the amount of sales to be $5006.25

B. Hackett Turner, Clerk.

Filed 19th June, 1924.

Certificate of Publication of Order Nisi.
Filed Aug. 21st, 1924.

J. Frank Harper and Madison Brown, Attorneys named in Mortgage, vs. John T. Turner and Editha B. Turner, his wife, Mortgagors.
In the Circuit Court for Queen Anne's County in Equity; Chancery No. 2541.

Ordered, This 19th day of June, A.D., 1924, that the saleof the real estate made and reported in this cause by J. Frank Harper and Madison Brown, attorneys named in mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of August, next; provided a copy of this order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 22nd dayof July, next.

The Report states the amount of sales to be $5006.25.

B. Hackett Turner, Clerk.
True Copy-Test:
B. Hackett Turner, Clerk.

Filed June 19th, 1924.

THE CENTREVILLE OBSERVER.

Centreville, Md., Aug. 20, 1924.

The Centreville Observer Publishing Co., hereby certifies that the Order Nisi in the case of J. Frank Happer and Madison Brown, Attys. vs. John T. Turner and Editha B. Turner, Mtgrs., a true copy of which is hereto annexed, was inserted in The Centreville Observer, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for four successive weeks before the 22nd day of July in the year 1924.

The Centreville Observer Publishing Co.

By Bertha G. Durney.

FINAL ORDER OF RATIFICATION.

ORDERED, this 23rd day of August, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court that the sale of the real estate madeby J. Frank Harper and Madison Brown, Attorneys namedin the mortgage, and reported by them in the above cause, be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given by the preceding Order Nisi passed in this cause on the 19th day of June, nineteen hundred and twenty four; and it appearing to the Court that J. Frank Harper, the purchaser of the real estate described in said report of sale is one of the Vendors making under said mortgage the sale hereby ratified and confirmed, it is further ordered by said Court that Madison Brown, one of the vendors of the said real estate be and is hereby appointed Trustee, without bond, in the place and stead of the said J. Frank Harper as the other Vendor, to convey as the purchaser thereof, in conjunction with the deed which the said Madison Brown is to make as Vendor, on thepayment of the purchase money.

And it is further ordered that the papers of the above cause be and the same are hereby referred to Madison B. Bordley, as special auditor, with instructions to him to state and return to this court an account or audit between the proceeds of the sale made in said cause and the parties making said sale.

Filed August 23rd, 1924.

Thomas J. Keating.

Statement of Mortgage Debt.
Filed Aug. 23rd, 1924.

J. Frank Harper and
Madison Brown, Attorneys
named in Mortgage,

versus

John T. Turner and
Editha B. Turner, his wife,
Mortgagors.

In the Circuit Court for

Queen Anne's County

In Equity.

Cause No. 2541.

Statement of Mortgage Debt.

Statement of principal mortgage debt and interest due as of the day of sale, under the mortgage from John T. Turner and Editha B. Turner,his wife, to J. Frank Harper, made to secure the payment of Five Thousand Dollars ($5,000.00) and by the said J. Frank Harper duly assigned to J. Frank Harper, Trustee in the case of "Katie Hurlock vs. Wilbur W. Hurlock, et. al., Chancery No. 2014", for the amount and to the extent of Twenty Five Hundred Dollars ($2,500.00) thereof, dated the sixth day of January, nineteen hundred and seventeen, and recorded in Liber W.F.W. No. 10, folios 60 etc., a land record book for Queen Anne's County, State of Maryland, to wit:

Amount of the principalmortgage debt secured by said mortgage (attached hereto), due J. Frank Harper, Trustee in the case of "Katie Hurlock vs, Wilbur Hurlock, et. al., Chancery No. 2014 - - - - - - - - - - - - - - -		$2,500.00
Amount of the interest on the said principal mortgage debt from January 1, 1923, to June 10, 1924 (the date of the sale of the real estate made and reported in this cause), due J. Frank Harper, Trustee as aforesaid - - - - - -		216.25
Amount of the principal mortgage debt secured by said mortgage (attached hereto),due J. Frank Harper, in his individual capacity - - - - - - - -	$2,500.00	
Amount of credit to the principal mortgage debt, February 15, 1917, as shown by the endorsement on said mortgage- - - - - - - - - - - - -	500.00	
Amount of the balance of the principal mortgage debt secured by said mortgage (attached hereto,) due J. Frank Harper, in his individual capacity- - - - - -		2,000.00
Amount of the inter est on the balance of the said principal mortgage debt from January 1, 1923, to June 10, 1924 (the date of the sale of the real estate made and reported in this cause), due J. Frank Harper, in his individual capacity - - - - - - - -		173.00
		$4,889.25
Amount brought forward - - - - - - - - - - - -		$4,889.25
By net amount received as landlord's one half of the proceeds of sales of the tomato and corn crops grown on the mortgaged property in the year 1923, after paying thereout the State and County taxes for 1923 on said property the costs of fertilizer, seed wheat, wire for fencing and pump, and the balance due on insurance, to wit:		39.13
Total amount of the principal debt and the interest due thereon to June 10, 1924 - - - - - - - - - -		$4,850.12

Of the above amount there is due as of June 10, 1924, to J. Frank Harper, Trustee in cause of "Katie Hurlock vs. Wilbur Hurlock" Chancery No. 2014.	$2.694.52	
Of the above amount there is due as of June 10,1924, to J. Frank Harper in his individual capacity - - - - - - -	2,155.60	$4,850.12

State of Maryland, Queen Anne's County, to wit:

I HEREBY CERTIFY that on this twenty third day of August, in the year nineteen hundred and twenty four, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County personally appeared J. Frank Harper and Madison Brown, the Attorneys named in the mortgage aforesaid, and did each make oath in due form of law that the aforegoing statement of principal mortgage debt and interest are true to the best of their knowledge and belief.

B. Hackett Turner,
Clerk of the Circuit Court for
Queen Anne's County.

Filed August 23rd, 1924.

Report and Account of the Auditor.
Filed Aug. 29th, 1924.

In the Circuit Court for Queen Anne's County in Equity.

J. Frank Harper and Madison Brown, Attorneys named in mortgage, versus John T. Turner et al., mortgagors.	Chancery Docket, Cause No. 2541.

To the Honorable, the Judges of said Court:

The reportof Madison B. Bordley, special auditor, unto Your Honors respectfully sets forth:

That it appears fromthe proceedings of the above cause and the vouchers of the plaintiffs and vendors making the sale herein reported that the amount of the sale made by them, after deduction for the costs and expenses of the sale,is not sufficient for the payment of themortgage debts in full, and that their are two holders of the mortgage debt, each holder standing as to his claim, on the same footing with the other.

That in the within account the said vendors are first charged with the amount of the sale made by them, and then are allowed thereout their costs, expenses and commissions for making the sale, in accordance with the terms of the mortgage and the vouchers furnished by them.

The balance then remaining is distributed pro rate among or between the two said holders of the mortgage claims or mortgage debt.

Below is appended a statement of the claims after application to debt ofthe amounts applicable thereto by the within account.

Respectfully submitted,

Madison B. Bordley, Special Auditor.

Amount of debt due to J. Frank Harper, trustee,	$2,694.52
Amount applicable thereto per within account,	2,552.77
Balance due him as trustee, mortgagee, with interest from June 10,1924	$ 141,75
Amount of debt due to J. Frank Harper, individually:	$2,155.60
Amount applicable thereto per within account,	$2,042.10
Balance due him as individual mortgagee, with interest from June 10, 1924,	$ 113.50

The proceeds of the sale of the mortgaged real estate of John T. Turner, mortgagors, in account with J. Frank Harper and Madison Brown, attorneys named in mortgage, vendors.

1924			
10		Cr.	
June:	By gross proceeds of the mortgage sale, per the report of the plaintiffs, vendors, to wit:		$5,006.25
		Dr.	
" "	To J. Frank Harper and Madison, attorneys named in mortgage, vendors, for their commissions for making the sale, reported, per terms of mortgage, to wit:	$245.25	
	To do., for the court costs of this cause per the clerk's statement as follows: Costs of B. H. Turner, clerk, $19.75 Apper. fee of plaintiffs' attys. 10.00	29.75	
	To do., for costs of advertising the same and order nisi thereon in Observer, per bill for same, to wit:	49.38	
	To do., for costs of advertising the sale in Record, per bill for same, to wit:	46.50	
	To do., for the amount paid J. Elmer Anthony for auctioneering the property at sale mentioned, per his receipt for same, to wit:	15.00	
	To do., for costs of advertising the order nisi to be passed, in relation to this report and account, to wit:	3.00	
	To do., for the costs of their bond with corporate surety thereon, per receipted account for the same, to wit:	18.00	
	To do., for the amount due Madison B. Bordley, special auditor, for stating this account:	4.50	
	To balance, being the net sale applicable to payment of mortgage debt, carried over:	$4,594.87	
		$5,006.25	$5,006.25
		Cr.	
	By amount brought forward, to wit:		$4,594.87
		Dr.	
	To J. Frank Harper, trustee in caseof Katie Hurlock vs. Wilbur Hurlock, et al., Chancery No. 2014, mortgagee, in part paymentof his mortgage claim, .947307X per cent. of above balance, to wit: the sum of,	$2,552.77	
	To J. Frank Harper, in his individual capacity, mortgagee, in part payment of his mortgage claim, .947307X per cent. of above balance, or the sum of,	2,042.10	
		$4,594.87	$4,594.87

August 25, 1924.

Madison B. Bordley,
Special Auditor.

Nisi Ratification of Audit.

J. Frank Harper and
Madison Brown, Attorneys
named in mortgage,

vs.

John T. Turner et. al.,
mortgagors.

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

IN EQUITY.

CASE NO. 2541.

ORDERED, This 29th day of August in the year nineteen hundred and twenty four, that the Report and Account filed in these proceedings by Madison B. Bordley, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of September 1924; provided a copy of this order be published once a week in each of two successive weeks before the 15th day of September 1924, in some newspaper printed and published in Queen Anne's County.

B. Hackett Turner, Clerk.

Filed August 29th, 1924.

Certificate of Publication
Nisi Ratification of Audit.

J. Frank Harper and Madison Brown, Attorneys named in mortgage vs. John T. Turner, et al., mortgagors.
In the Circuit Court for Queen Anne's County, In Equity. Case No. 2541.

Ordered, this 29th day of August, in the year nineteen hundred and twenty four, that the report and account filed in these proceedings by Madison B. Bordley, Special Auditor, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 23rd day of September, 1924; provided a copy of this order be published once a week in each of two successive weeks before the 15th day of September, 1924, in some newspaper printed and published in Queen Anne's County.

B. Hackett Turner, Clerk.
True Copy--Test:
B. Hackett Turner, Clerk.

Filed Aug. 29th, 1924.

THE CENTREVILLE RECORD.

Centreville, Md., Sept. 16, 1924.

The Centreville Record Publishing Co., hereby certifies that the nisi audit in the case of Harper and Brown, Attys. vs. Turner, et al., case No. 2541, a true copy of which is hereto annexed, was inserted in The Centreville Record, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week in each of two successive weeks before the 15th day of Sept. in the year 1924.

The Centreville Record Publishing Co.

By E.H.Brown, Jr.

J. Frank Harper & Madison
Brown, Attorneys named in
Mortgage,
vs.
John T. Turner and Editha
B. Turner, his wife, Mortgagors.

In the Circuit Court for
Queen Anne's County
in Equity.

Cause No. 2541.

ORDERED, this fifteenth day of October, in the year nineteen hundred and twenty four, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said court, that the within and aforegoing Report and Account of the Special Auditor be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given as directed by the previous Order of Ratification Nisi passed thereon in this cause, and the Attorneys named in the Mortgage, J. Frank Harper and Madison Brown, are hereby directed to apply the proceeds of sale, with a due proportion of the interest on the credit sales as the same has been or may hereafter be received by said Attorneys.

Thomas J. Keating.

Filed Oct. 15th, 1924.

Brought forward from folio 66.

Order of Court Ratifying Audit and Requiring Thomas J. Keating to give an Additional Bond.

ORDERED, this 27th day of March 1925, by the Circuit Court for Queen Anne's County, in Equity, that the within and aforegoing report and account of the auditor be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although notice appears to have been given in accordance with the previous order of ratification nisi.

And it is further ordered that Thomas j. Keating, the Trustee, give an additional bond in the penalty of seven thousand dollars if an approved trust company be furnished as surety, otherwise in double said amount.

Filed April 25th, 1925. Lewin W. Wickes.

Certified Copy of Additional Bond.
Filed Apr. 25th, 1925.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the twenty fifty day of April, in the year nineteen hundred and twenty five, the following Bond was filed for record, to-wit:-

KNOW ALL MEN BY THESE PRESENTS, that we, Thomas J. Keating of Queen Anne's County, in the State of Maryland, and the Fidelity and Deposit Company of Maryland, a body corporate, duly authorized by its charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland in the full and just sum of seven thousand dollars ($7,000.00), to be paid to the said State of Maryland, or its certain attorney, to which payment well and truly to be made and done we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, sealed with our seals and dated this second day of April, in the year of our Lord one thousand nine hundred and twenty five.

WHEREAS, by decree passed the 13th. day of May, in the year nineteen hundred and twenty, in a cause in the Circuit Court for Queen Anne's County, In Equity, wherein Emma Rolph is Plaintiff and David D. Taylor et al are defendants, Chancery No. 2323, the above bounden Thomas J. Keating was appointed trustee in said cause to make sale of the real estate therein described and decreed to be sold for the purpose of reinvestment of the proceeds of sale; and whereas the proceeds of sale have been duly audited by the auditor of said Court and the report and account of the auditor has been duly ratified and confirmed by said Court in said cause by order passed therein the 27th. day of March, in the year nineteen hundred and twenty five, and the said trustees has by said order of ratification been directed to file in said cause an additional bond in the said penalty of seven thousand dollars.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Thomas J. Keating do and shall well and faithfully perform the trust reposed in him in said original decree of that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Thomas J. Keating. (SEAL)

Signed, sealed and delivered in the presence of Leila B. Keating.

Fidelity and Deposit Company of Maryland, by Wm. R. Bishop. Vice-President.

Attest: H.R.C. Hickey., Assistant Secretary.

Seal's Place.

Filed Apr. 25th, 1925.

STATE OF MARYLAND, CITY OF BALTIMORE, SS:

On this 4th. day of April, A.D., 1925, before the suscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, duly commissioned and qualified, came William R. Bishop, Vice-President and H.R.C. Hickey, assistant secretary of the Fidelity and Deposit Company, of Maryland, to me personally known to be the individuals and officers described in, and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn severally and each for himself deposeth and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate seal of said Company, and that the said Corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal, at the City of Baltimore, the day and year first above written.

Notary Public Seal .

Wm. M. Reinhardt,
Notary Public.
Commission expires May 2, 1927.

And on the back of the aforegoing Bond was thus endorsed, to wit:

Security approved and Bond filed April 25th, 1925.
B. Hackett Turner, Clerk.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the aforegoing is truly taken and copied from Liber J.F.R. No. I, folio 146, a Bond Record book for Queen Anne's County.

Seal's Place. In witness whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 25th. day of April, in the year 1925.

B. Hackett Turner, Clerk.

Certificate of Survey
made by M. DeK. Smith, Jr., C.E.
Filed May 26th, 1925.

This is to certify that I have this day completed a Survey, begun by Mr. G.B. Taylor, and set monuments on the property of Mrs. W.E. Rolph, located in Third Election District, Queen Anne Co., Maryland, as follows:-

Prouse's Park

Ran the southwest line of the property, or the dividing line between Rolph & Price, which was originally established by agreement, S 40 d. 08' E, and set a concrete monument on the line, where same is now intersected by a wire fence.

Denbeigh

Ran the south side of the farm, N 66d-30' W 4233 feet, aNd set concrete monuments at each end. Two random points were then selected, one at the end of a field fence on the adjoining or Carter Farm and the other opposite an old dead cherry tree where concrete monuments were placed. Thus the line was marked by four monuments in all. The stone at East end of line is located 25 feet west from the center line of Macadam Road leading from Centreville to Easton, Md.

M. DeK. Smith, Jr., C.E.

The following Report was ordered recorded here by Thomas J. Keating, Trustee in the case entitled, Rolph vs Taylor No. 2323 Chy

M. Emma Rolph
vs
David D. Taylor

No. 2323 Chancery
In the Circuit Court for Queen Anne's County, in Equity.

Report of Trustee from January 20, 1934 to January 20, 1935

1934		
April 16th.	Int.- M.P. Burris, mortgage of $3000.00 @ 6%	92.87
April 28th.	Int.- John McK. Mitchell, mortgage of $8000.00 @ 5½%	220.00
May 31st	Int.- Balto. Savings Bank, Savings account. $5,200.00 Principal	229.13
July 14th.	Int.- Vernon Bourn, mortgage of $3000.00 @ 6%	225.00
	The Bourn mortgage has been paid off and is now represented by Federal Farm Mortg. Corp. Bonds-	
	Bonds to the extent of $2900.00	
	Cash in deposit of 7-14-'34 100.00	
	$3000.00	
August 1st.	John McK. Mitchell paid by transfer of Federal Farm mortgage Corp. Bonds. as follows:	
	Two Bonds of 1000.00 each on account of principal	$2000.00
	one Bond of 100.00 on account of interest to become due October 1, '34	$100.
	Int. accrued on Mitchel Bonds at time of transfer	11.99
		111.99
	This accrued interest on Bonds to be deducted from first instalment of Bond interest	
August 1st	Interest- Feb. '34 & Aug. 1, '34 on U.S. Treasury Bonds Deposited 1/16/35	93.78
Sept. 24th.	Int. M.P. Burris mortgage	92.48
Nov. 5th.	Int. Savings Bank of Balto. to Oct. 1st '34	228.62
Nov 1st	Int. on $5000.00 Federal Farm mortgage Corp. Bonds $75.00	
	less accrual of $20.74 (Deposited 1/16/35	54.26
Dec 15th.	Int.- M.P. Burris mortgage	91.00
	Total income collections	$1439.07

Premium on Trustee's Bond	$68.02		
Clerk's Costs on report	2.00		
Trustee's commissions on income @ 2%	28.78	$ 98	80
To Mrs. Rolfe (M. Emma). Net Income.		$ 1340	27
Present Corpus			
Cash to credit of T. J. Keating, Trustee in Chancery #2323 in Savings Bank of Baltimore as requested by Mrs. Rolfe in amount of		$ 15200	00
W. P. Burris mortgage in amount of		3000	00
John W. & M. Mitchell mortgage (Balance Principal) in amount of		6000	00
Federal Farm Mortgage Corporation Bonds		5000	00
Three U. S. Government Bonds purchased of Alex. Brown & Son (Cost)		3044	61
Cash in Centreville National Bank, Uninvested		297	42
Total		$ 32532	03

Respectfully Submitted

Thos. J. Keating, Trustee.

Sworn to before me this 23rd. day of January in the year 1935.

William H. Carter, Clerk

To the Honorable, the Judges of said Court.

This is to certify that I have examined the aforegoing account and find the same to be correct and that I have been paid the income as therein shown

M. Emma Rolfe