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QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Nineteenth day of September in the year nineteen hundred and forty-four, the following Bill of Complaint was brought to be filed for record, to wit:

C A U S E N O. 3407

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

CHANCERY NO.

THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF MARYLAND, TO THE USE OF THE QUEEN ANNE'S COUNTY WELFARE BOARD,

VS.

CHARLES GLANDING AND MINA GLANDING, HIS WIFE,
ELMER GLANDING AND MARY GLANDING, HIS WIFE,
EARLE GLANDING AND CATHERINE GLANDING, HIS WIFE,
BEULAH G. SCHALTZ AND WILLIAM SCHALTZ, HER HUSBAND,
EVELYN G. EVERETT AND CLAUDE EVERETT, HER HUSBAND,
THOMAS GLANDING AND HATTIE GLANDING, HIS WIFE,
BENJAMIN J. GLANDING AND MARY L. REED GLANDING, HIS WIFE,
JOHN WILSON AND HAZEL WILSON, HIS WIFE,
CHARLES WILSON AND KATHERINE WILSON, HIS WIFE,
ANNIE SLINGBAUM AND AMOS SLINGBAUM, HER HUSBAND,
JAMES WILSON AND NONA WILSON, HIS WIFE,
CHARLES GLANDING, ADMINISTRATOR OF MARY JANE GLANDING,
DECEASED.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland, to the use of The Queen Anne's County Welfare Board, who file this petition as well for itself as for all other creditors of Mary Jane Glanding, late of Queen Anne's County, deceased, who will come in and contribute to the expenses of these proceedings, says:

1. That Mary Jane Glanding, departed this life sometime in the month of February, 1944, intestate, a resident of Queen Anne's County, Maryland, and being at the time of her death indebted unto your petitioner on account of financial assistance rendered her, the said Mary Jane Glanding, by The Queen Anne's County Welfare Board in her lifetime in the sum of \$1348.00, as will more fully appear by an itemized statement of said account, marked "Exhibit No. 1" and filed herewith and prayed to be taken as a part hereof, as well as being indebted unto various other parties in sundry sums.

2. That letters of administration on the personal estate of the deceased have been granted to the defendant, Charles Glanding, Administrator of Mary Jane Glanding, who has filed in said estate in the Orphans' Court for Queen Anne's County an inventory of the personal estate of the deceased, amounting to \$47.07, which personal estate was sold under order of court at appraised value, and leaving the further sum of \$111.84 in cash on deposit to the credit of the deceased in the Sudlersville Bank of Maryland.

3. That the deceased, Mary Jane Glanding, left insufficient personal property and estate to pay her just debts.

4. That the said Mary Jane Glanding was seized and possessed at the time of her death of a valuable tract of land or farm, situate on the road from Anderson's Corner to Templeville, in the First Election District of Queen Anne's County, Maryland, consisting of 61 acres and 3/4 of an acre of land, more or less, with improvements thereon, being the same land and all the land of which the said Mary Jane Glanding died seized and possessed, intestate, and being the same and all the land devised to her by George W. Glanding by will duly probated, and of recorded among the will records of Queen Anne's County in Liber W. T. B. #2, folio 106, etc.,; and being the same and all the land conveyed unto the said George W. Glanding by Philemon B. Hopper, Trustee, by deed dated July 20th, 1907, and recorded among the land records of Queen Anne's County in Liber S. S. #3, folio 236, etc., certified copy of which said will and of which said deed, marked respectively Exhibit #2, and Exhibit #3 are filed herewith and prayed to be taken as part hereof.

5. That the said Mary Jane Glanding, deceased, left as her only heirs at law, children and grandchildren of Rachael Glanding, a deceased sister, being as follows, to wit:

- Rachel Glanding, deceased sister, who predeceased Mary Jane Glanding:
- (1) Charles Glanding, son of Rachel Glanding, seized of an undivided one-quarter interest.
 - (2) Edwin Glanding, deceased son of Rachel Glanding, who predeceased Mary Jane Glanding:
 1. Elmer Glanding) All children of Edwin
 2. Earle Glanding) Glanding, deceased,
 3. Beulah G. Schaltz) Each seized of an undivided
 4. Evelyn Everett) 1/16 interest.
 - (3) William Glanding, deceased son of Rachel Glanding, who predeceased Mary Jane Glanding:
 1. Thomas Glanding) Both children of William
 2. Benjamin J. Glanding) Glanding, deceased. Each seized of an undivided 1/8 interest.

(4) Jane G. Wilson, deceased daughter of Rachel Glanding, who predeceased Mary Jane Glanding:

- | | | |
|--------------------|---|-----------------------------|
| 1. John Wilson |) | All children of Jane G. |
| 2. Charles Wilson |) | Glanding, deceased. |
| 3. Annie Slingbaum |) | Each seized of an undivided |
| 4. James Wilson, |) | 1/16 interest. |

That whatever interest the above named parties are seized and possessed, the same is subject nevertheless to any debts that might be owing by the said Mary Jane Glanding, deceased, their aunt and great-aunt respectively.

6. That the defendants are intermarried as follows:

Charles Glanding is married to Mina Glanding, both adults, and residents of Queen Anne's County, Maryland.

Elmer Glanding is married to Mary Glanding, both adults, and residents of Kent County, Maryland,

Earle Glanding is married to Catherine Glanding, both adults, and residents of Kent County, Maryland,

Beulah G. Schaltz is married to William Schaltz, both adults and residents of Kent County, Maryland,

Evelyn Everett is married to Claude Everett, both adults, and residents of Kent County, Maryland.

Thomas Glanding is married to Hattie Glanding, both adults, and residents of Queen Anne's County, Maryland.

Benjamin J. Glanding is married to Mary L. Reed Glanding, both adults, and residents of Queen Anne's County, Maryland,

John Wilson is married to Hazel Wilson, both adults, and residents of Grand Oak, State of Delaware, and none-residents of State of Maryland.

Charles Wilson is married to Katherine Wilson, both adults, and residents of Cecil County, Maryland,

Annie Slingbaum is married to Amos Slingbaum, both adults, and residents of the State of New Jersey, and non-residents of State of Maryland,

James Wilson is married to Nona Wilson, both adults, and residents of Middletown, Delaware, and non-residents of State of Maryland,

TO THE END THEREFORE;

a. That the said real estate of which the said Mary Jane Glanding, died seized and possessed, intestate, or so much thereof as may be necessary for the purpose, may be sold for the payment of the debt of your Orator and all other creditors of the said Mary Jane Glanding who may come in and contribute to the expenses of this suit.

b. That your Orator may have such other and further relief as its case may require.

May it please your Honors to grant the writ of subpoena directed to the Sheriff of Queen Anne's County, commanding him to summon the defendants:

Charles Glanding & Mina Glanding, his wife,
Thomas Glanding and Hattie Glanding, his wife,
Benjamin J. Glanding and Mary L. Reed Glanding, his wife,

and to the Sheriff of Kent County, commanding him to summons the defendants:

Elmer Glanding and Mary Glanding, his wife,
Earle Glanding and Catherine Glanding, his wife,
Beulah G. Schaltz and William Schaltz, her husband,
Evelyn Everett and Claude Everett, her husband,

and to the Sheriff of Cecil County, commanding him to summon the defendants:

Charles Wilson and Katherine Wilson, his wife,

And may it please your Honors to grant unto your Orator the Order of Publication giving notice to the defendants:

John Wilson and Hazel Wilson, his wife,
and
James Wilson and Nona Wilson, his wife,

of the State of Delaware, and none-residents of the State of Maryland,
and

Annie Slingbaum and Amos Slingbaum, her husband,

of the State of New Jersey, and none-residents of the State of Maryland, all adults, of the object and substance of this Bill, warning them and each of them to be and 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 to pass as prayed.

And as in duty bound, etc.,

JOHN PALMER SMITH
Solicitor for Complainant.

Filed Sept. 19th. 1944.

"EXHIBIT 1"
Filed Sept. 20, 1944

Mary Jane Glanding
Marydel, Maryland

TO:
Queen Anne's County Welfare Board, Dr.

The Queen Anne's County Welfare Board, upon the application of Mary Jane Glanding, rendered financial assistance to the said Mary Jane Glanding, in the amounts and at the times as herein stated, To Wit:

1936	July to December - 6 months @ \$17.85	-	107.10
1937	January to December - 12 months @ \$17.85	-	214.20
1938	January to December - 12 months @ \$17.85	-	214.20
1939	January to November - 11 months @ \$17.85	-	196.35
	December		20.85
1940	January to July - 7 months @ \$17.85	-	124.95
	August to December - 5 months @ \$12.75	-	63.75
1941	January to March - 3 months @ \$12.75	-	38.25
	April to December - 9 months @ \$17.00	-	153.00
1942	January to December - 12 months @ \$17.00	-	204.00
1943	January to April - 4 months @ \$17.00	-	68.00
	May		16.00
	June to October - 5 months @ \$17.00	-	85.00
	November and December - 2 months @ \$18.50	-	37.00
1944	January - 1 month @ \$18.50	-	18.50
	Total.....		<u>\$1561.15</u>
	June, 1943 - By Credit	\$126.23	
	Feb., 1944 - By Credit	<u>86.92</u>	213.15
	Total Balance Due		<u>\$1348.00</u>

Examined and entered on Docket
of Claims and will be allowed when
paid, per order of Court

EDWARD E. COURSEY
Register of Wills for Queen
Anne's County.

On this 26th day of February, 1944, before the subscriber, the Register of Wills for Queen Anne's County, personally appeared Katherine Thomas, Executive Secretary of the Queen Anne's County Welfare Board, and made oath in due form of law that the annexed account, as stated is just and true, and that the Queen Anne's County Welfare Board has not received any part of the money or any security or satisfaction given for the same.

EDWARD E. COURSEY Register of Wills

By the Orphans' Court for Queen Anne's County

February 29, 1944

The annexed account will pass when paid.

Test:

EDWARD E. COURSEY Register of Wills

Examined and entered on Docket of Claims
and will be allowed when paid per order of
Court.

EDWARD E. COURSEY
Register of Wills for Queen Anne's
County.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this Eighteenth day of September, in the year nineteen hundred and forty four, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Katherine Thomas, and made oath in due form of law that the within and foregoing account as stated is just and true and that she has not received any part of the money stated to be due or any security or satisfaction for the same, except what is credited.

A SYDNEY GADD JR.
Clerk of the Circuit Court for
Queen Anne's County.

"EXHIBIT 1-A"
Filed Sept. 20, 1944

CERTIFICATE OF ADMINISTRATION

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, to wit:

I, Edward E. Coursey, 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 24th day of February A. D., nineteen hundred and forty-four, Letters of Administration of all and singular the goods, chattels, credits and personal estate of Mary Jane Glanding late of Queen Anne's County, deceased, were granted and committed unto Charles Glanding, 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 Edward E. Coursey, 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 18th day of September, nineteen hundred and forty-four.

Seal of
Orphans'
Court.

EDWARD E. COURSEY
Register of Wills for Queen
County.

"EXHIBIT 2"
Filed Sept. 20, 1944

In the name of God so be it.

I George W. Glanding of Queen Anne's County, in the State of Maryland, being sick and weak in body, but of sound and disposing mind, memory and understanding, do by these presence make and publish this my last will and testament, in manner and form following, that is to say:

First and principally, I commit my sould into the hands of Almighty God and my body to the earth to be decently buried at the discretion of may Aunt Mary Jane Glanding. After my debts and funeral charges are paid, including two dollars and fifty cts to each of the witnesses to this will, I bequeath and devise as follows;

Second, I bequeath and devise all my estate both real and personal to my Aunt Mary Jane Glanding in fee simple.

And lastly, I do hereby constitute and appoint William Harrington, to be sole executor of this my last will and testament, revoking and annulling all former wills heretofore made, ratifying and confirming this and none other to be my last will and testament. In Testimony whereof I hereunto set my hand and seal this 15th day of September in the year one thousand nine hundred and twenty four.

his
George W. x Glanding (SEAL)
mark

Signed, sealed, published and declared by the aboved named testator George W. Glanding as and for his last will and testament, in our presence who at his request in his presence and in the presence of each other, have hereto set our hands as witnesses hereto.

Ida B. Carter
John P. Carter

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

On the Fourteenth day of October A.D. 1924 came Wm Harrington, Custodian of the within and foregoing instrument of writing, purporting to be the last will and testa-

ment of George W. Glanding late of Queen Anne's County, deceased, and made oath in due form of law, that the foregoing 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 hands of Testator on or about the fifteenth day of September A. D. 1924.

Sworn before Wm T. Bishop
Register of Wills of Queen Anne's
County, Md.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

On the fourteenth day of October 1924 came Ida B. Carter and John P. Carter subscribing witnesses to the foregoing last Will and Testament of George W. Glanding 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; that they hear 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 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:

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

STATE OF MARYLAND, SCT:

IN THE ORPHANS' COURT

FOR QUEEN ANNE'S COUNTY:

The foregoing Instrument of Writing, purporting to be the last Will and Testament of George W. Glanding 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 fourteenth day of October A.D., 1924, that the same be admitted in this Court as the true and genuine last Will and Testament of the said George W. Glanding deceased.

W. Hopper Gibson

John R. Benton

Chas. E. Cannon

Judges of the Orphans' 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 foregoing is a true copy of the last Will and Testament of George W. Glanding, deceased as filed and passed in this office on October 14th, 1924 and recorded in Liber W. T. B. No. 2 folio 107 in the Orphans' Court for Queen Anne's County, Maryland.

In testimony whereof I hereunto subscribe
my name and affix the seal of my office
this 18th day of September 1944.

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

"EXHIBIT 3"
Filed September 20, 1944

Queen Annes County to wit: be it remembered that on the Twentieth day of July in the year Nineteen Hundred and Seven the following Deed was brought to be recorded to wit:

This Deed of Conveyance, made this Twentieth day of July, in the year nineteen hundred and seven, by Philemon B. Hopper, of Queen Anne's County, State of Maryland, Trustee, Witnesseth by a decree of The Circuit Court for Queen Anne's County, sitting as a Court of Equity, passed on the twelfth day of May, in the year nineteen hundred and five, in a case in said Court entitled Richard M. Leager vs. Philena Leager, widow, Ada Belle Leager, Richard Herbert Leager, Robert Alva Leager, Elphinsia Leager, Mabel Leager, Harry Philemon Leager, the same being case number sixteen hundred and eleven on the Chancery Docket of said Court, the said Philemon B. Hopper was appointed trustee to make sale of the real estate herein decreed to be sold and after complying with the requirements of the decree, did sell the said real estate to George W. Glanding at and for the amount of One Thousand and Sixty Dollars and twenty cents, which said sale was duly reported to the said court and was finally ratified and confirmed by it as will fully appear by reference to the proceedings had in the aforesaid case No. 1611: And Whereas the said purchaser hath paid the whole of the said purchase money to the said trustee: Now, therefore, in

consideration of the premises and the said amount of One Thousand and Sixty Dollars and twenty cents paid to him as aforesaid, the said Philemon B. Hopper, as trustee as aforesaid, doth hereby grant and convey unto the said George W. Glanding, his heirs and assigns, all the following described real estate so as aforesaid sold to him, free, clear and discharged of all claims of all the parties to the aforesaid case No. 1611 and of any person or persons claiming by, from or under them or any of them, to wit: All that tract of land situate in the first election district of Queen Anne's County, state of Maryland, on the road leading from Anderson's Corner to Templeville called "The Seward Farm", or by whatsoever name or names the same may be called or known, adjoining the William Seward land, the Encoh Hay land and lying opposite the James Lowman land and being the land described by metes and bounds, courses and distances, in a deed thereof from Richard M. Leager, Executor of Richard B. Leager, and Charles W. Smith, trustee of William T. Leager, to Roberts S. Leager, bearing date the twenty ninth day of October, in the year eighteen hundred and ninety seven, and recorded in Liber W. H. C. No. 7, folio 66 &c., a land record book for Queen Anne's County aforesaid; to which said deed reference is hereby made for a more particular description of the land hereby granted.

Witness his hand and seal.

Test:

J.W.W. Woodford

Philemon B. Hopper (Seal)

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

I hereby certify that, on this twentieth day of July, in the year nineteen hundred and seven, before me, the subscriber, a justice of the peace of the State of Maryland, in and for Queen Anne's County, personally appeared Philemon B. Hopper, trustee, and acknowledged the foregoing deed of conveyance to be his act.

J.W.W. Woodford
Justice of the Peace.

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that that the foregoing is truly taken and copied from Liber S. S. No. 3, folios 236, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 18th. day of September, in the year nineteen hundred and forty four.

Seal of
Circuit Court.

A. SYDNEY GADD, JR.
Clerk of the Circuit Court
for Queen Anne's County,
Maryland.

ORDER OF PUBLICATION
Filed September 20, 1944

ORDER OF PUBLICATION.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.
Chancery No. 3407

The County Commissioners of
Queen Anne's County, a municipal corporation
of the State of Maryland, to the use of the Queen Anne's
County Welfare Board,

vs.

Charles Glanding and Mina Glanding, his wife,
Elmer Glanding and Mary Glanding, his wife,
Earle Glanding and Catherine Glanding, his wife,
Beulah G. Schaltz and William Schaltz, her husband,
Evelyn G. Everett and Claude Everett, her husband,
Thomas Glanding and Hattie Glanding, his wife,
Benjamin J. Glanding and Mary L. Reed Glanding, his wife,
John Wilson and Hazel Wilson, his wife,
Charles Wilson and Katherine Wilson, his wife,
Annie Slingbaum and Amos Slingbaum, her husband,
Janes Wilson and Nona Wilson, his wife,
Charles Glanding, Administrator of Mary Jane Glanding, deceased.

The object of this suit is to procure a decree for the sale of the real estate of which Mary Jane Glanding, died seized and possessed, intestate, lying and being in the First Election District of Queen Anne's County, Maryland, on the road to Templeville from Anderson's Corner, containing 61-3/4 acres of land, more or less, devised to Mary Jane Glanding by George W. Glanding, or so much thereof as may be necessary to pay her creditors.

The Bill of Complaint states that the said Mary Jane Glanding died intestate in Queen Anne's County, in February, 1944, leaving not sufficient personal property and estate to pay her debts, and being indebted unto The Queen Anne's County Welfare Board in the sum of \$1348.00 and indebted to other, and leaving as her only heirs at law, children and grandchildren of Rachel Glanding, a deceased

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sister, the following nephew, grandnephews and grand-nieces as follows: Charles Glanding, who married Mina Glanding, adults of Queen Anne's County, Maryland; Elmer Glanding who married Mary Glanding, adults, of Kent County, Md. Earle Glanding, who married Catherine Glanding, adults, of Kent County, Md.; Beulah G. Schaltz who married Wm. Schaltz, adults, of Kent County, Md.; Evelyn Everett who married Claude Everett, adults, of Kent County, Md.; Thomas Glanding who married Hattie Glanding of Queen Anne's Co., Md. Benjamin Glanding who married Mary L. Reed Glanding, of Queen Anne's County, Md.; John Wilson who married Hazel Wilson, adults, of Grand Oak, Delaware; Chas. Wilson who married Katherine Wilson, of Cecil County, Md., adults; Annie Slingbaum who married Amos Slingbaum, adults of State of New Jersey; and James Wilson who married Nona Wilson of Middletown, State of Delaware, adults; that said nephew and grand-nephews and grand-nieces are all adults who are seized and possessed of said real estate subject to the debts of Mary Jane Glanding were granted to Charles Glanding; that said personal estate of Mary Jane Glanding is insufficient to pay the debts of the said Mary Jane Glanding; that all defendants are adults; and praying that said real estate be sold under decree for payment of the debts of Mary Jane Glanding.

IT IS THEREUPON this 19th day of September, 1944, 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 printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 21st day of October 1944, give notice to the said John Wilson and Hazel Wilson, his wife, and the said James Wilson and Nona Wilson, his wife, non-residents of the State of Maryland, and residing in the State of Delaware, and the said Annie Slingbaum and Amos Slingbaum, her husband, non-residents of the State of Maryland, residing in the State of New Jersey, of the object and substance of this Bill of Complaint, warning them to appear in this Court, in person or by solicitor on or before the 6th day of November, 1944, to show cause, if any they have, why a decree ought not to be passed as prayed.

Filed Sept. 19, 1944

A. SYDNEY GADD JR.
Clerk.

Subpoena for respondent to
appear and answer.
Filed Sept. 25th, 1944

QUEEN ANNE'S COUNTY, to wit:

THE STATE OF MARYLAND

TO

Seal Benjamin J. Glanding and Mary L. Reed Glanding, his wife,

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 October next, to answer the complaint of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable Stephen R. Collins, Chief Judge of our
said Court, the First Monday of September 1944
Issued the Nineteenth day of September 1944

A. SYDNEY GADD JR. Clerk.

John Palmer Smith

Solicitor for Complainant

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 October next, being the Return Day.

A. SYDNEY GADD JR. Clerk.

Subpoena for respondent to
appear and answer.
Filed Sept. 25, 1944

QUEEN ANNE'S COUNTY, TO WIT:

THE STATE OF MARYLAND

TO

Seal's Place Charles Glanding & Mina Glanding, his wife,

OF QUEEN ANNE'S COUNTY, GREETING:

YOU ARE HEREBY COMMANDED, That all excuses set aside, you be and

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 October next, to answer the complaint of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable Stephen R. Collins, Chief Judge of our said Court, the First Monday of September 1944 Issued the Nineteenth day of September 1944.

A. SYDNEY GADD JR. Clerk

John Palmer Smith
Solicitor for Complainant.

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 October next, being the Return Day.

A. SYDNEY GADD JR. Clerk

Subpoena for respondents to appear and answer.
Filed Sept. 25, 1944

QUEEN ANNE'S COUNTY, TO WIT:

THE STATE OF MARYLAND

TO

Thomas Glanding and Hattie Glanding, his wife,

Seal's
Place

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 October next, to answer the complaint of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board

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

WITNESS, The Honorable Stephen R. Collins, Chief Judge of our said Court, the First Monday of September 1944 Issued the Nineteenth day of September 1944

A. SYDNEY GADD, JR. Clerk.

John Palmer Smith

Solicitor for Complainant

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 October next, being the Return Day.

A. SYDNEY GADD, JR. Clerk.

Subpoena for respondents to appear and answer.
Filed Sept. 25, 1944.

QUEEN ANNE'S COUNTY, TO WIT:

THE STATE OF MARYLAND

TO

Evelyn Everett and Claude Everett, her husband,

Seal's
Place

OF KENT COUNTY, GREETING:

YOUR ARE HEREBY COMMANDED, That all excuses settaside, 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 October next, to answer the Complaint of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable Stephen R. Collins, Chief Judge of our said Court, the First Monday of September 1944 Issued the Nineteenth day of September 1944.

A. SYDNEY GADD JR. Clerk

John Palmer Smith

Solicitor for Complainant.

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 October next, being the Return Day.

A. SYDNEY GADD JR. Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:

Received Sept. 21, 1944 and forthwith delivered to the Sheriff of Kent Co. Md., for service.

Test:

Robt. A. Schallcross Clerk

Served by reading and delivering copy of same to respondents this 22nd day of Sept. 1943.

Henry Gsell, Sheriff

Subpoena for respondents to appear and answer.

QUEEN ANNE'S COUNTY, TO WIT:

THE STATE OF MARYLAND

TO

Seal's Place Beulah G. Schaltz and William Schaltz, her husband,

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 October next, to answer the complaint of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable Stephen R. Collins, Chief Judge of our said Court, the First Monday of September 1944 Issued the Nineteenth day of September 1944

A. SYDNEY GADD JR. Clerk

John Palmer Smith

Solicitor for Complainant.

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 October next, being the Return Day.

A. SYDNEY GADD JR. Clerk

And on the back of the foregoing Subpoena is the following endorsement to wit:

Received Sept. 21, 1944 and forthwith delivered to the Sheriff of Kent Co. Md. for service.

Test:

Robt. A. Schallcross Clerk

Served by reading and delivering copy of same to respondents this 22nd day of Sept, 1943.

Henry Gsell, Sheriff

Subpoena for respondents to appear and answer.
Filed Sept. 27, 1944

QUEEN ANNE'S COUNTY, TO WIT:

THE STATE OF MARYLAND

TO

Seal's Place Earle Glanding and Catherine Glanding, his wife.

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 October next, to answer the complaint of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable Stephen R. Collins, Chief Judge of our said Court, the First Monday of September 1944 Issued the Nineteenth day of September 1944

A. SYDNEY GADD JR. Clerk

John Palmer Smith

Solicitor for Complainant.

TO THE DEFENANT: 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 October next, being the Return Day.

A. SYDNEY GADD JR. Clerk

And on the back of the foregoing Subpoena is the following endorsedment, to wit:

Received Sept. 21, 1944 and forthwith delivered to the Sheriff of Kent Co., Md. for service.

Test:

ROBT. A. SHALLCROSS Clerk

Served by reading and delivering copy of sale to respondents this 22nd day of Sept. 1943

Henry Gsell, Sheriff

Subpoena for respondents
to appear and answer
Filed Sept. 27, 1944

QUEEN ANNE'S COUNTY, TO WIT:

THE STATE OF MARYLAND

TO

Elmer Glanding and Mary Glanding, his wife,
Seal's Place
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 October next, to answer the complaint of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable Stephen R. Collins, Chief Judge of our said Court, the First Monday of September 1944 Issued the Nineteenth day of September 1944

A. SYDNEY GADD JR. Clerk

John Palmer Smith

Solicitor for Complainant

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 October next, being the Return Day.

A. SYDNEY GADD JR. Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:

Received Sept. 21-1944 and forthwith delivered to the Sheriff of Kent Co., Md., for service.

Test:

ROBT. A. SHALLCROSS Clerk

Served by reading and delivering copy of same to respondents this 22nd day of Sept. 1943

Henry Gsell, Sheriff.

ANSWER
Filed Oct. 2nd, 1944.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, A MUNICIPAL
CORPORATION ON OF THE STATE OF MARYLAND, TO
THE USE OF THE QUEEN ANNE'S COUNTY WELFARE
BOARD,

VS.

CHARLES GLANDING, et al.,

ANSWER

THE ANSWER of Charles Glanding, Mina Glanding, Elmer Glanding, Mary Glanding, Earl Glanding, Catherine Glanding, Beulah G. Schaltz, William Schaltz, Evelyn G. Everett, Claude Everett, Mary L. Reed Glanding, Charles Glanding, Administrator of Mary Jane Glanding, Charles Wilson, Katherine Wilson, all adults, to the Petition filed in this Cause, against them in this Court exhibited:

That they admit the matters and things set forth in said Bill, and consent to such decree and order as may be right and proper in the premises, each hereby waiving notice of the taking of testimony in this case and agree that depositions be taken at any time as each does not choose to appear, and each hereby submits the papers for a Decree forthwith waiving the time within which the evidence shall remain in court prior to decree.

Witness to mark of
Charles Glanding:-

L. H. MEREDITH

His
CHARLES X GLANDING
Mark

MINA GLANDING

ELMER GLANDING

MARY GLANDING

EARL GLANDING

CATHERINE GLANDING

BEULAH G. SCHALTS

WILLIAM SCHALTZ

EVELYN EVERETT

CLAUDE EVERETT

MARY L. REED GLANDING

CHARLES WILSON

KATHERINE WILSON

His
CHARLES X GLANDING
Mark
Administrator of Mary J. Glanding

Witness to mark of
Charles Glanding
Administrator of Mary Jane
Glanding:-

L. H. MEREDITH

Filed Oct. 2nd, 1944.

Subpoena for respondents to
appear and answer.
Filed Oct. 4, 1944

QUEEN ANNE'S COUNTY, to wit:

THE STATE OF MARYLAND

TO Charles Wilson and Katherine Wilson, his wife,
Seal's Place.

OF CECIL 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 October next, to answer the complaint of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board

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

WITNESSE, The Honorable Stephen R. Collins, Chief Judge of our said Court, the First Monday of September 1944 Issued the Nineteenth day of September 1944

A. SYDNEY GADD JR. Clerk

JOHN PALMER SMITH

Solicitor for Complainant.

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 October. next, being the Return Day.

A. SYDNEY GADD Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:

Summoned by reading and leaving copy of summons with each defenday this 30th day Sept. 1944.

Ralph W. Robinson, Sheriff

ANSWER
Filed Oct. 9, 1944

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, A MUNICIPAL
CORPORATION OF THE STATE OF MARYLAND, TO
THE USE OF THE QUEEN ANNE'S COUNTY WELFARE BOARD;

VS.

CHARLES GLANDING, ET AL.,

ANSWER

THE ANSWER of Annie Slingbaum and Amos Slingbaum, both adults, to the Petition filed in this Cause, against them in this Court exhibited:

These defendant, all adults, admit the matters and facts set forth in said Petition and do each consent to the passage of such decree or order as may be passed in the premises; each defendant does hereby waive notice of the taking of testimony in this case and agree that depositions in said case be taken at any time by one of the Standing Examiners of this Court as each does not choose to appear to offer evidence in the premises; and each defendant does hereby submit the papers in this Cause for a Decree forthwith, hereby waiving the time within which the evidence shall remain in Court prior to decree.

And as in duty bound, etc.,

ANNIE SLINGBAUM
Annie Slingbaum

AMOS SLINGBAUM
Amos Slingbaum

Filed Oct. 9th, 1944

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

THE COUNTY OF COMMISSIONERS OF
QUEEN ANNE'S COUNTY, A MUNICIPAL
CORPORATION OF THE STATE OF MARYLAND, TO
THE USE OF THE QUEEN ANNE'S COUNTY WELFARE BOARD,

VS.

CHARLES GLANDING, ET AL.,

Chy. #3407.

ANSWER

THE ANSWER of John Wilson and Hazel Wilson, his wife, both adults, to the Petition filed in this Cause, against them in this Court exhibited:

These defendants, all adults, admit the matters and facts set forth in said Petition and do each consent to the passage of such decree or order as may be passed in the premises; each defendant does hereby waive notice of the taking of testimony in this case and agree that depositions in said Case be taken at any time by one of the Standing Examiners of this Court as each does not choose to appear to offer evidence in the premises; and each defendant does hereby submit the papers in this Cause for a Decree forthwith, hereby waiving the time within which the evidence shall remain in Court prior to decree.

And as in duty bound, etc.,

JOHN WILSON
John Wilson

HAZEL WILSON
Hazel Wilson

Filed Oct. 18th, 1944

ANSWER
Filed Oct. 18, 1944

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, A MUNICIPAL
CORPORATION OF THE STATE OF MARYLAND, TO
THE USE OF THE QUEEN ANNE'S COUNTY WELFARE BOARD,

VS.

CHARLES GLANDING, ET AL.,

Cny. #3407

ANSWER

THE ANSWER of James Wilson and Nona Wilson, his wife, both adults, to the Petition filed in this Cause, against them in this Court exhibited:

These defendant, all adults, admit the matters and facts set forth in said Petition and do each consent to the passage of such decree or order as may be passed in the premises; each defendant does hereby waive notice of the taking of testimony in this case and agree that depositions in said case be taken at any time by one of the Standing Examiners of this Court as each does not choose to appear to offer evidence in the premises; and each defenant does hereby submit the papers in this Cause for a Decree forthwith, hereby waiving the time within which the evidence shall remain in Court prior to decree.

And as in duty bound, etc.,

JAMES WILSON
James Wilson

NONA WILSON
Nona Wilson

Filed Oct. 18, 1944.

Petition for Decree
Pro Confesso.
Filed Oct. 18, 1944.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, A MUNICIPAL
CORPORATION OF THE STATE OF MARYLAND, TO THE USE OF THE QUEEN
ANNE'S COUNTY WELFARE BOARD,

VS.

CHARLES GLANDING, ET AL.,

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of The County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland, to the use of The Queen Anne's County Welfare Board, the Complainant in this cause, by John Palmer Smith, its solicitor, to your Honors respectfully shows:

That the resident defendants, Benjamin J. Glanding, and Thomas Glanding and Harriett Glanding, his wife, all adults, have been duly summoned to appear, answer and defend this cause as evidenced by the writs of summons issued in this cause on September 19th, 1944, and duly returned summons by the Sheriff of Queen Anne's County, Maryland; that although said summons have long since been duly returned and the said Defendants commanded to appear before this court on the first Monday of October, being October 2nd, 1944, to answer the Complaint of the petitioner, none of the said resi-

dent adult defendants has entered his appearance either in person or by solicitor, nor filed any answer herein.

That your Complainant is advised and alleges that it has the right to secure a Decree Pro Confesso against all of the defaulting Defendants, and that the papers be submitted to an Examiner so that your Petitioner may offer testimony to support the allegations of the Bill of Complaint.

TO THE END THEREFORE:

That a Decree Pro Confesso may be granted by this Honorable Court against Benjamin Glanding and Thomas Glanding and Hattie Glanding, his wife, all adults.

That the papers in this cause may be submitted to one of the Standing Examiners of this Court or to a Special Examiner so that the Plaintiffs may take testimony in support of the allegations of the Bill of Complaint.

That your Petitioner may have such other and further relief as its case may require.

And as in duty bound, etc.,

Filed Oct. 18, 1944.

JOHN PALMER SMITH
Solicitor for Complainant.

Military Affidavit.
Filed Oct. 25, 1944

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY,
A MUNICIPAL CORPORATION OF THE STATE OF MARYLAND, TO THE USE OF THE QUEEN ANNE'S
COUNTY WELFARE BOARD?

VS.

Charles Glanding, et al.,

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that, before me, the Subscriber, a Notary Public of the said State, in and for the said County, personally appeared Claude Lowery Charles W. Mullikin and James C. Stevens, comprising the Board of County Commissioners of Queen Anne's County, for and in behalf of The Queen Anne's County Welfare Board, and each made oath in due form of law that he knows the defendants herein, and that to the best of their respective information, knowledge and belief

1. said defendants are not in the military service of the United States but are farming in Queen Anne's County,
2. said defendants are not in the military service of any nation allied with the United States
3. said defendants have not been ordered to report for induction under the Selective Training and Service Act of 1940 as amended.
4. said defendants are not a member of the Enlisted Reserve corps who have been ordered to report for military service.
5. said defendants to whom this affidavit refers are Benjamin J. Glanding, Thomas Glanding and Harriett Glanding, all adults above the age of 50 years and all residing in Queen Anne's County, Maryland.
6. said defendants have not been in any such services with three months prior hereto.

CLAUDE LOWERY

CHARLES W. MULLIKIN

JAMES C. STEVENS
County Commissioners of
Queen Anne's County, Md.

Subscribed and sworn to before me this 24th day of October, 1944.

KATHERINE C. O'NEAL
Notary Public

Notary
Public
Seal.

ORDER OF COURT.

The foregoing Petition having been read and considered, and it appearing

that the adult defendants have been duly summoned and failed to appear as alleged, either in person or by solicitor to the Bill of Complaint, filed herein, IT IS THEREFORE, this 26th day of October, 1944, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, adjudged, ordered and decreed that the Plaintiff is entitled to relief in the premises, and that the Bill of Complaint be and is hereby taken Pro Confesso against the adult defendants, Benjamin J. Glanding and Thomas Glanding and Hattie Glanding, his wife; but because it does not certainly appear to what relief the Plaintiff is entitled, It is Further Adjudged and Ordered that leave be granted to the Plaintiff to take testimony before any one of the Standing Examiners of this Court, to support the allegations of the Bill of Complaint.

WM. R. HORNEY

Judge.

Filed Oct. 26, 1944.

Report of Examiner and Depositions
Filed October 31, 1944

THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, TO THE USE OF THE QUEEN ANNE'S COUNTY WELFARE BOARD,	#	IN THE CIRCUIT COURT FOR
	#	QUEEN ANNE'S COUNTY,
	#	IN EQUITY.
VS	#	
CHARLES GLANDING ET AL.	#	Cause No. 3407.
	#	

REPORT OF STANDING EXAMINER AND DEPOSITIONS.

At the request of John Palmer Smith, the defendants having answered consenting to the passing of a decree and those not answering a decree pro confesso secured against them, with leave to take testimony, I did about 3.30 P.M. on Tuesday, October 31st., 1944, attend at the office of John Palmer Smith in Centreville, Queen Anne's County, there being present, Charles Glanding, James C. Stevens, and Mary H. Davis, together with John Palmer Smith, Attorney for the Complainant and proceed to take the testimony hereinafter set forth. The witnesses first having been sworn, depose and state as follows, to wit:

RICHARD T. EARLE

One of the Standing Examiners.

Filed Oct. 31, 1944

State your name, age, residence and occupation?

Charles Glanding, I am 66 years this coming August, 1945, I live on a farm in Queen Anne's County, my address being Millington, Md. R. F. D., and I am a farmer.

Do you know the parties to this suit?

I know all of them personally.

Do you know when Sarah Jane Glanding died?

Yes, she died in the month of February, 1944, a resident of Queen Anne's County, Md.

Do you know whether or not the deceased left any next of kin?

Yes. Her only heirs at law were, as follows:

1. Charles Glanding, myself,
2. Edwin Glanding, who pre-deceased Mary Jane Glanding and left the following children:

Elmer Glanding,
Earl Glanding,
Beulah Glanding Schaltz, nee Glanding,
Evelyn Glanding Everett, nee Glanding,

3. William Glanding, who pre-deceased Mary Jane Glanding and left the following children:

Thomas Glanding,
Benjamin Glanding

4. Jane Glanding Wilson, nee Glanding, who pre-deceased Mary Jane Glanding, and left the following children:

John Wilson,
Charles Wilson
Annie Wilson Slingbaum, nee Wilson,
James Wilson.

All of the above heirs are the children and grandchildren of Rachel Glanding, who was my mother and the only living sister of Mary Jane Glanding. In fact Rachel Glanding, my mother, was the only sister of Mary Jane Glanding who had any children, all of Mary Jane Glanding's sisters and brothers died leaving no children and died before Mary Jane Glanding, and the only heirs of Mary Jane Glanding are the one I have named above. Mary Jane Glanding was my aunt, and all the rest of the ones named above are Mary Jane

Glanding's nieces and nephews, and all of these nieces and nephews, except Annie Slingbaum, James Wilson and John Wilson live in Maryland, the other others just named live out of the State of Maryland.

Did Mary Jane Glanding die intestate or did she leave a will?

She did not leave any will.

Do you know of any debts due by the estate of the late Mary Jane Glanding?

Yes. The funeral bill and the bill of the Welfare Board of Queen Anne's County, this later bill being for money due for assistance rendered here during her lifetime, and this account and the funeral bill are unpaid, as there was not enough personal property to pay them.

Do you know of any personal property to pay the debts of the estate of the said Mary Jane Glanding, and if so, please state what it is?

She left a little money in bank in the sum of approximately \$111.84, and some personal property in the sum of \$47.07, and the Welfare Board's bill alone is 1348.00.

Do you know the property in these proceedings; If so, state where it is located, and what in your opinion is its value?

Yes, I know the property. It is located on the public road from Anderson's Corner to Shanck's Corner, bounded by the lands of or formerly of Mrs. Carter, and the Epworth Church, and lies on the right side of the road, on the same side as the Church, and lies between the Church Property and the Hay property. In my opinion it is worth between \$800.00 and \$900.00, as it has some good timber on it, as the timber on it is worth more than the place.

Who is the administrator of the personal estate of Mary Jane Glanding? Did you have enough money in hand to pay her bills?

I am the administrator of Mary Jane Glanding estate, and I did not have enough money come into hand to pay her bills.

Do you know, or can you state any other matter or thing material to this, your examination, or of interest to the parties to this cause: If so, state the same fully and at large in your answer.

Nothing.

his
CHARLES x GLANDING
 mark
 Charles Glanding.

Witness to the
 mark of Charles
 Glanding:-

R. T. EARLE

The next witness called on the part of the Complainant was J. H. Clay Stevens, who being sworn, deposes and states as follows, to wit:

Q. State your name, age and residence, and occupation.
 A. James C. Stevens, 57 years of age, reside in the First Election District, Farmer and at present County Commissioner.
 Q. Do you know the property of which Mary Jane Glanding died seized and possessed?
 A. Yes.

Q. In your opinion, what is the fair value thereof?
 A. This property is hard to value but for a buyer, who desired this kind of property, in my opinion it would be worth \$700.00
 Examiner's Special.
 A. No.

JAMES C. STEVENS
 James C. Stevens

The next witness called on the part of the Complainant was Mary H. Davis, a witness of lawful age, who being sworn, deposes and states, as follows, to wit:

Q. State your name, age, residence and occupation?
 A. Mary H. Davis, 31 years of age, I reside at Rock Hall, Kent County, I am executive Secretary for Queen Anne's County Welfare Board.
 Q. As executive Secretary of Queen Anne's County Welfare Board, you have verified the bill filed in this cause, against the estate of Sarah Jane Glanding, is the same correct or not.
 A. It is and the books of The Welfare Board show that the amounts and dates are correct, for money given to the said Mary Jane Glanding under the old age assistance acts the amount of money so advanced being \$1,348.00 and is the amount due the Welfare Board.

Examiner's Special
 A. No.

Mary H. Davis
 Mary H. Davis

Filed Oct. 31, 1944

Being advised by the attorney for the Complainant that he does not desire to take further testimony, and the defendants either waiving their rights to take testimony or permitting a decree pro confess to be secured against them, I herewith submit my report and depositions.

Three witnesses, each waived their witness fee
Richard T. Earle, Examiner----- \$8.00

RICHARD T. EARLE
One of the Standing Examiners

Filed Oct. 31, 1944.

Certificate of Publication
of Order of Publication
Filed Dec. 1, 1944.

John Palmer Smith
Solicitors for Plaintiffs

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

ORDER OF PUBLICATION

Chancery No.

The County Commissioners of Queen Anne's County, a municipal corporation
of the State of Maryland, to the use of the Queen Anne's County Welfare Board,

vs.

Charles Glanding and Mina Glanding, his wife, Elmer Glanding and Mary
Glanding, his wife, Earle Glanding and Catherine Glanding, his wife, Beulah G. Schaltz
and William Schaltz, her husband, Evelyn G. Everett and Claude Everett, her husband,
Thomas Glanding and Hattie Glanding, his wife, Benjamin J. Glanding and Mary L. Reed
Glanding, his wife, John Wilson and Hazel Wilson, his wife, Charles Wilson and Katherine
Wilson, his wife, Annie Slingbaum and Amos Slingbaum, her husband, James Wilson and
Nona Wilson, his wife, Charles Glanding, Administrator of Mary Jane Glanding, deceased.

The object of this suit is to procure a decree for the sale of the real
estate of which Mary Jane Glanding, died seized and possessed, intestate, lying and
being in the First Election District of Queen Anne's County, Maryland, on the road
to Templeville from Anderson's Corner, containing 61-3/4 acres of land, more or less,
devised to Mary Jane Glanding by George W. Glanding, or so much thereof as maybe neces-
sary to pay her creditors.

The Bill of Complaint states that the said Mary Jane Glanding died in-
testate in Queen Anne's County, in February, 1944, leaving not sufficient personal
property and estate to pay her debts, and being indebted unto The Queen Anne's County
Welfare Board in the sum of \$1348.00 and indebted to other, and leaving as her only
heirs at law, children and grandchildren of Rachael Glanding, a deceased sister, the
following nephew, grandnephews and grand-nieces as follows: Charles Glanding, who
married Mina Glanding, adults of Queen Anne's County, Maryland; Elmer Glanding who
married Mary Glanding, adults, of Kent County, Md.; Earle Glanding, who married Cath-
erine Glanding, adults of Kent County, Md.; Beulah G. Schaltz who married Wm. Schaltz,
adults, of Kent County, Md. Evelyn Everett who married Claude Everett, adults, of Kent
County, Md.; Thomas Glanding who married Hattie Glanding of Queen Anne's County, Md.;
Benjamin Glanding who married Mary L. Reed Glanding, of Queen Anne's County, Md.; John
Wilson who married Hazel Wilson, adults, of Grand Oak, Delaware; Chas. Wilson who
married Katherine Wilson, of Cecil County, Md., adults; Annie Slingbaum who married
Amos Slingbaum, adults, of State of New Jersey; and James Wilson who married Nona Wil-
son, of Middletown, State of Delaware, adults; that said nephew and grand-nephews and
grand-nieces are all adults who are seized and possessed of said real estate subject
to the debts of Mary Jane Glanding; that letters of administration on the personal es-
tate of Mary Jane Glanding were granted to Charles Glanding; that said personal estate
of Mary Jane Glanding is insufficient to pay the debts of the said Mary Jane Glanding;
that all defendants are adults, and praying that said real estate be sold under decree
for payment of the debts of Mary Jane Glanding.

IT IS THEREUPON, this 19th day of September, 1944, Ordered by the Cir-
cuit Court for Queen Anne's County, in Equity, that the plaintiff, by causing a copy
of this Order to 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 October
1944, given notice to the said John Wilson and Hazel Wilson, his wife, and the said
James Wilson and Nona Wilson, his wife, none-residents of the State of Maryland, and
residing in the State of Maryland, and residing in the State of Maryland, and residing
in the State of Delaware, and the said Annie Slingbaum and Amos Slingbaum, her husband,
non-residents of the State of Maryland, residing in the State of New Jersey, of the
object and substance of this Bill of Complaint, warning them to appear in this Court,
in person or by solicitor on or before the 6th day of November, 1944, to show cause,
if any they have, why a decree ought not to be passed as prayed.

A. SYDNEY GADD, JR.,
Clerk

True Copy;
Test: A. SYDNEY GADD, JR.

Filed September 19th, 1944.

M. M. Aker)
Geo. J. Steinfeld) OWNERS THE QUEENSTOWN NEWS Every Friday
\$1 A Year-in advance

Queenstown, Md. Oct. 23, 1944

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George
J. Steinfeld, do hereby certify that the Order of Publication in the case of The
County Commissioners of Queen Anne's County, a municipal corporation of the State
of Maryland, to the use of the Queen Anne's County Welfare Board, Vs. Charles Glanding
and Mina Glanding, his wife, Elmer Glanding and Mary Glanding, his wife, Earle Gland-

ing and Catherine Glanding, his wife, Beulah G. Schaltz and William Schaltz her husband, Evelyn G. Everett and Claude Everett, her husband, Thomas Glanding and Hattie Glanding, his wife, Benjamin J. Glanding and Mary L. Reed Glanding, his wife, John Wilson and Hazel Wilson, his wife, Charles Wilson and Catherine Wilson, his wife, Annie Slingbaum and Amos Slingbaum, her husband, James Wilson and Nona Wilson, his wife, Charles Glanding, Administrator of Mary Jane Glanding, Deceased, a true copy which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 21st day of October 1944, and that the first insertion of said advertisement in the said THE QUEENSTOWN NEWS was on the 22nd day of September, 1944.

THE QUEENSTOWN NEWS

By MICHAEL W. AKER

GEORGE J. STEINFELT

DECREE OF SALE.
Filed Dec. 1, 1944

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, to the
use of THE QUEEN ANNE'S COUNTY
WELFARE BOARD,

vs.

CHARLES GLANDING et al.

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

Cause No. 3407.
#

D E C R E E

This cause standing ready for hearing and being submitted and the proceedings read and considered.

IT IS THEREUPON, this 1st day of December, 1944, by the Circuit Court for Queen Anne's County, in Equity. ADJUDGED, ORDERED, and DECREED that the real estate of Mary Jane Glanding, deceased, in the proceedings mentioned, or so much thereof as may be necessary for the payment of her debts, be sold; and that John Palmer Smith of Centreville, Queen Anne's County, Maryland, be and he is hereby appointed Trustee to make sale thereof; and that the course and manner of his proceedings shall be as follows: he shall, before he proceeds to make such sale, first file with the Clerk of the Circuit Court for Queen Anne's County, a bond to the State of Maryland, executed by him and surety or sureties in the penalty of One Thousand Dollars corporate surety and in double that amount if personal sureties, conditioned for the faithful performance of the trust reposed in him by this decree or which may be reposed in him by any future order or decree passed in the premises, which said bond shall be approved by the Clerk of the Circuit Court for Queen Anna's County. The said Trustee shall then proceed to make said sale, having given at least three weeks previous notice by advertisement inserted in some newspaper or papers printed and published in Queen Anne's County, and such other manner 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 to be paid in cash on the day of sale, balance thereof in sixty days, or all cash on day of sale, at the option of the purchaser, the credit payments to bear interest from the day of sale, and to be secured by the notes or bonds of the purchaser, with surety to be approved by the Trustee. That as soon as convenient after such sale, the said Trustee shall return to this Court a full and particular account of his proceedings in the premises, with an affidavit thereto annexed of the truth thereof, and of the fairness of such sale. And on the final ratification thereof, and the full payment of the whole purchase money, and not before, the said Trustee is hereby authorized, by a good and sufficient deed, acknowledged and recorded according to law, to convey to the purchaser, his, her or their heirs, the property and estate so sold, to him, her or them, free, clear and discharged from all claims of the parties to this Cause.

And the said Trustee shall bring into Court the money arising from the sale of the said land and premises, to be distributed under the direction of this Court, after deducting the costs of suit and such commissions to the said trustee as the Court shall think proper to allow, in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

And at the time of advertising said sale the trustee is directed to give notice to the creditors of the said Mary Jane Glanding, deceased, to file their claims, with the vouchers thereof, with the Clerk of this Court within 90 days from the day of sale.

WM. R. HORNEY
Judge

Filed Dec. 1, 1944

Certified Copy of Bond
Filed Dec. 1, 1944

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this First day of December in the year nineteen hundred and forty four the following Bond was brought to be recorded, to wit:

KNOW ALL MEN BY THESE PRESENTS: That we, John Palmer Smith, of Centreville, Queen Anne's County, Maryland, as Principal and Glens Falls Indemnity Company, a body corporate of the State of New York and duly authorized to transact business in 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 (\$1,000.00), current money, to be paid 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 first day of December, 1944.

WHEREAS, by a Decree of the Circuit Court for Queen Anne's County, in Equity, passed on December, first, 1944, in a cause pending in said Court, in which The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board is plaintiff and Charles Glanding et al. are defendants, the said John Palmer Smith was appointed to make sale of the real estate mentioned and described in said proceedings or so much thereof as might be necessary to pay the debts of Mary Jane Glanding.

NOW THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such that if the said John Palmer Smith shall well and faithfully perform the trust reposed in him by said decree or which may be reposed in him by any future decree or order in the premises, and shall in all things well and truly execute the duties of such Trustee, then the above and foregoing obligation to be null and void, otherwise to be and remain in full force and virtue in law.

Test: NELLIE B. WHITELEY
Nellie B. Whiteley

NELLIE B. WHITELEY
Nellie B. Whiteley

JOHN PALMER SMITH (SEAL)
John Palmer Smith

GLENS FALLS INDEMNITY COMPANY

By L. HERMAN MEREDITH
L. Herman Meredith
Its Agent and Attorney in Fact
Corporate
Seal.

And on the back of the foregoing Bond is thus endorsed, to wit:

Bond filed and security approved this 1st day of Dec. 1944.

A. SYDNEY GADD JR. Clerk

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied from Liber W.H.C. No. 1 folio 309 A Bond Record Book for Queen Anne's County.

Seal's
Place.

In Testimony Whereof I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County on this 1st day of December in the year nineteen hundred and forty four.

A. SYDNEY GADD JR.
Clerk of Court

CERTIFICATE OF PUBLICATION
OF ADVERTISEMENT OF SALE AND
NOTICE TO CREDITORS.
Filed Jan. 4, 1945

TRUSTEE'S SALE of Valuable SMALL FARM near Sudlersville, Md.

By, through and under a Decree of the Circuit Court for Queen Anne's County, in Equity, passed on the 1st day of December, 1944, in a cause therein pending in which The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board is plaintiff and Charles Glanding et al. are defendants, the same being Cause No. 3417, the undersigned was appointed trustee to make sale of the real estate mentioned and described in said cause, or so much thereof as may be necessary to pay the debts of Mary Jane Glanding, deceased, the undersigned trustee will offer at public sale to the highest bidder in front of the Sudlersville Bank in the town of Sudlersville, Queen Anne's County, Maryland, on SATURDAY, DEC. 30th, 1944 at 2 o'clock the following property, to-wit:

All that small farm and tract of land, improved by a frame dwelling house and other outbuildings, situate on the public road from Anderson's Corner to Templeville, in the First Election District of Queen Anne's County, Maryland, containing 61 acres and $\frac{3}{4}$ of an acre of land, more or less, being the same land and all the land of which Mary Jane Glanding died seized and possessed and being the same land devised to her by George W. Glanding.

TERMS OF SALE: One third cash on day of sale, balance in 60 days or

all cash on day of sale, at option of the purchaser, credit payments to bear interest from day of sale and to be secured by note or notes of purchaser with surety approved by Trustee, further terms to be made known on day of sale.

JOHN PALMER SMITH
Trustee

NOTICE TO CREDITORS
In the Circuit Court for
Queen Anne's County,
in Equity
Chancery Cause No. 3407

Pursuant to the Decree of said Court passed in said cause, Notice is hereby given to the creditors of Mary Jane Glanding, deceased, to file their claims against her, with the proper vouchers, thereof, with the Clerk of said Court within ninety (90) days from Dec. 30th, 1944, the day of sale named in the above advertisement.

JOHN PALMER SMITH
Trustee

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. January 3rd. 1945

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustees Sale of Small Farm and Notice to Creditors in the case/estate of Mary Jane Glanding a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for four successive weeks before the 30th day of December 1944, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 7th day of December 1944, and the last insertion on the 28th day of December 1944.

THE QUEEN ANNE'S RECORD AND
OBSERVER PUBLISHING COMPANY

By JOHN H. PRICE

Filed Jan. 4th, 1945

REPORT OF SALE
Filed Jan. 4, 1945

The County Commissioners of
Queen Anne's County, to the
use of the Queen Anne's County
Welfare Board,

vs.

Charles Glanding, et al.,

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY,

IN EQUITY.

Chancery No. 3407.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of John Palmer Smith, Trustee named under a Decree in the above entitled cause, to sell the real estate therein, respectfully shows:

That having duly filed his approved bond and given notice of the time, place, manner and terms of sale by advertisement in The Queen Anne's Record-Observer, a newspaper printed and published in Queen Anne's County, Maryland, for more than three weeks before the day of sale, he did, pursuant to said notice, attend at said sale, in front of the Sudlersville Bank of Maryland, in the town of Sudlersville, Queen Anne's County, Maryland, on Saturday, December 30th, 1944, at the hour of 2:00 o'clock P.M. and then and there proceeded to sell the following real estate, to wit:

All that small farm and tract of land, improved by a frame dwelling house and other outbuildings, situate on the public road from Anderson's Corner to Templeville, in the First Election District of Queen Anne's County, Maryland, containing 63 acres and $\frac{3}{4}$ of an acre of land, more or less.

Being the same land and all the land of which Mary Jane Glanding died seized and possessed, and being the same land devised to her by George W. Glanding; and being the same land conveyed unto George W. Glanding by Philemon B. Hopper, Trustee in Chy. No. 1611, by deed dated July 20th, 1907, and recorded in Liber S. S. #3, folio 236, etc and for lines see deed from Richard M. Leager to Robert S. Leager, dated October 29th, 1897, and recorded in Liber W. H. C. No. 7, folio 66.

And your Trustee sold said small farm and tract of land to Lewis L. Hay and Elsie M. Hay, his wife, as tenants by the entireties, at and for the price of Eleven Hundred and Eighty Dollars (\$1180.00), they being the highest bidders an therefor.

That the aforesaid sale was bona fide and fairly made, and for the best price obtainable, and the said purchasers have complied with the terms of sale by paying one-third in cash and the balance secured by an interest bearing note payable unto your Trustee sixty days from date of sale, said note being in the sum of \$786.66, the cash payment, being in the sum of \$393.34.

And as in duty bound, etc.

And as in duty bound, etc.

JOHN PALMER SMITH
Trustee.

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

I hereby certify, that on this 4th day of January, 1945, before the Subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared John Palmer Smith, the above named Trustee, and made oath in due form of law that the matters and facts stated in the foregoing Report of Sale are true to the best of his knowledge and belief, and that the sale was fairly made.

A. SYDNEY GADD JR.
Clerk.

Filed Jan. 4th, 1945

NISI SALE
Filed Jan. 4, 1945

N I S I

The County Commissioners of
Queen Anne's County, to the
use of the Queen Anne's
County Welfare Board,

VS.

Charles Glanding, et al.

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY.
)
)
) CHANCERY NO. 3407

ORDERED, This 4th day of January A. D., 1945, that the sale of real estate made and reported in this cause by John Palmer Smith, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th 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 12th day of February next.

The Report states the amount of sales to be \$1180.00

A. SYDNEY GADD JR. Clerk

Filed January 4, 1945

NISI

The County Commissioners of
Queen Anne's County, to the
use of the Queen Anne's
County Welfare Board,

Vs.

Charles Glanding, et al.

In the Circuit Court
for Queen Anne's County
In Equity.
Chancery No. 3407

ORDERED, This day of January A. D., 1945, that the sale of real estate made and reported in this cause by John Palmer Smith, Trustee, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th 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 12th day of February next.

The Report states the amount of sale to be \$1180.00.

A. SYDNEY GADD, JR.
Clerk

Filed January 4, 1945
True Copy
Test: A. Sydney Gadd, Jr., Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. March 17th. 1945

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi in the case/estate of The County Commissioners of Q. A. Co., to the use of the Q. A. Co. Welfare Board V. Charles Glanding, et al. Chancery No. 3407 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD - OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for four successive weeks before the 12th day of February 1945, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 11th day of January 1945, and the last insertion on the 1st day of February 1945

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By W. J. H. PRICE

Certified Copy of Bond
Filed March 17, 1945

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Seventeenth day of March, in the year nineteen hundred and forty five, the following Bond was brought to be recorded, to wit:

KNOW ALL MEN BY THESE PRESENTS: That we, John Palmer Smith, of Centreville, Queen Anne's County, Maryland, as Principal and Glens Falls Indemnity Company, a body corporate of the State of New York and duly authorized to transact business in the State of Maryland as Surety, 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 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 seventeenth day of March, 1945.

WHEREAS, by a Decree of the Circuit Court for Queen Anne's County, in Equity, passed on December 1, 1944, in a cause pending in said Court, in which The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board is plaintiff and Charles Glanding et al. are defendants, the said John Palmer Smith was appointed to make sale of the real estate mentioned and described in said proceedings or so much thereof as might be necessary to pay the debts of Mary Jane Glanding; and the Report of Sale in this Cause showing total sale to be \$1180.00, which being in excess of the \$1000.00 bond filed in this Cause, the Court has directed additional bond in the sum of \$200.00 to cover said excess.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such that if the said John Palmer Smith shall well and faithfully perform the trust reposed in him by said decree or which may be reposed in him by any future decree or order in the premises, and shall in all things well and truly execute the duties of such Trustee, then the above and foregoing obligation to be null and void, otherwise to be and remain in full force and virtue in law.

TEST:

DOROTHY E. CONNOLLY

DOROTHY E. CONNOLLY

Filed Mar 17, 1945.

JOHN PALMER SMITH (SEAL)
John Palmer Smith

GLENS FALLS INDEMNITY COMPANY

By L. HERMAN MEREDITH
L. Herman Meredith
Its Agent and Attorney in
Fact.

And on the back of the foregoing Bond is thus endorsed, to wit:

Bond filed and Security approved March 17th 1945.

A. SYDNEY GADD JR. Clerk

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied from Liber W. H. C. No. 1 folio 319 a Bond Record Book for Queen Anne's County.

In testimony whereof I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County on this 17th day of March in the year nineteen hundred and forty five.

Notary
Public
Seal.

A. SYDNEY GADD JR.
Clerk of Court.

Final Order of Ratification

ORDERED, this 17th day of March, 1945, by the Circuit Court for Queen Anne's County, in Equity, that no cause to the contrary having been shown, the sale of the Real Estate heretofore made and reported by John Palmer Smith, TRUSTEE in this Cause on January 4th, 1945, be and the same is hereby FINALLY RATIFIED AND CONFIRMED.

And it is further Ordered that the papers in the Cause are hereby referred to the Auditor.

WM. R. HORNEY
Judge.

Filed March 17, 1945.

PETITION FOR RE-SALE and
ORDER OF COURT

The County Commissioners of
Queen Anne's County, a municipal
corporation of the State of
Maryland, to the use of, The Queen
Anne's County Welfare Board,

VS.

Charles Glanding, et al.

In the Circuit Court for
Queen Anne's County,
in Equity.
Cause No. 3407
#

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of John Palmer Smith, Trustee in this cause, to your Honors respectfully shows:

1. That your Trustee in pursuance of the decree of sale passed in this cause, sold the real estate mentioned and described in these proceedings, on December 30th., 1944, to Lewis L. Hay and Elsie M. Hay, his wife, as tenants by the entireties, they being then and there the highest bidders therefor, at and for the sum of ELEVEN HUNDRED AND EIGHTY DOLLARS (\$1,180.00) and upon compliance with other conditions as set forth in the terms of sale thereof.

2. That the purchasers complied with said terms of sale in that they paid one third of the purchase money in cash on day of sale, that is THREE HUNDRED AND NINETY THREE DOLLARS AND THIRTY FOUR CENTS (\$393.34) and in that they gave their promissory note payable in 60 days for the balance of said purchase money, the same being SEVEN HUNDRED AND EIGHTY SIX DOLLARS AND SIXTY SIX CENTS (786.66) with interest, and further agreed that upon the ratification of sale to comply with each and every other condition of said term of sale.

3. That the sale so made by your petitioner was duly reported to this Court, which after Order Nisi thereon was on the 17th. day of March, 1945, by this Court finally ratified and confirmed.

4. That the said purchasers have refused and now refuse to pay the aforesaid over due promissory note and to comply with the other terms and conditions of the sale so made to them.

5. That the said Lewis L. Hay and Elsie M. Hay, his wife, the purchasers, are residents of Maryland.

6. Your petitioner is advised and so alleges that on account of the failure of the purchasers to pay the aforesaid promissory note and to comply with all other terms and conditions of said sale, that your petitioner has a right to have stricken out, under the Order of this Court, the ratification of said sale so made and reported and to re-sell, under an order of this Court, the aforesaid real estate at the risk of the aforesaid purchasers.

TO THE END, THEREFORE:

1. That the order of ratification, ratifying the sale hereto reported of the real estate to Lewis L. Hay and Elsie M. Hay, his wife, as tenants by the entireties, be stricken out and that the trustee be authorized and empowered to make re-sale of said real estate, upon the same terms and conditions as of the first sale, provided that the said purchasers first be given notice to that effect and fail to comply with the terms of said sale;

2. That your petitioner may have such other and further relief as may be right and proper in the premises.

And as in duty bound & etc.

JOHN PALMER SMITH
Trustee.

ORDER OF COURT.

The foregoing petition having been read and considered, IT IS THEREUPON this 27th day of June, 1945, ORDERED, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that Lewis L. Hay and Elsie M. Hay be commanded to be and appear in this Court on or before the 13th day of July, 1945, to show cause, if any they may have, why they should not pay the aforesaid promissory note given as part of the purchase price for the real estate sold herein and comply with all other terms and conditions of said sale, and upon their failure so to do that the ratification of the sale of said real estate sold herein be stricken out and that John Palmer Smith, Trustee be and he is hereby authorized, directed and empowered to make a re-sale of the aforesaid real estate mentioned and described herein upon the same terms and conditions of original sale at the risk of the originally purchasers, the said Lewis L. Hay and Elsie M. Hay, his wife, provided that a copy of the petition filed herewith and this order be served upon the said Lewis L. Hay and Elsie M. Hay, his wife, on or before the 3rd day of July, 1945.

WM. R. HORNEY
Judge.

Filed June 27, 1945

Petition and Order of Court
Filed June 29, 1945

The County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland, to the use of, The Queen Anne's County Welfare Board,

VS.

Charles Glanding et al.

In the Circuit Court for
Queen Anne's County,
in Equity.
Cause No. 3407.
#

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of John Palmer Smith, Trustee in this cause, to your Honors, respectfully shows:

1. That your Trustee in pursuance of the decree of sale passed in this cause, sold the real estate mentioned and described in these proceedings, on December 30th., 1944, to Lewis L. Hay and Elsie M. Hay, his wife, as tenants by the entireties, they being then and there the highest bidders therefor, at and for the sum of ELEVEN HUNDRED AND EIGHTY DOLLARS (\$1,180.00) and upon compliance with other conditions as set forth in the terms of sale thereof,

2. That the purchasers complied with said terms of sale in that they paid one third of the purchase money in cash on day of sale, that is THREE HUNDRED AND NINETY THREE DOLLARS AND THIRTY FOUR CENTS (\$393.34) and in that they gave their promissory note payable in 60 days for the balance of said purchase money, the same being SEVEN HUNDRED AND EIGHTY SIX DOLLARS AND SIXTY SIX CENTS (786.66) with interest, and further agreed that upon the ratification of sale to comply with each and every other condition of said term of sale.

3. That the sale so made by your petitioner was duly reported to this Court, which after Order Nisi thereon was on the 17th day of March, 1945, by this Court finally ratified and confirmed.

4. That the said purchasers have refused and now refuse to pay the aforesaid over due promissory note and to comply with the other terms and conditions of the same so made to them.

5. That the said Lewis L. Hay and Elsie M. Hay, his wife, the purchasers, are residents of Maryland, Maryland.

6. Your petitioner is advised and so alleges that on account of the failure of the purchasers to pay the aforesaid promissory note and to comply with all other terms and conditions of said sale, that your petitioner has a right to have stricken out, under the Order of this Court, the ratification of said sale so made and reported and to resell, under an order of this Court, the aforesaid real estate at the risk of the aforesaid purchasers.

TO THE END, THEREFORE:

1. That an order of ratification, ratifying the sale hereto reported of the real estate to Lewis L. Hay and Elsie M. Hay, his wife, as tenants by the entireties, be stricken out and that the trustee be authorized and empowered to make re-sale of said real estate, upon the same terms and conditions as of the first sale, provided that the said purchasers first be given notice to that effect and fail to comply with the terms of said sale:

2. That your petitioner may have such other and further relief as may be right and proper in the premises.

And as in duty bound & etc.

JOHN PALMER SMITH
Trustee.

ORDER OF COURT

The foregoing petition having been read and considered, IT IS THEREUPON this 27th day of June, 1945, by the Circuit Court for Queen Anne's County, in Equity and by the authority of said Court, that Lewis L. Hay and Elsie M. Hay be commanded to be and appear in this Court on or before the 13th day of July, 1945, to show cause, if any they may have, why they should not pay the aforesaid promissory note given as part of the purchase price for the real estate sold herein and comply with all other terms and conditions of said sale, and upon their failure so to do that the ratification of the sale of said real estate sold herein be stricken out and that John Palmer Smith, Trustee be and he is hereby authorized, directed and empowered to make a re-sale of the aforesaid real estate mentioned and described herein upon the same terms and conditions of original sale at the risk of the originally purchasers, the said Lewis L. Hay and Elsie M. Hay, his wife, provided that a copy of the petition filed herewith and this order be served upon the said Lewis L. Hay and Elsie M. Hay, his wife, on or before the 3rd day of July, 1945.

WM. R. HORNEY
Judge.

Filed June 27th, 1945.

True Copy

Test: A. SYDNEY GADD JR. Clerk

Petition for Appointment of
Special Auditor & Order of
Court
Filed July 14, 1948.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, TO THE
USE OF THE QUEEN ANNE'S COUNTY
WELFARE BOARD

In the Circuit Court for
Queen Anne's County
in Equity.
Cause No. 3407.

vs.

CHARLES GLANDING, et al.

Petition for Appointment of Special Auditor

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Howard Wood, 3rd, regular Auditor of this Court, unto your Honors, respectfully sets forth;

1. That, subsequent to the service upon them of this Honorable Court's order of June 27, 1945, requiring them to show cause why the prior ratification of the same to them of the property sold in these proceedings should not be stricken, Lewis L. Hay and Elsie M. Hay, purchasers, made settlement for said property, and have received a deed from John Palmer Smith, trustees in these proceedings, said deed bearing date the 12th day of July, 1945, and being recorded among the land records of Queen Anne's County, State of Maryland in Liber A.S. G. Jr. No. 11, folio 444.

2. That your petitioner is disqualified from stating the audit of the proceeds of the sale had in these proceedings because of his employment as regular attorney for Queen Anne's County Welfare Board, an interested party in said proceedings.

Wherefore, your petitioner prays this Honorable Court to pass an order designating some suitable person as Special Auditor for the purpose of stating the abovementioned audit.

And as in duty bound, etc.,

HOWARD WOOD, 3rd.
Petitioner.

Filed July 14, 1948

ORDER OF COURT

Upon the foregoing petition, IT IS ORDERED, this 14th day of July, 1948, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that B. Hackett Turner Jr. be and he is hereby appointed to act as Special Auditor to state an audit of the proceeds of the sale had in these proceedings, and it is further ORDERED, that, upon the qualification of such Special Auditor by taking the oath required by law, the proceedings. in the above entitled cause be forthwith referred to him for such purpose.

WM. R. HORNEY
Judge

Filed July 14, 1948

AUDIT
Filed June 13, 1949

The County Commissioners of Queen Anne's County, to the use of Queen Anne's County Welfare Board

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In The Circuit Court for Queen Anne's County
In Equity
Cause No. 3407

VS.

CHARLES GLANDING, et al.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of B. Hackett Turner Jr., your Special Auditor in this cause, unto your Honors respectfully sets forth:

That these proceedings were instituted by the filing of a Creditor's Bill against the heirs at law of Mary Jane Glanding deceased for the payment of the debts of said decedent through a sale of the real estate left by her at the time of her death, there not being sufficient personal property to satisfy the debt and claims against the said decedent.

That the undersigned was appointed Special Auditor by Order of this Honorable Court July 14th, 1948.

That after examination of the proceedings in the cause your Auditor deemed it advisable and necessary to hear testimony as to the allowance of the claim of Elsie M. Hay against the proceeds of the sale of the real estate for alleged wages and sundry services rendered the deceased during the lifetime asset out in claim filed 7 February '45.

That your auditor notified John Palmer Smith, attorney for the Queen Anne's County Welfare Board at the time of the sale of the real estate, Mrs. Mary Davis, Executive Secretary, Queen Anne's County Welfare Board, Elsie Hay, claimant, and Charles Glanding one of the defendants of the date and place set for taking testimony; that Thomas J. Keating notified your auditor the day for taking testimony of his being retained on that day to represent the claimant at the hearing and requested a postponement until a later date so that he could familiarize him-

self with the proceeding and call necessary witnesses to substantiate his contentions.

That on 1 September at 2 P. M. in the Court Room of the Court House in Centreville your auditor after having notified the parties sat for the purpose of taking testimony.

Mr. Smith represented the Queen Anne's County Welfare Board and Mr. Keating the claimant.

The claimant and following witnesses were sworn and heard;

- 1. Claimant Elsie Hay and her husband, Lewis Hay
- 2. Mr. W. N. Starkey
- 3. Mr. Lowman
- 4. Mr. Frank Walker

The defendant, Charles Glanding, Mrs. Mary Davis, Mrs. Grace M. Ryenolds, Mrs. Vacek and Mrs. Dill were sworn and heard against the claimant's petition.

The stenographer engaged to take the testimony after starting with the claimant decided she could not continue and your auditor was assured by Mr. Smith and Mr. Keating that it was satisfactory to proceed without recording the testimony of the witnesses.

That your auditor at the request of the Trustee of this cause has stated the annexed account, first charging therein unto John Palmer Smith, Trustee, the gross amount of the sale of the real estate made by him per his report of sale filed plus interest in the amount of \$25.19.

That then the auditor has allowed out of the amount of the sale of the real estate and interest, so charged, as follows, to wit:

Unto Raymond Rawlings, as a preferred claim, the balance of the funeral expenses of Mary Jane Glanding, the sum of \$31.47.

Unto said Trustee he has allowed his commissions for making the sale, per rule of the Court, the Court costs of these proceedings, bond premium, the auctioneer's fee for crying the sale, the cost of advertising the sale, the cost of advertising the order nisi and audit nisi of the cause and the fee of the auditor.

Unto Queen Anne's County Welfare Board, on account of its claim filed against Mary Jane Glanding, the balance of the amount so charged then remaining, \$833.02.

It appears that only three claims have been filed under the notice to creditors advertise, to wit: the claim of the Queen Anne's County Welfare Board; the claim of Raymond Rawlings for the balance of the funeral bill; the claim of Elsie Hays for alleged articles purchased and for services, as set out in her petition filed in this cause. Your auditor after taking testimony as to the allowance of said Elsie Hay claim has decided that it not be allowed; there being insufficient proof to substantiate her claims.

Which is respectfully submitted,

B. HACKETT TURNER JR.
Special Auditor.

June 1949.

Filed June 13, 1949.

CAUSE NUMBER 3417

The proceeds of the sale of the real estate of Mary Jane Glanding, late of Queen Anne's County, deceased, IN ACCOUNT WITH John Palmer Smith as the Trustee appointed by the decree of this Court passed in this cause to sell said real estate.

1944	CR.	
Dec.		
30	By amount of the gross sale of said real estate per report of trustee filed, to wit:.....	\$1180.00
	Interest, to wit:.....	<u>25.19</u>
		1205.19

1944	DR.	
Dec.		
30	To the same trustee for the Court costs of these proceedings, per statement made by the Clerk exhibited, as follows, to wit:	
	Costs Nellie B. Whiteley, Clerk.....	\$81.90
	Appearance fee J. P. Smith.....	10.00
	Costs Sheriff, Queen Anne's County.....	2.25
	Costs Sheriff, Kent County.....	3.00
	Fee of Examiner.....	8.00
	Fee of witness.....	.75
	Clerk's Cost, N. B. Whiteley.....	4.00
	Sheriff, Oscar Tarr.....	4.50
		<u>\$114.40</u>....\$114.40

To same trustee for his commissions for making said sale, the sum of.....	78.30	
To the same trustee for the cost of his bond filed containing corporate surety, per receipted account for same exhibited, the sum of.....	10.00	
To same trustee for amount paid to L. Moore for crying sale made, per his receipt exhibited to the auditor, the sum of.....	25.00	
To the same trustee for costs of advertising notice of sale and notice to creditors in Centreville newspaper, per receipted account exhibited, the sum of....	52.25	
To the same trustee for costs of advertising the order nisi on sale per receipted account exhibited, the sum of.....	5.00	
To same trustee for costs of Order Publication in Queenstown News, the sum of.....	23.75	
To same trustee for costs of advertising the audit nisi to be passed-as to this audit, the sum of.....	5.00	
To B. Hackett Turner, Jr., Auditor for stating this audit.....	27.00	
	DR. <u>\$340.70</u>	
	CR.....	\$1205.19

CAUSE NUMBER 3417

AMOUNTS BROUGHT FORWARD	DR. <u>\$340.70</u>	CR. <u>\$1205.19</u>
-------------------------	---------------------	----------------------

DR.

To same trustee for amount paid, which was balance due Raymond Rawlings for funeral expenses of Mary Jane Glanding, per receipt exhibited, the sum of.....	<u>\$31.47</u>	
	<u>\$372.17</u>	
By balance carried below, the sum of.....	<u>833.02</u>	
	<u>\$1205.19</u>	\$1205.19

CR.

By balance brought down, to wit:.....		\$833.02
---------------------------------------	--	----------

DR.

To the Queen Anne's County Welfare Board on account of its claim for \$1348.00 (See Paper filed as Exhibit 1) being claim against Mary Jane Glanding, this balance, to wit:.....		833.02
Balanced		

13 June 1949
Filed June 13, 1949.

B. HACKETT TURNER JR.
SPECIAL AUDITOR

NISI RATIFICATION OF
AUDIT.
Filed June 13, 1949

NISI RATIFICATION OF AUDIT

The County Commissioners of Queen Anne's County, to the use of Queen Anne's County Welfare Board	)	IN THE CIRCUIT COURT
	)	FOR QUEEN ANNE'S COUNTY
	)	IN EQUITY
VS)	
Charles Glanding, et al.	)	Cause No. <u>3407</u>

ORDERED, This 13th day of June in the year nineteen hundred and forty nine, that the Report and Account filed in these proceedings by B. Hackett Turner, Jr., Special, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of July, 1949; provided a copy of this order be published once a week in each of two successive weeks before the 2nd. day of July, 1949, in some newspaper printed and published in Queen Anne's County.

Filed June 13, 1949.

PETITION FOR ALLOWANCE OF FEE
Filed Oct. 6, 1949

THE COUNTY COMMISSIONERS OF QUEEN
ANNE'S COUNTY, TO THE USE OF THE
QUEEN ANNE'S COUNTY WELFARE BOARD,

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

VS.

CHANCERY NO. 3407.

CHARLES GLANDING, ET AL.,

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of John Palmer Smith in his capacity as an attorney at law of this Court, unto your Honors respectfully sets forth:

1. That your Petitioner as Solicitor for The County Commissioners of Queen Anne's County, to the use of The Queen Anne's County Welfare Board, one of the creditors of Mary Jane Glanding, deceased, filed in this cause a Creditors' Bill for the benefit of all the creditors of Mary Jane Glanding, deceased, in order to make sale of certain real estate, and for which sale your Petitioner was appointed Trustee and his trustee's commissions allowed in the Audit filed in this Cause.

2. That subsequent to said sale and the Report thereof, one Elsie M. Hay filed against the proceeds of the sale of said real estate a claim in the sum of \$197.50, claiming payment for services and wages and divers articles of clothing and groceries, which claim your Petitioner, acting as Solicitor for The Queen Anne's County Welfare Board, successfully contested at the hearings before the Special Auditor in this Cause.

3. That your Petitioner also was given for collection the claim of the aforesaid Queen Anne's County Welfare Board against the said Mary Jane Glanding, deceased, and thus proceeded in the collection of said claim by the filing of said Creditor's Bill in this Cause.

4. That your Petitioner attended before the Special Auditor in this case on two separate days a hearing set down, at which Mr. Thomas J. Keating, as attorney for Mrs. Elsie M. Hay, proceeded to take testimony, and at which times your Petitioner also produced witnesses to contest the allegations of the claimant, that your Petitioner filed with the Special Auditor in this Cause a full brief of the law which he was able to acquire by work in the Law Library, and the Special Auditor after said hearing, disallowed the Elsie M. Hay claim and now that Audit has been filed in said proceedings for the distribution of the amount due to the said Queen Anne's County Welfare Board in the sum of \$833.02, your Petitioner desires to have this Honorable Court pass an Order for the allowance of a reasonable fee for his legal services rendered to his creditors client as well as for the allowance of a percentage of commissions for the collection of said claim for his client.

WHEREFORE, your Petitioner prays your Honors to pass an order allowing him a sum of money as a reasonable fee for his services so rendered in this Cause and a sum of money as a percentage for commissions for the collection of said sum of \$833.02, all to be allowed out of the surplus proceeds of sale in this cause and out of the amount audited to the Queen Anne's County Welfare Board.

Respectfully submitted,

JOHN PALMER SMITH
Petitioner.

Filed Oct. 6, 1949.

NISI RATIFICATION OF AUDIT
Filed Oct. 11, 1949

NISI RATIFICATION OF AUDIT

The County Commissioners of
Queen Anne's County, to the
use of Queen Anne's County
Welfare Board.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY
IN EQUITY.

VS.

Charles Glanding, et al.

Cause No. 3407

ORDERED, This 13th day of June in the year nineteen hundred and forty nine, that the Report and Account filed in these proceedings by B. Hackett Turner, Jr., Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of July, 1949, provided a copy of this order be published once a week in each of two successive weeks before the 2nd day of July, 1949, in some newspaper printed and published in Queen Anne's County.

NELLIE B. WHITELEY,
Clerk.

True Copy:

Test: NELLIE B. WHITELEY

Clerk

Filed June 13, 1949.

THE QUEENSTOWN NEWS

Queenstown, Md. October 10, 1949

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Nisi Ratification of Audit in the case of The County Commissioners of Queen Anne's County, to the use of Queen Anne's County Welfare Board, Vs. Charles Glanding, et al. Cause No. 3407 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 9th day of July 1949, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 17th day of June 1949.

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed Oct. 11, 1949

ORDER OF COURT
Filed Oct. 11, 1949

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY TO THE USE
OF THE QUEEN ANNE'S COUNTY WELFARE BOARD;

VS.

CHARLES GLANDING, ET AL.,

) IN THE CIRCUIT COURT FOR QUEEN
) ANNE'S COUNTY, IN EQUITY.

)
)
) CHANCERY No. 3407
)
)

Ordered by the Circuit Court for Queen Anne's County, in Equity, this 11th day of October, 1949, that the within and foregoing account and report filed in these proceedings by B. Hackett Turner, Jr., 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 required by the preceding order nisi; and the Trustee is directed to apply the proceeds of sale accordingly, with a due proportion of interest as the same has been or may be received; and Jom Palmer Smith upon his petition filed in accordance with the provision of Section 3B (b) of Article 88 A of the Annotated Code of Maryland, for legal services rendered in connection with the creditors' bill filed in this cause and for the defense in the matter of the claim of Elsie Hay, such fee to be deducted from the sum of \$833.02 distributed in said Audit to the County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board.

WM. R. HORNEY
Judge

Filed Oct. 11, 1949



QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Fifteenth day of October in the year nineteen hundred and forty-five the following Bill of Complainant was brought to be recorded, to wit:

CAUSE NO. 3454

THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF MARYLAND, to the use of, THE QUEEN ANNE'S COUNTY WELFARE BOARD, # IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, INEQUITY. #

vs. # Cause No. 3454. #

MURIEL H. DOWNES AND PARKER DOWNES, her husband, and HARLAN PIERCE, Infant. #

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The County Commissioners of Queen Anne's County, a Municipal Corporation of the State of Maryland, to the use of, The Queen Anne's County Welfare Board, who brings this bill of complaint as well for itself as for allover creditors of CHARLES W. HEATH and ELZIABETH HEATH, both late of Queen Anne's County, deceased, who will come in and contribute to the expense of these proceedings, says:

1. That the said Charles W. Heath departed this life sometime in the year 1943, intestate, a resident of Queen Anne's County, Maryland, being at the time of his death indebted unto your complainant on account of Financial Assistance rendered him, the said Charles W. Heath, in the sum of FIVE HUNDRED AND NINE DOLLARS (\$509.00), under the Old Age Assistance Act, as will more fully appear by an itemized statement of said account, filed herewith marked "Complainant's Exhibit No.1" and prayed to be taken as a part hereof.

2. That the said Charles W. Heath left no personal estate out of which to pay his debts and no letters of administration have been granted on his estate.

3. That the said Charles W. Heath at the time of his death was seized and possessed of the hereinafter described two tracts of land, which are approximate and have for many years been conducted as one tract, both situate, lying and being in the Second Precinct of the Fifth Election District of Queen Anne's County, Maryland, in or near Grasonville, described as follows, to wit: Tract No. 1, all that tract or parcel of land situate in or near Grasonville, bounded on the North by the lands now or formerly owned by Walter Gardner, and James E. Mansfield; on the East by the lands now or formerly owned by Florence Whitico, John Clevenger and the heirs of Robert H. Warner; on the South by the lands now or formerly owned by the Wright or Land Property; on the West by the public road leading from Grasonville to Perry's Corner by way of Collier's Store, containing eighteen acres of land, more or less, being the same land and all the land granted and conveyed to the said Charles W. Heath from John L. Seymour by deed dated October 13th., 1909, and recorded in Liber S. S. No. 7, folio 129, etc., a Land Record Book for Queen Anne's County, a certified copy of which deed marked "Complainant's Exhibit No. 2" is filed herewith and prayed to be taken as a part hereof; Tract No. 2. All that land or tract or part of a tract situate near Grasonville, in or near the public road leading from Grasonville to Perry's Corner by way of Collier's Store, described as follows: Beginning for the same at a stone at the Northwest corner of the lot hereby intended to be conveyed, which said stone is also a boundary stone for the land of or formerly of John H. Heath and the land now or formerly of Mrs. Thomas A. Embert, and running thence East 2 chains, thence South 10.51 chains, thence West 2 chains, thence North 2.51 chains to beginning, containing one half acre of land, more or less, being the same land and all the land granted and conveyed to the said Charles W. Heath by deed dated December 19th, 1898, from James E. Burk and Elizabeth Burk, his wife, recorded in Liber W. H. C. No. 9, folio 213, a Land Record Book for Queen Anne's County, a certified copy of which deed marked "Complainant's Exhibit No. 3" is filed herewith and prayed to be taken as a part hereof, the aforesaid deed contains a right of way for the grantor or his assigns to cross said land for the purpose or keeping open a ditch on said land and a covenant that if the grantee wilfully closes said ditch, that the said land would revert to the grantor or his assigns.

4. That the said Charles W. Heath left surviving him as his only heirs at law his widow, the said Elizabeth Heath, a daughter, the defendant Muriel H. Downes, who is married to the defendant Parker Downes, a grand son, the defendant, Harlan Pierce, a son of a deceased daughter, Gladys Pierce nee Gladys Heath.

5. That the defendant Muriel H. Downes with her husband, Parker Downes are adults and reside in or near Grasonville, Queen Anne's County, Maryland, that the defendant Harlan Pierce, is and infant under the age or twenty one years and resides in or near Grasonville with the other defendants.

6. That the said Elizabeth Heath, widow of Charles W. Heath, being seized and possessed of said undivided one third interest, subject to the debts of the said Charles W. Heath, died intestate in the early part of the year 1945, intestate and leaving no personal estate and no letterx of administration have been granted on her estate.

7. That the said Muriel H. Downes and Harlan Pierce, Infant, are also the heirs at law of the said Elizabeth Heath and are now each seized and possessed of an undivided one half interest in and to the lands herein described, subject to the debts of the said Charles W. Heath as to the whole tract of land and subject to the debts of Elizabeth Heath as to that portion or part thereof, which she inherited from the said Charles W. Heath after the payment of his debts.

8. That the said Elizabeth Heath was at the time of her death indebted unto your Complainant in the sum of FOUR HUNDRED AND EIGHTY FOUR DOLLARS (\$484.00)

for financial assistance rendered her under the Old Age Assistance Act, which has not been paid or any part thereof, itemized statement of which is filed herewith marked "Complainant's Exhibit No. 4" and prayed to be taken as a part hereof.

TO THE END THEREFORE:

a. That the said real estate of which the said Charles W. Heath and the said Elizabeth Heath or so much thereof as may be necessary for the purpose, may be sold for the purpose of paying the claims of your complainant and all other creditors of the said Charles W. Heath and Elizabeth Heath as may come and contribute to the expenses of this suit.

b. That your orator may have such other and further relief as its case may require.

May it please your Honors to grant unto your complainant the writ of subpoena directed to the Sheriff of Queen Anne's County, Maryland, commanding him to summons the said Muriel H. Downes and Parker Downes, her husband, and the said Harland Pierce, Infant, to be and appear in this Court either in person or by solicitor, on a day certain to be named therein, to show cause if any they may have why the relief prayed should not be granted.

And as in duty bound &etc.

JOHN PALMER SMITH
Solicitor for Complainant.

Filed Oct. 15, 1945.

EXHIBIT #1,
Oct. 15, 1945.

CHARLES HEATH
Grasonville, Md.

TO:
Queen Anne's County Welfare Board - Dr.

The Queen Anne's County Welfare Board, upon the application of Charles Heath, rendered financial assistance to the said Charles Heath, in the amounts and at the times as herein stated, to wit:

1938	May - December; 8 months @\$10.00	\$80.00
1939	January - December; 12 months @\$10.00	120.00
1940	January - December ; 12 months @\$10.00	120.00
1941	January - September; 9 months @\$10.00	90.00
	October - December; 3 months @\$5.00	15.00
1942	January - December; 12 months @\$5.00	60.00
1943	January - March; 3 months @\$8.00	<u>24.00</u>
	Total	\$509.00

QUEEN ANNE'S COUNTY WELFARE BOARD, Mary H. Davis, Exec. Secretary

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that on this 15th day of Oct. in the year nineteen hundred and 45, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Mary H. Davis, and made oath in due form of law that the within and foregoing account as stated is just and true and that he has not received any part of the money stated to be due or any security or satisfaction for the same, except what is credited.

A. SYDNEY GADD JR.
Clerk of the Circuit Court
for Queen Anne's County.

EXHIBIT # 2
Filed Oct. 15, 1945

#712 QUEEN ANNE'S COUNTY, TO WIT: be it remembered that on the 30th day of October, in the year nineteen hundred and nine, the following DEED was brought to be recorded, to wit:-

THIS DEED, made this thirtieth day of October, in the year nineteen hundred and nine, by JOHN L. SEYMOUR of Baltimore City Maryland, Witnesseth: That for and in consideration of THREE HUNDRED DOLLARS the full payment thereof being hereby acknowledged, the said John L. Seymour does hereby grant and convey unto CHARLES W. HEATH, of Queen Anne's County, in the said State,

all that lot, tract, part of a tract or parcel of land situate,

lying and being in the fifth election district of said County in or near the village of Winchester on the road leading from Winchester by Wm. E. Collier's store to Perry's Corner, bounded on the north by the land of said Walter Gardner and the land of James E. Mansfield, on the east by the land of Florence Whitico, John Clevenger and the heirs of Robert H. Warner, on the south by the land known as the Wright or Land property and on the west by the aforesaid public road, containing eighteen acres of land, more or less, and being the same land described and conveyed in a deed from William F. Seymour and wife to the said John L. Seymour dated the 22nd day of October, 1906 and recorded in Liber S.S. No. 2, folio 124, a land record book for Queen Anne's County aforesaid.

Together with the buildings and improvements thereon and the rights, roads, ways, waters, privileges, advantages and appurtenances thereto belonging or in any wise appertaining.

AND THE SAID John L. Seymour covenants to warrant specially the property hereby conveyed and to execute such other and further assurances thereof as may be requisite and necessary.

WITNESS MY HAND AND SEAL.

WITNESS: J. MCK. TILGHMAN

JOHN L. SEYMOUR (SEAL)

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this thirtieth day of October, 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 personally appeared John L. Seymour and acknowledged the within and foregoing deed to be his act.

J. MCK. TILGHMAN
Justice of the Peace.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied from Liber S.S. No. 7, folio 129, a Land Record Book for Queen Anne's County.

In Testimony Whereof I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County in this 17th day of October in the year nineteen hundred and forty five.

Seal's Place.

A. SYDNEY GADD JR.
Clerk

EXHIBIT # 3
Filed October 15, 1945.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered, that on the First day of April, in the year One Thousand eight hundred and ninety nine, the following Deed was brought to be recorded, to wit:

THIS DEED, made this nineteenth day of December in the year one thousand eight hundred and ninety eight, by James E. Burke and Elizabeth Burke, his wife, of Queen Anne's County, State of Maryland. Witnesseth, that in consideration of Twelve Dollars in hand paid, receipt whereof is hereby acknowledged, the said James E. Burke and Elizabeth Burke, his wife, do grant unto Charles W. Heath, his heirs and assigns, in fee simple,

ALL that lot of land, situate, lying and being in the Fifth Election District of said County, and described as follows, that is to say: Beginning for the same at a stone at the North west corner of the lot hereby intended to be conveyed, which said stone is also a boundary stone for John W. Heath's land and the land belonging to Mrs. Thomas A. Embert, and running thence east two chains, thence South two and fifty one hundredths chains, thence west two chains, and thence North two and fifty one hundredths chains to the point of Beginning, containing one half an acre of land, be the same more or less, being a part of the same land conveyed by John B. Brown and Edwin H. Brown, Trustees, and James J. Taylor and Elizabeth C. Taylor, by Deed dated the twenty second day of August in the year Eighteen hundred and eighty three, and recorded in Liber S.C.D. No. 3, folio 319 and 320, a Land Record Book for Queen Anne's County.

The said James E. Burke and Elizabeth Burke, his wife, reserve unto themselves the right of ingress and egress at all time upon the land hereby intended to be conveyed for the purpose of keeping open a ditch or drain, the right to keep which said ditch is hereby especially reserved to the said grantors.

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 or in anywise appertaining. To have and to hold the said lot of lot land 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 Charles W. Heath his heirs and assigns forever, with the reservation never-

the less that the grantors have the right of ingress and egress for the purpose of Keeping open a ditch through the land hereby intended to be conveyed, and provided that if the said Heath shall willfully abstract said ditch or drain, then this Deed shall be null and void. And the said James E. Burke and Elizabeth Burke, his wife, covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said real estate as may be requisite.

Witness the hands and seals of the said grantors.

TEST: as to both

SIDNEY P. TOWNSHEND.

his
JAMES E. X BURKE (SEAL)
mark
her
ELIZABETH X BURKE (SEAL)
mark

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify, that on this Nineteenth day of December, in the year one Thousand eight hundred and ninety eight, 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 E. Burke and Elizabeth Burke, his wife, and they acknowledged the foregoing Deed to be their act.

SIDNEY P. TOWNSHEND
Justice of the Peace.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

I hereby Certify that the foregoing is truly taken and copied from Liber W.H.C. No. 9, fol. 213, a Land Record Book for Queen Anne's County.

In Testimony Whereof I have here-
unto subscribed my name and affixed
the Seal of the Circuit Court for
Queen Anne's County on this 17th
day of October in the year nine-
teen hundred and forty five.

Seal's
Place.

A. SYDNEY GADD JR.
Clerk of Court.

EXHIBIT # 4
Filed Oct. 15, 1945

Mary Elizabeth (Lizzie) Heath
Grasonville, Md.

To:

Queen Anne's County Welfare Board - Dr.

The Queen Anne's County Welfare Board, upon the appli-
cation of Mary Elizabeth Heath, rendered financial assistance to the said Mary
Elizabeth Heath, in the amounts and at the times as herein stated, to Wit:

1941	October - December; 3 months @ \$5.00	\$15.00
1942	January - December; 12 months @\$5.00	60.00
1943	January - November; 11 months @\$8.00	88.00
	December - 1 month @ \$18.00	18.00
1944	January - July; 7 months @\$18.00	126.00
	August - December; 5 months @\$29.50	147.50
1945	January - 1 month @\$29.50	29.50
	Total.....	\$484.00

QUEEN ANNE'S COUNTY WELFARE BOARD

MARY H. DAVIS EXEC. SECRETARY

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this 15th day of Oct. in the year nineteen hundred and 45, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Mary H. Davis, and made in oath in due form of law that the within and foregoing account as stated is just and true and that he has not received any part of the money stated to be due or any security or satisfaction for the same, except what is credited.

Seal of
Clerk of
Court.

A. SYDNEY GADD JR.
Clerk of the Circuit Court for
Queen Anne's County.

Subpoena
Filed Oct. 19, 1945

QUEEN ANNE'S COUNTY, to wit:

THE STATE OF MARYLAND

TO

Seal's
Place Harlan Pierce, 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 November next, to answer the complaint of The County Commissioners of Queen Anne's County, etc., against you in said court exhibited.

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

WITNESS, The Honorable J. Owen Knotts, Chief Judge of our said Court, the First Monday of October, 1945 Issued the Sixteenth day of October 1945

JOHN PALMER SMITH A. SYDNEY GADD JR. Clerk
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 November next, being the Return Day.

A. SYDNEY GADD JR. Clerk.

And on the back of the foregoing is the following endorsement, to wit:

I hereby certify, that I served the within writ of subpoena by reading same to Harlan Pierce, an infant under the age of 21 years, and by leaving a copy of said writ with him, and I further made service of said writ of subpoena by reading same to Muriel H. Downes, the aunt of Harlan Pierce, infant, in whose custody the said infant was, and by leaving a copy of said writ with her as the custodian of Harlan Pierce, infant, this 17th day of October, 1945.

LOUIS B. PERKINS
Sheriff

Filed Oct. 18, 1945.

Subpoena
Filed Oct. 19, 1945.

QUEEN ANNE'S COUNTY, to wit:

THE STATE OF MARYLAND

TO

Seal's
Place Muriel H. Downes and Parker Downes, her husband,

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 November next, to answer the complaint of The County Commissioners of Queen Anne's County, etc., against you in said court exhibited.

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

WITNESS, The Honorable J. Owen Knotts, Chief Judge of our said Court, the First Monday of October 1945 Issued the Sixteenth day of October 1945.

John Palmer Smith A. SYDNEY GADD JR. Clerk
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 November next, being the Return Day.

A. SYDNEY GADD JR. Clerk.

And on the back of the foregoing is the following endorsement is to wit:

I hereby certify, that I served the within writ of subpoena by reading same to Muriel H. Downes and to Parker Downes and by leaving with each of them a copy of said writ of subpoena, this 17th day of October, 1945.

LOUIS B. PERKINS
Sheriff.

Filed Oct. 18th, 1945.

P E T I T I O N
Filed Oct. 19, 1945.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, TO THE
USE OF THE QUEEN ANNE'S COUNTY
WELFARE BOARD,

VS.

MURIEL H. DOWNES,
PARKER DOWNES,
HARLAN PIERCE.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY;

IN EQUITY.

Chy. #3454.

The petition of the Complainant by John Palmer Smith, its attorney and solicitor, respectfully represents:

That the said Harlan Pierce, the infant defendant in this cause has been brought into Court as party defendant by the proper process, to wit, by the service of the writ of subpoena on him and on Muriel H. Downes in whose care and custody he is, as will appear by reference to the Return of the Sheriff of Queen Anne's County filed in this Cause, but being an infant he cannot answer and defend the suit himself.

Your Petitioner therefore prays your Honors to appoint a guardian ad litem to appear and answer to said infant.

And as in duty bound, etc.,

JOHN PALMER SMITH
Solicitor for Petitioners.

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

I hereby certify, that on this 18th day of October, 1945, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared John Palmer Smith, Attorney and Solicitor for the County Commissioners of Queen Anne's County and for the Welfare Board of Queen Anne's County, and made oath in due form of law that the matter and facts in the foregoing petition are true to the best of his knowledge and belief.

Filed Oct. 18, 1945

A. SYDNEY GADD JR.
Clerk

ORDER OF COURT
Filed Oct. 19, 1945

Order of Court.

Ordered, this 19th day of October, 1945, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, upon the foregoing Petition and Affidavit, that Paul B. Smith, be, and he is hereby appointed guardian ad litem to appear, answer and defend for Harlan Pierce, infant defendant in the above cause.

Filed Oct. 19th, 1945

WM. R. HORNEY
Judge.

ANSWER
Filed Oct. 19th, 1945.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, TO THE
USE OF THE QUEEN ANNE'S COUNTY
WELFARE BOARD,

VS.

MURIEL H. DOWNES,
PARKER DOWNES,
HARLAN PIERCE.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY,

IN EQUITY.

Chy. \$3454.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Harlan Pierce, infant, by Paul B. Smith, guardian ad

litem, duly appointed by Order of this Honorable Court on the 19th day of October, 1945, to the Petition of The County Commissioners of Queen Anne's County to the use of the Queen Anne's County Welfare Board, against him in this Court exhibited; this Defendant, being an infant, cannot admit any of the matters and things in said Bill and Petition alleged, and submits his rights thereunder to the protection of this Court.

And as in duty bound, etc.

PAUL B. SMITH
Guardian Ad Litem

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

I hereby certify, that on this 19th day of October, 1945, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Paul B. Smith, Guardian ad litem for Harlan Pierce, infant, and made oath in due form of law that the matter and facts in the foregoing Answer are true to the best of his knowledge and belief.

A. SYDNEY GADD JR.
Clerk.

Filed Oct. 19th, 1945.

ANSWER
Filed Oct. 23rd, 1945.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, TO THE
USE OF THE QUEEN ANNE'S COUNTY
WELFARE BOARD,

IN THE CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

VS.

MURIEL H. DOWNES
PARKER DOWNES,
HARLAND PIERCE,

A N S W E R

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Muriel H. Downes and Parker Downes, adults, to the Petition of the Complainants above named, against them in this Court exhibited.

These defendants, both adults, admit the matters and facts set forth in said Petition and do each consent to the passage of such decree or order as may be passed in the premises; each defendant does hereby waive notice of the taking of testimony in this case and agree that depositions in said case be taken at any time by one of the Standing Examiners of this Court as each does not choose to appear to offer evidence in the premises; and each defendant does hereby submit the papers in this Cause for a Decree forthwith hereby waiving the time within which the evidence shall remain in Court prior to decree.

And as in duty bound, etc.,

MURIEL H. DOWNES
PARKER DOWNES
Parker Downes

Filed Oct. 23 rd, 1945

REPORT OF EXAMINERS AND DEPOSITIONS
Filed Oct. 30, 1945

THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, Municipal Corporation of the State of Maryland, to the use of, THE QUEEN ANNE'S COUNTY WELFARE BOARD,

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY, IN
EQUITY.

VS.

Cause No. 3454.

MURIEL H. DOWNES AND PARKER DOWNES, her husband, and HARLAN PIERCE, Infant.

#

REPORT OF EXAMINER AND DEPOSITIONS

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Richard T. Earle, one of the Regular Examiners of this Court, to your Honors, respectfully shows:

That at the request of John Palmer Smith, attorney for the Plaintiff, I Have taken for him the following despositions, the depositions of Edward E. Coursey on Tuesday, October 23rd, 1945, the depositions of Muriel H. Downes and Parker Downes, her husband, on Friday, October 26th., at 3 o'clock P. M., and the depositions of Mss Davis on Tuesday, October, 30th., at 11 o'clock, A.M., all witnesses were duly sworn before testifying.

Respectfully submitted.

Filed Oct. 30, 1945

RICHARD T. EARLE
One of the Regular Examiners.

- Int. 1 State your name, age, residence and occupation?
 Ans. Edward E. Coursey, 50 years of age, Grasonville, Register of Wills.
- Int. 2 This is a suit brought by The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board seeking to sell the land of Charles Heath and any interest therein owned by Elizabeth Heath, did you know either or both of them?
 Ans. I know Parker Downes, and might know the woman but I do not know Harlan Pierce.
- Int. 3 Did you know Charles W. Heath, is he living or dead, if dead when did he die?
 Ans. Yes, he is dead, died about 1943
- Int. 4 Did the said Charles Heath die leaving a will or intestate, have letters of administration been granted on his estate or not?
 Ans. He left no will nor have letters of administration been granted.
- Int. 5 Did you know Elizabeth Heath, widow of Charles W. Heath, is she living or dead, if dead when did she die, did she leave a will or not, have letters of Admr. been granted on her estate or not?
 Ans. I did not.
- Int. 6. Did you know the real estate of which Charles W. Heath died seized and possessed, I hand you two certified copies of deeds filed in this cause, can you identify this land as the land of which Charles W. Heath died seized and possessed?
 Ans. Yes. I can identify the same from the deed handed me, it has all been cultivate in one tract.
- Int. 7 Are you familiar with land values in the neighborhood of Grasonville, if so, are you familiar enough with the property in question to set a value thereon, if so, what is the value?
 Ans. I am familiar with value, the land is very low, has very little value, the entire property is worth about \$500.00
- Int. 8 Do you know the heirs of Charles W. Heath and the Heirs of Elizabeth Heath? If so. their age and residences if you know and relationship to the deceased. I know very little about the heirs, I know that Parker Downs is said to have married the daughter of Charles Heath.

Examiner's Special.

No.

EDWARD E. COURSEY

- Int. 1 State your name, age, residence and occupation?
 Ans. Parker Downes, I am 36 years of age, oysterman.
- Int. 2 This is a case wherein The County Commissioners to the use of The County Welfare Board are seeking to sell the land of which Charles W. Heath and Elizabeth Heath died seized and possessed for the purpose of paying the claims of the Welfare Board, did you know the said Charles W. Heath and Elizabeth Heath, his wife, are they living or dead, if died, when did they die?
 Ans. Yes, I knew Charles W. Heath and Elizabeth Heath his wife, they are the mother or were the mother and father of my wife, Muriel H. Downes, Charles W. Heath died in 1943, and Elizabeth Heath died in January 1945.
- Int. 3 Do you know if the said Charles W. Heath and Elizabeth Heath died leaving a will or not, and whether letters of administration have been granted on the estate of either or both of them?
 Ans. Neither left wills nor have letters of administration been granted on either estate, in fact neither of them left any personal estate.
- Int. 4 Do you know the real estate of which Charles W. Heath owned at the time of his death, can you identify the same from these two copies of deed filed in this cause.
 Ans. Yes, I am familiar with this real estate, my wife, myself and Harlan Pierce live on the 17 acre tract, it has a value of about \$450.00, the other tract lies about 3/4 of a mile from the large tract, unimproved and has grown up in weeds, has no value.
- Int. 5. Are you familiar with the value of real estate in the neighborhood of this property, if so, can you state what you consider the value of the real estate of which Charles W. Heath died seized and possessed.
 Ans. The home place of 17 acres is worth about \$450.00, the other other tract of 1/2 acre has no value unless sold to some one adjacent thereto.
- Int. 6. Do you know who are the heirs of Charles W. Heath and Elizabeth Heath are?
 Ans. Charles W. Heath was survived by his wife, Elizabeth Heath, and to-day my wife Muriel H. Downes, a daughter of the said Charles W. Heath and Elizabeth Heath and Harlan Pierce, a son of Gladys Heath, a deceased daughter of the said Charles W. Heath and Elizabeth Heath are the only heirs at law of both of them.

Examiner's Special.

No.

PARKER DOWNES

- Int. 1 State your name, age, residence and occupation?
 Ans. Muriel Heath Downes, I am 34 year of age, live near Grasonville, hire out for housework.
- Int. 2 This ^{is as} cause wherein the Queen Anne's County Welfare Board in the Plaintiff and you and your Husband and Harlan Pierce are defendants, do you know the parties to this cause or any of them?
 Ans. I am one of the Defendants, Parker Downs the other defendant is my husband

and Harlan Pierce, is a son of my deceased sister, Gladys Heath, he is 14 years of age.

Int. 3. Did you know Charles W. Heath, is he living or dead, if died, when did he die?

Ans. Yes, he was my father, sometime in March 1943, my father died.

Int. 4. Did he leave a will or not, if not, has letters of administration been granted on his estate or not?

Ans. He left no will neither have letters of administration been granted on his estate.

Int. 5. Did your father leave any personal estate, if so, what?

Ans. He left no personal estate.

Int. 6. Did you know Elizabeth Heath, wife of Charles Heath, if so, is she living or dead?

Ans. Yes, she was my mother, she is dead, she died in January 1945.

Int. 7. Did Elizabeth Heath leave a will or not, has letters of administration been taken out on her estate?

Ans. She did not leave a will and no letters of administration have been granted on her estate.

Int. 9. Did the said Elizabeth Heath leave any heirs, if so, who are they?

Ans. I am her daughter and Harlan Pierce is a son of a deceased daughter, Gladys, we are the only heirs, my sister Gladys died in 1931.

Int. 10. Are you familiar with the real estate owned by your father, can you identify the same from these two deed filed in this cause, which I now hand your.

Ans. Yes I am familiar with the land in question and can identify the same from the deeds handed me, the 17 acre tract has a frame house on it, where my husband and myself and Harlan Pierce now live, it is worth about \$450.00; the one half acre lies about 3/4 of a mile from the other tract, it is practically of no value is grown up in weeds,

Int. 11. State if you know who are the heirs of Charles W. Heath?

Ans. Yes, My father left his wife, Elizabeth heath surviving him and myself and Harlan Pierce.

Int. 12. Do you know whether the Queen Anne's County Welfare Board rendered financial assistance to your father and your mother, or not?

Ans. Yes, I know the said Welfare Bard helped both of them, but I do not know how much money they put up.

Examiner's Special

No. MURIEL H. DOWNES

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

Ans. My name is Mary H. Davis, I am 32 years of age, I reside at Rock Hall Kent Co., Maryland, I am the executive secretary for The Welfare Board for Queen Anne's County.

Int. 2. I now hand you Exhibits filed in the case of the sale of the real estate of Charles W. Heath, Exhibit No. 1 if for financial assistance rendered Charles W. Heath, Exhibit No. 4. if for Financial Assistance rendered Elizabeth Heath, are you in a position to know the correctness of these accounts or not?

Ans. I am in a position to know about these accounts, the books of the Welfare Board are in my custody, from said Books I state that these accounts are correct.

Examiner's Special.

No. MARY H. DAVIS.

Mr Smith advised me that he had no further testimony he desired to submit, and request me to file depositions taken.

All witnesses waived expenses and witnesses fees---

Richard T. Earle, Examiner-----\$8.00

Respectfully submitted.

RICHARD T. EARLE
One of the Regular Examiners.

Filed Oct. 30, 1945

CERTIFIED COPY OF BOND
Filed Nov. 26, 1945.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty-Sixth day of November in the year nineteen hundred and forty five, the following Bond was brought to

be recorded, to wit:

KNOW ALL MEN BY THESE PRESENTS: That we, John Palmer Smith, of Centreville, Queen Anne's County, Maryland, as Principal, and GLENNS FALLS INDEMNITY COMPANY, a body corporate of the State New York, duly authorized to transact business in 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 (\$1,000.00), 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 bond 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 26th day of November, 1945.

WHEREAS, by a Decree of the Circuit Court for Queen Anne's County, in Equity passed on the 24th day of November, 1945, in a cause in said Court then pending entitled "The County Commissioners of Queen Anne's County, a Municipal Corporation of the State of Maryland, to the use of the Queen Anne's County Welfare Board vs. Muriel H. Downes and Parker Downes, her husband, and Harlan Pierce, Infant" the same being cause No. 3454x in said Court, the said John Palmer Smith was appointed Trustee to make sale of the real estate in the proceedings mentioned and described.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such that if the said John Palmer Smith shall well, and faithfully perform the trust reposed in him by said decree or which may be reposed in him by any future decree or order in the premises, and shall in all things well and truly execute the duties of such Trustees, then the above and foregoing obligation to be null and void, otherwise to be and remain in full force and virute in law.

Signed, sealed and delivered
in presence of

JOHN PALMER SMITH (SEAL)
John Palmer Smith

RICHARD T. EARLE

GLENNS FALLS INDEMNITY COMPANY
By L. HERMAN MEREDITH
Its Agent and Attorney in Fact

And on the back of the foregoing Bond is thus
endorsed, to wit: Bond filed and security approved
this 26 day of November 1945.

(Seals Place)

STATE OF MARYLAND A. SYDNEY GADDJR. Clerk

QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied from
Liber W.H.C. No. 1, folio 353 A Bond Record Book for Queen Anne's County.

In Testimony Whereof I have hereunto
subscribed my name and affixed the
Seal of the Circuit Court for Queen
Anne's County on this 26th day of Nov-
ember in the year nineteen hundred and
forty five.

Clerk of Circuit
Court Seal.

A. SYDNEY GADD JR.
Clerk of Court.

DECREE OF SALE.
Filed Nov. 26th, 1945

THE COUNTY COMMISSIONERS OF QUEEN ANNE'S
COUNTY, A MUNICIPAL CORPORATION OF THE
STATE OF MARYLAND, TO THE USE OF, THE QUEEN
ANNE'S COUNTY WELFARE BOARD,

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

VS.

Cause No. 3454.

MURIEL H. DOWNES AND PARKER DOWNES, her
husband, and HRLAN PIERCE, Infant.

#

DECREE OF SALE.

This cause standing ready for a hearing and being submitted, the proceedings were read and considered.

IT IS THEREUPON, this 24th day of November, 1945, by the Circuit Court for Queen Anne's County, in Equity, ADJUDGED, ORDERED AND DECREED that the real estate of Charles W. Heath, deceased, and the real estate of Elizabeth Heath, his wife, deceased, in this proceedings mentioned and described, or so much thereof of either or both of them, as may be necessary for the payment of their respective debts, be sold; and that John Palmer Smith of Centreville, Queen Anne's County, Maryland, be and he is hereby appointed Trustee to make sale thereof; and that the course and manner of his proceedings shall be as follows: he shall, before he proceeds to make sale, first file with the Clerk of the Circuit Court for Queen Anne's County, a bond to the State of Maryland, executed by him and surety or sureties in the penalty of One Thousand Dollars (\$1,000.00) if corporate surety or in double that amount if personal sureties, conditioned for the faithful performance of the trust reposed in him by this decree or which may be reposed in him by any future order or decree passed in the premises, which said bond shall be approved by the Clerk of the Circuit Court for Queen Anne's County. The said Trustee shall then proceed to make said sale, having given at least three weeks previous notice by advertisement inserted in some newspaper or papers printed and published in Queen Anne's County, and such other manner 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 to be paid incash on day of sale, balance thereof in sixty days or all cash on day of sale, at the option of the purchaser, the credit payments to bear interest from the day of sale, and to be secured by the notes or bonds of the purchaser, with surety to be approved by the Trustee. That as soon as convenient after such sale, the said Trustee shall return to the Court a full and particular account of his proceedings in the premises, with an affidavit annexed thereto of the truth thereof, and of the fairness of such sale; and on the final ratification thereof, and the full payment of the whole purchase money, and not before, the said Trustee is hereby authorized, by a good and sufficient deed, acknowledged and recorded according to law, to convey to the purchaser or purchasers, his, her or theirs heirs, the property and estate so sold, to him, her or them, free, clear and discharged from all claims of the parties to this Cause.

And the said Trustee shall bring into this Court the money arising from the sale or sales of the lands and premises, to be distributed under the direction of this Court, after deducting the costs of suit and such commissions to the said Trustee as the Court shall think proper to allow, in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

And at the time of advertising said sale the Trustee is directed to give notice to the creditors of Charles W. Heath and Elizabeth, both deceased, to file their claims, with the vouchers thereof, with the Clerk of this Court within 90 days from the day of sale.

WM. R. HORNEY
Judge.

Filed Nov. 26th, 1945

Notice to Creditors.
Filed Jan. 18, 1946

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY
IN EQUITY.
Cause No. 3454.

Pursuant to the Decree of said Court passed in said cause, Notice is hereby given to the creditors of Charles W. Heath, deceased, and to the creditors of Elizabeth Heath, deceased, to file their claims against them, with the proper vouchers, thereof, with the Clerk of said Court within ninety days (90) from December 29th, 1945, the day of sale named in the above advertisement.

JOHN PALMER SMITH
Trustee.

THE QUEENSTOWN NEWS

Queenstown, Md. December 31, 1945

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Notice to Creditors in the case of Charles W. Heath, Deceased and to the Creditors of Elizabeth Heath, deceased Cause No. 3454, a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 29 day of Dec. 1945, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 30th day of Nov. 1945

THE QUEENSTOWN NEWS
BY GEORGE J. STEINFELT

Filed Jan. 18th, 1946.

TRUSTEE'S SALE
Filed Jan. 18, 1946

TRUSTEE'S SALE of Small Farm and Woodlot near Grasonville, Md.

That through, under and by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed on the 24th day of November, 1945, in a cause pending in said Court entitled "The County Commissioners of Queen Anne's County, a Municipal Corporation of the State of Maryland, to the use of The Queen Anne's County, Welfare Board vs. Muriel H. Downes and Parker Downes, her husband, and Harlan Pierce, Infant, being cause No. 3454, the undersigned was appointed Trustee to make sale of the real estate mentioned and described in said cause, or so much thereof as may be necessary to pay the debts of Charles W. Heath and Elizabeth Heath, his wife, the undersigned will offer at public sale to the highest bidder in front of The Queenstown Bank Building in the town of Queenstown, Maryland, on SATURDAY, DECEMBER 29, 1945 at 2 o'clock, p.m. the following properties, to wit:

Tract No. 1, All that tract or parcel of land situate near Grasonville bounded on the North by the lands now or formerly owned by Walter Gardner and James E. Mansfield; on the East by the lands now or formerly owned by Florence Whitico John Clevenger and the heirs of Robert H. Warner; on the South by the Wright or Long Property; on the west by the public road from Grasonville to Perry's Corner. by way of Collier's Store, containing eighteen acres of land, more or less, being the said land that was granted and conveyed to Charles W. Heath by deed dated October 13th, 1909, by John L. Seymour, which deed is recorded in Liber S.S. No. 7, folio 129 and etc., a Land Record Book for Queen Anne's County, which land is improved by a frame dwelling house and other outbuildings and is the same land occupied by the said Charles W. Heath and Elizabeth Heath, his wife, as their home at the time of their respective deaths; Tract No. 2, All that lot or tract of land about three quarters of

a mile from the first tract, is unimproved and is the same land granted and conveyed to the said Charles W. Heath by James E. Burke and Elizabeth Burke, his wife, by deed dated the 19th day of December, 1898, and recorded in Liber W. H. C. No. 9, folio 213, and etc., a Land Record Book for Queen Anne's County, and described therein as containing one half acre of land, more or less.

Terms of sale: One third of purchase money in cash on day of sale, the balance in sixty days from day of sale, or all cash at the option of the purchaser or purchasers, the credit payment, if any, to bear interest from day of sale and to be secured by note or notes of purchasers with security to be approved by the undersigned trustee, taxes both state and county to be paid by Trustee for 1945 possession to be given up on ratification of sale, Revenue, recording stamps and title papers to be at the expense of the purchaser or purchasers.

JOHN PALMER SMITH
Trustee.

THE QUEENSTOWN NEWS

Queenstown, Md. Dec. 31, 1945

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Trustee Sale of Small Farm and Wood Lot in the case of The County Commissioners of Queen Anne's County, a municipal corporation of State of Md. use of County Welfare Board vs. Muriel H. Downes and her Husband, Parker Downes and Harlan Downes, Infant, being Cause No. 3454 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 29 day of Dec. 1945, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 30th day of Nov. 1945

THE QUEENSTOWN NEWS

BY GEORGE J. STEINFELT

Filed Jan. 18th, 1946.

REPORT OF SALE
Filed Jan. 18, 1945.

The County Commissioners of
Queen Anne's County, a Municipal
Corporation of the State of
Maryland, to the use of, THE Queen
Anne's County Welfare Board,

vs.

Muriel H. Downes and Parker
Downes, her husband, and Harlan
Pierce, infant.

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY,

IN EQUITY.

Cause No. 3454.

#

REPORT OF SALE.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Trustee having complied with all the terms of said decree and having given at least twenty days previous notice by advertisement of the terms, place and manner of sale, in The Queenstown News, a newspaper printed and published in Queen Anne's County, as per certificate of publication of said advertisement of sale filed herewith and attached hereto, did on Saturday, December, 29th., 1945, at 2 o'clock, P.M., attend said sale, in front of The Queenstown Bank Building in Queenstown, Maryland, and after reading said advertisement did announce that the said properties would first be offered separately and then together and sold whichever way they should bring the most money.

Your trustee first offered for sale all that lot, tract, part of a tract or parcel of land situate, lying and being in the Fifth Election District of Queen Anne's County, in or near the village of Grasonville on the road leading from Grasonville by what is known as William E. Collier's store to Perry's Corner, bounded on the North by the lands now or formerly owned by Walter Gardner and James E. Mansfield, on the East by the lands now or formerly owned by Florence Whitico, John Clevenger and the heirs of Robert H. Warner, on the South by the land known or formerly known as the Wright or Lang Property and on the West by the aforesaid public road, containing eighteen acres of land, more or less, being the same land granted and conveyed to Charles W. Heath by John L. Seymour by deed dated the 30th day of October, 1909, and recorded in Liber S.S. No. 7, folio 129 etc., a Land Record Book for Queen Anne's County, and received a bid for same of \$400.00, which bid was held in reserve subject to the properties being offered together.

Your trustee then offered for sale all that lot of land, situate, lying and being in the Fifth Election District of Queen Anne's County, and described as follows, to wit: Beginning for the same at a stone at the North west corner of the lot hereby intended to be conveyed, which said stone is also a boundary stone for the lands now or formerly belonging to John W. Heath and Mrs. Thomas A. Embert, and running thence east two chains, thence South two and fifty one hundredths chains thence west two chains, and thence North two and fifty one hundredths chains to the point of beginning, containing one half acre of land, more or less, being the same land granted and conveyed to Charles W. Heath by deed dated December the 19th., 1898, by James E. Burke and Elizabeth Burke, his wife, recorded in Liber W.H.C. No. 9, folio 213, &etc., a Land Record Book for Queen Anne's County, and did not sell the said separately as he received no offers for same.

Your trustee then offered both tracts together and sold the same to Parker L. Downes and Muriel H. Downes, his wife, as tenants by the entirety, they being then and there the highest bidder for same, at and for the sum of Five Hundred Dollars, (\$500.00), the purchasers elected to pay cash and did pay cash on day of sale.

Respectfully submitted,

JOHN PALMER SMITH
Trustee.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that on this 18th day of January, 1946, before me, the subscriber, The Clerk of the Circuit Court for Queen Anne's County, personally appeared John Palmer Smith, Trustee in the above entitled cause, and made oath in due form of law that the matters and facts set forth in the within and foregoing report of sale are true to the best of his knowledge and belief and that the sale made and reported was fairly made.

A. SYDNEY GADD JR.
Clerk of the Circuit Court
for Queen Anne's County.

Filed Jan. 18th, 1946

NISI
Filed Jan. 18th, 1946

N I S I

The County Commissioners of Queen Anne's County, a Municipal Corporation of the State of Maryland, to the use of, The Queen Anne's County Welfare Board.

VS.

Muriel H. Downes and
Parker Downes, her husband and
Harlan Pierce, Infant

IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY
IN EQUITY.

CHANCERY NO. 3454.

ORDERED, This 18th day of January A. D., 1946, that the sale Real Estate made and reported in this cause by John Palmer Smith, Trustee, be ratified and confirmed, unless cause to the contrary thereor be shown on or before the 25th 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 25th day of February next.

The Report states the amount of sales to be \$500.00

A. SYDNEY GADD JR. CLERK.

Filed January 18, 1946.

NISI
Filed Jan. 18, 1946

The County Commissioners of Queen Anne's County, a Municipal Corporation of the State of Maryland, to the use of, The Queen Anne's County Welfare Board

Vs.

Muriel H. Downes and
Parker Downes, her husband and
Harlan Pierce, Infant

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY
IN EQUITY

CHANCERY NO. 3454.

ORDERED, This 18th day of January, A.D., 1946, that the sale Real Estate made and reported in this cause by John Palmer Smith, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th 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 25th day of February next.

A. SYDNEY GADD, JR.
Clerk

True Copy
Test: A. Sydney Gadd, Clerk
Filed January 18, 1946.

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. April 8, 1946.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi in the case/estate of County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board Vs. Muriel H. Downes et al Chancery No. 3454. a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 25th day of February 1946, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 24th day of January 1946, and the last insertion on the 14th day of February 1946

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By PAUL R. SMITH

Filed April 8th, 1946

ORDER OF COURT
Filed April 12, 1946

ORDER OF COURT

ORDRED, this 12th day of April, 1946, by the Circuit Court for Queen Anne's County, in Equity, that the sale made and reported in this cause by John Palmer Smith, Trustee, 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 certificate of publication Nisi to said sale, filed herein, the trustee is allowed the usual commissions, and all expenses incident to said sale, except personal, upon the production of proper vouchers therefore.

WM. R. HORNEY
Judge.

Filed April 12, 1946.

Petition
Filed June 24, 1948

COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, TO
THE USE OF THE QUEEN ANNE'S
COUNTY WELFARE BOARD

VS.

MURIEL H. DOWNES, et al.

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

Cause No. 3454.

Petition for Appointment of Special Auditor.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Howard Wood, 3rd, regular Auditor of this Court, unto your Honors, respectfully sets forth:

That your petitioner is disqualified from stating the audit of the proceeds of the sale had in these proceedings because of his employment as regular attorney for Queen Anne's County Welfare Board, an interested party in said proceedings.

Wherefore, your petitioner prays this Honorable Court to pass an order designating some suitable person as Special Auditor for the purpose of stating the abovementioned audit.

And as in duty bound, etc.,

HOWARD WOOD 3RD.
Petitioner

Filed June 24, 1948

ORDER OF COURT
Filed June 25, 1948.

ORDER OF COURT

Upon the foregoing petition, IT IS ORDERED, this 25th day of June, 1948, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that Harry C. Butler, be and he is hereby appointed to act as Special Auditor to state an audit of the proceeds of the sale had in these proceedings, and it is further ORDERED, that, upon the qualification of such Special Auditor by taking the oath required by law, the proceedings in the above entitled cause to be forthwith referred to him for such purpose.

Filed June 25, 1948

WM. R. HORNEY
JUDGE

Petition
Filed Sept. 7, 1951

COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, TO THE
USE OF THE QUEEN ANNE'S COUNTY
WELFARE BOARD,

IN THE CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

VS.

MURIEL H. DOWNES, ET AL.,

CAUSE NO. 3454

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of John Palmer Smith, solicitor for the complainant in this cause, unto your Honors respectfully sets forth:

1. That your petitioner has instituted and conducted these proceedings for the sale of the land left at their death by Charles W. Heath and Elizabeth Heath, in order to recover certain old age assistance payments made to said decedents by the complainant; and that your petitioner believes the amount so recovered will be approximately \$300.00.

2. That your petitioner believes that a fair compensation to him for said services, exclusive of trustee's commissions due John Palmer Smith, in this cause, would be the sum of \$50.00.

WHEREFORE, your petitioner prays this Honorable Court to allow him a reasonable attorney's fee, pursuant to the provision of Section 3B (b) of Article 88A of the Maryland Code, 1947 Supplement.

Respectfully submitted.

Filed Sept. 7, 1951

JOHN PALMER SMITH.

ORDER OF COURT.
Filed Sept. 7, 1951

ORDER OF COURT..

Upon the foregoing petition, IT IS ORDERED, this 7th day of September, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that John Palmer Smith, solicitor for the complainant in this suit, be and he is hereby allowed an attorney's fee of Fifty Dollars (\$50.00), said fee to be deducted from the gross amount of the funds recovered by the complainant in the audit of the proceeds of sale of the land heretofore sold in this cause.

WM. R. HORNEY
Judge.

Filed Sept. 7, 1951

.....

QUEEN ANNE'S COUNTY, TO WIT:

Be it remembered that on the Eleventh day of July, in the year nineteen hundred and forty seven; the following BILL OF COMPLAINT was brought to be recorded, to wit:-

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, MARYLAND,
to the use of THE QUEEN ANNE'S
COUNTY WELFARE BOARD,
Complainant

IN THE CIRCUIT COURT

FOR

vs.

QUEEN ANNE'S COUNTY

THE UNKNOWN HEIRS OF DORA
EVERETT, late of Queen Anne's
County, deceased,

IN EQUITY

and
REBECCA ACKERMAN,
PAULINE KOBERNAGLE,
LIZZIE SHERMAN, and
DORA SLUNT,

CHANCERY NO. 3533

Defendant

TO THE HONORABLE, THE JUDGES OF SAID COURT:

THE County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland, to the use of The Queen Anne's County Welfare Board, who sues as well for itself as for all other creditors of Dora Everett, widow, late of Queen Anne's County, deceased, who will come in and contribute to the expenses of these proceedings, says:

1. That Dora Everett departed this life sometime in the month of November or December, 1946, intestate, leaving no personal property to pay her debts and being then a resident of Queen Anne's County, Maryland, and being at the time of her death indebted unto your Orator on an account of financial assistance rendered the said Dora Everett by The Queen Anne's County Welfare Board from March, 1936, to November, 1946, in the sum of \$2206.25, as will appear by the itemized sworn statement of account filed herewith and marked "Exhibit No. 1", and prayed to be taken as a part of this bill; and the said Dora Everett being so indebted also unto sundry other persons in various amounts.

2. That the said Dora Everett, deceased, was, at the time of her death aforesaid seized and possessed of a sole fee simple interest and title in and to certain real estate located in the village of Templeville, Queen Anne's County, Maryland, on the north side of the public road leading from Templeville to Dover and adjoining the lands of or formerly of Elizabeth Cooper and contained within the following metes and bounds: BEGINNING at a stake in the aforesaid public road at a distance of ten feet from its northern boundary or limit, and on a line running parallel with said Elizabeth Cooper's dwelling, said parallel line being three feet distant from the homestead dwelling of Elizabeth Cooper and running thence with said public road or street south 74 degrees and 15 minutes west 33 feet to a stake in said road at a distance of 12 feet from a parallel of a tenant house of Elizabeth Cooper; thence north 15 degrees, 45 minutes west, 155 feet and 6 inches to a stake; thence north 74 degrees 15 minutes east, 33 feet to a stake; thence south 15 degrees 45 minutes east, 155 feet and 6 inches to the place of beginning, containing 5131 and 1/2 square feet of land, more or less. Being the same land conveyed unto the said Dora Everett, deceased, in fee simple, by Harry S. Dailey and Laura N. Dailey, his wife, by deed dated January 3, 1912, and recorded among the land records of Queen Anne's County in Liber W. F. W. No. 1, folio 119, etc. Certified copy of which aforesaid deed is filed herewith as Exhibit No. 2 and prayed to be taken as part of this Bill.

3. That the said Dora Everett, being so indebted as aforesaid unto your Orator and also to divers other persons and being seized of no personal property upon which to administer, but having the above described real estate, departed this life as aforesaid in November or December, 1946, intestate, and leaving no husband, and no children, but left surviving her the following next of kin, as heirs at law, viz:

Rebecca Ackerman, who has been married, and resides in the City of Baltimore, Maryland, and who is of full age, and whose husband's name is unknown as well as whether or not he is living or dead.

Pauline Knobernagle, who has been married, and resides in the City of Baltimore, Maryland, and who is of full age, and whose husband's name is unknown as well as whether or not he is living or dead.

Lizzie Sherman, who has been married, and resides in the County of Baltimore, Maryland, and who is of full age, and whose husband's name is unknown as well as whether or not he is living or dead.

Dora Slunt, who resides in the City of Baltimore, Maryland, and who is of full age, and it is unknown whether or not she is married.

And it is unknown whether or not Charles Meyes, a brother of the said Dora Everett who predeceased her, left any heirs surviving him; and it is unknown as to whether or not there are any other heirs of the said Dora Everett, deceased, surviving.

4. That your Orator is advised that as there is no personal estate of the said Dora Everett, deceased, your Orator and and her other creditors are entitled to have their claims paid out of the real estate of said deceased.

TO THE END THEREFORE:

1. That the said real estate of the said Dora Everett, deceased, or so much thereof as may be necessary for the purpose, may be sold for the payment of the claims of your Orator and those of the other unsatisfied creditors of said deceased.

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 the writ of subpoena, directed to the said Rebecca Ackerman, 2310 East Fairmount Avenue, Baltimore City, Maryland; and the said Pauline Kobernagle, 527 North Robinson Street, Baltimore City, Maryland; and the said Lizzie Sherman, 1210 16th Street, Rospburg, Baltimore County, Maryland; and the said Dora Slunt, Baltimore City, Maryland.

AND

MAY IT PLEASE YOUR HONORS to pass an Order of Publication according to law, requiring the unknown heirs of Dora Everett to be and appear in this Court, on some certain day named in said Order, to answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound, etc.,

JOHN PALMER SMITH.

J. THOMAS CLARK
Solicitors for Complainant

Filed July 11, 1947.

EXHIBIT #1
Filed July 11, 1947.

Everett, Dora
Templeville, Md.

To:
Queen Anne's County Welfare Board - Dr.

The Queen Anne's County Welfare Board, upon the application of Dora Everett, rendered financial assistance to the said Dora Everett, in the amounts and at the times as herein stated, to Wit:

1936	March - December; 10 months @ \$12.00	\$ 120.00
1937	January - December; 12 months @ \$12.00	144.00
1938	January - December; 12 months @ \$12.00	144.00
1939	January - December; 12 months @ \$12.00	144.00
1940	January - December; 12 months @ \$12.00	144.00
1941	January - September; 9 months @ \$12.00	108.00
	October - December; 3 months @ \$16.50	49.50
1942	January - October; 10 months @ \$16.50	165.00
	November & December; 2 months @ \$23.00	46.00
1943	January - December; 12 months @ \$23.00	276.00
1944	January - May; 5 months @ \$23.00	115.00
	June - October; 5 months @ \$23.25	116.25
	November & December; 2 months @ \$25.00	50.00
1945	January - December; 12 months @ \$25.00	300.00
1946	January - September; 9 months @ \$25.00	225.00
	October & November; 2 months @ \$29.75	59.50
	Total	\$2206.25

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that on this 11th day of July, in the year nineteen hundred and forty seven, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared May Davis, and made oath in due form of law that the within and foregoing account as stated is just and true and that he has not received any part of the money stated to be due or any security or

satisfaction for the same, except what is credited.

A. SYDNEY GADD, Jr.
Clerk of the Circuit Court for
Queen Anne's County.

Filed July 11, 1947.

EXHIBIT No. 2.
Filed July 11, 1947

#2102 QUEEN ANNE'S COUNTY, to wit: be it remembered that on the Fifth day of January, in the year nineteen hundred and twelve, the following DEED was brought to be recorded, to wit:

THIS DEED, made this third day of January, nineteen hundred and twelve, by Harry S. Dailey and Laura N. Dailey, his wife, of Caroline County in the State of Maryland.

WITNESSETH, that in consideration of Eight Hundred Dollars, the said Harry S. Dailey, his wife, do grant and convey unto Dora Everett, her heirs and assigns, in fee simple.

ALL that lot, piece or parcel of land situate, lying and being in the village of Templeville in Queen Anne's County, Maryland, on the north side of the public road leading from Templeville to Doyer and adjoining lands of Elizabeth Cooper and is contained within the following metes and bounds: Beginning at a stake in the aforesaid public road at a distance of ten feet from its northern boundary or limit, and on a line running parallel with said Elizabeth Cooper's dwelling, said parallel line being three feet distant from the homestead dwelling of Elizabeth Cooper, and running thence with said public road or street south 74 degrees and 15 minutes west 33 feet to a stake in said road at a distance of 12 feet from a parallel ~~line~~ ~~distance of 15 feet and 6 inches to a stake in said road at a distance of 12 feet from a parallel~~ ~~distance of 15 feet and 6 inches to a stake in said road at a distance of 12 feet from a parallel~~ ~~distance of 15 feet and 6 inches to a stake in said road at a distance of 12 feet from a parallel~~ ~~distance of 15 feet and 6 inches to a stake in said road at a distance of 12 feet from a parallel~~ of a tenant house of Elizabeth Cooper; thence north 15 degrees, 45 minutes west, 155 feet and 6 inches to a stake; thence north 74 degrees, 15 minutes east, 33 feet to a stake; thence south 15 degrees, 45 minutes east, 155 feet and 6 inches to the place of beginning, containing five thousand one hundred and thirty one and one-half square feet of land, more or less, it being the same land conveyed to Mary A. Dailey by James V. Knotts and wife by deed dated May 11, 1898 and recorded in Liber W.D. No. 1, folio 501 etc., a Land Record Book for Queen Anne's County.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE and TO HOLD said piece or parcel of land above described and mentioned and herein intended to be conveyed; together with the rights, and privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of Dora Everett, in fee simple.

AND the said Harry S. Dailey and Laura N. Dailey, his wife, covenant that they will warrant specially the property hereby granted and conveyed and that will execute such further assurances of such land as may be requisite.

Witness the hands and seals of the said grantors.

Test:-

HARRY S. DAILEY (SEAL)

William G. Smith.

LAURA N. DAILEY (SEAL)

STATE OF MARYLAND

CAROLINE COUNTY, to wit:-

I hereby certify that on this third day of January, nineteen hundred and twelve, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Caroline County aforesaid, personally appeared Harry S. Dailey and Laura N. Dailey, his wife, and each acknowledged the foregoing deed to be their act.

WILLIAM G. SMITH
Justice of the Peace.

STATE OF MARYLAND

CAROLINE COUNTY, to wit:-

I hereby certify, that William G. Smith Esquire, before whom the annexed acknowledgments were made, and who has thereto subscribed his name, was at the time of so doing, a Justice of the Peace of the State of Maryland, in and for Caroline County, duly commissioned and sworn, and authorized by law to administer oaths and take acknowledgments, and that his signature is genuine.

In testimony whereof, I herein set my hand and affix the seal of the Circuit Court for Caroline County, this 2nd day of January, A. D. 1912.

Circuit
Court
Seal.

J. KEMP STEVENS
Clerk of the Circuit Court for Caroline
County.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:-

I hereby certify that the foregoing is truly taken and copied from Liber W.F.W. No. 1, folio 119 A Land Record Book for Queen Anne's County.

In Testimony Whereof I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County on this 12th day of July in the year nineteen hundred and forty seven,

Circuit Court Seal.

A. SYDNEY GADD, Jr. Clerk of Circuit Court

ORDER OF PUBLICATION Filed July 11, 1947.

ORDER OF PUBLICATION

The County Commissioners of Queen Anne's County, Maryland, to the use of The Queen Anne's County Welfare Board, Complainant,

In The Circuit Court

for

Queen Anne's County

vs.

In Equity

The unknown heirs of Dora Everett, late of Queen Anne's County, deceased, and Rebecca Ackerman, Pauline Kobernagle, Lizzie Sherman and Dora Slunt, Defendants.

Chancery No. 3533

The object of this suit is to procure a decree for the sale of the real estate of which Dora Everett died seized and possessed, or so much thereof as may be necessary to pay and satisfy the claim of the Plaintiff and other creditors of the said Dora Everett, deceased, who will come in and contribute to the expenses of this suit.

The Bill of Complaint recites that the Plaintiff claims there is due it the sum of \$2206.25 for financial assistance rendered the deceased; that Dora Everett, a resident of Queen Anne's County, died sometime during the month of November or December, 1946, intestate, leaving no personal property and that no letters of administration on her estate have ever been granted; that Dora Everett died seized and possessed in fee simple of the following tract of real estate, to wit: Being a tract of 5131 and 1/2 square feet of land, located in the village of Templeville, Queen Anne's County, Maryland, on the north side of the public road leading from Templeville to Dover; that she left surviving her the following neices: Rebecca Ackerman, who is an adult, who has been married and it is unknown whether or not her husband is living or dead, and she resides in Baltimore City, Maryland; Pauline Kobernagle, who is an adult who has been married and it is unknown whether or not her husband is living or dead, and she resides in the city of Baltimore, Maryland; Lizzie Sherman, who is an adult who has been married and it is unknown whether or not her husband is living or dead, and she resides in Baltimore County, Maryland; and Dora Slunt, who is an adult residing in Baltimore City, Maryland and it is unknown whether or not she is married; that it is unknown whether or not Charles Meyes, a brother of the said Dora Everett, who predeceased her, left any heirs surviving him, and it is unknown whether or not there are any other heirs of the said Dora Everett, deceased, surviving; that the Plaintiff is advised that as there is no personal estate of Dora Everett, deceased, it has a right and is entitled to apply and have its claim and that of the other creditors paid out of the real estate of Dora Everett, and the Plaintiff prays that the unknown heirs of Dora Everett may be proceeded against as non-residents of the State of Maryland.

IT IS THEREUPON, this 11th day of July, 1947, 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, printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 16th. day of August 1947, giving notice to the unknown heirs of Dora Everett, late of Queen Anne's County, Maryland, deceased, of the object and substance of this Bill, warning them to appear in this Court in person or by solicitor, or before the 1st. day of September, 1947, to show cause, if any they have, why a decree ought not to be passed as prayed.

Filed: July 11, 1947

A. SYDNEY GADD, Jr. Clerk

SUBPOENA FOR RESPONDENT TO APPEAR AND ANSWER. Filed July 24, 1947.

Queen Anne's County, to wit:

The State of Maryland

TO

Rebecca Ackerman,

2310 East Fairmount Avenue,

Seal's
Place

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 County, as a Court of Equity, at Centreville, in said County, on the First Monday of August next, to answer the complaint of The County Commissioners of Queen Anne's County, Maryland, to use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable J. Owen Knotts, Chief Judge of our said Court, the First Monday of July 1947

Issued the Eleventh day of July 1947

John Palmer Smith
J. Thomas Clark

A. SYDNEY GADD, Jr. Clerk

Solicitors for Complainant

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 August next, being the Return Day.

A. SYDNEY GADD, Jr. Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:-

Received 14 day of July 1947 and forthwith delivered to the Sheriff of Baltimore City.
Test: M. LUTHER PITTMAN Clerk.

Summoned and a Copy of the Process left with the Defendant 7/22/47.

ED DUGAN

JOSEPH C. DUGAN
Sheriff

Fees \$1.60

Filed July 24, 1947.

SUBPOENA FOR RESPONDENT TO
APPEAR AND ANSWER.
Filed July 31, 1947

Queen Anne's County, to wit:

The State of Maryland

TO

Pauline Kobernagle

527 North Robinson Street

Seal's
Place

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 County, as a Court of Equity, at Centreville, in said County, on the First Monday of August next, to answer the complaint of The County Commissioners of Queen Anne's County, Maryland, to use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable J. Owen Knotts, Chief Judge of our said Court, the First Monday of July 1947
Issued the Eleventh day of July 1947

John Palmer Smith
J. Thomas Clark

A. SYDNEY GADD, Jr. Clerk

Solicitors for Complainant

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 August next, being the Return Day.

A. SYDNEY GADD, Jr. Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:-

Received 14 day of July 1947 and forthwith delivered to the Sheriff of Baltimore City. Test: M. LUTHER PITTMAN Clerk

Summoned and a copy of the Process left with the Defendant 7-29-47

Pfaifer
Fee #1.60

JOSEPH C. DEEGAN
Sheriff

Filed July 31, 1947.

ORDER TO ISSUE WRIT OF
SUBPOENA FOR DORA SLUNT.
Filed Aug. 4, 1947.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, ETC.,

VS.

THE UNKNOWN HEIRS OF
DORA EVERETT, ETC., ET AL.,

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY,

IN EQUITY.

Chancery No. 3533.

x

Mr. A. S. Gadd, Jr., Clerk;

Sir:-

Issue the writ of subpoena for Dora Slunt, whose address is in the 3400 block of Pulaski Highway, Baltimore, 24, Md.,

JOHN PALMER SMITH
Attorney for Plaintiff.

Filed Aug. 4, 1947

SUBPOENA FOR RESPONDENT TO
APPEAR AND ANSWER.
Filed August 7, 1947.

Queen Anne's County, to wit:

The State of Maryland

TO

Lizzie Sherman

Seal's Place 1210 16th. Street,
Raspburg,

OF BALTIMORE 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 August next, to answer the complaint of The County Commissioners of Queen Anne's County, Maryland, to use of The Queen Anne's County Welfare Board against you in said court exhibited.

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

WITNESS, The Honorable J. Owen Knotts, Chiel Judge of our said Court, the First Monday of July 1947.
Issued the Eleventh day of July 1947

John Palmer Smith
J. Thomas Clark

A. SYDNEY GADD, Jr. Clerk

Solicitors for Complainant

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 August next, being the Return Day.

A. SYDNEY GADD, Jr. Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:-

Received 7 - 14 1947, at 9 A M. forthwith delivered to Sheriff of Baltimore County, John W. Bishop, Clerk.

Non'est CLARENCE E. DEITZ
CLARENCE E. DEITZ
8/4/47.

CERTIFICATE OF PUBLICATION OF
ORDER OF PUBLICATION
Filed Sept. 3, 1947.

John Palmer Smith
J. Thomas Clark,
Solicitors for Plaintiff,
Centreville, Md.

ORDER OF PUBLICATION

The County Commissioners of Queen Anne's County, Maryland, to the use of The Queen Anne's County Welfare Board, Complainant

vs.

The unknown heirs of Dora Everett, late of Queen Anne's County, deceased, and Rebecca Ackerman, Pauline Kobernagle, Lizzie Sherman and Dora Slunt, Defendants.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY

IN EQUITY

Chancery No. 3533

The object of this suit is to procure a decree for the sale of the real estate of which Dora Everett died seized and possessed, or so much thereof as may be necessary to pay and satisfy the claim of the Plaintiff and other creditors of the said Dora Everett, deceased, who will come in and contribute to the expense of this suit.

The Bill of Complaint recites that the Plaintiff claims there is due it the sum of \$2206.25 for financial assistance rendered the deceased; that Dora Everett, a resident of Queen Anne's County, died sometime during the month of November of December, 1946, intestate, leaving no personal property and that no letters of administration on her estate have ever been granted; that Dora Everett died seized and possessed in fee simple of the following tract of real estate, to wit: Being a tract of 4131 and 1/2 square feet of land, located in the village of Templeville, Queen Anne's County, Maryland, on the north side of the public road leading from Templeville to Dover; that she left surviving her the following neices: Rebecca Ackerman, who is an adult, who has been married and it is unknown whether or not her husband is living or dead, and she resides in Baltimore City, Maryland; Pauline Kobernagle, who is an adult who has been married and it is unknown whether or not her husband is living or dead, and she resides in the city of Baltimore, Maryland; Lizzie Sherman, who has been married and it is unknown whether or not her husband is living or dead, and she resides in Baltimore County, Maryland; and Dora Slunt, who is an adult residing in Baltimore City, Maryland and it is unknown whether or not she is married; that it is unknown whether or not Charles Meyes, a brother of the said Dora Everett, who predeceased her, left any heirs surviving him, and it is unknown whether or not there are any other heirs of the said Dora Everett, deceased, surviving; that the Plaintiff is advised that as there is no personal estate of Dora Everett, deceased, it has a right and is entitled to apply and have its claim and that of the other creditors paid out of the real estate of Dora Everett, and the Plaintiff prays that the unknown heirs of Dora Everett may be proceeded against as non-residents of the State of Maryland.

IT IS THEREUPON, this 11th day of July, 1947, Ordered by the Circuit Court For Queen Anne's County, in Equity, and that the Plaintiff, by causing a copy of this Order to 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, 1947, giving notice to the unknown heirs of Dora Everett, late of Queen Anne's County, Maryland, deceased, of the object and substance of this Bill, warning them to appear in this Court in person or by solicitor, on or before the 1st day of September, 1947, to show cause, if any they have, why a decree ought not to be passed as prayed.

A. SYDNEY GADD, JR.
Clerk.

True Copy:

A. SYDNEY GADD, JR.
Clerk.

Filed July 11, 1947.

The Queenstown News

Queenstown, Md. Aug. 31, 1947

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Order of Publication in the case of Queen Anne's County Welfare Board vs. the unknown heirs of Dora Everett, deceased and Rebecca Ackerman, Pauline Kobernagle, Lizzie Sherman and Dora Slunt, Chancery No. 3533 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 16th day of Aug. 1947, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 18 day of July 1947

THE QUEENSTOWN NEWS

By GEO. J. STEINFELT

Filed Sept. 3, 1947

SUBPOENA

Filed Sept. 3, 1947

QUEEN ANNE'S COUNTY, to wit:

THE STATE OF MARYLAND

TO

Seal's Place

Dora Slunt

3400 block of Pulaski Highway
Baltimore 24, Md.

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 County, as a Court of Equity, at Centreville, in said County, on the First Monday of September next, to answer the complaint of The County Commissioners of Queen Anne's County, etc against you in said court exhibited.

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

WITNESS, The Honorable J. Owen Knotts, Chief Judge of our said Court, the First Monday of August 1947 Issued the Fourth day of August 1947

JOHN PALMER SMITH

Solicitor for Plaintiff

A. SYDNEY GADD JR. 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.

A. SYDNEY GADD JR. Clerk

ORDER TO STRIKE OUT APPEARANCE
Filed Oct. 21, 1948

The County Commissioners of
Queen Anne's County, Maryland, et al.,

Vs.

The Unknown Heirs of Dora Everett,
et al.

X
X
X
X
X
X

In the Circuit Court for

Queen Anne's County

in Equity.

Cause No. 3533.

Mrs. N. B. Whiteley, Clerk:

Please strike out my appearance in behalf of the Complaint in the above entitled proceedings, and enter that of Howard Wood, 3rd, in my place.

JOHN PALMER SMITH
(John Palmer Smith)

ORDER TO ENTER APPEARANCE
Filed Oct. 21, 1948

Please enter my appearance as above requested, and reissue subpoenas for Lizzie Sherman, also known as Lizzie Scheuerman, of 1210 16th Street, Raspeburg, Baltimore County, Maryland, and for Dora Slunt, 3400 block, Pulaski Highway, Baltimore City, Maryland.

HOWARD WOOD 3RD
(Howard Wood 3rd)

SUBPOENA

Filed Nov. 1, 1948

(Equity Subpoena)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

TO Seal's Place Dora Slunt, 3400 Block, Pulaski Highway, Baltimore City, Maryland,

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of The County Commissioners of Queen Anne's County, Maryland, to the use of The Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable J. Owen Knotts, Chief Judge of the Second Judicial Circuit of Maryland, the 6th day of September, 1948.

Issued the 21st. day of October, 1948.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd

Address Centreville, Maryland

NELLIE B. WHITLEY, Clerk

SUBPOENA Filed Nov. 1, 1948

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

TO Seal's Place Lizzie Sherman, also known as Lizzie Scheuerman, of 1210 16th. Street, Raspeburg, Baltimore County, Maryland,

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday Of November next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of The County Commissioners of Queen Anne's County, Maryland, to the use of The Queenstown County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable J. Owen Knotts, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of September, 1948.

Issue the 21st. day of October, 1948.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense with the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

Order to reissue Subpoena Filed Nov. 15, 1948

The County Commissioners of Queen Anne's County, Maryland, etc.,

vs.

The Unknown Heirs of Dora Everett, et al.

X
X
X
0
0
0
0

In the Circuit Court for

Queen Anne's County

in Equity.

Cause No. 3533.

Mrs. N. B. Whiteley, Clerk:

Please reissue subpoena for Lizzie Sherman, also known as Lizzie Scheuerman, of 1210 16th Street, Raspeburg, Baltimore County, Maryland.

Filed Nov. 15, 1948

HOWARD WOOD 3RD (Howard Wood 3rd) Attorney for Plaintiff.

ANSWER
Filed Nov. 22, 1948

The County Commissioners of
Queen Anne's County, Maryland
et. al.

In the Circuit Court
for

vs.

Queen Anne's County

The Unknown HEIRS OF Dora
Everett, et. al.

In Equity

Chancery No. 3533

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Rebecca Ackerman, Defendant, to the Bill in the above
entitled cause against her in this Court exhibited:

This Defendant, an adult, admits the matters and facts set forth
in said Bill and does consent to the passage of such decree or order as may be passed
in the premises; this defendant does hereby waive notice of the taking of testimony
in this case and agrees that depositions in said case may be taken at anytime by one
of the Standing Examiners of this Court as she does not choose to appear to offer
evidence in the premises; and this defendant does hereby submit the papers in this
Cause for a Decree forthwith hereby waiving the time within which the evidence shall
remain in Court prior to decree.

And as in duty bound, etc.,

Mrs. Rebecca Ackerman
Defendant

SUBPOENA
Filed Dec. 6, 1948

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

TO

Seal's
Place.

Lizzie Sherman, also known as Lizzie Scheurman, of 1210 16th.
Street, Raspeburg, Baltimore County, Maryland,

GREETING:

We command and enjoin you that you do within the time limited by
law, beginning on the first Monday of December next and ending fifteen days hereafter
cause your answer or other defense to be filed to the complaint of The County Comis-
sioners of Queen Anne's County, Maryland, to the use of The Queen Anne's County Wel-
fare Board, of Centreville, Maryland, against you exhibited in the Circuit Court for
Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable J. Owen Knotts, Chief Judge of the Second
Judicial Circuit of Maryland, the 1st. day of November, 1948.

Issued the 15th. day of November, 1948.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's
Office within fifteen days after the return day named in the above subpoena. Personal
attendance in Court on the day named is not necessary, but unless you answer or make
other defense within the time named, Complaint(s) may obtain a decree pro confesso
against you which upon proper proof may be converted to a final decree for the relief
demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.,

Address Centreville, Maryland

NELLIE B. WHITELEY Clerk

Order to Issue Order of Publication
Filed Jan. 17, 1949

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, ETC.,

VS.

THE UNKNOWN HEIRS OF
DORA EVERETT, ETC., et al.

In the Circuit Court for

Queen Anne's County

In Equity.

Cause No. 3533.

Mrs. N. B. Whiteley, Clerk:

Please issue order of publication against Dora Slunt believed to
be of or formerly of the 3400 block of Pulaski Highway, Baltimore 24, Maryland, and

Lizzie Sherman, also known as Lizzie Scheuerman, believed to be of or formerly of 1210-16th Street, Raspeburg, Baltimore County, Maryland, both such defendants having been twice returned non est in these proceedings, and send copy of said order of publication to the Queenstown News to be duly published.

HOWARD WOOD 3RD
One of the Solicitors for
Complainant.

Filed Jan. 17, 1949

ORDER OF PUBLICATION
Filed Jan. 17, 1948

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY, MARYLAND
to the use of THE QUEEN ANNE
COUNTY WELFARE BOARD,

Complainant,

In the Circuit Court for
Queen Anne's County

In Equity

Vs.

THE UNKNOWN HEIRS OF DORA EVERETT
late of Queen Anne's County, deceased
and REBECCA ACKERMAN, PAULINE KOBERNAGLE,
LIZZIE SHERMAN and DORA SLUNT,

Defendants.

Cause No. 3533

ORDER OF PUBLICATION

The object of this suit is to procure a decree for the sale of the real estate of which Dora Everett died seized and possessed, or so much thereof as may be necessary to pay and satisfy the claim of the Complainant and other creditors of the said Dora Everett, deceased, who will come in and contribute to the expenses of this suit.

The Bill of Complaint recites that the Complainant claims there is due it the sum of \$2206.25 for financial assistance rendered the deceased; that Dora Everett, a resident of Queen Anne's County, died sometime during the month of November or December, 1946, intestate, leaving no personal property and that no letters of administration on her estate have ever been granted; that Dora Everett died seized and possessed in fee simple of the following tract of real estate, to wit: Being a tract of 5131 and $\frac{1}{2}$ square feet of land, located in the village of Templeville, Queen Anne's County, Maryland, on the north side of the public road leading from Templeville to Dover; that she left surviving her the following nieces: Rebecca Ackerman, who is an adult, who has been married and it is unknown whether or not her husband is living or dead, and she resides in Baltimore City, Maryland; Pauline Knobernagle, who is an adult who has been married and it is unknown whether or not her husband is living or dead, and she resides in the City of Baltimore, Maryland; Lizzie Sherman, who is an adult who has been married and it is unknown whether or not her husband is living or dead, and she resides in Baltimore County, Maryland; and Dora Slunt, who is an adult residing in Baltimore City, Maryland and it is unknown whether or not she is married; that it is unknown whether or not Charles Meyers, a brother of the said Dora Everett, who predeceased her, left any heirs surviving him and it is unknown whether or not there are any other heirs of the said Dora Everett, deceased, surviving; that the Complainant is advised that as there is no personal estate of Dora Everett, deceased, it has a right and is entitled to apply and have its claim and that of the other creditors paid out of the real estate of Dora Everett.

Since the filing of said Bill the said Dora Slunt and the said Lizzie Sherman, also now believed by the Complainant to be known as Lizzie Sheuerman, have been twice returned non est by the Sheriffs of Baltimore City and Baltimore County, respectively; so that the Complainant is hereby proceeding against them as non-residents of the State of Maryland.

IT IS THEREUPON, this 17th day of January, 1949, Ordered by the Circuit Court for Queen Anne's County, in Equity, that the Complainant, by causing a copy of this Order to 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 February, 1949, giving notice to the said Dora Slunt and Lizzie Sherman, also known as Lizzie Scheuerman, of the object and substance of this Bill, warning them to appear in this Court in person or by solicitor on or before the 7th day of March, 1949, to show cause, if any they have, why a decree ought not to be passed as prayed.

NELLIE B. WHITELEY
Clerk.

Filed Jan. 17, 1949.

CERTIFICATE OF PUBLICATION OF
2nd ORDER OF PUBLICATION
PASSED IN THIS CAUSE.
Filed May 12, 1949.

ORDER OF PUBLICATION

The County Commissioners of Queen Anne's County, Maryland, to the use of the Queen Anne's County Welfare Board, Complainant,

VS.

The Unknown Heirs of Dora Everett, late of Queen Anne's County, de-

ceased, and Rebecca Ackerman, Pauline Kobernagle, Lizzie Sherman and Dora Slunt, Defendants.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY
IN EQUITY
Cause No. 3533

The object of this suit is to procure a decree for the sale of the real estate of which Dora Everett died seized and possessed, or so much thereof as may be necessary to pay and satisfy the claim of the Complainant and other creditors of the said Dora Everett, deceased, who will come in and contribute to the expenses of this suit.

The Bill of Complainant claims there is due it the sum of \$2206.25 for financial assistance rendered the deceased; that Dora Everett, a resident of Queen Anne's County, died sometime during the month of November or December, 1946, intestate, leaving no personal property and that no letters of administration on her estate have ever been granted; that Dora Everett died seized and possessed in fee simple of the following tract of real estate, to wit: Being a tract of 5131 and 1/2 square feet of land, located in the village of Templeville, Queen Anne's County, Maryland, on the north side of the public road leading from Templeville to Dover; that she left surviving her the following nieces: Rebecca Ackerman, who is an adult, who has been married and it is unknown whether or not her husband is living or dead, and she resides in Baltimore City, Maryland; Pauline Kobernagle, who is an adult who has been married and it is unknown whether or not her husband is living or dead, and she resides in the city of Baltimore, Maryland; Lizzie Sherman, who is an adult who has been married and it is unknown whether or not her husband is living or dead, and she resides in Baltimore City, Maryland; and Dora Slunt, who is an adult residing in Baltimore City, Maryland and it is unknown whether or not she is married; that it is unknown whether or not Charles Meyes, a brother of the said Dora Everett, who predeceased her, left any heirs surviving him and it is unknown whether or not there are any other heirs of the said Dora Everett, deceased, surviving; that the Complainant is advised that as there is no personal estate of Dora Everett, deceased, it has a right and is entitled to apply and have its claim and that of the other creditors paid out of the real estate of Dora Everett.

Since the filing of said Bill the said Dora Slunt and the said Lizzie Sherman, also now believed by the Complainant to be known as Lizzie Sheuerman, have been twice returned non est by the Sheriffs of Baltimore City and Baltimore County, respectively; so that the Complainant is hereby proceeding against them as non-residents of the State of Maryland.

IT IS THEREUPON, this 17th day of January, 1949., Ordered by the Circuit Court for Queen Anne's County, in Equity, that the Complainant, by causing a copy of this Order to 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 February, 1949, giving notice to the said Dora Slunt and Lizzie Sherman, also known as Lizzie Sheuerman, also known as Lizzie Sheuer- this Bill, warning them to appear in this Court in person or by solicitor on or before the 7th day of March, 1949, to show cause, if any they have, why a decree ought not to be passed as prayed.

NELLIE B. WHITELEY
Clerk.

True Copy:
Test: NELLIE B. WHITELEY
Clerk.

Filed Jan. 17, 1949.

The Queenstown News

Queenstown, Md. Feb. 28, 1949

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Order of Publication in the case of The County Commissioners of Queen Anne's County, Md., to the use of the Queen Anne's County Welfare Board vs. Unknown heirs of Dora Everett, Rebecca Ackerman, Pauline Kobernagle, Lizzie Sherman, Dora Slunt, Cause No. 3533 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's county, Maryland, once a week for 4 successive weeks before the 19 day of Feb. 1949, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 21st day of Jan. 1949

THE QUEENSTOWN NEWS

By GEORGE STEINFELT

Filed May 12, 1949.

PETITION FOR DECREE PRO CONFESSO
Filed May 12, 1949

The County Commissioners of
Queen Anne's County, Maryland, etc.,

vs.

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

The Unknown Heirs of
Dora Everett, et al.

Cause No. 3533

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of The County Commissioners of Queen Anne's County to the use of The Queen Anne's County Welfare Board, Plaintiff, by Howard Wood, 3rd, one of its solicitors, unto your Honors, respectfully shows:

1. That subpoenas issued in this cause have been duly served upon Rebecca Ackerman and upon Pauline Kobernagle, two of the defendants herein, as will appear by reference to the sheriff's returns endorsed thereon.

2. That Rebecca Ackerman, an adult, by her answer filed in this Cause on November 22, 1948, has admitted the matters and facts set forth in the Bill of Complaint, has consented to the passage of such decree or order as may be passed in the premises, and has waived notice of the taking of testimony; but that Pauline Kobernagle, the other defendant who has been served with process as aforesaid, and an adult resident of Maryland, has failed to appear in these proceedings up to the present time, although the time provided by law for her appearance has long since expired.

3. That the other two known defendants, Dora Slunt and Lizzie Sherman, both adult residents of the State of Maryland, have been twice returned non est; and an order of publication duly published against them as non-residents; and that neither of them has yet appeared in these proceedings, although the time provided for their appearance expires on the 7th day of March, 1949, as will appear by reference to said proceedings.

4. That the order of publication passed in this cause against the unknown heirs of Dora Everett has been duly published; but that no person has appeared therein, as such an heir, although the time provided for such appearance expired on the 1st day of September, 1947.

5. That your petitioner is advised that it is entitled to have the bill of complaint taken pro confesso against Pauline Kobernagle, Dora Slunt, Lizzie Sherman, and the unknown heirs of Dora Everett, deceased.

Wherefore, your petitioner prays your Honors to pass an order directing that the Bill be taken pro confesso against the defendants Pauline Kobernagle, Dora Slunt, Lizzie Sherman and the unknown heirs of Dora Everett, deceased.

RESPECTFULLY Submitted

HOWARD WOOD, 3rd.

Solicitor for petitioner.

Filed May 12, 1949

DECREE
Filed May 12, 1949.

DECREE

The proceedings heretofore had in this Cause having been read and considered, IT IS THEREUPON, this 12th day of May, 1949, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDERED and DECREED that the Bill of Complaint heretofore filed herein be and the same is hereby taken pro confesso as against the defendants Pauline Kobernagle, Dora Slunt, Lizzie Sherman and the unknown heirs of Dora Everett, late of Queen Anne's County, Maryland, deceased; but because it does not certainly appear to what relief the plaintiff is entitled, it is further ADJUDGED, ORDERED and DECREED by this Court that leave be and the same is hereby given unto the plaintiff to take testimony before one of the standing examiners of this Court to support the allegations of the Bill.

Wm. R. HORNEY
Judge

Filed May 12, 1949.

EXAMINER'S REPORT AND DEPOSITIONS
Filed May 27, 1949.

THE COUNTY COMMISSIONERS OF
QUEEN ANNE'S COUNTY & etc.,

VS.

THE UNKNOWN HEIRS OF DORA
EVERETT, LATE OF QUEEN ANNE'S
COUNTY, DECEASED ET AL.

IN THE CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY, IN EQUITY.
Cause No. 3533.

Examiner's Report and Depositions.

The undersigned examiner at the request of Howard Wood, 3rd., attorney for Plaintiff, went on Wednesday, May 18th., 1949, at 3 o'clock P.M., to 3814 Biddison Lane, Baltimore City, the home of Ernest A. Ackerman, where after swearing in Mr. Ernest A. Ackerman and Mrs. Anna R. Ackerman, his mother, took the attached depositions signed by them, and on Tuesday, May the 24th., at 1.15 P. M., the examiner went to the office of the said Howard Wood, 3rd., in the town of Centreville, and after swearing in the witnesses took the depositions of Mary H. Davis and W. Rembert Phillips, which are also attached hereto.

RICHARD T. EARLE
Examiner.

Filed May 27, 1949

The First witness called by the Plaintiff was Mr. Ernest A. Ackerman, of lawful age, who being duly sworn, deposes and states:

Q. Please state your name, age, residence and occupation.

A. Ernest A. Ackerman, 50, 3814 Biddison Lane, Baltimore City, Maryland; project engineer.

Q. This is a suit by The County Commissioners of Queen Anne's County, Maryland, to the use of Queen Anne's County Welfare Board, against The Unknown Heirs of Dora Everett, late of Queen Anne's County, deceased, and Rebecca Ackerman, Pauline Koberbagle, Lizzie Sherman and Dora Slunt. Are you familiar with the four named defendants?

A. I am.

Q. Did you know Mrs. Dora Everett in her lifetime?

A. Yes.

Q. Is she living or dead, and if dead, approximately when did she die?

A. She is dead; and she died two years ago last November. It was on a Sunday, I believe the 24th of November.

Q. At the time of her death do you or not know whether Mrs. Dora Everett was the owner of any real estate?

A. Yes.

by Mr. Earle:

Q. Please read over this deed; and see if this deed describes the real estate which she owned at her death.

At this point Mr. Ackerman was handed a certified copy of the deed from Harry S. Dailey and wife to Dora Everett, dated January 3, 1912, recorded among the land records of Queen Anne's County aforesaid in Liber W.F.W. No. 1, folio 119, marked as Wxhibit No. 2 and filed in these proceedings.

A. I couldn't identify the lines of the land.

By Mrs. Earle:

Q. Can you identify the property in general?

A. Yes; it is on the north side of the public road mentioned.

By Mr. Wood:

Q. At the time of her death did Mrs. Everett own more than one piece of real estate as far as your know?

A. No; she did not.

Q. Do you or not know whether Mrs. Everett left a will?

A. I do not know.

By Mr. Earle:

Q. Did you ever hear of a will?

A. No.

By Mr. Wood:

Q. Did Mrs. Everett leave a husband, children or parents surviving her:

A. No.

Q. Did Mrs. Everett leave surviving her any brothers or sisters:

A. No.

Q. Did she leave surviving her any direct descendants, grandchildren, great-grandchildren, and so forth?

A. No. She never even had any children.

Q. Did she leave descendants of any brothers and sisters who had predeceased her?

A. Yes.

Q. Please state what brothers and sisters predeceased Mrs. Everett;

A. I knew of a brother and a sister; her sister died before she did, and a brother also.

Q. You mean, do you not, that Mrs. Everett survived her brother and sister?

A. Yes.

Q. Please state the name of the brother and sister.

A. The sister's name was Annie; she was married twice; Skuhr was one name by the first husband; and the second husband's name was Grant. I don't remember the name of Mrs. Everett's brother.

Q. Did Mrs. Everett's sister have children by her first husband who survived Mrs. Everett?

Q. Please state the names of such children, giving in each case whether they are adult, married (and if so, state the name of each child's husband or wife) and their addresses.

A. Mrs. Pauline Kabernagel, adult, whose husband is named Richard; I don't know her correct address; they live near Sandy Point, on a river.

Mrs. Dora Slunt, whose husband's name is Joseph, adults; they live on Pulaski Highway; I don't know the street number.

Mrs. Lizzie Sherman, adult, married, her husband's name is George; I don't know where they live, except that they live in Maryland so far as I know.

Peter Skuhr, adult, married; I don't know his wife's name; and I don't know where they live. The last time I heard of them, they lived in Maryland; but that has been some time ago.

Harry Skuhr, adult; he was married when I last heard about him; but where he lives, I don't know.

There is another man in this family; but I can't remember his first name; he is a adult. I don't know whether he is married, or where he lives.

There is another girl in this family, named Mamie. She is adult, and married; but I don't know her husband's name or where she lives.

Q. Did Mrs. Everett's sister have children by her second husband who survived Mrs. Everett?

A. No.

Q. You stated that you did not know the name of Mrs. Everett's brother. Do you or not know whether he left any children or descendants who survived Mrs. Everett? Answer: No, I do not know.

Q. You gave me the names of the children of Mrs. Everett's sister who survived Mrs. Everett. Did this sister have any children who predeceased her, leaving descendants who survived Mrs. Everett?

A. There was one girl of hers who died an adult, married, named Annie. but she left no children or descendants that I know of.

Q. You have not referred to Mrs. Rebecca Ackerman. Can you state whether she is related to Mrs. Everett?

A. She is my mother, and is a niece.

Q. Then, who was your mother's parent, related to Mrs. Everett.

A. You will have to ask my mother that question.

Q. Do you or not know whether Mrs. Everett left any personal property?

A. No. The only thing I know is that the personal property was supposed to be divided between three of us, that is the furniture.

By Mr. Earle:

Q. What do you mean? Was it of any value?

A. No, practically of no value.

By Mr. Wood:

Q. Have you any opinion as to the value of the property at Mrs. Everett's death?

A. I can only give you my opinion; as I am not familiar with values of property in that neighborhood.

EXAMINER'S SPECIAL:

A. No.

ERNEST A. ACKERMAN

The Second witness called by the Plaintiff was Mrs. Anna Rebecca Ackerman, of lawful age, who being duly sworn, deposes and states:

Q. Please state your name, age, residence and occupation, if any.

A. Anna Rebecca Ackerman, 7310 East Fairmount Avenue, housewife, and I will be 72 this month.

Q. You have heard Mr. Ernest Ackerman's, your son's testimony. The purpose of this testimony is to establish who were the heirs-at-law of Mrs. Dora Everett at the time of her death. Can you state where he gave full information about this?

A. He didn't give one brother; his name was John Meyer; and the name of Mrs. Everett's brother which he couldn't recall was Charles.

Q. Did John Meyer survive his sister, Mrs. Everett?

A. No.

Q. What, if any, children or descendants did he leave at his death?

A. He had some children; but I couldn't tell you where they are.

Q. Do you know their names?

A. There was one boy named Fred, and he had a couple of girls; but what their names are I couldn't tell you, that is their married names.

Q. Do you know thses girls' first names?

A. One was named Pearl, and one was named Ida, and one was named Carrie.

Q. That is, there were three in all.

A. Three girls, yes.

Q. As to the boy Fred, do you know whether he survived Mrs. Everett, or had children?

A. I don't know anything about that. I haven't seen any of them since my Uncle John died.

Q. About when did your Uncle John die?

A. Thirty years ago, anyway.

Q. How are you related to Mrs. Everett?

A. I am a niece.

Q. What was your unmarried name?

A. My mother's married name was Lewns. My mother died when I was four years old, and she was Mrs. Everett's siter. I was adopted by my grandfather, Mr. Paul Meyers, who was Mrs. Everett's father. I also have one brother, Edwin Lewns.

Q. Is your brother married, and if so what is his wife's name, and what is his address?

A. Yes, he lives at 1600 Block McHenry Street, in West Baltimore.

Q. What is his wife's name:

A. Anna.

By Mr. Earle:

Q. The testimony which your son gave, with the additions which you have made, completes the family history?

A. Yes. As he said, Charles Meyer died without heirs before Mrs. Everett. My mother's name was Elizabeth Meyer; Lewns; she died in 188s.

Q. Annie Meyers' child Mamie, mentioned by your son, was married, according to his testimony. Do you know her name?

A. Yes. Mamie Oliphant. Her husband's name is Harry. The last I saw of them they lived in Maryland; but other than that, I don't know their address.

Q. I am now going to read over part of your son's testimony to you. Please give us any corrections which you would make. (Mr. Ackerman's lengthy answer, beginning "Mrs. Pauline Kobernagel..." was read by Mr. Wood).

A. The man whose name my son did not know is Frederick Skuhr. I don't know where he lives; the last time I knew it, he lived in Baltimore. He is married, but I can't think of her name.

Q. Do you know whether or not Mrs. Everett left any personal property of any value?

A. Nothing of any value.

EXAMINER'S SPECIAL:

A. No.

Mrs. ANNA R. ACKERMAN

The Third witness called by the Plaintiff was Mrs. Mary H. Davis, of lawful age, who being duly sworn, deposes and states:

Q. Please state your name, age, residence and occupation.

A. Mary H. Davis, age 35, Rock Hall, Md. Director of the Queen Anne's County Welfare

Board,

Q. As director of said Welfare Board, is it or not your duty to superintend the keeping of accounts of money advanced by said Board as Old Age Assistance payments?

A. I do.

Q. Do the records in the office of the Queen Anne's County Welfare Board disclose that Dora Everett, late of Templeville, Maryland, received Old Age Assistance payments from said Board or not?

A. They do

Q. (Mr. Wood then handed Mrs. Davis Exhibit No. 1, filed in this Cause on July 11, 1947) Mrs. Davis, I hand you the statement of the Welfare Board's account of payments made to Dora Everett, to which you made oath on July 11, 1947, when this cause was instituted. Have there been any payments made on this account since that date?

A. No.

Q. This statement is accurate, therefore, as of the present date?

A. Yes, it is correct

EXAMINER'S SPECIAL

A. No, I don't.

MARY H. DAVIS

The fourth witness called by the Plaintiff was Mr. W. Rembert Phillips, of lawful age, who being duly sworn, deposes and states:

Q. Please state your name, age, address and occupation.

A. W. Rembert Phillips, 59, Barclay, merchant.

Q. Mr. Phillips, are you or not familiar with the lot of land in Templeville, Queen Anne's County, Maryland, improved by a frame dwelling house which was owned at the time of her death by the late Mrs. Dora Everett?

A. Yes, I am.

Q. Do you yourself own land in the First Election District in Queen Anne's County?

A. Yes, I own my home in Barclay.

Q. Are you or not familiar with the value of other lands in the same neighborhood, as Mrs. Everett's property?

A. Yes, I am.

Q. What is your considered opinion of the fair market value of this lot of land and dwelling house at the present time?

A. I should say \$1500.00.

EXAMINERS SPECIAL

A. No, I don't know of anything at all.

W. REMBERT PHILLIPS

There being no more depositions to be taken by the examiner as advised by Howard Wood, 3rd., the examiner hereby makes this report, including therein the expenses in the trip to Baltimore to take said depositions.

4 Witnesses, who waived their fees as such and expenses.

Expenses involved in the trip to Baltimore to take depositions --	\$8.58
Examiner, Richard T. Earle-----	8.00
	<u>16.58</u>

Respectfully submitted.

RICHARD T. EARLE
Examiner.

Filed May 27, 1949

EXHIBIT NO. 1 is as recorded above
as EXHIBIT NO. 1 filed July 11, 1947.

DECREE
Filed June 14, 1949.

The County Commissioners of
Queen Anne's County, Maryland, etc.,

vs.

The Unknown Heirs of
Dora Everett, et al.

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

Cause No. 3533

DECREE

The above cause standing ready for hearing, and being submitted without argument on the Bill and other proceedings filed herein, the Bill of Complaint, exhibits, Answers, Depositions and other proceedings, were, by the Court, read and considered.

IT IS THEREUPON, on this 13th day of June, 1949, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDERED AND DECREED as follows:

That the real estate mentioned and described in these proceedings be sold at public sale to be conducted by the Trustees hereinafter appointed, for the purpose of applying the proceeds of sale to the payment of the debts of Dora Everett, deceased.

That J. Thomas Clark and Howard Wood, 3rd, of Queen Anne's County, State of Maryland, be and they are hereby appointed trustees to make said sale, but before they shall proceed to act as such trustees they shall file with the Clerk of this Court a bond to the State of Maryland with corporate surety to be approved by said Clerk in the penalty of \$1500.00.

That they shall advertise the time, place, manner and terms of sale in a newspaper printed and published in said Queen Anne's County for at least three weeks prior to the day of sale, said terms to accord possession to the purchaser within 30 days of the day of sale, and to provide payment of the entire purchase price in cash, or one-third of the purchase price in cash, and two-thirds upon final ratification of said sale by this Court, the deferred payment to bear interest from day of sale and be secured to the Trustees' satisfaction.

That they shall then proceed to make such sale at the appointed time and place, upon the above terms, by public auction, to the highest bidder for said property.

That they shall report a full account of said sale to this Court with an affidavit of the truth and fairness thereof.

That, upon the final ratification of said sale, and full payment of the purchase money, they shall convey unto the purchaser or purchasers thereof, by a good and sufficient deed to be executed and acknowledged agreeably to law, the property so sold to him, free, clear and discharged of all claims of the parties to this cause, other creditors of Dora Everett, deceased, or of those claiming by, through or under them or any of them.

That said trustees shall bring into this Court all of the money arising from said sale to be disposed of under the direction of this Court, after deducting therefrom the costs of this proceeding and such commissions to said trustees as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their trust.

And that, at the time of the first insertion or publication of the advertisement of sale above required, they shall publish in the same newspaper a notice to the creditors of Dora Everett, deceased, requiring them to file their claims against said decedent with the Clerk of this Court within 90 days of the date of said first insertion or be excluded from participating in the proceeds of said sale.

Filed June 14, 1949

Wm. R. HORNEY
Judge

CERTIFIED COPY OF TRUSTEE'S BOND
Filed June 15, 1949.

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this Fifteenth day of June, in the year nineteen hundred and forty nine the following Bond was filed for record, to wit:

STATE OF MARYLAND)
QUEEN ANNE'S COUNTY)

TO WIT:

KNOW ALL MEN BY THESE PRESENTS, That we, J. Thomas Clark and Howard Wood, 3rd, of Queen Anne's County, State of Maryland, as principals and the Hartford Accident and Indemnity 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 Two Thousand Dollars (\$2,000.00) current 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, 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 14th day of June, 1949;

WHEREAS, the above bounden J. Thomas Clark and Howard Wood, 3rd, have been appointed by a decree of the Circuit Court for Queen Anne's County in Equity, passed on the 13th day of June, 1949, trustees to make sale of the real estate mentioned and described in the cause in said court entitled "County Commissioners of Queen Anne's County to the use of the Queen Anne's County Welfare Board, Plaintiffs, vs. The Unknown Heirs of Dora Everett, deceased, et al., Defendants", being Cause No. 3533 in the Circuit Court for Queen Anne's County in Equity;

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden J. Thomas Clark and Howard Wood, 3rd, do and shall well and faithfully perform and execute the trust reposed in them by said decree, or that may be reposed in them by any future order or decree in the premises, then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered
in the presence of:

CAROLINE T. WILSON

HOWARD WOOD, 3rd (SEAL)

J. THOMAS CLARK (SEAL)

HARTFORD ACCIDENT AND INDEMNITY COMPANY

BY GIBSON AND WOOD

By HOWARD WOOD, 3rd
Its Attorneys-in-fact.

ATTEST:

CAROLINE T. WILSON

And at the foot of the foregoing Bond is thus endorsed, to wit:

Security approved and Bond filed June 15, 1949

NELLIE B. WHITELEY Clerk

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 1, folio 114, a Bond Record for Queen Anne's County.

Seal's
Place

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County, this Sixteenth day of June, in the year nineteen hundred and forty nine.

NELLIE B. WHITELEY
Clerk.

REPORT OF SALE
Filed July 18, 1949

The County Commissioners of
Queen Anne's County, Maryland, etc.,

vs.

The Unknown Heirs of
Dora Everett, et al.

In The Circuit Court

for

Queen Anne's County

In Equity

Cause #3533

Report of Sale

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Trustees, after complying with all other prerequisites of the Decree passed in this Cause, and having advertised the real estate mentioned herein for four successive weeks in The Queen Anne's Record-Observer, before the day of sale, as per certificate of said Notice of Sale, did, on July 13th, 1949, being Wednesday, July 13th, 1949, beginning at the hour of 2:00 P. M., daylight saving time, attend said sale in Templeville, Queen Anne's County, Maryland, on the premises to be sold, and after reading said advertisement of sale, we then and there through J. Elmer Anothony, Auctioneer, offered for sale the following real estate, to wit:

ALL that lot of land in Templeville, Queen Anne's County, Maryland,

on the north side of the public road leading from Templeville to Dover, known as the "Dora Everett Property", fully described in a deed from Harry S. Dailey and wife to Dora Everett, dated January 3, 1912, and recorded among the land records of said County in Liber W.F.W. No. 1, folio 119, except for the strip of said land granted by Dora Everett to the State Roads Commission of Maryland by deed dated July 30, 1936, and recorded among the said land records in Liber W. H. C. No. 4A, folio 268. This property is improved by a large frame dwelling house and small outbuildings. The dwelling house contains a hall, living room, dining room, kitchen, pantry and summer kitchen on the first floor, one large bedroom, two small bedrooms and another small room on the second floor, and an attic of two rooms on the third floor. Outbuildings include a chicken house and building suitable for a meathouse or woodshed.

And your Trustees sold the above described property unto William H. Knotts and Effie D. Knotts, his wife, as tenants by the entireties, at and for the sum of Eighteen Hundred and Fifty Dollars (\$1,850.00), they being there and then the highest bidders therefor.

Your Trustees further report that the said William H. Knotts and Effie D. Knotts, his wife, the purchasers, have paid the full purchase price for said property, and further at the time of sale and before said property was sold that the terms of said sale were modified to the extent that possession was to be given on date of sale, and same was duly given, and all taxes would be adjusted as of date of sale.

And at the same time said notice of sale was duly published due notice to all creditors of Dora Everett was published as evidenced by the certificate of publication filed herewith.

And your Trustees have filed bond in the sum of \$2,000.00, and same has been duly approved.

Respectfully Submitted,

HOWARD WOOD, 3rd.

J. THOMAS CLARK
Trustees

Attached hereto:
Certificate of Notice of Sale Advertisement.
Certificate of Notice to Creditors Advertisement

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY, that on this 18th day of July, 1949, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared Howard Wood, III, and J. Thomas Clark, Trustees, and made oath in due form of law that the matters and facts set forth in the within and foregoing Report of Sale are true as therein stated to the best of his or their knowledge and belief, and that the sale was fair made.

Filed July 18, 1949

NELLIE B. WHITELEY
Clerk

ORDER NISI
Filed July 18, 1949.

NISI

The County Commissioners of Queen Anne's County, Maryland, to the use of The Queen Anne's County Welfare Board

VS.

The Unknown Hiers of Dora Everett, late of Queen Anne's County, deceased, et al.

) In the Circuit Court
)
) for Queen Anne's County
)
) In Equity
)
)
) Chancery No. 3533

ORDERED, This 18th, day of July A. D., 1949, that the sale of real estate made and reported in this cause by Howard Wood, 3rd., and J. Thomas Clark, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st. 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 20th. day of August next.

The Report states the amount of sales to be \$1,850.00.

Clerk.

Clerk.

Filed July 18, 1949.

CERTIFICATE OF PUBLICATION OF
ADVERTISEMENT OF SALE.
Filed July 18, 1949.

Trustee's Sale of
Dwelling at Templeville

The undersigned Trustees, by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed June 13, 1949, in Cause No. 3533 in said Court, will sell at public sale to the highest bidder, AT THE PREMISES to be sold, on Wednesday, July 13, 1949 Commencing at 2:00 o'clock P.M. (D. S. Time):

ALL that lot of land in Templeville, Queen Anne's County, Maryland, on the north side of the public road leading from Templeville to Dover, known as the "Dora Everett Property", fully described in a deed from Harry S. Dailey and wife to Dora Everett, dated January 3, 1912, and recorded among the land records of said County in Liber W.F.W. No. 1, folio 119, except for the strip of said land granted by Dora Everett to the State Roads Commission of Maryland by deed dated July 30, 1936, and recorded among said land records in Liber W.H.C. No. 4A, folio 268.

The property is improved by a large frame dwelling house and small outbuildings. The dwelling contains a hall, living room, dining room, kitchen, pantry and summer kitchen on the first floor, one large bedroom, two small bedrooms and another small room on the second floor, and a two-room attic. Outbuildings include a chicken house and building suitable for a meathouse or woodshed.

TERMS OF SALE: Full possession will be given to the purchaser on August 12, 1949; whole price may be paid in cash on day of sale, or one third of purchase price may be paid on day of sale, the balance on final ratification of sale, said balance to bear interest from day of sale and be secured to the Trustees' satisfaction; title papers, tax stamps and costs of recording deed to be at purchaser's expense. Taxes will be pro-rated as of August 12, 1949.

HOWARD WOOD 3rd
J. THOMAS CLARK
Trustees
J. Elmer Anthony, Auctioneer 4t-7-7

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. July 18, 1949

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustee's Sale of Dwelling at Templeville in the case/estate of Dora Everitt, deceased a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4t successive weeks before the 13th day of July 1949, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 16th day of June 1949, and the last insertion on the 7th day of July 1949.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed July 18, 1949.

NOTICE TO CREDITORS
Filed July 18, 1949

All creditors of Dora Everett, deceased, are hereby notified that they must file their claims against said decedent with the Clerk of the Circuit Court for Queen Anne's County, in Equity, within ninety (90) days from June 16, 1949, or be excluded from participating in the proceeds of sale of the real estate left by said decedent.

HOWARD WOOD, 3rd
J. THOMAS CLARK
Trustees in Chancery Cause
No. 3533.

4t-7-7

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. July 18, 1949

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of Dora Everett, Deceased a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 13th day of July 1949 and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 16th day of June 1949, and the last insertion on the 7th day of July 1949.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed July 18, 1949

CERTIFICATE OF PUBLICATION
OF ORDER NISI ON SALE
Filed Sept. 23, 1949

NISI

The County Commissioners of Queen Anne's County, Maryland, to the use of The Queen Anne's County Welfare Board.

VS.

The Unknown Heirs of Dora Everett, late of Queen Anne's County, deceased, et al.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY
IN EQUITY
Chancery No. 3533

ORDERED, This 18th day of July A. D., 1949, that the sale of real estate made and reported in this cause by Howard Wood, 3rd, and J. Thomas Clark, Trustees, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 21st 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 20th day of August next.

The Report states the amount of sales to be \$1,850.00.

NELLIE B. WHITELEY,
Clerk.

True Copy:
Test: NELLIE B. WHITELEY
Clerk.

Filed July 18, 1949.

THE QUEENSTOWN NEWS

Queenstown, Md. Sept. 21, 1949

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfelt, do hereby certify that the Nisi in the case of Queen Anne's County Welfare Board Vs. Unknown Heirs of Dora Everett, late of Queen Anne's County, Deceased, et al. Chancery No. 3533 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's county, Maryland, once a week for 4 successive weeks before the 20th day of Aug. 1949, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 22nd day of July 1949

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed Sept. 23, 1949

FINAL ORDER OF RATIFICATION

ORDERED, THIS 23rd day of September, 1949, by The Circuit Court for Queen Anne's County, in Equity, that no cause to the contrary having been shown, the sale of the Real Estate heretofore made and reported by Howard Wood, III, and J. Thomas Clark, Trustees in this Cause, on July 18, 1949, be and the same is hereby finally Ratified and Confirmed, no cause to the contrary thereof having been shown although previous notice appears to have been given, as required by the order nisi passed in this cause;

And it is further ordered, that the papers in the Cause are hereby referred to Harry C. Butler Esquire, who is hereby appointed to act as Special Auditor, upon his qualification by taking the oath required by law, to state an audit of the proceeds of said sale, the trustees herein being allowed the usual commissions and all expenses, not personal.

Wm. R. HORNEY
Judge

Filed Sept. 23, 1949

PETITION OF J. THOMAS CLARK AND HOWARD
WOOD, 3rd, for attorneys' fee, and
ORDER of COURT.
Filed Dec. 6, 1949

COUNTY COMMISSIONERS, etc.,

vs.

UNKNOWN HEIRS OF DORA
EVERETT, etc., et al.

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

Cause No. 3533

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of J. Thomas Clark and Howard Wood, 3rd, solicitors for complainants, unto your Honors respectfully shows:

1. That your petitioners have conducted the proceedings had in this cause since the resignation of John Palmer Smith, Esquire, as solicitor for the complainants, for the purpose of recovering funds advanced as old age assistances payments by the complainants unto Dora Everett, deceased, in her lifetime; and that they believe the amount so recovered will be approximately Fourteen Hundred Forty Dollars (\$1,440.00).

2. That the services rendered by them in this matter have included, in addition to those above mentioned, considerable correspondence undertaken in an effort to ascertain the whereabouts and identity of the heirs of Dora Everett, deceased, (who are numerous, as is shown by the depositions filed herein).

3. That your petitioners believe that a reasonable attorneys' fee to compensate them for said services, in addition to the trustees' commissions which they will receive in this cause, would be the sum of One Hundred Dollars (\$100.00).

Wherefore, your petitioners pray that your Honors pass an order allowing them such reasonable attorneys' fee as to the Court shall seem proper, the same to be deducted from the amount of the funds recovered as aforesaid, pursuant to the provision of Section 3 (B) (b) of Article 88 A of the Maryland Code (1947 Supplement).

Respectfully submitted,

J. THOMAS CLARK

HOWARD WOOD, 3rd.

Filed Dec. 6, 1949.

ORDER OF COURT

Upon the foregoing petition IT IS ORDERED this 6th day of December, 1949, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that J. Thomas Clark and Howard Wood, 3rd, solicitors for the complainants in this suit, be and they are hereby allowed an attorneys' fee of \$100.00 said fee to be deducted from the gross amount of the funds recovered by the complainant in the audit of the proceeds of sale of the land heretofore sold in this cause.

Wm. R. HORNEY
Judge.

Filed Dec. 6, 1949.

REPORT AND ACCOUNT OF
SPECIAL AUDITOR
Filed Aug. 1, 1951.

COUNTY COMMISSIONERS, etc.,

vs.

UNKNOWN HEIRS OF DORA
EVERETT, etc., et al.

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

Cause No. 3533

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Harry G. Butler, Special Auditor, unto your Honors respectfully shows:

1. That this account is stated at the request of Howard Wood, 3rd, and J. Thomas Clark, the Trustees appointed by this Court's decree of June 14, 1949 (Paper No. 25), and pursuant to the appointment of your Special Auditor by Order of this Court finally ratifying the sale of real estate in this cause, bearing date the 23rd day of September, 1949 (Paper No. 32).

2. That before stating this account your Special Auditor made the oath required by law before the Clerk of this Court.

3. That in the within account Howard Wood, 3rd, and J. Thomas Clark,

THE Trustees appointed by said decree, are charged with the gross proceeds of sale of the land sold in these proceedings at public sale; and said Trustees are then allowed their commissions per rule of Court, the Court costs, the auctioneer's fee, their bond premium, the cost of advertising notices of sale, notice to creditors, two orders of publication and the orders nisi of this cause, and the fee of the Special Auditor. The net proceeds of said sale are then distributed among the creditors of Dora Everett, deceased. After allowance of the claim filed for funeral expenses of said decedent the balance of said proceeds is distributed to the Queen Anne's County Welfare Board, equitable plaintiff in this cause, on account of its claim for old age assistance payments advanced to the said decedent in the sum of \$2206.25, after deducting and allowing the attorneys fee of Howard Wood, 3rd, and J. Thomas Clark per Order of this Court dated December 6, 1949 (Paper No. 34).

Respectfully submitted,

HARRY C. BUTLER
Special Auditor

Filed Aug. 1, 1951

Cause No. 3533

The proceeds of the sale of the real estate sold in this cause, in account with Howard Wood, 3rd, and J. Thomas Clark, the Trustees appointed to sell said real estate by the decree passed in said cause.

1949
July 13, Cr. By amount of the gross sales of the land sold by said Trustees, per Report of Sale filed, to wit: the sum of \$1,850.00

Dr.

To Howard Wood, 3rd, and J. Thomas Clark, Trustees for their commissions per rule of Court for making the sale mentioned, to wit: the sum of	\$ 115.00	
To do., for an amount paid Nellie B. Whiteley, Clerk, for her costs, per her receipted bill exhibited to the Auditor as follows, to wit:		
Clerk's costs in this Cause	\$ 59.85	
Fee of Sheriff of Baltimore City	3.20	
Fee of Richard T. Earle, Examiner	8.00	
Expenses of Richard T. Earle, Examiner.....	8.58	
Appearance fees of Howard Wood, 3rd, and J. Thomas Clark.....	10.00	89.63
To do., for amount paid to J. Elmer Anthony for crying said sale, per receipt exhibited to the Auditor.....		25.00
To do., for amount paid to Gibson and Wood, Agents, for the cost of the corporate surety bond of said Trustees, per receipt exhibited to the Auditor.....		10.00
To do, for amounts paid to the Queen Anne's Record-Observer, per receipt exhibited to the Auditor:		
Advertising Notice of Sale	\$ 36.00	43.50
Advertising Notice to Creditors	7.50	
To do., for amounts paid to the Queenstown News, per receipt exhibited to the Auditor:		
Advertising first order of publication.....	\$ 20.00	
Advertising second order of publication.....	21.00	
Advertising order nisi on sale.....	5.00	46.00
To do, for the cost of advertising the order nisi to be passed, as to this audit, in the Queen Anne's Record-Observer.....		5.00
To Harry C. Butler, for stating this audit.....		13.50
		<u>\$ 347.63</u>
To Balance, or net proceeds of sale, carried forward.....		<u>1,502.37</u>
	\$1,850.00	\$1,850.00

Cr.

By net proceeds of sale brought forward, hereby distributed as follows:	\$1,502.37
To Ernest Ackerman, Assignee of Raymond B. Rawlings, preferred claim for funeral expenses of Dora Everett, deceased	\$ 64.02
To Howard Wood, 3rd, and J. Thomas Clark, for attorneys fee allowed them per Court Order	\$ 100.00
To Queen Anne's County Welfare Board in partial payment of its claim filed in this Cause : the sum of \$1,438.35	
Less: the above attorneys fee allowed to Howard Wood, 3rd, and J. Thomas Clark.....	<u>100.00</u> 1338.35
	\$ 1502.37 \$1,502.37

Respectfully submitted,

HARRY C. BUTLER
Special Auditor

Filed Aug. 1, 1951

NISI RATIFICATION OF AUDIT
Filed Aug. 1, 1951

Nisi Ratification of Audit

The County Commissioners of Queen Anne's County, Maryland, to the use of The Queen Anne's County Welfare Board

VS.

The Unknown Heirs of Dora Everett, late of Queen Anne's County, deceased, et al.

In the Circuit Court

for Queen Anne's County

In Equity

Cause No. 3533

ORDERED, This 1st. day of August in the year nineteen hundred and fifty one, that the Report and Account filed in these proceedings by Harry C. Butler Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st. day of August, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 24th. day of August, 1951, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk.

Filed August 1, 1951

CERTIFICATE OF PUBLICATION OF
ORDER NISI AS TO AUDIT.
Filed September 1, 1951

Nisi Ratification of Audit

The County Commissioners of Queen Anne's County, Maryland, to the use of The Queen Anne's County Welfare Board

Vs.

The Unknown Heirs of Dora Everett, late of Queen Anne's County, deceased, et al.

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

Cause No. 3533

ORDERED, This 1st day of August in the year nineteen hundred and fifty one, that the Report and Account filed in these proceedings by Harry C. Butler, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st. day of August, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 24th. day of August, 1951, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

Filed: August 1, 1951.

True Copy
Test: T. Sorden Pippin, Clerk.

4t-8-30

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. August 31 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/estate of County Commissioners etc. Vs Unknown Heirs of Dora Everett a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 31 day of August 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 9 day of August 1951, and the last insertion on the 30 day of August 1951.

By MARY JANE WHITE

Filed September 1, 1951

FINAL ORDER OF RATIFICATION OF AUDIT

ORDERED, this 4th day of September, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the within and foregoing Report and Account of Harry C. Butler, Special 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 shown by the order nisi passed as to said report and account and a certificate of publication thereof filed, and the Trustees are hereby directed to apply the proceeds of sale accordingly, with a due proportion of interest as the same has been or may hereafter be received.

Wm. R. Horney
Judge

Filed Sept. 4, 1951

.....
QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that
on this Twenty Third day of July, in the year nineteen hundred and forty nine, the
following BILL OF COMPLAINT was brought to be recorded, to wit:-

QUEEN ANNE'S COUNTY
WELFARE BOARD, (Centreville
Maryland),
Plaintiff,

vs.

CORA R. TULL, GEORGE S. TULL,
NELLIE GERTRUDE LEE, EDNA
STEVENS, MARJORIE MELVIN and
ADA ELIZABETH FAEBUS,
Defendants.

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

Cause No. 3642

BILL OF COMPLAINT

Your orator, Queen Anne's County Welfare Board, by Howard Wood,
3rd, its Attorney, brings this suit for itself as well as for all other creditors
of George T. Tull, late of Queen Anne's County, deceased, who will come in and contri-
bute to the expense thereof; and your orator, complaining, says:

1. That your orator disbursed Old Age Assistance payments, in ac-
cordance with its duty provided by the laws of Maryland, unto George T. Tull in his
lifetime in the total sum of \$891.50, in the amounts and at the times set forth in
an itemized statement filed herewith as a part hereof, and marked "Exhibit A"; of
which amounts your orator has received no part prior to the filing hereof.

2. That the said George T. Tull died intestate, a resident of
Queen Anne's County, Maryland, on or about February 14, 1947, possessed of no person-
al estate of any intrinsic value, no letters of administration having been granted on
his estate, but seized and possessed of a certain valuable lot or parcel of land sit-
uate near the village of Dominion, in the Fourth Election District of said County and
State, improved by a dwelling house, containing one and one-sixteenth (1-1/16) acres
of land, more or less, being the same land which was conveyed unto him, in fee simple,
by Elmer Golt and Annie Golt, his wife, by deed dated April 24, 1917, and recorded in
Liber W.F.W. No. 10, folios 364, etc., a Land Record Book for Queen Anne's County, a-
foresaid, a certified copy of said deed being filed herewith as a part hereof, marked
"Exhibit B", saving and excepting that part thereof which he and Cora Tull, his wife,
conveyed therefrom unto George S. Tull and wife by deed dated August 22, 1919, and re-
corded in Liber J.F.R. No. 3, folios 10, etc., a Land Record Book for Queen Anne's
County, aforesaid, a certified copy of which is filed herewith as a part hereof, mark-
ed "Exhibit C".

3. That said George T. Tull, deceased, left surviving him as his
only heirs at law the following persons, all adult, who are named as defendants in
this bill, to wit:

- (a) Cora R. Tull, his widow, residing at Chester, Maryland, (but
not at the property above described);
- (b) Nellie Gertrude Lee, daughter, residing at 412 East Fourth
Street, Wilmington, Delaware;
- (c) Edna Stevens, daughter, residing at Chester, Maryland;
- (d) Marjorie Melvin, daughter, residing at Centreville, Maryland;
- (e) George S. Tull, son, residing at Chester, Maryland; and
- (f) Ada Elizabeth Faebus, residing in the State of New Jersey at
an address not known to your Orator.

4. That the personal estate of George T. Tull, deceased, as will
fully appear by reference to the allegations hereinabove set forth, is insufficient to
pay the debts of said decedent.

TO THE END, THEREFORE,

1. That a Trustee may be appointed under the Decree of this Hon-
orable Court to sell the real estate hereinabove described for the purpose of applying
the net proceeds of sale to the payment of the debts of George T. Tull, deceased;

2. That your orator may have such other and further relief as its
case may require.

MAY IT PLEASE your Honors to grant your orator an order of publi-
cation against Nellie Gertrude Lee and Ada Elizabeth Faebus, non-residents of the State
of Maryland.

And as in duty bound, etc.,

QUEEN ANNE'S COUNTY WELFARE BOARD

By HOWARD WOOD, 3rd.

Attorney for Plaintiff.

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PLAINTIFF'S "EXHIBIT A"
Filed July 23, 1949.

George T. Tull, Sr.
Chester, Md.

To:
Queen Anne's County Welfare Board - Dr.

The Queen Anne's County Welfare Board, upon the application of James T. Tull, rendered financial assistance to the said George T. Tull, in the amounts and at the times as herein stated, to Wit:

1943		
March - July; 5 months @ 16.00		\$ 80.00
August - October; 3 months @ 17.00		51.00
November; 1 month @ 16.00		16.00
December; 1 month @ 15.50		15.50
1944		
January - April; 4 months @ 17.50		70.00
May - 1 month @ 21.50		21.50
June - November; 6 months @ 19.25		115.50
December; 1 month @ 19.50		19.50
1945		
January - November; 11 months @ 19.50		214.50
December; 1 month @ 20.25		20.25
1946		
January - October; 10 months @ 20.25		202.50
November & December; 2 months @ 21.75		43.50
1947		
January - 1 month @ 21.75		21.75
		<u>21.75</u>
		\$891.50

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that on this 22nd day of July, in the year nineteen hundred and forty-nine, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Mary S. Davis, Director of Q. A. Co. Welfare Board, and made oath in due form of law that the within and foregoing account as stated is just and true and that said Board has not received any part of the money stated to be due or any security or satisfaction for the same, except what is credited, if any.

NELLIE B. WHITELEY
Clerk of the Circuit Court for
Queen Anne's County.

PLAINTIFF'S "EXHIBIT B"
Filed July 23, 1949

#5962. QUEEN ANNE'S COUNTY, to wit: be it remembered that on the sixth day of June, in the year nineteen hundred and seventeen, the following DEED was brought to be recorded, to wit:-

T H I S D E E D made this 24th day of April 1917, by us Elmer Golt and Annie Golt his wife of Kent Island, Queen Anne's County State of Maryland, witnesseth: That in consideration of the sum of Four Hundred and Sixty Six and 66/100 Dollars the receipt of which we do hereby acknowledge do grant and convey in fee simple unto George T. Tull of said Kent Island, County and State aforesaid the following parcel or tract of land situated on Kent Island in Crab Alley Neck and more particularly described as follows, beginning for same near the foot of the Public Landing of the end of the Dominion Road leading to Johnson's Island at a locust post driven in the marsh at the water's edge, and extending northerly in the exact direction of a large pine tree on a line of a division fence leading from the residence of the said Elmer Golt to said Pine Tree Five hundred and Ninety three feet to a locust post driven in the field of said Elmer Golt, thence westerly one hundred and fifty feet to a locust post driven at the water's edge, and from thence Southerly and Easterly following the meanders of a branch of Crab Alley Creek to place of beginning containing within the metes and bounds two acres and one third of an acre of land more or less, and we do covenant with the said George T. Tull to warrant generally and specially the property hereby conveyed, and to execute such further assurances of title as may be requisite.

Witness our hands and seals.

Test
JOHN O. PHILLIPS
ELMER GOLT (SEAL)
ANNIE GOLT (SEAL)

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, Sct:-

I hereby certify that on this 24th day of April 1917, before me the subscriber a Justice of the Peace of the State and County aforesaid personally appeared Elmer Golt and Annie Golt, his wife and acknowledged the foregoing deed to their respective act.

JOHN O. PHILLIPS, J. P.

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, to wit:

This is to certify that the foregoing is truly taken and copied from Liber W.F.W. No. 10, folios 364, etc., a Land Record Book for Queen Anne's County.

Seal's
Place.

In testimony whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 6th day of July in the year nineteen hundred and forty nine.

NELLIE B. WHITELEY
Clerk.

PLAINTIFF'S "EXHIBIT C"
Filed July 23, 1949.

#7180 QUEEN ANNE'S COUNTY, TO WIT:- Be it remembered that on the twenty sixth day of August, in the year nineteen hundred and nineteen the following Deed was brought to be recorded, to wit:-

This Deed made this 22nd, day of August 1919 by us, George T. Tull and Cora Tull his wife of Kent Island, Queen Anne's County State of Maryland in Consideration of the sum of two hundred and thirty three dollars (\$233.00/100) the receipt of which we do hereby acknowledge do hereby grant and convey in fee simple unto our son George S. Tull and Marane Tull, his wife jointly a parcel or tract of land in the Dominion on Kent Island, County and State aforesaid, being a portion of the land lately purchased from Elmer Golt by the said George T. Tull opposite Johnsons Island, and commencing for same at the waters edge on Crab Alley Creek and at the Southern line, or limit of the farm of said Elmer Golt, and from thence running Easterly with the land of said Elmer Golt till it intersects a divisional fence between the land of said Elmer Golt and the land lately purchased by the said George T. Tull from said Elmer Golt, 150 ft. thence Southerly with said line fence 325 ft. to a locust boundary thence westerly till it meets low water mark on Carb Alley Creek 175 ft. and thence northerly following the meanders of said Creek to place of beginning, containing within the metes and bounds one and one Sixth of an acre of land, more or less, together with all rights waterways, roads and outlets thereto appertaining and we do covenant with the said George S. Tull and Maurie Tull his wife to warrant generally and specially the property hereby conveyed and to execute such further assurances of title as may be requisite.

Witness our hands and seals.

Test

GEORGE T. TULL (SEAL)

JOHN O. PHILLIPS

CORA TULL (SEAL)

State of Maryland,
Queen Anne's County Sct.

I hereby certify that on this 22nd day of August in the year 1919, before me the subscriber a Justice of the Peace of the State and County aforesaid, personally appeared George T. Tull and Cora Tull his wife and did each acknowledge the foregoing deed to be their respective act.

JOHN O. PHILLIPS J. P.

One Fifty Cent Internal Revenue
Stamp, endorsed, G. T. T. 8/22/19.

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

This is to certify that the foregoing is truly taken and copied from Liber J.F.R. No. 3, folios 10, etc., a Land Record Book for Queen Anne's County.

Seal's
Place.

In Testimony whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 6th day of July in the year nineteen hundred and forty nine.

NELLIE B. WHITELEY
Clerk.

ORDER OF PUBLICATION
Filed July 23, 1949.

QUEEN ANNE'S COUNTY
WELFARE BOARD,
Plaintiff,

||
||
||

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

vs.

CORA R. TULL, GEORGE S.
TULL, NELLIE GERTRUDE LEE,
EDNA STEVENS, MARJORIE
MELVIN AND ADA ELIZABETH
FAEBUS,
Defendants.

Cause No. 3642

ORDER OF PUBLICATION

The object of this suit is to procure a decree appointing a Trustee to sell the hereinafter described real estate owned by George T. Tull, at his death, for the purpose of applying the net proceeds of sale to the payment of the debts of said decedent.

The bill alleges that said decedent died indebted to the Plaintiff for Old Age Assistance payments of \$891.50, no part of which has been paid, intestate, a resident of Queen Anne's County, Maryland, on or about February 14, 1947, possessed of no personal estate of any intrinsic value, no letters of administration having been granted on his estate, but seized and possessed of a valuable lot or parcel of land situate near the village of Dominion, in the Fourth Election District of said County and State, improved by a dwelling house and outbuildings, being the same land conveyed to him in fee simple by Elmer Golt and Annie Golt, his wife, by deed dated April 24, 1917, and recorded in Liber W.F.W. No. 10, folios 364 etc., a Land Record Book for said County, saving and excepting the part thereof which he and Cora Tull, his wife, conveyed therefrom to George S. Tull and wife by deed dated August 22, 1919, and recorded in Liber J.F.R. No. 3, folios 10, etc., a Land Record Book for said County; and that said decedent left surviving him as his only heirs at law the following persons, all adult, who are named as defendants in said bill, to wit: Cora R. Tull, widow, residing at Chester, Maryland, (but not at the property above described); Nellie Gertrude Lee, daughter, residing at 412 East Fourth Street, Wilmington, Delaware; Edna Stevens, daughter, residing at Chester, Maryland; Marjorie Melvin, daughter, residing at Centreville, Maryland; George S. Tull, son, residing at Chester, Maryland; and Ada Elizabeth Faebus, residing in the State of New Jersey at an address not known to the Plaintiff.

IT IS THEREUPON, this 23rd. day of July, 1949, by the Circuit Court for Queen Anne's County, in Equity, ORDERED that the Plaintiff, by causing a copy of this Order to be published in a newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 27th day of August 1949, give notice to Nellie Gertrude Lee and Ada Elizabeth Faebus, non-residents of the State of Maryland and two of the defendants in this suit, of the object and substance of the Bill of Complaint and warning them and each of them to be and appear in this Court on or before the 12th of September, 1949, to show cause, if any they or either of them have, why the relief prayed for by the Plaintiff should not be granted.

NELLIE B. WHITELEY
Clerk of the Circuit Court for
Queen Anne's County, in Equity.

Filed July 23, 1949

SUBPOENA FOR RESPONDENT
TO ANSWER.
Filed Aug. 1, 1949

(EQUITY SUBPOENA)

The State of Maryland

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place
TO Marjorie Melvin, Centreville, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of July, 1949.

Issued the 23rd. day of July, 1949.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief de-

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manded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing instrument is the following endorsement, to wit:-

Within subpoena served by reading to and leaving copy and copy of Petition and Order of Court with Marjorie Melvin this 25 day of July 1949

OSCAR W. TARR
Sheriff.

SUBPOENA FOR RESPONDENT

TO ANSWER.

Filed Aug. 1, 1949

(EQUITY SUBPOENA)

The State of Maryland

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO Edna Stevens, Chester, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of July, 1949.

Issued the 23rd. day of July, 1949.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing instrument is the following endorsement, to wit:-

Within subpoena served by reading to and leaving copy and copy of Petition and Order of Court with Edna Stevens this 26 day of July 1949

OSCAR W. TARR
Sheriff

SUBPOENA FOR RESPONDENT TO ANSWER.

FILED Aug. 1, 1949

(EQUITY SUBPOENA)

The State of Maryland

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO Cora R. Tull, Chester, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of July, 1949.

Issued the 23rd. day of July, 1949.

TO THE DEFENDANT(s):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s).

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing instrument is the following endorsement, to wit:-

Within subpoena served by reading to and leaving copy and copy of Petition and Order of Court with Cora R. Tull this 26 day of July 1949

OSCAR W. TARR
Sheriff

SUBPOENA FOR RESPONDENT
TO ANSWER.
Filed Aug. 1, 1949.

(EQUITY SUBPOENA)

The State of Maryland

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

George S. Tull, Chester, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of July, 1949.

Issued the 23rd. day of July 1949.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name HOWARD WOOD, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing instrument is the following endorsement, to wit:-

Within subpoena served by reading to and leaving copy and copy of Petition and Order of Court with George S. Tull this 30 day of July 1949.

OSCAR W. TARR
Sheriff

ANSWER OF NELLIE GERTRUDE
LEE, DEFENDANT.
Filed Sept. 15, 1949.

QUEEN ANNE'S COUNTY.
WELFARE BOARD, (Centreville
Maryland),
Plaintiff,

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

vs.

CORA R. TULL, GEORGE S. TULL,
NELLIE GERTRUDE LEE, EDNA
STEVENS, MARJORIE MELVIN and
ADA ELIZABETH FAEBUS,

Cause No. 3642

Defendants.

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of Nellie Gertrude Lee, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against her in this Court exhibited:

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as she does not choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

NELLIE GERTRUDE LEE
(Nellie Gertrude Lee)

Filed Sept. 15, 1949

CERTIFICATE OF PUBLICATION
OF ORDER OF PUBLICATION
Filed Sept. 15, 1949.

ORDER OF PUBLICATION

Queen Anne's County Welfare
Board, Plaintiff,
VS.

Cora R. Tull, George S. Tull, Nel-
lie Gertrude Lee, Edna Stevens,
Marjorie Melvin and Ada Eliza-
beth Faebus, Defendants.
IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY
IN EQUITY
Cause No. 3642

The object of this suit is to procure a decree appointing a Trustee to sell the hereinafter described real estate owned by George T. Tull, at his death, for the purpose of applying the net proceeds of sale to the payment of the debts of said decedent.

The bill alleges that said decedent died indebted to the Plaintiff for Old Age Assistance payments of \$891.50, no part of which has been paid, intestate, a resident of Queen Anne's County, Maryland, on or about February 14, 1947, possessed of no personal estate of any intrinsic value, no letters of administration having been granted on his estate, but seized and possessed of a valuable lot or parcel of land situate near the village of Dominion, in the Fourth Election District of said County and State, improved by a dwelling house and outbuildings, being the same land conveyed to him in fee simple by Elmer Golt and Annie Golt, his wife, by deed dated April 24, 1917, and recorded in Liber W.F.W. No. 10, folios 364 etc., a Land Record Book for said County, saving and excepting the part thereof which he and Cora Tull, his wife, conveyed therefrom to George S. Tull and wife by deed dated August 22, 1919, and recorded in Liber J.F.R. No. 3, folios 10, etc., a Land Record Book for said County; and that said decedent left surviving him as his only heirs at law the following persons, all adult who are named as defendants in said bill to wit: Cora R. Tull, widow, residing at Chester, Maryland, (but not at the property above described); Nellie Gertrude Lee, daughter, residing at 412 East Fourth Street, Wilmington, Delaware; Edna Stevens, daughter, residing at Chester, Maryland; George S. Tull, son, residing at Chester, Maryland; and Ada Elizabeth Faebus, residing in the State of New Jersey at an address not known to the Plaintiff.

IT IS THEREUPON, this 23rd day of July, 1949, by the Circuit Court for Queen Anne's County, in Equity, ORDERED that the Plaintiff, by causing a copy of this Order to be published in a newspaper printed and published in Queen Anne's County, Maryland, once in each of four successive weeks before the 27th day of August 1949; give notice to Nellie Gertrude Lee and Ada Elizabeth Faebus, non-residents of the State of Maryland and two of the defendants in this suit, of the object and substance of the Bill of Complaint and warning them and each of them to be and appear in this Court on or before the 12th day of September, 1949, to show cause, if any they or either of them have, why the relief prayed for by the Plaintiff should not be granted.

NELLIE B. WHITELEY,
Clerk of the Circuit Court for
Queen Anne's County, in Equity.

True Copy:
 Test: NELLIE B. WHITELEY,
 Clerk.

Filed July 23, 1949.

The Queenstown News

Queenstown, Md. Sept. 13, 1949

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Order of Publication in the case of Queen Anne's County Welfare Board, Plaintiff, vs., Cora R. Tull, George S. Tull, Nellie Gertrude Lee, Edna Stevens, Marjorie Melvin and Ada Elizabeth Faebus, Defendants. Cause No. 3642 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's county, Maryland, once a week for 4 successive weeks before the 27th day of Aug. 1949, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 29th day of July 1949

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed Sept. 15, 1949

PETITION FOR DECREE PRO CONFESSO
 Filed Sept. 15, 1949

Queen Anne's County
 Welfare Board

vs.

Cora R. Tull, et al.

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

Cause No. 3642.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Queen Anne's County Welfare Board, by Howard Wood, 3rd, its Attorney, unto your Honors, respectfully shows:

1. That subpoenas issued in this cause have been duly served upon Cora R. Tull, George S. Tull, Edna Stevens and Marjorie Melvin, four of the defendants herein, all adult, as will appear by reference to the Sheriff's returns endorsed thereon.

2. That an order of publication has been duly published against Nellie Gertrude Lee and Ada Elizabeth Faebus, the other two defendants, both adult non-residents of Maryland.

3. That Nellie Gertrude Lee, by her answer filed in this cause on the same day as this petition, has admitted the matters and facts set forth in the Bill of Complaint, consented to the passage of such decree or order as may be passed in the premises, and has waived notice of the taking of testimony; but that each of the other five defendants above named has so far failed to appear in these proceedings, although the time provided by law for his or her appearance has expired.

4. That your petitioner is advised that it is entitled to have its bill taken pro confesso against Cora R. Tull, George S. Tull, Edna Stevens, Marjorie Melvin and Ada Elizabeth Faebus.

Wherefore your petitioner prays your Honors to pass an order directing that the Bill be taken pro confesso against the five defendants last above named.

Respectfully submitted,

HOWARD WOOD 3rd.
 Solicitor for petitioner.

Filed Sept. 15, 1949

DECREE
 Filed Sept. 28, 1949

The proceedings heretofore had in this Cause having been read and considered, IT IS THEREUPON, this 28th day of September, 1949, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDERED and DECREED that the Bill of Complaint heretofore filed herein be and the same is hereby taken pro confesso as against the defendants Cora R. Tull, George S. Tull, Edna Stevens, Marjorie Melvin and Ada Elizabeth Faebus; but because it does not certainly

appear to what relief the plaintiff is entitled, it is further ADJUDGED, ORDERED and DECREED by this Court that leave be and the same is hereby given unto the plaintiff to take testimony before one of the standing examiners of this Court to support the allegations of the Bill.

Wm. R. HORNEY
Judge

Filed Sept. 28, 1949

ANSWER
Filed October 19, 1949.

QUEEN ANNE'S COUNTY
WELFARE BOARD, (Centreville
Maryland),
Plaintiff,

vs.

CORA R. TULL, GEORGE S. TULL,
NELLIE GERTRUDE LEE, EDNA
STEVENS, MARJORIE MELVIN and
ADA ELIZABETH FAEBUS,

Defendants.

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

Cause No. 3642.

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of Ada Elizabeth Faebus, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against her in this Court exhibited;

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as she does choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

ADA ELIZABETH FAEBUS
(Ada Elizabeth Faebus)

Filed October 19, 1949.

EXAMINER'S REPORT AND DEPOSITIONS.
Filed Oct. 22, 1949

Queen Anne's County Welfare Board, # In the Circuit Court for Queen Anne's
VS. # County, in Equity.
Cora R. Tull et al. # Cause No. 3642.

TO THE HONORABLE THE JUDGES OF SAID COURT:

The undersigned examiner at the request of Howard Wood 3rd, went to the office of Gibson & Wood at 10 A.M. on Wednesday the 19th. day of October, 1949, and at the request of the said Howard Wood, 3rd, took the deposition of Medford Golt, the first witness whose deposition is hereto attached.

That on Friday morning at 10:15 A.M., October 21 st., 1949, the examiner again went to the office of Gibson & Wood in Centreville, Maryland and took the depositions of the other two witnesses, whose depositions are hereto attached.

Respectfully submitted.

RICHARD T. EARLE
Examiner.

Filed Oct. 22, 1949

The First Witness called by the Plaintiff was Mr. Medford E. Golt of lawful age, who being duly sworn, deposes and states:

Q. Please state your name, age, address and occupation.

A. Medford E. Golt, Stevensville, Maryland, insurance agent, age 55.

Q. Are you or not the owner of real estate on Kent Island in this County?

A. Yes, sir.

Q. Are you or not familiar with the value of the land in Crab Alley Neck?

A. Yes.

Q. Are you or not familiar with the house and lot which the late George T. Tull owned at the time of his death?

A. Yes.

Q. What is your considered opinion of the present fair marked value of this parcel of real estate, and its improvements?

A. I would say between \$1500.00 and \$1800.00.

EXAMINER'S SPECIAL.

A. No, sir.

MEDFORD E. GOLT

The Second Witness called by the Plaintiff was Mrs. Mary H. Davis, of lawful age, who being duly sworn, deposes and states:

Q. Please state your name, age, residence and occupation.

A. Mary H. Davis, Rock Hall, Maryland, 35, Director of Queen Anne's County Welfare Board.

Q. As Director of said Welfare Board, is it or not your duty to superintend the keeping of accounts of money advanced by said Board as Old Age Assistance payments?

A. It is.

Q. Do the records in the office of the Board show that George T. Tull, late of Chester, Maryland, received such payments or not?

A. Yes

Q. I now hand you a statement of the condition of the Board's account with reference to such payments made to George T. Tull and filed in this case. Did you prepare this statement?

A. Yes

Q. Has there been any payment made to your Board on this account since you prepared it?

A. No.

EXAMINER'S SPECIAL.

A. No.

MARY H. DAVIS

The Third Witness produced on the part of the Plaintiff of lawful age was Marjorie Melvin, one of the Defendants, who being duly sworn, deposes and states:

Q. Please state your name, age, address and occupation.

A. Marjorie Melvin, Centreville, 36, housewife

Q. Did you know George T. Tull? If so, is he living or dead? If dead, about when did he die?

A. I knew him and he is dead. He died February 17, two years ago.

Q. Do you know whether or not George T. Tull left a Will?

A. No, he didn't.

Q. Please state the names of the heirs of George T. Tull and their relationship to him.

A. Well, his heirs would be George Tull, Jr., Mrs. Ada Faebus, and Mrs. Nellie Lee, Mrs. Edna Stevens and Mrs. Marjorie Melvin, and they were his son, and daughters.

Q. Did or not George T. Tull leave a widow surviving him?

A. Yes.

Q. Please state her name and address.

A. Cora Tull, Chester, Maryland

Q. Are all the heirs you have named over the age of 21 years?

A. Yes, they are.

Q. Please state, if you know, the place of residence of each of these Children.

A. George Tull is Chester, Md., Edna Stevens, Chester, Nellie Lee, Wilmington, Del., Marjorie Melvin, Centreville. I do not know Mrs Faebus' address.

Q. Do I understand that George T. Tull was your father and that Cora Tull is your mother?

A. Yes.

Q. Do you know whether George T. Tull owned real estate at the time of his death? If so, state the location and type of the property.

A. He did own the property below Dominion on the waterfront. It used to be about an acre of land but the tide has washed away quite a bit of it. It consists of house and lot.

Q. I now hand you a copy of a deed filed in this case from Elmer Golt and Annie Golt, his wife, dated April 24, 1917, and recorded in Liber W. F. W. No. 10, folio 364. Can you state whether the land therein described includes the same land which you have stated that your father owned at his death?

A. Yes.

Q. I now hand you a copy of another deed filed in this case from George T. Tull and Cora Tull, his wife, to George S. Tull and Marane Tull, his wife, dated August 22, 1919, and conveying a part of the land acquired by the first deed from Mr. and Mrs. Elmer Golt. Can you state whether the rest of the land acquired from the Golts and not conveyed by this deed to George S. Tull and wife, is the same land which you have stated that your father, George T. Tull, owned at his death?

A. Yes.

Q. Except for the persons you have named as your father's heirs, did your father leave any descendants whatsoever surviving him who are also descendants of any child or children of your father who died before he did?

A. He had two children who predeceased him, but they had no descendants.

Q. Did your father, George T. Tull, leave any personal property of any value at his death?

A. Nothing but the furniture that was in the house.

Q. In your opinion, did the furniture have any intrinsic value?

A. No, I wouldn't say so because it was very old and it wasn't of too much value.

Q. Please state your opinion of the fair market value, at the present date, of the real estate which your father owned at his death.

A. I can't answer because I don't know the value of property or what it would bring.

Q. How much would you say the furniture you have mentioned, was worth at your father's death?

A. My brother sold it. I don't know what it brought.

Q. Please describe this furniture if you are able to.

A. Well we had a kitchen set with two stoves. in good condition. then we had a dining room and we used the dining room as a living room also, the dining room suite was in good condition. Then our bedroom, three beds and two dressers and two chairs, very good condition. That was just about all.

Q. Have you the average persons' knowledge of the value of furniture in your opinion?

A. Yes.

Q. Do you know the prices at which you have ever bought furniture yourself?

A. Yes.

Q. Will you state what in your opinion was the fair value of your father's furniture at the time of his death?

A. The furniture was old and wasn't complete, just a piece here and there whenever they could afford it.

Q. To whom did you refer when you said they?

A. My parents.

Q. I intended to ask only about your father's furniture in all the above questions. Do I understand now that all or any part of the furniture you have mentioned belonged to your mother or to your father and mother jointly?

A. My father and mother jointly.

Q. All of it.

A. Yes

Q. In your opinion was all of the furniture worth more than \$150. at your father's death?

A. No, I don't believe it was.

EXAMINERS SPECIAL.

A. No, there isn't. I have stated all I know about it.

MARJORIE MELVIN

After taking attached depositions the examiner was advised by Howard Wood 3rd., that he had no further testimony to offer.

Examiner's fee-----\$8.00

RICHARD T. EARLE
Examiner.

DECREE

FILED Nov. 4, 1949.

QUEEN ANNE'S COUNTY
WELFARE BOARD, Plaintiff,

vs.

CORA R. TULL, et al.,
Defendants.

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

Cause No. 3642

DECREE

The above cause standing ready for hearing, and being submitted without argument on the Bill and other proceedings filed herein, the Bill of Complaint, exhibits, Answers, Depositions and other proceedings were, by the Court, read and considered.

IT IS THEREUPON, on this 4th day of November, 1949, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDERED AND DECREED as follows:

That the real estate mentioned and described in these proceedings be sold at public sale to be conducted by the Trustee hereinafter appointed, for the purpose of applying the proceeds of sale to the payment of the debts of George T. Tull, deceased.

That Howard Wood, 3rd, of Queen Anne's County, State of Maryland, be and he is hereby appointed trustee to make said sale, but before he shall proceed to act as such trustee he shall file with the Clerk of this Court a bond to the State of Maryland with corporate, surety to be approved by said Clerk in the penalty of Twenty Five Hundred Dollars

That he shall advertise the time, place, manner and terms of sale in a newspaper printed and published in said Queen Anne's County for at least three weeks prior to the day of sale, said terms to accord immediate possession to the purchaser, and to provide payment of the entire purchase price in cash, or one-third of the purchase price in cash, and two-thirds upon final ratification of said sale by this Court, the deferred payment to bear interest from day of sale and be secured to the Trustee's satisfaction.

That he shall then proceed to make such sale at the appointed time and place, upon the above terms, by public auction, to the highest bidder for said property.

That he shall report a full account of said sale to this Court with an affidavit of the truth and fairness thereof.

That, upon the final ratification of said sale, and full payment of the purchase money, he shall convey unto the purchaser or purchasers thereof, by a good and sufficient deed to be executed and acknowledged agreeably to law, the property sold to him, free, clear and discharged of all claims of the parties to this cause, other creditors of George T. Tull, deceased, or of those claiming by, through or under them or any of them.

That the said trustee shall bring into this Court all of the money arising from said sale to be disposed of under the direction of this Court, after deducting therefrom the costs of this proceeding and such commissions to said trustee as the Court shall think proper to allow in consideration of the skill, attention and

fidelity wherewith he shall appear to have discharged his trust.

And that, at the time of the first insertion or publication of the advertisement of sale above required, he shall publish in the same newspaper a notice to the creditors of George T. Tull, deceased, requiring them to file their claims against said decedent with the Clerk of this Court within 90 days of the date of said first insertion or be excluded from participating in the proceeds of said sale.

Wm. R. HORNEY
Judge.

Filed Nov. 4, 1949.

CERTIFIED COPY OF TRUSTEE'S
BOND
Filed Nov. 7, 1949.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Seventh day of November, in the year nineteen hundred and forty nine, the following TRUSTEE'S BOND was filed for record, to wit:

STATE OF MARYLAND)
) TO WIT:
QUEEN ANNE'S COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That we, Howard Wood, 3rd, of Queen Anne's County, State of Maryland, as principal, and the Hartford Accident and Indemnity 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 Two Thousand Five Hundred Dollars (\$2,500.00) current 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 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 November, 1949;

WHEREAS, the above bounden Howard Wood, 3rd, has been appointed by a decree of the Circuit Court for Queen Anne's County in Equity, passed on the 4th day of November, 1949, trustee to make sale of the real estate mentioned and described in the cause in said court entitled "Queen Anne's County Welfare Board, Plaintiff, vs. Cora R. Tull, et al., Defendants", being Cause No. 3642 in the Circuit Court for Queen Anne's County in Equity;

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounded Howard Wood, 3rd, do 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 order or decree in the premises, then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered
in the presence of:

CARLINE T. WILSON

HOWARD WOOD, 3rd. (SEAL)

HARTFORD ACCIDENT AND INDEMNITY
COMPANY

Corporate Seal
Place.

BY GIBSON AND WOOD

ATTEST:

BY HOWARD WOOD, 3rd.
Its Attorneys-in-fact.

CAROLINE T. WILSON

And at the foot of the foregoing BOND is thus endorsed, to wit:

Security approved and Bond filed Nov. 7, 1949.

NELLIE B. WHITELEY, Clerk

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 1, folio 136, a Bond Record Book for Queen Anne's County.

Seal's
Place

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this 7th day of November, 1949.

NELLIE B. WHITELEY
Clerk

REPORT OF SALE
Filed Dec. 7, 1949.

QUEEN ANNE'S COUNTY
WELFARE BOARD

VS.
CORA R. TULL, ET AL.

X
X
X

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

Cause No. 3642.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the real estate made in this cause by Howard Wood, 3rd, the trustee appointed to make such sale, unto your Honors, respectfully shows:

1. That pursuant to the decree of this Honorable Court passed on the 4th day of November, 1949, your trustee filed in this cause a bond in the penalty of Two Thousand Five Hundred Dollars (\$2,500.00) with corporate surety thereon, which said bond was duly approved by the Clerk of This Court.
2. That thereupon, pursuant to said decree, your trustee advertised the time, place, manner and terms of sale in the Queen Anne's Record-Observer, a newspaper printed and published in Queen Anne's County, Maryland, for more than three successive weeks prior to the 6th day of December, 1949, as will appear by reference to the certificate of advertisement of sale which is hereto attached as a part hereof.
3. That, pursuant to said decree and said advertisement, your trustee proceeded to sell the real estate described in said advertisement, in front of the Court House door in the Town of Centreville, Queen Anne's County, Maryland, at 1:30 P. M. on Tuesday, the 6th day of December, 1949, and sold same unto Thomas Mataosky and Estelle V. Mataosky, his wife, they being then and there the highest bidders therefor, at and for the sum of Two Thousand One Hundred Dollars (\$2,100.00), and that said Purchasers passed their check for one-third of the purchase money unto your trustee, and have signed an agreement to comply with all terms of sale, with which compliance your trustee is satisfied.
4. That at the time of the first insertion of said advertisement of sale in said newspaper, your trustee published in the same newspaper a notice to the creditors of George T. Tull, deceased, requiring them to file their claims against said decedents with the Clerk of this Court within 90 days of the date of said first insertion or be excluded from participating in the proceeds of said sale, as will appear by reference to the certificate of publication of said notice to creditors, hereto attached as a part hereof.

Respectfully submitted,

HOWARD WOOD, 3rd.
Trustee

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify that on this 6th day of December, 1949, before me, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Howard Wood, 3rd, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true and bona fide as therein stated, and that the sale made by him as trustee, and therein reported, was fairly made.

NELLIE B. WHITELEY
Clerk.

Filed Dec. 7, 1949

CERTIFICATE OF PUBLICATION OF
ADVERTISEMENT OF SALE.
Filed Dec. 7, 1949.

Waterfront Property

The undersigned Trustee, by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed November 4, 1949, in Cause No. 3642 in said Court, will sell at public sale to the highest bidder, in front of the Court House Door in Centreville, Maryland, on Tuesday, December 6, 1949

Commencing at 1:30 o'clock P.M., all that lot of land, improved by a frame dwelling house and outbuildings, near Dominion, on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland, on Carb Alley Creek opposite Johnson's Island, known as the "George T. Tull Property", containing One and one-sixth (1-1/6) acres of land, more or less; being the same land containing two and one-third (2-1/3) acres, more or less, conveyed to George T. Tull by Elmer Golt and wife by deed dated April 24, 1917; recorded in Liber W.F.W. No. 10, folio 364, a Land Record Book for said County; saving and excepting that part of the land conveyed as aforesaid, containing one and one-sixth (1-1/6) acres of land, more or less, which was sold off and conveyed therefrom by George T. Tull and wife to George S. Tull and wife by deed dated August 22, 1919, and recorded in Liber J.F.R. No. 3, folio 10, a Land Record Book for said County.

TERMS OF SALE: immediate possession; whole price may be paid in cash on day of sale, or one-third of purchase money shall be payable in cash on day of sale, the balance on final ratification of sale by said Court, said balance to bear interest from day of sale and be secured to the Trustee's satisfaction; title papers and costs of recording deed to be at purchaser's expense. Taxes will be pro-rated as of day of sale.

HOWARD WOOD, III,
Trustee.

J. Elmer Anthony, Auctioneer.

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. December 6 1949

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustees Sale of Waterfront Property in the case/estate of George T. Tull, Cause No. 3642 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 6th day of December 1949, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 10th day of November 1949, and the last insertion on the 1st day of December 1949.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Dec. 7, 1949.

CERTIFICATE OF PUBLICATION OF
NOTICE TO CREDITORS.

Filed Dec. 7, 1949.

Notice to Creditors

All creditors of George T. Tull deceased, are hereby notified that they must file their claims against said deceased with the Clerk of the Circuit Court for Queen Anne's County, in Equity, within ninety (90) days from November 10, 1949, or be excluded from participating in the proceeds of sale of the real estate left by said deceased.

HOWARD WOOD, III,
Trustee in Chancery Cause No. 3642.

4t-12-1

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. December 6, 1949

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of George T. Tull a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 9th day of February 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 10th day of November 1949, and the last insertion on the 1st day of December 1949.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Dec. 7, 1949.

ORDER NISI

Filed Dec. 6, 1949.

N I S I

Queen Anne's County Welfare Board	)	In the Circuit Court
)	
VS.	)	for Queen Anne's County
)	
Cora R. Tull, George S. Tull,	)	In Equity
Nellie Gertrude Lee, Edna Stevens,)	
Marjorie Melvin and Ada Elizabeth	)	Chancery No. <u>3642</u>
Faebus)	

ORDERED, This 6th. day of December A.D., 1949, that the sale of real estate made and reported in this caused by Howard Wood, erd., Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th. day of February 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 January next.

The Report states the amount of sales to be \$2,100.00

NELLIE B. WHITELEY Clerk.

Clerk.

Filed December 6, 1949.

CERTIFICATE OF PUBLICATION
OF ORDER NISI
Filed Mar. 29, 1950

NISI

Queen Anne's County Welfare Board

Vs.

Cora R. Tull, George S. Tull, Nellie
Gertrude Lee, Edna Stevens, Marjorie
Melvin and Ada Elizabeth Faebus

In the Circuit Court

for Queen Anne's County

in Equity

Chancery No. 3642

ORDERED, This 6th. day of December A. D., 1949, that the sale of real estate made and reported in this cause by Howard Wood, 3rd., Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of February 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 January next.

The Report states the amount of sales to be \$2,100.00.

NELLIE B. WHITELEY, Clerk

Filed: December 6, 1949

True Copy

Test: Nellie B. Whiteley, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. March 29, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi in the case/estate of Queen Anne's County Welfare Board vs. Cora R. Tull, George S. Tull, Nellie Gertrude Lee, Edna Stevens, Marjorie Melvin and Ada Elizabeth Faebus a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 7th day of January 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 8th day of December 1949, and the last insertion on the 29th day of December 1949

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed Mar. 29, 1950

PETITION

Filed Mar. 29, 1950

QUEEN ANNE'S COUNTY
WELFARE BOARD

VS.

CORA R. TULL, ET AL.

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

Cause No. 3642

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Thomas Mataosky and Estelle V. Mataosky, his wife, by Gibson and Wood, their solicitors, and of W. Lynton Cox, by Harry C. Butler, his solicitor, unto your Honors respectfully shows:

1. That Thomas Mataosky and Estelle V. Mataosky, his wife, have purchased the real estate sold in these proceedings, as will appear by reference to the report of sale heretofore filed; but the sale has not yet been ratified nor have they received a deed therefor.

2. That W. Lynton Cox has purchased the interest of said Thomas Mataosky and Estelle V. Mataosky, his wife, in said real estate.

Wherefore, your petitioners pray this Honorable Court to pass an order substituting W. Lynton Cox as purchaser of said real estate in these proceedings.

Respectfully submitted,

Gibson and Wood

By HOWARD WOOD, 3rd.

Solicitors for original purchasers,
and Trustee to make this sale.

HARRY C. BUTLER

Solicitor for original purchasers'
assignee.

Filed Mar. 29, 1950

ORDER OF COURT
Filed Mar. 29, 1950

ORDER OF COURT

The foregoing petition having been read and considered, IT IS ORDERED, this 29th day of March, 1950, by the Circuit Court for Queen Anne's County, in equity, and by the authority of said Court, that W. Lynton Cox be and he is hereby substituted as purchaser of the real estate, sold in this cause, in the place and stead of Thomas Mataosky and Estelle V. Mataosky, his wife.

WM. R. HORNEY
Judge.

Filed Mar. 29, 1950

FINAL ORDER OF RATIFICATION
Filed March. 29, 1950

Queen Anne's County
Welfare Board,
Plaintiff

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

vs.

Cora R. Tull, et al.
Defendants.

Cause No. 3642

FINAL ORDER OF RATIFICATION

ORDERED, this 29th day of March, 1950, 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 Howard Wood, 3rd, Trustee in this 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 duly given as required by the preceding order nisi heretofore passed in this cause; that J. Thomas Clark, Esquire, is hereby appointed to act as Special Auditor to state an audit of the proceeds of said sale; that, upon the qualification of such Special Auditor by taking the oath required by law, the proceedings in the above entitled cause be forthwith referred to him for such purpose; and that said Howard Wood, 3rd, Trustee as aforesaid, is allowed the usual commissions allowed by this Court upon sales of real estate and for all expenses, not personal; upon producing the vouchers therefor before the Special Auditor hereinabove appointed.

WM. R. HORNEY
JUDGE

Filed Mar. 29, 1950

Petition for Attorney's Fee
Filed Mar. 29, 1950

QUEEN ANNE'S COUNTY
WELFARE BOARD

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

VS.

CORA R. TULL, ET AL.

Cause No. 3642

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Howard Wood, 3rd, solicitor for the complainant in this cause, unto your Honors, respectfully, shows:

1. That your petitioner has instituted this creditor's bill and conducted the ensuing proceedings for the purpose of recovering funds advanced by the complainant as old age assistance payments unto George T. Tull, now deceased; and that your petitioner believes the complainant will recover the full amount so advanced, to wit: the sum of \$891.50.

2. That your petitioner believes that a fair attorney's fee to compensate him for said services, in addition to the trustee's commission due him in this cause, would be the sum of \$90.00.

Wherefore your petitioner prays this Honorable Court to pass an order allowing him such reasonable attorney's fee for his services rendered as aforesaid as to the Court shall seem proper, the same to be deducted from the funds recovered by the complainant in this cause, pursuant to the provision of Section 3 (b) (b) of Article 88A of the Maryland Code, 1947 Supplement.

Respectfully submitted,

HOWARD WOOD, 3rd.
(Howard Wood, 3rd.)
Petitioner.

Order of Court
Filed Mar. 29, 1950

Upon the foregoing petition, IT IS ORDERED, this 29th day of March, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that Howard Wood, 3rd, solicitor for the complainant in this suit, be and he is hereby allowed an attorney's fee of Ninety Dollars, said fee to be deducted from the gross amount of the funds recovered by the complainant in the audit of the proceeds of sale of the land heretofore sold in this cause.

WM. R. HORNEY
Judge.

AUDIT
Filed April 22, 1950

Queen Anne's County
Welfare Board, Plaintiff

vs.

Cora R. Tull, et . al.
Defendants

In The Circuit Court for
Queen Anne's County

in Equity

Chy. #3642

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of J. Thomas Clark, your Special Auditor, unto your Honors respectfully shows:

1. That this account is stated at the request of Howard Wood, 3rd, Trustee, who was duly appointed by this Court to make the sale of this real estate and disburse the funds received from the same, pursuant to the order of this Court on November 4, 1949.

2. In the within account, Howard Wood, 3rd, Trustee, is charged with the proceeds of the sale of certain real estate which one George T. Tull died seized and possessed, after a petition in the nature of a creditor's bill was filed by the plaintiff, and order of this Court authorizing sale of the same. The sale with interest for payment of balance of sales price amounted to \$2126.46, which was more than sufficient to satisfy the plaintiff's claim of \$891.50 and the necessary of this proceeding and sale. From the total of the plaintiff's claim of \$891.50, an attorney fee was allowed Howard Wood, 3rd of \$90.00, per order of this Court of March 29, 1950, and the same was deducted accordingly from the plaintiff's claim. The plaintiff was the only creditor who filed a claim, whereupon after all costs of this proceeding and sale were allowed, a balance of \$891.47 was left for distribution to the heirs at law of the late of George T. Tull.

3. In accordance with the testimony the deceased left as his only heirs at law a widow and five children. After directing payment of the State of Maryland Inheritance Tax of one per cent, one third of the balance was directed to be distributed to his widow, and a two fifteenth share to each of the five children.

Respectfully submitted,

J. THOMAS CLARK
Special Auditor

April 22, 1950
Filed April 22, 1950

Cause No. 3642

The proceeds of the sale of land reported in this cause, in account with Howard Wood, 3rd, Trustee, appointed by this honorable court to make the sale in these proceedings (and vendor of said land)

CR.		
1949 Dec. 6	By gross proceeds of the sale of said land per report of said vendor, to wit:.....	\$2,100.00
Dec. 6	By interest at 6% per annum on the deferred portion of said proceeds (\$1400.00) from the day of sale to day of payment thereof, to wit:.....	26.46 <u>\$2,126.46</u>

DR.		
Dec. 6	To Howard Wood, 3rd, trustee (and vendor) for his commissions for making the sale, per order of Court.....	\$127.00
	To do., for court costs of this cause per clerk's receipt for the same exhibited as, follows:	
	Costs of Nellie B. Whiteley, Clerk	\$51.00
	Costs of Richard T. Earle, Examiner	8.00
	Costs of Oscar W. Tarr, Sheriff	3.75
	Appearance fee of Howard Wood, 3rd	<u>10.00</u> 72.75

To do., for an amount paid Gibson & Wood (Agent), for the premium on the surety or trustee's bond filed by said trustee in this cause, per receipt exhibited 10.00

To do., for an amount paid The Queenstown News, for costs for publishing Order of Publication in this cause, per receipt for the same exhibited 35.00

To do., for an amount paid Queen Anne's Record-Observer, for advertising this sale, for advertising the notice to creditors, for advertising the order nisi passed as to said sale, per receipt for the same exhibited 49.88

To do., for the cost of advertising the order nis to be passed as to this audit in the Queen Anne's Record-Observer 5.00

To J. Thomas Clark, Special Auditor, for stating this audit 9.00

To do., for an amount paid C. Percy Arrington, Treasurer of Queen Anne's County for taxes levied on property sold hereby for year 1949, per receipt exhibited, less a payment by purchaser for 26 days taxes amounting to 75¢ 9.86

J. THOMAS CLARK
Special Auditor

April 22, 1950

To Balance for distribution prior to allowance of creditors' claim filed, to wit: \$1782.97
\$2126.47 \$2126.47

Cr.

By above balance \$1,782.97

Dr.

To Queen Anne's County Welfare Board, in full of its claim filed under oath by Mary S. Davis, Director, on open account against George T. Tull, deceased, owner of the real estate sold, and which did descend to his heirs at law, the defendants \$801.50

To Howard Wood, 3rd, Attorney for Queen Anne's County Welfare Board, as a special attorney's fee, per order of Circuit Court of March 29, 1950 90.00

To Balance for distribution after allowance of said creditors claims, to wit: 891.47
\$1,782.97 \$1,782.97

J. THOMAS CLARK
Special Auditor

April 22, 1950

Filed April 22, 1950

Cr.

By last above Balance \$891.47

Dr.

To Edward E. Coursey, Register of Wills for Queen Anne's County, inpayment of State of Maryland Inheritance Tax on above sum which is to be distributed to deceased's lineal descendants at rate of 1% \$8.91

To Cora R. Tull, widow of George T. Tull, deceased, a 1/3 share of same or 294.19

To Edna Stevens, daughter of George T. Tull, deceased, a 2/15 share of same or 117.68

To Nellie Gertrude Lee, daughter of George T. Tull, deceased, a 2/15 share of same or 117.68

To George S. Tull, son of George T. Tull, deceased, a 2/15 share of same or	117.67	
To Marjorie Melvin, daughter of George Tull, deceased, a 2/15 share of same or	117.67	
To Ada Elizabeth Feebus, daughter of George T. Tull, deceased, a 2/15 share of same or	117.67	
	<u>\$891.47</u>	\$891.47

J. THOMAS CLARK
Special Auditor

April 22, 1950

Filed April 22, 1950

Nisi Ratification of Audit
Filed April 22, 1950

NISI RATIFICATION OF AUDIT

Queen Anne's County Welfare Board, Plaintiff	)	In the Circuit Court
)	
VS	)	for Queen Anne's County
)	
Cora R. Tull, et al., Defendants	)	In Equity
	)	Cause No. 3642

ORDERED, This 22nd. day of April in the year nineteen hundred and fifty that the Report and Account filed in these proceedings by J. Thomas Clark Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th. day of May, 1950; provided a copy of this order be published once a week in each of two successive weeks before the 12th. day of May, 1950, in some newspaper printed and published in Queen Anne's County.

NELLIE B. WHITELEY Clerk

Filed April 24, 1950.

AUDIT
Filed May 19, 1950

Queen Anne's County Welfare Board	vs.	In the Circuit Court for Queen Anne's County
		in Equity
Cora R. Tull, et al.		Chy. #3642

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of J. Thomas Clark, your special auditor, unto your honors respectfully shows:

1. That this account is stated at the request of Howard Wood, 3rd, Trustee, who was duly appointed by this Court to make the sale of this real estate and disburse the funds received from the same, pursuant to the order of this Court on November 19, 1949.

2. That this is a corrected audit because of the failure of the special auditor to include all of the creditors claims filed in this suit.

3. In the within account, Howard Wood, 3rd, Trustee, is charged with the proceeds of the sale of certain real estate which one George T. Tull, Sr., died seized and possessed, after a petition in the nature of a creditor's bill was filed by the plaintiff, and order of this Court authorizing sale of the same. The sale was more than sufficient to satisfy all of the costs of suit and all claims of creditors, wherein a balance was left for distribution to the deceased's heirs at law. Also, from the claim of the plaintiff in this suit, an attorneys fee was allowed Howard Wood, 3rd, in the sum of \$90.00 per order of this Court of March 29, 1950, and the same was accordingly deducted.

4. In accordance with the testimony the deceased left as his only heirs at law, a widow and five children. After deducting payment of the State of Maryland Inheritance Tax of one percent, one third of the balance was directed to be distributed to his widow, and a two fifteenth share to each of the five children.

Respectfully submitted,

J. Thomas Clark
Special Auditor

May 19, 1950

Filed May 19, 1950

Cause No. 3642

The proceeds of the sale of land reported in this cause, in account with Howard Wood, 3rd, Trustee, appointed by this honorable court to make the sale in these proceedings (and vendor of said land)

Cr.

1949			
Dec. 6	By gross proceeds of the sale of said land per report of said vendor, to wit:.....		\$2,100.00
Dec. 6	By interest at 6% per annum on the deferred portion of said proceeds (\$1,400.00) from the day of sale to day of payment thereof, to wit:.....		<u>26.46</u>
			\$2,126.46

Dr.

Dec. 6	To Howard Wood, 3rd, trustee (and vendor) for his commissions for making the sale per order of court.....	\$127.00	
	To do., for court costs of this cause per clerk's receipt for the same exhibited as follows:		
	Costs of Nellie B. Whiteley, Clerk	\$51.00	
	Costs of Richard T. Earle, Examiner	8.00	
	Costs of Oscar W. Tarr, Sheriff	3.75	
	Appearance fee of Howard Wood, 3rd	<u>10.00</u>	72.75
	To do., for an amount paid J. Elmer Anothony auctioneer, for crying the said sale, per his receipt for same exhibited		25.00
	To do., for an amount paid Gibson & Wood (Agent), for the premium on the surety or trustee's bond filed by said trustee in this cause, per receipt exhibited		10.00
	To do., for an amount paid Queen Anne's Record-Observer, for advertising this sale, for advertising the notice to creditors, for advertising the order nisi passed as to said sale, per receipt for the same exhibited.....		49.88
	To do., for an amount paid The Queenstown News, for costs for publishing Order of Publication in this cause, per receipt for same exhibited.....		35.00
	To do., for the costs of advertising the order nisi to be passed as to this corrected audit in the Queen Anne's Record-Observer.		7.50
	To J. Thomas Clark, Special Auditor, for stating this audit		9.00
	To do., for an amount paid C. Percy Arrington Treasurer of Queen Anne's County for taxes levied on property sold hereby for year 1949, per receipt exhibited, less a payment by purchaser for 26 days taxes amounting to 75¢		9.86

J. THOMAS CLARK
Special Auditor

May 19, 1950

To Balance for distribution prior to allowance of creditors' claims filed to wit.....		<u>\$1,780.47</u>	
		\$2,126.47	\$2,126.47

Cr.

By above balance.....		\$1,780.47
-----------------------	--	------------

Dr.

To Queen Anne's County Welfare Board, in full of its item or claim filed under oath by Mary S. Davis, Director, on open account against George T. Tull, deceased, owner of the real estate sold and which did descend to his heirs at law, and defendants, less an attorney's fee of \$90.00 from account per order of Cir. Court..... \$801.50

To Howard Wood, 3rd, Attorney for Queen Anne's County Welfare Board, as a special attorney's fee, per order of Circuit Court of March 29, 1950, the same to be taken from account of Queen Anne's County Welfare Board 90.00

To Dr. Charles E. Snyder, in full of his claim filed under oath of Charles E. Snyder, on open account against estate Geo. T. Tull, Sr. 22.25

To Balance for distribution after allowance of said creditors claims, to wit:..... 866.72

\$1,780.47 \$1,780.47

J. THOMAS CLARK
Special Auditor

May 19, 1950

By last above Balance..... Cr. \$866.72

Dr.
To Edward E. Coursey, Register of Wills for Queen Anne's County in payment of State of Maryland Inheritance Tax on above sum which is to be distributed to deceased's lineal descendants at rate of 1%..... \$8.91
To Cora R. Tull, widow of deceased, a 1/3 share..... 285.93
To Edna Stevens, daughter of deceased, a 2/15 share..... 114.37
To Nellie Gertrude Lee, daughter of deceased, a 2/15 share..... 114.37
To George S. Tull, son of deceased, a 2/15 share..... 114.38
To Marjorie Melvin, daughter of deceased, a 2/15 share..... 114.38
To Ada Elizabeth Feebus, daughter of deceased, a 2/15 share..... 114.38
\$866.72

\$866.72

J. THOMAS CLARK
Special Auditor

May 19, 1950

Filed May 19, 1950

Nisi Ratification of Audit
Filed May 19, 1950

NISI RATIFICATION OF AUDIT

Queen Anne's County Welfare Board) IN THE CIRCUIT COURT
Vs.) FOR QUEEN ANNE'S COUNTY
Cora R. Tull, et al.) IN EQUITY
Cause No. 3642

ORDERED, This 19th. day of May in the year nineteen hundred and fifty, that the Corrected Report and Account filed in these proceedings by J. Thomas Clark, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of June, 1950; provided a copy of this order be published once a week in each of two successive weeks before the 9th. day of June, 1950, in some newspaper printed and published in Queen Anne's County.

NELLIE B. WHITELEY Clerk

Filed May 19, 1950.

NISI RATIFICATION OF AUDIT

Queen Anne's County Welfare Board) In the Circuit Court
Vs.) For Queen Anne's County
Cora R. Tull, et al.) In Equity.
Cause No. 3642

ORDERED, This 19th day of May in the year nineteen hundred and fifty that the Corrected Report and Account filed in these proceedings by J. Thomas Clark, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th. day of June, 1950; provided a copy of this order be

published once a week in each of two successive weeks before the 9th day of June, 1950 in some newspaper printed and published in Queen Anne's County.

NELLIE B. WHITELEY, Clerk

Filed: May 19, 1950
True Copy
Test: Nellie B. Whiteley, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. August 9, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Audit Nisi in the case/estate of Q.A.Co. Welfare Board Vs. Cora R. Tull, et al. a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 9th day of June 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 25th day of May 1950, and the last insertion on the 1st day of June 1950

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By Charlotte M. Mears

Filed Aug. 10, 1950

Order of Court
Filed Aug. 11, 1950

ORDERED, this 11th day of August, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the foregoing corrected report and account filed in these proceedings by J. Thomas Clark, 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 required by the preceding order nisi; and the Trustee is directed to apply the proceeds accordingly with a due proportion of interest as the same has been or may be received.

WM. R. HORNEY
JUDGE.

Filed Aug. 11, 1950

C A U S E N O. 3676

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 this Twelfth day of April in the year nineteen hundred and fifty, the following BILL OF COMPLAINT was filed for record, to wit:

Queen Anne's County Welfare Board, (Centreville, Maryland) Plaintiff,

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

vs.

William Edgar Bryan, 1011 Oak Hill Avenue, Hagerstown, Md. Bessie Eaton, Centreville, Md. Lillian Mildred Bryan, Grasonville, Md. Viola A. Thompson, Grasonville, Md., and Grace Melvin, Grasonville, Md. Defendants.

Cause No. 3676

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orator, Queen Anne's County Welfare Board, by Howard Wood, 3rd, its Attorney, brings this suit for itself as well as for all other creditors of Milton Atwood Bryan, late of Queen Anne's County, Maryland, deceased, who will come in and contribute to the expense thereof; and your orator, complaining, says:

1. That your Orator disbursed Old Age Assistance payments, in accordance with its duty provided by the laws of Maryland, unto Milton Atwood Bryan in his lifetime in the total sum of \$767.30, of which your orator recovered the sum of \$252.45 of which your orator recovered the sum of \$252.45 from said Milton Atwood Bryan on October 18, 1945, leaving a net total of unrecovered payments in the amount of \$514.85, said payments having been made in the amounts and at the times set forth in the itemized statement thereof which is filed with this bill, and prayed to be taken as a part thereof, and is marked "Exhibit A"; of which net total your orator has received no part prior to the filing hereof.

2. That the said Milton Atwood Bryan died a resident of Queen Anne's County, Maryland, on the 24th day of February, 1950, leaving a last will and testament dated January 18, 1946, and duly admitted to probate by the Orphans' Court of Queen Anne's County on April 4, 1950, a certified copy thereof being filed herewith as a part hereof, marked "Exhibit B" by the terms of which the testator bequeathed and devised all of his estate real and personal of every kind, after the payment of his just debts and funeral expenses, unto the five Defendants, William Edgar Bryan, Bessie Eaton, Lillian Mildred Bryan, Viola A. Thompson and Grace Melvin, who are all adults residing in the State of Maryland at the addresses listed in the titling hereof.

3. That by said will, the testator appointed his stepsister, the said Bessie Eaton, as the sole executrix thereof; and that letters testamentary were granted unto her as such executrix by the Orphans' Court of Queen Anne's County, on April 4, 1950, as will appear by reference to the certificate of the Register of Wills of Queen Anne's County which is filed herewith, as part hereof, marked "Exhibit C".

4. That the said decedent, Milton Atwood Bryan, left as his personal estate only a small stock of preserved food, some articles of furniture, and other tangible property having little if any value; that the entire value of said personal estate, now being administered by said executrix, will not be sufficient to pay the costs of said administration, and is insufficient to pay the decedent's debt to your orator.

5. That the aforementioned decedent, Milton Atwood Bryan, died seised and possessed of a lot or parcel of land improved by frame building or buildings, situate in the village of Grasonville, in the Fifth Election District of Queen Anne's County, Maryland, on the northerly side of the State Road leading through Grasonville to Queenstown to Kent Island, adjoining on the north and west property of or formerly of Ralph B. Baker, and on the east other property of or formerly of Ralph B. Baker and Frank and Hester R. Wilson (known as the Bowling Alley Property), containing 6037-1/2 square feet of land, more or less; being the same land which was granted and conveyed unto said Milton Atwood Bryan, as Milton A. Bryan, by Ralph B. Baker and wife, by deed dated May 9, 1932, and recorded in Liber B. H. T. No. 14, folios 388, etc., a Land Record Book for Queen Anne's County, aforesaid, said deed, (to which reference is hereby made for a description of said land by metes and bounds, courses and distances), being filed herewith as a part hereof, marked "Exhibit D".

TO THE END, THEREFORE:

1. That a Trustee may be appointed under the Decree of this Honorable Court to sell the real estate hereinabove described for the purposes of applying the net proceeds the net proceeds of sale to the payment of the debts of Milton Atwood Bryan, deceased; and

2. That your orator may have such other and further relief as its case may require.

AND as in duty bound, etc.,

QUEEN ANNE'S COUNTY WELFARE BOARD

By HOWARD WOOD, 3RD. Attorney for Plaintiff.

Filed April 12, 1950

"Exhibit A"
Filed April 12, 1950

2-27-50

To: Queen Anne's County Welfare Board, Dr.

The Queen Anne's County Welfare Board, upon the application of Milton A. Bryan, rendered financial assistance to said Milton A. Bryan, in the amounts and at the times as herein stated, to wit:

1941 March - December	10 months @ \$13.50	\$135.00
1942 January - December	12 months @ 13.50	162.00
1949 April - May	2 months @ 34.40	68.80
June - November	6 months @ 32.50	195.00
December	1 month @ 66.50	66.50
1950 January - February	2 months @ 70.00	140.00
		<u>767.30</u>
	Less recovery of October 18, 1945	<u>252.45</u>
		\$514.85

mam

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this 11th day of April, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Mary H. Davis, Director of Queen Anne's County Welfare Board, and she made oath, in due form of law, that the within and foregoing account as stated is just and true and that said Board has not received any part of the money stated to be due or any security or satisfaction for the same, except what is credited, to the best of her knowledge and belief.

NELLIE B. WHITELEY
Clerk.

"Exhibit B"
Filed April 12, 1950

I, Milton Atwood Bryan, of the Village of Grasonville, Queen Anne's County, State of Maryland, being of sound and disposing mind, memory and understanding and desiring to make disposition of my estate and property, in the event of my death, do make, publish and declare this my last will and testament as follows, to wit:

ITEM 1. I direct my executor hereinafter named to pay all my just debts and funeral expenses.

ITEM 2. All the rest, residue and remainder of my estate real and personal of every kind and wheresoever situate I give, devise and bequeath unto my brother, William Edgar Bryan, my stepsister, Bessie Eaton, my second cousin, Lillian Mildred Bryan, my second cousin, Viola A. Thompson and Grace Melvin, the wife of T. J. Melvin, share and share alike, absolutely and in fee simple.

ITEM 3. I constitute and appoint my stepsister, Bessie Eaton, to be the executrix of this my last will and testament, hereby revoking all other wills and codicils by me heretofore made.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this 18th day of January, in the year nineteen hundred and forty-six.

Milton Atwood Bryan (SEAL)

SIGNED, sealed, published and declared by the above-named Testator, Milton Atwood Bryan, 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 hereunto subscribed our names as witnesses.

Harry C. Butler

Sara E. Conlon

Centreville, Md.
Address

Centreville, Maryland
Address

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

On the 4th day of April A. D., 1950, came Bessie Eaton, Custodian of the within and foregoing instrument of writing, purporting to be the last Will and Testament of Milton Atwood Bryan, late of Queen Anne's County, deceased, and made oath in due form of law, that the foregoing is the true and whole Will of said deceased, that has come to her hand and possession, and that she does not know nor has she heard of any other and that she received the same from Milton Atwood Bryan on or about the 18th day of January A.D. 1946

Sworn before

Edward E. Coursey
Register of Wills of Queen Anne's
County, Md.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, Sct:

On this 4th day of April in the year 1950, came Howard Wood, 3rd, and made oath in due form of law that he is well acquainted with Sara E. Conlon whose name appear as subscribing witness to the last Will and Testament of Milton Atwood Bryan, that the said Sara E. Conlon is non-resident of the State of Maryland, being resident of the State of Delaware and is not within the jurisdiction of this Court; that the names appearing on said paper writing is in the true and genuine handwriting of the said Sara E. Conlon and is the signature of the said Sara E. Conlon.

Sworn in Open Court,

Test:

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

STATE OF MARYLAND, QUEEN ANNE'S, to wit:

On the 4th day of April 1950, came Harry C. Butler of Centreville, Maryland subscribing witness to the foregoing last Will and Testament of Milton Atwood Bryan, late of Queen Anne's County, deceased, and made oath in due form of law, that he did see the Testator sign and seal said Will, that he heard him publish, pronounce and declare the same to be his last Will and Testament, and 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 Sara E. Conlon, now a non-resident of the State of Maryland 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:

Edward E. Coursey
Register of Wills of Queen
Anne's County, Md.

STATE OF MARYLAND

IN THE ORPHANS' COURT

FOR QUEEN ANNE'S COUNTY:

The foregoing Instrument of Writing, purporting to be the last Will and Testament of MILTON ATWOOD BRYAN, 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 4th day of April, A.D. 194-50, that the same be admitted in this Court as the true and genuine last Will and Testament of the said MILTON ATWOOD BRYAN, deceased.

H. F. CALLAHAN
C. TILGHMAN BISHOP
W. REMBERT PHILLIPS
Judges of the Orphans' 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 foregoing is true copy of Last Will and Testament of Milton Atwood Bryan as filed and passed in this office on April 4, 1950 and recorded in Liber No. Folio in Record Book of Wills in the Orphans' Court for Queen Anne's County, Maryland.

IN TESTIMONY WHEREOF I hereunto subscribe my name and affix the seal of my office this 6th day of April 1950

Seal's
Place

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

"Exhibit C"
Filed April 12, 1950

Seal's Place

THE STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, Sct:

THE SUBSCRIBER, Register of Wills for Queen Anne's County, doth hereby certify that it appears by the Records in his office, that Letters of Administration of all the goods, chattels, credits and personal estate of Milton Atwood Bryan deceased were on the 4th day of April in the year of our Lord one thousand nine hundred

and fifty granted and committed unto Bessie Eaton the Executrix by the Last Will and Testament of the said deceased, appointed, and that said letters are at this date in full force and effect.

In Testimony Whereof, I hereunto subscribe my name and affix the Seal of my office, this 11th day of April in the year of our Lord, nineteen hundred and fifty

TEST:

Seal's Place.

EDWARD E. COURSEY
Register of Wills for Queen Anne's County.

"Exhibit D"
Filed April 12, 1950

THIS DEED, made this ninth day of May, in the year nineteen hundred and thirty two, by and between Ralph B. Baker and Agnes E. Baker, his wife, of Queen Anne's County, State of Maryland, parties of the first part, and Milton A. Bryan, of Queen Anne's County aforesaid, party of the second part;

WITNESSETH, that for and in consideration of the sum of FIVE DOLLARS (\$5.00) and other valuable considerations, the receipts of which are hereby acknowledged, the said Ralph B. Baker and Agnes E. Baker, his wife, do hereby grant and convey unto the said Milton A. Bryan, his heirs and assigns, in fee simple, the following described real estate, to wit:

All that lot or parcel of land-----situate, lying and being in the village of Grasonville (formerly Winchester), in the Fifth Election District of Queen Anne's County, State of Maryland, on the northerly side of the State Road leading through said village of Grasonville from Queenstown to Kent Island, adjoining on the north other property of the said Ralph B. Baker, on the east other property of the said Ralph B. Baker and Frank and Hester R. Wilson, on the south the said State Road and on the west other property of the said Ralph B. Baker, and more particularly described as follows, to wit: BEGINNING for the same at the point where this property corners with the said property of Frank and Hester R. Wilson, (known as the Bowling Alley Property), on the north side of said State road, and running thence by and with the said property of Frank and Hester R. Wilson and said other property of Ralph B. Baker North one degrees West, one hundred and thirty seven (137) feet to a point; thence still with said other property of Ralph B. Baker South eighty nine degrees West, thirty seven and one-half (37½) feet to a point; thence still by and with said other property of Ralph B. Baker South one degree East, one hundred and thirty seven (137) feet to said State Road; and thence by and with said State road North eighty nine degrees East, thirty seven and one-half (37½) feet to the said place of beginning, containing six thousand thirty seven and one-half (6037½) square feet of land, more or less; being a part of the same land which was granted and conveyed unto the said Ralph B. Baker by John F. Curlett and Minnie E. Curlett, his wife, by deed bearing even date with this deed and recorded or intended to be recorded among the land records of Queen Anne's County aforesaid immediately preceding this deed.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads and (or) alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of land-----and premises, unto and to the use of the said Milton A. Bryan, his heirs, and assigns, in fee simple, forever.

AND the said Ralph B. Baker does hereby covenant that he has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that he will warrant specially the property hereby granted and conveyed; and that he will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors:

TEST: (as to said Grantors).

RALPH B. BAKER (SEAL)

EDWARD E. COURSEY

AGNES E. BAKER (SEAL)

STATE OF MARYLAND,)
QUEEN ANNE'S COUNTY,) TO WIT:

I HEREBY CERTIFY that on this Ninth day of May, in the year nineteen hundred and thirty two-----before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Ralph B. Baker and Agnes E. Baker, his wife, and each acknowledged the foregoing DEED to be their respective act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last abovewritten.

Notary Public Seal.

EDWARD E. COURSEY
Notary Public

Subpoena
Filed April 18, 1950

(EQUITY SUBPOENA)

TO Seal's Place
Lillian Mildred Bryan
Grasonville, Maryland

THE STATE OF MARYLAND
QUEEN ANNE'S COUNTY, TO WIT:

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of May next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 12th. day of April, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense with the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Summons served by reading and leaving a copy of same.
April 15- 1950

J O Cecil
Deputy Sheriff

Subpoena
Filed April 18, 1950

(EQUITY SUBPOENA)

TO Seal's Place
Grace Melvin
Grasonville, Maryland

THE STATE OF MARYLAND
QUEEN ANNE'S COUNTY, TO WIT:

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of May next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 12th. day of April, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Non Est
 April 15-1950
 J O Cecil
 Deputy Sheriff

Subpoena
 Filed April 18, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

William Edgar Bryan
 1011 Oak Hill Avenue
 Hagerstown, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of May next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 7th. day of March, 1950.

Issued the 12th. day of April, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Received Apr. 14 1950 and forthwith delivered to the Sheriff of Washington County

Test J. GUY WEAGLEY
 Clerk

Summoned, copy of summons and Bill of Complaint left in his hands 4/17/50.

JOS. D. BAKER
 Jos. D. Baker, Sheriff

Subpoena
 Filed April 18, 1950

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

TO

Bessie Eaton
 Centreville, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of May next ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 12th. day of April, 1950.

TO THE DEFENDANT(S);

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer

or make defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Summoned, and copy of subpoena and Bill of Complaint left with Bessie Eaton this 17th day of April, 1950.

J O Cecil
Deputy Sheriff

Subpoena
Filed April 18, 1950

(EQUITY SUPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Viola A. Thompson
Grasonville, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of May next and ending fifteen days thereafter cause or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 12th. day of April, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Summoned and copy of subpoena and Bill of Complaint left with Vila A. Thompson this 18th day of April 1950.

J O Cecil
Deputy Sheriff

ANSWER
Filed May 8, 1950

Queen Anne's County Welfare Board,
Plaintiff,

vs.

William Edgar Bryan, Bessie Eaton,
Lillian Mildred Bryan, Viola A. Thompson and Grace Melvin,

Defendants.

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

Cause No.

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Grace Melvin, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against her in this Court exhibited:

Court exhibited:

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as she does not choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

GRACE MELVIN
(Grace Melvin)

Filed May 8, 1950

ANSWER
Filed May 8, 1950

Queen Anne's County Welfare Board,
Plaintiff,

vs.

William Edgar Bryan, Bessie Eaton, Lillian Mildred Bryan, Viola A. Thompson and Grace Melvin,

Defendants.

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

Cause No.

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of William Edgar Bryan, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against him in this Court exhibited:

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as he does not choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

(William Edgar Bryan)

WILLIAM E. BRYAN

Filed May 8, 1950

ANSWER
Filed May 8, 1950

Queen Anne's County Welfare Board,
Plaintiff

vs.

William Edgar Bryan, Bessie Eaton, Lillian Mildred Bryan, Viola A. Thompson and Grace Melvin,

Defendants.

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

Cause No.

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Bessie Eaton, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against her in this Court exhibited:

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as she does not choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

BESSIE EATON.
(Bessie Eaton)

Filed May 8, 1950

ANSWER
Filed May 8, 1950

Queen Anne's County Welfare Board,
Plaintiff,

Vs.

William Edgar Bryan, Bessie Eaton, Lillian Mildred Bryan, Viola A. Thompson and Grace Melvin,

Defendants.

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

Cause No.

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Viola A. Thompson, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against her in this Court exhibited:

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as she does not choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

VIOLA A. THOMPSON
(Viola A. Thompson)

Filed May 8, 1950

ANSWER
Filed May 8, 1950

Queen Anne's County Welfare Board,
Plaintiff,

vs.

William Edgar Bryan, Bessie Eaton, Lillian Mildred Bryan, Viola A. Thompson and Grace Melvin,

Defendants.

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

Cause No.

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Lillian Mildred Bryan, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against her in this Court exhibited:

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as she does not choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

LILLIAN MILDRED BRYAN
(Lillian Mildred Bryan)

Filed May 8, 1950

DECREE
Filed May 17, 1950

Queen Anne's County Welfare Board,
Plaintiff,

vs.

William Edgar Bryan, Bessie Eaton, Lillian Mildred Bryan, Viola A. Thompson and Grace Melvin,

Defendants.

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

Cause No. 3676

DECREE

The above cause standing ready for hearing, and being submitted without argument on Bill and Answers, the Bill of Complaint, exhibits, Answers and other proceedings were, by the Court, read and considered.

IT IS THEREUPON, on this 17th day of May, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDERED AND DECREED as follows:

That the real estate mentioned and described in these proceedings be sold at public sale to be conducted by the Trustee hereinafter appointed, for the purpose of applying the proceeds of sale to the payment of the debts of Milton Atwood Bryan, deceased.

That Howard Wood, 3rd, of Queen Anne's County, State of Maryland, be and he is hereby appointed trustee to make said sale, but before he shall proceed to act as such trustee he shall file with the Clerk of this Court a bond to the State of Maryland with corporate surety to be approved by said Clerk in the penalty of Two Thousand Dollars.

That he shall advertise the time, place, manner and terms of sale in a newspaper printed and published in said Queen Anne's County for at least three weeks prior to the day of sale, said terms to accord immediate possession to the purchaser, and to provide payment of the entire purchase price in cash, or one-third of the purchase price in cash, and two-thirds upon final ratification of said sale by this Court, the deferred payment to bear interest from day of sale and be secured to the Trustee's satisfaction.

That he shall then proceed to make such sale at the appointed time and place, upon the above terms, by public auction, to the highest bidder for said property.

That he shall report a full account of said sale to this Court with an affidavit of the truth and fairness thereof.

That, upon the final ratification of said sale, and full payment of the purchase money, he shall convey unto the purchaser or purchasers thereof, by a good and sufficient deed to be executed and acknowledged agreeably to law, the property so sold to him, free, clear and discharged of all claims of the parties to this cause, other creditors of Milton Atwood Bryan, deceased, or of those claiming by, through or under them or any of them.

That said trustee shall bring into this Court all of the money arising from said sale to be disposed of under the direction of this Court, after deducting therefrom the costs of this proceeding and such commissions to said trustee as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

And that, at the time of the first insertion or publication of the advertisement of sale above required, he shall publish in the same newspaper a notice to the creditors of Milton Atwood Bryan, deceased, requiring them to file their claims against date of said first insertion or be excluded from participating in the proceeds of sale.

WM. R. HORNEY
JUDGE

Filed May 17, 1950

Certified Copy of Bond
Filed May 19, 1950

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this Nineteenth day of May, in the year nineteen hundred and fifty, the following BOND was filed for record, to wit:

STATE OF MARYLAND)
) TO WIT:
QUEEN ANNE'S COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That we, Howard Wood, 3rd, of Queen Anne's County, State of Maryland, as principal, and the Hartford Accident and Indemnity 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 Two Thousand Dollars (\$2,000.00) current 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 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 19th day of May, 1950;

WHEREAS, the above bounden Howard Wood, 3rd, has been appointed by a decree of the Circuit Court for Queen Anne's County in Equity, passed on the 17th day of May, 1950, trustee to make sale of the real estate mentioned and described in the cause in said court entitled "Queen Anne's County Welfare Board, Plaintiff, vs. William Edgar Bryan, et al. Defendants", being Cause No. 3676 in the Circuit Court for Queen Anne's County in Equity;

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden Howard Wood, 3rd, do 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 order or decree in the premises, then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered
in the presence of:

HOWARD WOOD, 3rd. (SEAL)

HARTFORD ACCIDENT AND INDEMNITY
COMPANY

CAROLINE T. WILSON

BY GIBSON AND WOOD

Corporate seal
Place.

By HOWARD WOOD, 3rd.
Its Attorneys-in-fact.

ATTEST:

CAROLINE T. WILSON

And at the foot of the foregoing BOND is thus endorsed, to wit:

Security approved and BOND filed May 19, 1950.

NELLIE B. WHITELEY, Clerk.

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from
Liber A.S.G. Jr. No. 1, folio 162, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto sub-
scribed my name and affixed the seal of the
Circuit Court for Queen Anne's County this
19th. day of May, in the year nineteen hun-
dred and fifty.

Clerk

REPORT OF SALE
Filed July 7, 1950

Queen Anne's County
Welfare Board,

VS.

William Edgar Bryan,
et al.,

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

Cause No. 3676

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the real estate made in this cause by Howard
Wood, 3rd, the trustee appointed to make such sale, unto your Honors respectfully
shows:

1. That pursuant to the decree of this Honorable Court passed on the
17th day of May, 1950, your trustee filed in this cause a bond in the penalty of Two
Thousand Dollars (\$2,000.00), with corporate surety thereon, which said bond was duly
approved by the Clerk of this Court.

2. That thereupon, pursuant to said decree, your trustee advertised
the time, place, manner and terms of sale in the Queen Anne Record-Observer, a news-
paper printed and published in Queen Anne's County, Maryland, for more than three
successive weeks prior to the 27th day of June, 1950, as will appear by reference to
the certificate of advertisement of sale which is hereto attached as a part hereof.

3. That, pursuant to said decree and advertisement, your trustee pro-
ceeded to sell the real estate described in said advertisement, at public auction in
front of the Court House door in Centreville, Maryland, at 1:30 P.M. (D.S.T.) on
Tuesday, the 27th day of June, 1950, and sold same unto Ralph B. Baker, of Queen Anne's
County, Maryland, he being then and there the highest bidder therefor, at and for
the sum of Seven Hundred Twenty-Five Dollars (\$725.00), and that said Purchaser has
paid the entire purchase price aforesaid unto your trustee.

4. That at all times of insertion of said advertisement of sale in
said newspaper, your trustee published in the same newspaper a notice to the creditors
of Milton Atwood Bryan, deceased, requiring them to file their claims against said de-
cedent with the Clerk of this Court within 90 days from June 1, 1950, the date of the
first insertion of said notice, or be excluded from participating in the proceeds of
said sale, as will appear by reference to the certificate of publication of said notice
to creditors, hereto attached as a part hereof.

Respectfully submitted,

HOWARD WOOD, 3rd
Trustee.

State of Maryland, Queen Anne's County, To Wit:

I Hereby Certify that on this 7th day of July, 1950, before me, the
subscriber, the Clerk of the Circuit Court for Queen Anne's County, in Equity, personally
appeared Howard Wood, 3rd, and made oath in due form of law, that the matters and facts
set forth in the foregoing Report of Sale are true and bona fide as therein stated,
and that the sale made by him as trustee, and therein reported, was fairly made.

NELLIE B. WHITELEY
Clerk

Filed July 7, 1950

TRUSTEES SALE OF REAL ESTATE

The undersigned Trustee, by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed May 17, 1950, in Cause No. 3676 in said Court, will sell at public sale to the highest bidder, in front of the Court House door in Centreville, Maryland on TUESDAY, JUNE 27, 1950 commencing at 1:30 O'Clock P.M. Daylight Saving Time

All that lot or parcel of land improved by a frame building, formerly used as a dwelling and shop, situate in the village of Grasonville, in the Fifth Election District of Queen Anne's County, Maryland, on the northerly side of the State Road leading through Grasonville from Queenstown to Kent Island, adjoining on the north and west property of or formerly of Ralph B. Baker, and on the east other property of or formerly of Ralph B. Baker and Frank and Hester R. Wilson (known as the Bowling Alley Property), containing 6037½ square feet of land, more or less; being the same land which was granted to Milton Atwood Bryan by Ralph B. Baker and wife by deed dated May 9, 1932, and recorded in Liber B. H. T. No. 14, folios 388, etc., a Land Record Book for Queen Anne's County, aforesaid.

TERMS OF SALE: Immediate possession; whole price may be paid in cash on day of sale, or one-third of purchase price shall be payable in cash on day of sale the balance on final ratification of sale by said Court, said balance to bear interest from day of sale and to be secured to the Trustee's satisfaction; title papers and costs of recording deed, including all tax stamps, to be at purchaser's expense, Taxes will be pro-rated as of day of sale.

HOWARD WOOD, 3rd.
Trustee

J. Elmer Anthony, Auctioneer

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. July 7, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustee's Sale in the case/estate of Queen Anne's Co. Welfare Board vs. William Edgar Bryan, et al. a true copy of which is annexed hereto, was published in the QUEEN ANNE'S - RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 27th day of June 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 1st day of June 1950, and the last insertion on the 22nd day of June 1950

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed July 7, 1950

NOTICE TO CREDITORS

All creditors of Milton Atwood Bryan, deceased, are hereby notified that they must file their claims against said decedent with the Clerk of the Circuit Court for Queen Anne's County, in Equity, within ninety (90) days from June 1, 1950 or be excluded from participating in the proceeds of sale of the real estate left by said decedent.

HOWARD WOOD, 3rd.
Trustee in Chancery Cause No. 3676

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. July 7, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of Queen Anne's Co. Welfare Board vs. William Edgar Bryan, et al. a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the day of 19 , and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 1st day of June 1950, and the last insertion on the 22nd day of June 1950

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed July 7, 1950

NISI
Filed July 7, 1950

N I S I

Queen Anne's County Welfare Board
(Centreville, Maryland,
Plaintiff

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY

William Edgar Bryan,
Bessie Eaton,
Lillian Mildred Bryan
Viola A. Thompson and
Grace Melvin

)
)
)
)
)

IN EQUITY

CHANCERY NO. 3676

ORDERED, This 7th. day of July A. D., 1950, that the sale of real estate made and reported in this cause by Howard Wood, 3rd, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th. 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 14th. day of August next.

The Report states the amount of sales to be \$725.00

NELLIE B. WHITELEY Clerk.

Filed July 7, 1950

Certificate of Publication
of Order Nisi on Sale
Filed Sept. 26, 1950

NISI

Queen Anne's County Welfare Board
Centreville, Maryland
Plaintiff

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

Vs.

Chancery No. 3676

William Edgar Bryan,
Bessie Eaton,
Lillian Mildred Bryan
Viola A. Thompson
and Grace Melvin

ORDERED, This 7th day of July A. D., 1950, that the sale of real estate made and reported in this cause by Howard Wood, 3rd., Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th. 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 14th day of August next.

The Report states the amount of sales to be \$725.00

NELLIE B. WHITELEY, Clerk.

Filed: July 7, 1950
True Copy
Test: Nellie B. Whiteley, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Sept. 26, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER COMPANY, a body corporate, does hereby certify that the Order Nisi in the case/estate of Q. A. Co. Welfare Board Vs. William Edgar Bryan, Bessie Eaton, Lillian Mildred Bryan, Viola A. Thompson, Grace Melvin a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 14th day of August 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 13th day of July 1950, and the last insertion on the 3rd, day of August 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISH-
ING COMPANY

By Charlotte M. Mears

Filed Sept. 26, 1950

FINAL ORDER OF RATIFICATION
Filed Sept. 26, 1950

Queen Anne's County
Welfare Board

In the Circuit Court for
Queen Anne's County

vs.

in Equity.

William Edgar Bryan,
et al.,

Cause No. 3676

X
X
X
X
X
X
X
X
X
X

FINAL ORDER OF RATIFICATION

ORDERED, this 26th day of September, 1950, 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 Howard Wood, 3rd, Trustee, in this 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 duly given as required by the preceding order nisi heretofore passed in this cause; that Clayton C. Carter, Esquire, is hereby appointed to act as Special Auditor to state an audit of the proceeds of said sale; that, upon the qualification of such Special Auditor by taking the oath required by law, the proceedings in the above entitled cause be forth with referred to him for such purpose; and that said Howard Wood, 3rd Trustee as aforesaid, is allowed the usual commissions allowed by this Court upon sales of real estate and for all expenses, not personal, upon producing the vouchers therefor before the Special Auditor hereinabove appointed.

WM. R. HORNEY
JUDGE.

Filed Sept. 26, 1950

Petition for Attorney's fee.
Filed Nov. 22, 1950

Queen Anne's County Welfare Board,

Plaintiff,

vs.

William Edgar Bryan, Bessie Eaton, Lillian Mildred Bryan, Viola A. Thompson and Grace Melvin,

Defendants.

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

Cause No. 3676

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Howard Wood, 3rd, solicitor for the complainant in this cause, unto your Honors, respectfully sets forth:

1. That your petitioner has instituted and conducted these proceedings for the sale of the land left at his death by Milton Atwood Bryan, in order to recover certain old age assistance payments made to said decedents by the complainant; and that your petitioner believes the amount so recovered will be approximately \$514.85.

2. In addition, your petitioner represented Bessie Eaton, Administratrix of Milton Atwood Bryan, in the settlement of his personal estate in the Orphans' Court of Queen Anne's County, and must look to the funds recovered in this cause for their compensation for these other services; and that these services were essential to this suit, the property having been devised by the will of Milton Atwood Bryan, deceased.

3. That your petitioner believes that a fair compensation to him for said services, exclusive of trustee's commissions due Howard Wood, 3rd, in this cause, would be the sum of \$70.00.

Wherefore, your petitioner prays this Honorable Court to allow him a reasonable attorney's fee, pursuant to the provision of Section 3B(b) of Article 88A of the Maryland Code, 1947 Supplement.

Respectfully submitted,

HOWARD WOOD, 3rd.

Filed Nov. 22, 1950

ORDER OF COURT

Upon the foregoing petition IT IS ORDERED, this 27th day of November, 1950, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that Howard Wood, 3rd, solicitor for the complainant in this suit, be and he is hereby allowed an attorneys' fee of Seventy Dollars said fee to be deducted from the gross amount of the funds recovered by the complainant in the audit of the proceeds of sale of the land heretofore sold in this cause.

WM. R. HORNEY
JUDGE

Filed Nov. 27, 1950

REPORT OF SPECIAL AUDITOR
Filed Dec. 2, 1950

QUEEN ANNE'S COUNTY WELFARE BOARD

VS.

WILLIAM EDGAR BRYAN, et al.

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* IN EQUITY
* Cause No. 3676
*

AUDIT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Clayton C. Carter, Special Auditor, unto your Honors, respectfully sets forth:

That he was appointed Special Auditor in the above-entitled cause by this Honorable Court by its order dated the 26th day of September, 1950, and that before proceeding to state the audit in this cause, he did on the 28th day of November, 1950, take the oath required by law before the Clerk of this Court.

That the proceedings in this cause have been filed in the form of a Creditors' Bill by the Plaintiff to be reimbursed for the unpaid balance of Old Age Assistance payments advanced by the Plaintiff unto Milton Atwood Bryan during his lifetime, but it appears that the proceeds of the sale decreed in this cause are not sufficient to fully satisfy the above claim and one other, which appear to be the only claims filed against said decedent's estate during the time allowed by order of this Court for the filing of the same, of which due notice by publication appears to have been given, wherefore a dividend upon both claims has been allowed pari passu.

That your Auditor has charged Howard Wood, 3rd, the trustee appointed by this Court to make sale, with the gross amount of the proceeds of sale; and has then allowed said trustee his commissions for making sale per rule of the Court, the Court costs in this cause, the costs of the premiums on his bond, the costs of advertising sale, costs of publication of Notice to Creditors of said decedent, costs of publication of two orders nisi in this proceeding, the fee of the auctioneer crying the sale, the State and County taxes for the year 1949 and pro rata share of the taxes for 1950 per the terms of sale, and the fee of this Special Auditor.

This Auditor has disallowed the claim of the Plaintiff in this cause for insurance premiums in the amount of \$3.00 expended by it, per voucher exhibited, for a fire insurance policy covering the dwelling on the property sold herein, which policy was taken out prior to the institution of the proceedings herein. This Auditor is of the opinion that this policy of insurance, protecting the interests of the Plaintiff, is a personal expense, which can not be allowed under the order of this Court passed herein on the 26th day of September, 1950.

That your Auditor has distributed the balance remaining unto the Complainant and Bessie Eaton, pari passu, to satisfy in part their claims filed herein; deducting however, from the dividend due the Plaintiff, an Attorney's fee allowed Howard Wood, 3rd, its attorney, by order of this Court dated the 27th day of November, 1950.

Respectfully submitted:

CLAYTON C. CARTER
Special Auditor

December 1, 1950
Filed Dec. 2, 1950

CAUSE NO. 3676

The proceeds of the sale of the real estate of Milton Atwood Bryan, late of Queen Anne's County, deceased, IN ACCOUNT WITH Howard Wood, 3rd, Trustee appointed by the decree of this Court passed in this cause to sell said real estate.

1950	CR.	
June 27	By gross amount of the sale in this cause, per report of trustee filed, to wit, the sum of.....	\$725.00

DR.		
1949	To Howard Wood, 3rd., Trustee making sale for his commissions for so doing, per rule of court, the sum of.....	\$49.63
June 8	To do., for Court costs per statement of Clerk of Court and receipt exhibited, the sum of.....	63.35
	To do., for costs of his bond filed containing corporate surety, paid said surety, per receipted voucher for same exhibited, the sum of	10.00
	To do., for amount paid J. Elmer Anthony, Auctioneer, for crying sale, per receipted voucher exhibited, the sum of	17.50
	To do., for amount paid Queen Anne's Record-Observer for publishing notice of sale, notice to creditors, and order nisi, per receipted voucher exhibited, the sum of.....	48.75
	To do., for cost of publication of Audit Nisi in the Queen Anne's Record-Observer.....	5.00

To do., for State and County taxes against decedent's estate for 1949 and pro rata share for 1950 and paid to C. Percy Arrington Treasurer for Queen Anne's County, per terms of sale and per receipts exhibited, the sum of \$7.66

To Clayton C. Carter, Special Auditor, for stating this Audit, the sum of 9.00 210.89
 BALANCE \$514.11

To Queen Anne's County Welfare Board on account of its claim filed against Milton Atwood Bryan, deceased, in this cause as Plaintiff's "Exhibit A" in the Total amount of \$514.85 the following dividend is distributed as follows, to wit: \$511.50

Less attorney's fee allowed Howard Wood, 3rd, per order of this Court dated November 27, 1950..... 70.00 441.50

To Howard Wood, 3rd, for attorney's fee allowed as aforesaid..... 70.00

To Bessie Eaton per claim exhibited in the amount of \$2.70, the following dividend is distributed 2.61 \$514.11

Dec. 1, 1950

Filed Dec. 2, 1950

CLAYTON C. CARTER

Nisi Ratification of Audit
 Filed December 2, 1950

NISI RATIFICATION OF AUDIT

Queen Anne's County Welfare Board)
) In the Circuit Court
)
 vs.) for Queen Anne's County
)
 William Edgar Bryan, et al.) In Equity
) Cause No. 3676

ORDERED, This 2nd, day of December in the year nineteen hundred and fifty, that the Report and Account filed in these proceedings by Clayton C. Carter Special, Auditor, be ratified and confirmed, unless to the contrary thereof be shown on or before the 29th day of December, 1950; provided a copy of this order be published once a week in each of two successive weeks before the 22nd. day of December, 1950, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk.

Filed December 2, 1950

Nisi Ratification of Audit

Queen Anne's County Welfare Board)
) In the Circuit Court
 vs.) for Queen Anne's County
)
 William Edgar Bryan, et al.) In Equity
) Cause No. 3676

ORDERED; This 2nd day of December in the year nineteen hundred and fifty, that the Report and Account filed in these proceedings by Clayton Carter, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of of December, 1950; provided a copy of this order be published once a week in each of two successive weeks before the 22nd. day of December, 1950, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

Filed December 2, 1950

True Copy
 Test: T. Sorden Pippin, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. July 23, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/estate of Queen Anne's County Welfare Board vs. William Edgar Bryan et al a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 weeks before the 22nd day of December 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 7th day of December 1950, and the last insertion on the 14th day of December 1950

THE QUEEN ANNE'S RECORD AND OBSERVER
 PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed July 24, 1951

Final order of Ratification of Audit
Filed July 25, 1951

FINAL ORDER OF RATIFICATION OF AUDIT

ORDERED, this 25th day of July, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the within and foregoing Report and Account of Clayton C. Carter, Special Auditor, be and the same is hereby finally ratified and confirmed, to cause to the contrary having been shown although due notice appears to have been given, as shown by the certificate of publication of the order nisi passed as to said report and account, and the Trustee is hereby directed to apply the proceeds of sale accordingly, with a due proportion of interest as the same has been or may hereafter be received.

WM. R. HORNEY
JUDGE.

Filed July 25, 1951

C A U S E N O. 3681

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 this Sixteenth day of May in the year nineteen hundred and fifty, the following Order to Docket Suit was filed for record, to wit:

In the Circuit Court for Queen Anne's County, in Equity Chancery No. 3681

J. THOMAS CLARK, Assignee of Mortgage

vs.

John T. Hill and Mary Lee Hill, his wife, Mortgagors

Suit for foreclosure of mortgage from Defendants to Thomas W. Coulter dated May 22nd, 1947, held by J. Thomas Clark by assignment for a sale of mortgaged property provided under power of sale contained in mortgage.

To The Clerk of Said Court:

Docket suit forthwith on the Chancery Docket of this Court in accordance with the above titling and file in papers of said suit a certified copy of the mortgage of John T. Hill and Mary Lee Hill, his wife, to Thomas W. Coulter, dated May 22, 1947, and recorded in Liber A.S.G. Jr., No.17, folio 234, etc., and all assignments thereof.

This suit, to be docketed as aforesaid, is 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 due on the principal mortgage debt thereon covenanted to be paid by the terms of the said mortgage at the times therein provided for the payment thereof.

And as in duty bound, etc.,

J. THOMAS CLARK
Assignee of Mortgage

Filed May 16, 1950

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

This is to certify that on this 16th day of May, 1950, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared J. Thomas Clark, Assignee of Mortgage, and made oath in due form of law that John T. Hill and Mary Lee Hiss, his wife, the mortgagors named in the mortgage referred to in the foregoing order to docket suit, are not now, nor have either of them been within three months prior hereto, in the military service of the United States as delined in The Soldiers and Sailors Relief Act of 1940, to the best of his knowledge and belief, and that the said John T. Hill is at present a fugitive from the law endorcement authorities of Queen Anne's County Maryland, and that his last known place of residence was Queen Anne's County, Maryland, and that Mary Lee Hill is at present a residence of Portsmouth, Virginia.

NELLIE B. WHITELEY
Clerk

Filed May 16, 1950

Certified Copy of Mortgage
Filed May 16, 1950

.....
#25,569 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 this Twenty Eighth day of May in the year nineteen hundred and forty seven, the following Mortgage was brought to be recorded, to wit:

One-Two Dollar, One-Twenty Cent and One-Ten Cent Recordation Tax Stamps
Endorsed T.W.C. 5-28-47

THIS MORTGAGE, made this 22nd day of May, in the year nineteen hundred and forty-seven, by and between John T. Hill and Mary Lee Hill, his wife, of Queen Anne's County, State of Maryland, hereinafter called "mortgagor", and Thomas W. Coulter, of County and State aforesaid, hereinafter called "mortgagee".

WHEREAS, the said mortgagors have borrowed from the said mortgagee the full sum of TWO THOUSAND THREE HUNDRED DOLLARS (\$2,300.00) as evidenced by their promissory note bearing even date herewith, which said sum is to be repaid with interest half yearly, at six (6) per centum per annum, at the expiration of five years from the date of these presents, to secure the payment of which sum with interest as aforesaid, these presents are executed, and

Whereas, it is hereby agreed between the said mortgagors and the said mortgagee that the mortgagors shall have the right and privilege, at any interest period during the terms of this mortgage, to pay on account of the principal indebtedness the sum of One Hundred Dollars or any multiple thereof, interest to abate on such payments from the date of payments on account.

NOW, THEREFORE, THIS MORTGAGE, WITNESSETH: That in consideration of the premises and of the sum of TWO THOUSAND THREE HUNDRED DOLLARS (\$2,300.00), the said mort-

gagors do hereby grant and convey unto the said mortgagee, his heirs and assigns, in fee simple, the following described real estate, to wit:

All that lot or parcel of land improved by a frame dwelling house called or known as the "Wesley Hill Property" situate, lying and being on Kent Island in the Fourth Election District of Queen Anne's County, State of Maryland, in the section called "Crab Alley Neck" and beginning for the same at a point on the Crab Alley Neck Public Road, a corner for the land once of Mary McCready, now of Elmer Golt, and running thence with said road in a westerly direction 186 feet or until it reaches the land of or once of John T. Brown; thence in a northerly direction for a distance of 242 feet; thence with division line between this land and land described above as once land of Mary McCready a distance of 292 feet, containing one-half of an acre of land, more or less. Saving and excepting from the above granted premises so much thereof as was granted by Wesley Hill and Annie Hill to Elmer Golt by deed, dated June 26th, 1936, and recorded among the land records for Queen Anne's County in Liber W.H.C. No. 3A, folio 200; and being the same land granted and conveyed to the said mortgagors by James E. Coulter, by deed dated May 22th, 1947, as yet unrecorded, but intended to be recorded just preceding this mortgage.

AND the said mortgagors, for themselves, their heirs, executors, administrators or assigns, doth covenant with the said mortgagee, his heirs, successors, executors, administrators or assigns that they will, and their heirs, executors, administrators or assigns shall, warrant and defend the said property to the said mortgagee, his heirs, successors, executors, administrators or assigns, against the lawful claims or demands of all persons.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

PROVIDED, that if the said mortgagors, their heirs, executors, administrators or assigns, shall well and truly pay to the said mortgagee, his successors, executors, administrators or assigns, the aforesaid sum of Two Thousand Three Hundred Dollars, with interest, as above set forth, and shall perform all the covenants, conditions and agreements therein on their part to be performed, then this mortgage shall be void.

AND UNTIL default be made in any of the covenants of this mortgage the said mortgagors, their heirs and assigns, shall possess said property.

AND the said mortgagors, their heirs, executors, administrators and assigns, hereby covenant to and with the mortgagee, his personal representatives, or assigns, 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 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 mortgagee, 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 principal and interest secured by 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 monies owing hereunder or secured hereby shall be due and demandable and the said mortgagee, his successors, executors, administrators or assigns, or J. THOMAS CLARK, their hereby duly constituted attorney for the purpose, are hereby authorized and empowered to sell said premises upon given 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 the party or parties selling may deem expedient, for cash, or for cash and credit, at the option of the person or persons making the sale, according to such terms as said party shall determine, and to apply the proceeds of sale to payment of, first, all expenses incident to such sale, including compensation to the person or 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 monies owing hereunder or secured hereby, or to be paid under the covenants hereof, whether the same shall have then matured or not; and third, the balance to the said mortgagors or the person or persons then entitled to the same.

AND it is hereby agreed that, in the event of a sale of any part of above described property under the power of sale hereinbefore expressed, all annual crops, pitched, planted or growing upon said property sold at the time of sale shall pass to the purchaser of said property.

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 granted the said mortgagee, his executors, administrators, successors or assigns, or J. THOMAS CLARK, 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 mortgagors for themselves, their heirs, executors, administrators and assigns, hereby covenant to pay.

WITNESS the hand and seal of each mortgagor on the day and year first above written.

TEST:
DELHA DANCY ROLPH
Delha Dancy Rolph

DELHA DANCY ROLPH
Delha Dancy Rolph

JOHN T. HILL (SEAL)
John T. Hill

MARY LEE HILL (SEAL)
Mary Lee Hill

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit: to wit:

I HEREBY CERTIFY, that on this 22nd day of May in the year nineteen hundred and forty-seven, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared John T. Hill and Mary Lee Hill, his wife, the above named Mortgagors and each did acknowledge the foregoing MORTGAGE to be their respective act; and at the same time personally appeared Thomas W. Coulter, the above named Mortgagee and he did make oath in due form of law that the consideration stated in the foregoing MORTGAGE is true and bona fide as therein set forth.

IN WITNESS WHEREOF I do hereunto subscribe my name and affix my Seal Notarial the day and year above written.

Notary
Public
Seal.

DELHA DANCY ROLPH Notary Public
Delha Dancy Rolph

My commission expires May 2 - 1949

Queen Anne's County, to wit: Be it remembered that on this Fifth day of April, in the year nineteen hundred and fifty, the following Assignment was filed for record, to wit:

For value received, I, Thomas W. Clark do hereby transfer and assign the within and foregoing Mortgage unto J. Thomas Coulter for the purpose of collection by foreclosure or otherwise.

Witness my hand and seal this 4th day of April, 1950.

TEST:
CHARLOTTE A. SEVERA

THOMAS W. COULTER (SEAL)
Thomas W. Coulter

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 17, folios 234, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto Subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Sixth day of April, in the year nineteen hundred and fifty.

Seal's Place.

NELLIE B. WHITELEY
Clerk

Certified Copy of Bond
Filed May 19, 1950

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this Nineteen th day of May, in the year nineteen hundred and fifty, the following BOND was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS: That we, J. Thomas Clark, of Queen Anne's County, State of Maryland, and the Glens Falls Indemnity Company, a body corporate, duly authorized by its charter to become sole surety on bonds, are held firmly bound unto the State of Maryland, in the full and just sum of Two Thousand Five Hundred Dollars (\$2,500.00), current 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, 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 19th day of May, 1950.

WHEREAS, a certain mortgage from John T. Hill and Mary Lee Hill, his wife, to Thomas W. Coulter bearing date the 22nd. day of May, 1947, and recorded in Liber A.S.G. Jr. No. 17, folio 234, etc., a land record book for Queen Anne's County, Maryland, has been by assignment duly recorded, duly assigned unto the said J. Thomas Clark, which said assignment is recorded among the land records aforesaid at the foot of said mortgage; and

WHEREAS, the above bounden J. Thomas Clark, as the Assignee as aforesaid of the above described mortgage, is about to execute the power of sale contained in the said above described 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 and principal due on the principal mortgage debt covenanted to be paid by the terms of 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 J. Thomas Clark, does 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 and premises, or the proceeds thereof, then the above obligation is to be void, otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered in the presence of:

J. THOMAS CLARK (SEAL)
J. Thomas Clark

FRANK W. BROWER
Frank W. Brower

GLENS FALLS INDEMNITY COMPANY

By J. H. E. LEGG
Its Attorney-in-fact

Corporate Seal Place.

Attest:

FRANK BROWER
Frank Brower

And at the foot of the foregoing BOND is thus endorsed, to wit:

Security approved and bond filed May 19, 1950.

NELLIE B. WHITELEY
Clerk.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A. S. G. Jr. No. 1, folio 163, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Nineteen th day of May, in the year nineteen hundred and fifty.

Clerk's Seal

NELLIE B. WHITELEY
Clerk

STATEMENT OF MORTGAGE DEBT
Filed June 17, 1950

J. Thomas Clark, Assignee

In The Circuit Court For

vs.

Queen Anne's County, in

John T. Hill and
Mary Lee Hill, his wife

Equity Chy. #3681

STATEMENT OF MORTGAGE DEBT

The statement of the mortgage debt in the foreclosure of the mortgage debt in the mortgage given by John T. Hill and Mary Lee Hill, his wife, to Thomas W. Coulter, mortgagee, bearing date the 22nd day of May, 1947, and duly recorded among the land records of Queen Anne's County, Maryland, in Liber A.S.G. Jr. \$17, folios 234, and duly assigned to J. Thomas Clark, Assignee for the purpose of foreclosure is:

Principal indebtedness due as shown by promissory note secured by mortgage...	\$1954.00
Interest from November 22, 1947, to May , 1950, at legal rate.....	293.10
	\$2247.10
5% commission for collection under terms of said note.....	112.35
TOTAL.....	\$2359.45

STATE OF DELAWARE? SUSSEX COUNTY, to wit:

I HEREBY CERTIFY, that on this 16th day of June, 1950, before the subscriber, a Notary Public of the STATE of Delaware in and for Sussex County aforesaid, personally appeared J. Thomas Clark, Assignee, who made oath in due form of law that the matters and facts set forth in the foregoing statement of debt are true to the best of his knowledge and belief, and that no part of the debt above set forth has been paid to the best of his knowledge and belief.

As witness my hand and notarial Seal on the day and year last above written.

ROY COLLINS
Notary Public

Notary Public Seal

Filed June 17, 1950

Attached to the Statement of Mortgage debt is the original mortgage.

REPORT OF SALE
Filed June 27, 1950

J. Thomas Clark, Assignee of
Mortgage

vs.

John T. Hill, and
Mary Lee Hill, his wife

In The Circuit Court for
Queen Anne's County
In Equity
Chy. # 3681

To The Honorable, The Judges of Said Court:

The report of J. Thomas Clark, Assignee of mortgage from John T. Hill and Mary Lee Hill, his wife, to Thomas W. Coulter, bearing date the 22nd day of May, 1947, and recorded in Liber A.S.G. Jr. No. 17, folios 234, etc., a land record book for Queen Anne's County, Maryland, respectfully shows:

1. That said mortgage was duly assigned unto the said J. Thomas Clark for the purpose of collection by foreclosure or otherwise, said assignment being recorded among the land records at the foot of said mortgage.

2. That default was made by the mortgagors by reason of the non-payment of the interest due on the principal mortgage indebtedness thereon covenanted to be paid by the terms of said mortgage at the times therein provided for payment.

3. That after giving bond to the State with such security as the Clerk of this Court did approve conditioned to abide 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 required by law, and after giving notice of the time, place and terms of sale by advertisement inserted in The Queenstown News, a newspaper printed and published in Queen Anne's County aforesaid, for more than twenty days before the day of sale, said Assignee did, pursuant to said notice, attend on the premises to be sold at the village of Dominion on Kent Island, Queen Anne's County, Maryland, on Saturday, the 17th day of June, 1950, beginning at the hour of 2:00 o'clock P. M. (Eastern Daylight Time), and then and thereby virtue and in execution of the power of sale contained in said mortgage to be exercised in case of default in the terms thereof, proceed to offer the mortgaged property for sale in manner following, that is to say:

Said Assignee offered at public sale to the highest bidder the property granted and conveyed by said mortgage and described as follows, after first reading the advertisement of said sale as appeared in said The Queenstown News, to wit:

All that lot or parcel of land improved by a frame dwelling house called or known as the "Wesley Hall Property" situate, lying and being on Kent Island in the Fourth Election District of Queen Anne's County, State of Maryland, in the section called "Crab Alley Neck" and beginning for the same at a point on the Crab Alley Neck Public Road, a corner for the land once of Mary McCready, now of Elmer Golt, and running thence with said road in a westerly direction 186 feet or until it reaches the land of ^{of} ~~once~~ of John T. Brown; thence in a northerly direction for a distance of 242 feet; thence with the division line between this land and land described above as once of Mary McCready a distance of 292 feet, containing one-half of an acre of land, more or less. Saving and excepting from the above granted premises so much thereof as was granted by Wesley Hill and wife to Elmer Golt by deed, dated June 26th, and recorded among the land records for Queen Anne's County aforesaid in Liber W. H. C. No. 3A, folio 200, For a more particular description of the land to be sold reference is hereby made to said mortgage and references therein.

And said Assignee sold the above described property to Thomas W. Coulter and Daisy R. Coulter, his wife, of Queen Anne's County, State of Maryland, at and for the sum of Two Thousand Dollars (\$2,000.00), they being at that sum the highest bidder therefor, the terms of sale announced before said sale.

4. That Thomas W. Coulter and Daisy R. Coulter, his wife, the purchasers at said sale, have paid unto your Assignee the sum of Two Thousand Dollars (\$2,000.00).

Respectfully submitted,

J. THOMAS CLARK
Assignee of Mortgage

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

I hereby certify, that on this 27th day of June, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared J. Thomas Clark, Assignee of the mortgage mentioned and described in the foregoing Report of Sale, and made oath in due form of law, that the matters and things stated in the foregoing REPORT OF SALE ARE TRUE to the best of his knowledge and belief, and that the sale therein reported was fairly made.

NELLIE B. WHITELEY
Clerk

Filed June 27, 1950

Assignee's Sale
 Filed June 27, 1950

Assignee's Sale of Valuable
 House and Lot

On the Premises on Kent Island at Dominion, Maryland

Default having occurred in the terms of the mortgage from John T. Hill and Mary Lee Hill, his wife, to Thomas W. Coulter, dated May 22, 1947, and recorded in Liber A.S.G. Jr., No. 17, folios 234 etc., a land record book for Queen Anne's County, Maryland, and assigned to J. Thomas Clark for the purpose of collection by foreclosure or otherwise said assignment being recorded at the foot of said mortgage, the undersign, assignee of said mortgage as aforesaid, by virtue of the power of sale contained in said mortgage, will sell at public sale to the highest bidder on the premises at Dominion, Queen Anne's County, Maryland, on SATURADAY, JUNE 17, 1950 beginning at the hour of 2 o'clock P.M. (Eastern Daylight Time) the real estate conveyed by said mortgage, consisting of

All that lot or parcel of land improved by a frame dwelling house called or known as the "Wesley Hill Property" situate, lying and being on Kent Island in the Fourth Election District of Queen Anne's County, State of Maryland, in the section called "Crab Alley Neck" and beginning for the same at a point on the Crab Alley Neck Public Road, a corner for the land once of Mary McCready, now of Elmer Golt, and running thence with said road in a westerly direction 186 feet or until it reaches the land of or once of John T. Brown; thence in a northerly direction for a distance of 242 feet; thence with division line between this land and land described above as once land of Mary McCready a distance of 292 feet, containing one-half of an acre of land, more or less. Saving and excepting from the above granted premises so much thereof as was granted by Wesley Hill and wife to Elmer Golt by deed, dated June 26th, and recorded among the land records for Queen Anne's County, aforesaid in Liber W.H. C. No. 3A, folio 200. For a more particular description of the land to be sold reference is hereby made to said mortgage and references therein.

TERMS OF SALE-Immediate possession; whole price may be paid in cash on day of sale, or one third of purchase money shall be payable in cash on day of sale, the balance on final ratification of sale by said Circuit Court of Queen Anne's County, in Equity, said balance to bear interest from day of sale and to be secured to the Assignee's satisfaction; title papers and costs of recording deed to be at purchaser's expense. Taxes will be pro-rated as of day of sale.

J. THOMAS CLARK
 Assignee of Mortgage

J. Elmer Anthony, Auctioneer.

THE QUEENSTOWN NEWS

Queenstown, Md. June 22, 1950

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Assignee's Sale of Valuable House and Lot in the case estate of John T. Hill and Mary Lee Hill, His wife, on the premises on Kent Island, at Dominion, Md., a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's county, Maryland, once a week for 4 successive weeks before the 17 day of June 1950, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 26th day of May 1950

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed June 27, 1950

ORDER NISI
 Filed June 27, 1950

N I S I

J. Thomas Clark, Assignee of
 Mortgage

vs.

John T. Hill and
 Mary Lee Hill, his wife.

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY.

) Chancery No. 3681

ORDERED, This 27th day of June A. D., 1950, that the sale of real estate made and reported in this cause by J. Thomas Clark, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st. 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 31st. day of July next.

The Report states the amount of sales to be \$2,000.00

NELLIE B. WHITELEY Clerk.

Filed June 27, 1950.

NISI
 Filed June 27, 1950

J. Thomas Clark, Assignee of
Mortgage

vs.

John T. Hill and
Mary Lee Hill, his wife.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY

IN EQUITY

Chancery No. 3681

ORDERED, this 27th day of June A. D., 1950, that the sale of real estate made and reported in this cause by J. Thomas Clark, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st 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 31st day of July next.

The Report states the amount of sales to be \$2,000.00.

NELLIE B. WHITELEY, Clerk.

True Copy:

Test: NELLIE B. WHITELEY, Clerk

Filed Jun 27, 1950

THE QUEENSTOWN NEWS

Queenstown, Md. July 28, 1950

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Nisi in the estate of J. Thomas Clark, Assignee of Mortgage vs. John T. Hill and Mary Lee Hiss, His Wife, Chancery No. 3681 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 31st day of July 1950, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 7 day of July 1950

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed Sept. 2, 1950

FINAL ORDER OF RATIFICATION

Filed Sept. 16, 1950

FINAL ORDER OF RATIFICATION

ORDERED, this 16th day of September, 1950, by The Circuit Court of Queen Anne's County, in Equity, and by the authority of said Court, that the sale made and reported in this cause by J. Thomas Clark, Assignee, be and the same is hereby finally ratified and confirmed, no cause the contrary having been shown, although notice appears to have been given as per certificate of publication of Nisi to the report of sale. The Assignee is allowed the usual commissions and all expenses incident to said sale, not personal, upon the production of proper vouchers therefore to the auditor.

WM. R. HORNEY

Judge.

Filed Sept. 16, 1950

AUDIT

Filed May 22, 1951

J. Thomas Clark,
Assignee of Mortgage,

vs.

John T. Hill and
Mary Lee Hill, his wife.

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

Cause No. 3681

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your Auditor, unto your Honors, respectful shows:

1. That this account is stated at the request of J. Thomas Clark, Assignee of Mortgage for the purpose of collection by foreclosure or otherwise (and vendor) in this foreclosure proceedings; and it appears that the net proceeds of the mortgage sale were insufficient for the payment of the mortgage debt, interest and attorney's commissions amounting to the sum of \$2,359.45, as of the day of sale per statement of mortgage indebtedness filed herein, that such deficiency amounts to the sum of \$641.31 and that such deficiency is due from the Mortgageors with interest thereon from June 17, 1950;

2. That, in the within account said Assignee is charged with the gross proceeds of the sale made by him, per report of sale filed; and he is then allowed thereout as follows: for his commission is accordance with the terms of said mortgage, the court costs of this cause, the fee of the auctioneer who cried said sale, the taxes on

on the land sold (and on certain personal property of the Mortgagors) and interest and advertising costs due on same, to the day of sale, the cost of advertising said sale and the order nisi passed as to said sale, all per receipted bills exhibited; also for the cost of his corporate surety bond, and fire insurance premiums incurred by him to the day of sale, per bills exhibited for same; and also for the cost of advertising the order nisi to be passed as to this audit, and for the auditor's fee; finally, he is allowed the net proceeds of sale, in the sum of \$1,718.14, on account of the total amount included in said statement of mortgage indebtedness.

3. That, by reference to the proceedings in the Circuit Court for Queen Anne's County entitled "J. Thomas Clark vs. C. Percy Arrington, Treasurer of Queen Anne's County, Maryland," being No. 320, on the Law Docket of said Court, it appears that said Assignee executed a deed conveying the property sold in this cause unto the purchasers thereof; and then, acting as attorney for said purchasers, and as Assignee of said Mortgage, he tendered the amount of taxes due on said land to the County Treasurer, and asked the County Treasurer to endorse the deed as required by law to show that taxes were paid on the land so conveyed. The Treasurer refused to do so, on the ground that taxes were not fully paid on personal property also assessed to the Mortgagors. As a result of the Treasurer's refusal to endorse the deed, it was impossible to record it. The action abovementioned, (Law No. 320) was an unsuccessful attempt to force the Treasurer to change his position. The Court held that the Mortgagee's assignee assumed the same position as the Mortgagors would have held had they attempted to convey the property, and that they would have been required by statute to pay their personal property taxes before a deed conveying all their real estate could be recorded. In view of the Court's decision as summarized, Your Auditor has allowed the Assignee in this audit for taxes paid on the Mortgagors' personal property for 1949 and 1950; but has not allowed him for the court costs of said action (Law No. 320) which have been paid by J. Thomas Clark, Attorney, in the sum of \$17.70, per Clerk's receipt exhibited.

Said personal property taxes are allowed in this audit on the theory that the Mortgagors should ultimately bear this expense as a part of the expenses of sale, in view of the vendor's duty to convey the property to the purchasers specified in Article 66, section 14, Annotated Code of Maryland, 1939 edition. Your Auditor understands that this duty to convey the property means as good a title as the Mortgagors could have conveyed, had they sold the property instead of mortgaging it. As the Court has held, they would have been obliged, in such a case, to pay the taxes on their personal property.

The court costs, however, are disallowed; as it would be improper to impose on the Mortgagors the expense of this unsuccessful action which was neither instituted by them nor at their request.

Respectfully submitted,
HOWARD WOOD, 3rd.
 Auditor.

May 22, 1951

Cause No. 3681

The proceeds of the sale of land reported in this cause, in account with J. Thomas Clark, Assignee of the Mortgage foreclosed in these proceedings (and vendor of said land).

Cr,

1950	By gross proceeds of the sale of said land, per report of said vendor, to wit:.....	\$2,000.00
------	---	------------

Dr.

To J. Thomas Clark, Assignee (and vendor) for his commissions for making the sale, per terms of mortgage.....;	\$122.50
To do., for an amount paid T. Sorden Pippin, Clerk, for the court costs of this cause, per receipt for same exhibited, to wit: Clerk's costs..... \$18.75 Appearance fee of J. Thomas Clark. <u>10.00</u>	28.75
To do., for an amount paid J. Elmer Anthony, auctioneer, for buying said sale, per his said sale, per his receipt for same exhibited, to wit:.....	30.00
To do., for amounts paid as follows to C. Percy Arrington, Treasurer, of Queen Anne's County, per receipts for same exhibited, to wit: 1949 real and personal property taxes..... \$15.49 Interest on same and cost of advertisement..... 1.70 1950 real estate taxes..... 13.98 Interest on same <u>.02</u> \$ 31.19	

Less: portion of 1950 real estate taxes payable by purchasers, per

terms of sale:
June 17, 1950 - December 31, 1950., 6.25 24.94

To do., for amount paid The Queenstown News, per receipt for same exhibited to wit:
 For advertising notice of sale....21.00
 For printing public sale cards.... 4.50
 For advertising order nisi on sale 5.00 30.50
 To J. H. E. Legg, agent, for the premium on said Assignee's corporate surety bond, per bill for same exhibited, to wit:..... 25.00
 To J. H. E. Legg, Agent, for fire insurance premiums on property sold, from January 7, 1950 to June 17, 1950 (the day of sale) per bill for same exhibited, to wit:... 7.67
 To J. Thomas Clark, Assignee as aforesaid, for the cost of advertising the order nisi to be passed as to this audit, in The Queenstown News, to wit: 3.50
 To Howard Wood, 3rd, Auditor, for stating this audit, 9.00
 To J. Thomas Clark, Assignee, of Mortgage for the purpose of collection by foreclosure or otherwise, the net proceeds of this sale (on account of the Mortgage indebtedness of \$2,359.45, per statement thereof filed), to wit:.....\$1,718.14
 \$2,000.00 \$2,000.00

HOWARD WOOD, 3rd
Auditor

May 22, 1951

Filed May 22, 1951

Nisi Ratification of Audit.
Filed May 22, 1951

NISI RATIFICATION OF AUDIT

J. Thomas Clark,) IN THE CIRCUIT COURT
 Assignee of Mortgage)
 vs.) FOR QUEEN ANNE'S COUNTY
) IN EQUITY.
 John T. Hill and)
 Mary Lee Hill, his wife) Cause No. 3681

ORDERED, This 22nd. day of May in the year nineteen hundred and Fifty one that the report and Account filed in these proceedings by Howard Wood, 3rd., Auditor, be ratified and confirmed, unless cause the contrary thereof be shown on before the published once a week in each of two successive weeks before the 9th. day of June, 1951, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk

Filed May 22, 1951

Nisi Ratification of Audit

J. Thomas Clark) IN THE CIRCUIT COURT FOR
 Assignee of Mortgage) QUEEN ANNE'S COUNTY
 vs.) IN EQUITY.
 John T. Hill and Mary Lee)
 Hill, his wife.) Cause No. 3681

ORDERED, This 22nd day of May in the year nineteen hundred and Fifty One that the Report and Account filed in these proceedings by Howard Wood, 3rd., Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of June, 1951; provided a copy of this order be published once a week of two successive weeks before the 9th day of June, 1951, in some newspaper published in Queen Anne's County.

T. SORDEN PIPPIN Clerk

True Copy:

Test: T. SORDEN PIPPIN, Clerk

Filed May 22, 1951

2t. May 25, June 1

THE QUEENSTOWN NEWS

Queenstown, Md. March 27, 1952

THE QUEENSTOWN NEWS, trading as a co-partnership between W. Aker And George J. Steinfelt, do hereby certify that the Nisi Ratification of Audit in the case of J. Thomas Clark, Assignee of Mortgage vs. John T. Hill and Mary Lee Hill, his wife. a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queenstown in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 16 day of June 1951, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS, was on the 25 day of May 1951

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed March 27, 1952.

FINAL ORDER OF RATIFICATION

Ordered by the Circuit Court for Queen Anne's County, in Equity, this 31st day of March, 1952, that the Report and Account filed in these proceedings by Howard Wood, 3rd, III, 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 preceding Order Nisi, and the Assignee is directed to apply the proceeds accordingly.

WM. R. HORNEY
Judge.

Filed March 31, 1952

C A U S E N O. 3692

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Seventh day of July, in the year nineteen hundred and fifty, the following Billof Complaint was filed for record, to wit:

HOWARD HISSEY	:	IN THECIRCUIT COURT
Grasonville, Queen Anne's Co., Md.	:	FOR
COMPLAINANT	:	QUEEN ANNE'S COUNTY,
Vs.	:	IN EQUITY,
ALBERT BOWSER, CENTREVILLE, MD.	:	CHANCERY NO. <u>3692</u>
ANNIE CREIGH, NEPTUNE, NEW JERSEY	:	
LILLIE SMITH, CENTREVILLE, MD. and	:	
all persons having or claiming to have	:	
any interest in the property in the	:	
Fifth Election District of Queen Anne's	:	
County, Md., located in Grasonville,	:	
adjoining the lands of Martha Lovelace,	:	
assessed value - \$250.00, consisting	:	
of a lot and dwelling and the unknown owner	:	
of the aforesaid property, his and/or heirs	:	
devisees and personal representatives	:	
and their or any of their heirs, devisees,	:	
executors, administrators, grantees, assigns,	:	
or successors in right title and interest.	:	

DEFENDANTS
 :

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orator Complaining says:

FIRST: That on the 17th day of May, 1949, he attended the sale of the Treasurer of Queen Anne's County of property in said County on which taxes were in arrears and that being then and there the highest bidder for the hereinafter described parcel of land, said Treasurer issued a Certificate of Sale to your Orator, as will mord fully appear by an examination of Complainant's Exhibit "A" filed herewith and prayed to be taken as part hereof.

SECOND: That the description of said property in substantially the form as the description appearing on the Collector's tax rohl is as follows:

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located in Grasonville, adjoining the lands of Martha Lovelace, assessed value - \$250.00, consisting of a lot and dwelling and assessed to Annie Jacobs.

THIRD: That the said parcel of land was assessed to Annie Jacobs and that a search of the land records of Queen Anne's County fails to shown any deed or other instrument vesting title in her or in her father and/or mother, Vincent and Harriett Marsh; that the property has been in the Marsh family and occupied by them for over forty years, taxes during that time having been paid by the heirs of Harriet Marsh of whom Annie Jacobs was one; as will more fully appear by an Affidavit of Search marked Complainant's Exhibit No. and prayed to be taken as a part hereof.

FOURTH: That said property has not been redeemed by any party in interest, although more than one year from the date of said sale has expired

FIFTH: That Ninety-five Dollars (\$95.00) with interest at Six Per Centum (6%) per annum from May 17, 1949, is the amount necessary for the redemption of said lot or parcel of land.

TO THE END THEREFORE:

1. THAT this Honorable Court may pass a final decree foreclosing all rights of redemption of the defendants in and to the hereinbefore mentioned and described property.
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 the Order of Publication giving notice to the said Annie Creigh, who is a non-resident of the State of Maryland and does not reside therein, and who is at the present time residing in Neptune, State of New Jersey, and to all persons having or claiming to have any interest in the property in the Fifth Election District of Queen Anne's County, Maryland, located in Grasonville, adjoining the lands of Martha Lovelace, assessed value - \$250.00, consisting

of a lot and dwelling and the unknown owner of the aforesaid property, his and/or her heirs, devisees and personal representatives and their or any of their heirs, devisees, exectors, administrators, grantees, assigns, or successors in right title and interest, 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 some certain day to be named therein, to answer this Bill or to redeem the property and abide by and perform such decree as may be passed therein.

And as in duty bound, etc.

TURNER & TURNER

By B. HACKETT TURNER JR.
Solicitors for Complainant.

Filed July 7, 1950.

Exhibit "A"
Filed July 7, 1950

I, C. P. Arrington, Treasurer and Collector of taxes for the State of Maryland and the County of Queen Anne's, hereby certify that on May 17th, 1949, I sold to Howard Hissey at public auction for the sum of Ninety-five-----Dollars and No Cents, of which Ninety-five Dollars has been paid, the property in the Fifth Election District of Queen Anne's County, Maryland, and described as All that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located in Grasonville adjoining the lands of Martha Lovelace, Assessed value \$250.00, consisting of a lot and dwelling and assessed to Annie Jacobs.

The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After May 20th, 1950, a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 17th day of May, 1949

C. P. ARRINGTON (SEAL)
Treasurer and Collector

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 17 day of May 1949, before the Subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, personally appeared C. P. Arrington, Treasurer and Collector of taxes for the State of Maryland and the County of Queen Anne's and acknowledge the foregoing Certificate of Sale to be his act.

Witness my hand and notarial seal.

KATHERINE C. O'NEAL
Notary Public

My Commission Expires: May 7-1951

Notary
Public
Seal.

"Exhibit "B"
Filed July 7, 1950

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S, to wit:

TURNER & TURNER, by B. Hackett Turner, Jr., being first duly sworn, deposes and says:

1. That he is one of the attorneys of the firm of TURNER & TURNER, who represents the purchaser, Howard Hissey, of the following parcel of land assessed to Annie Jacobs (deceased) and sold by the Collector of Taxes of Queen Anne's County on the 17th day of May, 1949;

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located in Grasonville adjoining the lands of Martha Lovelace, assessed value \$250.00, consisting of a lot and dwelling and assessed to Annie Jacobs.

2. That they have made careful and diligent search for a period of more than forty years immediately prior to the institution of this suit of the land records of Queen Anne's County which failed to disclose that the property which is the object of this suit was ever deeded to Annie Jacobs; or Harriett or Vincent Marsh, her parents, that a careful and diligent search was also made of the records of the Register of Wills of said County and of the records of the Circuit Court for Queen Anne's County; that said records fail to reveal the same of Annie Jacobs or Harriett or Vincent Marsh, her parents, and that said records fail to show the names of the present owners of said property.

Relatives of Annie Jacobs namely, Lillie Smith and Albert Bowser relate the following concerning the title to this property:

The property had formerly been owned and occupied by Harriett Marsh, who died intestate, about 1910, her husband predeceased her, as did two daughters, Sarah Elizabeth Little and Mary Matthews.

Sarah Elizabeth Little died intestate in 1905, leaving a daughter, Lillie Smith, as her only heir at law, who now claims a one half interest in this property.

Harriett Marsh's only surviving daughter was Annie Jacobs, also known as Ebbie Annie Jacobs. Annie died in 1937, testate. She left her property to her two daughters, Annie Creigh and Sadie Bowser, and her grandson, Albert Bowser, in equal portions.

Annie Jacobs' one half interest in this property, although it was not mentioned in her will or returned in the appraisalment of her real estate, passed under her will to Annie Creigh, Sadie Bowser, and Albert Bowser in equal portions.

Sadie Bowser died intestate in 1946, leaving as her only heir at law Albert Bowser. Her interest in this land descended to her son, Albert Bowser.

Title to the one half interest of (Ebbie) Annie Jacobs is now in Annie Creigh to the extent of a 1/6th interest and to Albert Bowser to the extent of a 2/6th interest; his own 1/6 under Annie Jacobs' will, and his mother, Sadie Bowser's 1/6 interest by descent.

This property has been in the Marsh family, as far back as Lillie Smith, who is over 60 years of age, can remember. It has been owned, occupied and claimed by them openly for over 40 years, and the taxes have always been paid by some member of the family.

TURNER & TURNER
B. HACKETT TURNER JR.

SUBSCRIBED and sworn to before me,
a Notary Public of the State of
Maryland, in and for Queen Anne's
County aforesaid this 7th day of
July, 1950.

CATHERINE A. BUTLER
Notary Public

Notary
Public
Seal.

ORDER OF PUBLICATION
FILED July 8, 1950

TURNER & TURNER, SOLICITORS

ORDER OF PUBLICATION

HOWARD HISSEY	:	IN THE CIRCUIT COURT
Grasonville, Queen Anne's Co., Md.	:	
COMPLAINANT	:	FOR
VS.	:	QUEEN ANNE'S COUNTY
ALBERT BOWSER, Centreville, Md.	:	
ANNIE CREIGH, Neptune, New Jersey	:	IN EQUITY
LILLIE SMITH, Centreville, Md., and	:	
all persons having or claiming to have	:	
any interest in the property in the	:	CHANCERY NO. 3692
Fifth Election District of Queen Anne's	:	
County, Md., located in Grasonville,	:	
adjoining the lands of Martha Lovelace,	:	
assessed value - \$250.00, consisting	:	
of a lot and dwelling and the unknown	:	
owner of the aforesaid property, his and/or	:	
her heirs, devisees and personal represen-	:	
tatives and their or any of their heirs	:	
devisees, executors, administrators,	:	
grantees, assigns, or successors in right	:	
title and interest.	:	
DEFENDANTS	:	
	:	
	:	

: : : : : : : : : : :

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property assessed to Annie Jacobs in the Fifth Election

District of Queen Anne's County, sold by the Collector of Taxes for the County of Queen Anne's, and the State of Maryland, to the complainant in this proceeding:

"All that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located in Grasonville, adjoining the lands of Martha Lovelace, assessed value - \$250.00, consisting of a lot and dwelling and assessed to Annie Jacobs."

The Bill states among other things that the amount necessary for redemption has not been paid, although more than a year and a day from the date of sale has expired.

It is thereupon, this 8th day of July 1950, by the Circuit Court for Queen Anne's County in Equity, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Queen Anne's County once a week for four successive weeks, warning all persons interested in the said property to be and appear in this Court by the 15th day of September, 1950, and redeem the property assessed to Annie Jacobs, and answer the Bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the plaintiff, a title, free and clear of all encumbrances.

WM. R. HORNEY
JUDGE

Filed July 8, 1950

Subpoena
Filed July 11, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Albert Bowser, Centreville, Maryland,

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending Sept. 15th., 1950, thereafter cause your answer or other defense to be filed to the complaint of Howard Hissey, Grasonville, Queen Anne's County, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 8th. day of July, 1950.

TO THE DEFENDANT(S):

You are required to file your answer to the bill of complaint in the Clerk's Office of Queen Anne's County on or before the 15th. day of September, 1950, or redeem the property described in said bill of complaint on or before said day. In case of your failure to do so, a final decree will be rendered foreclosing your right of redemption in the property.

Solicitor for Complainant(s)

Name Turner & Turner

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Within subpoena served by reading to and leaving copy and copy of Bill of Complaint and Order of Court with Albert Bowser this 11th day of July 1950.

OSCAR W. TARR Sheriff

Subpoena
July 11, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Lillie Smith, Centreville, Maryland,

GREETING:

We command and enjoin you that you do within the time limited by law beginning on the first Monday of August next and ending Sept. 15th., 1950 thereafter cause your answer or other defense to be filed to the complaint of Howard Hissey, Grasonville, Queen Anne's County, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 8th day of July, 1950.

TO THE DEFENDANT(S):

You are required to file your answer to the bill of complaint in the Clerk's Office of Queen Anne's County on or before the 15th. day of September, 1950, or redeem the property described in said bill of complaint on or before said day. In case of your failure to do so, a final decree will be rendered foreclosing your right of redemption in the property.

Solicitor for Complainant(s)

Name Turner & Turner

Address Centreville, Maryland

NELLIE B. WHITELEY Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Within subpoena served by reading to and leaving copy and copy of Bill of Complaint and Order of Court with Lillie Smith this 11th day of July 1950.

OSCAR W. TARR Sheriff.

Supplemental Title Report
Filed Sept. 29, 1950

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S, TOWIT:

Turner & Turner, by B. Hackett Turner, Jr. being first duly sworn, deposes and says:

THAT since their examination of the title to the property in this proceeding they have discovered ^{a deed} to said land in Liber J. W. No. 4, folio 326, a land record book for Queen Anne's County, Maryland, said deed being dated April 11th, 1872.

This deed is from George De Rochbrune to Harriett A. Marsh and the property sold under the tax sale proceeding herein is described in that deed as follows, to wit:

ALL that one acre of land called "Wrights Chance", or by whatsoever the same may be called, situate in the Fifth Election District of Queen Anne's County, adjoining the lands of, or formerly of George De Rochbrune and James Eaton, and formerly belonging to Edwin P. Jump and being the piece and parcel of land which the said G. P. De Rochbrune purchased of William E. Temple, Sheriff, of Queen Anne's County on the 26th day of April 1870 by virtue of a suit of Fi Fa issued out of the Circuit Court of Queen Anne's County on February 5, 1870, in the case of the State of Maryland vs. Edwin P. Jump, et al., reference being had to the special return of said Sheriff in said case will fully appear.

The discovery of this deed in no way indicates any other parties than those named in the First Title Report as having an interest in the property.

TURNER & TURNER

BY B. HACKETT TURNER JR.

Subscribed and Sworn to before me, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid this 29th day of September, 1950.

CATHERINE A. BUTLER,
Notary Public

Notary Public Seal

Filed Sept. 29, 1950

Turner & Turner, Solicitors

ORDER OF PUBLICATION

HOWARD HISSEY
Grasonville, Queen Anne's Co., Md.,
COMPLAINANT

VS.

ALBERT BOWSER, Centreville, Md.
ANNIE CREIGH, Neptune, N. J.
LILLIE SMITH, Centreville, Md., and
all persons having or claiming to have
any interest in the property in the Fifth
Election District of Queen Anne's County,
Md., located in Grasonville, adjoining the
lands of Martha Lovelace, assessed value -
\$250.00, consisting of a lot and dwelling and
the unknown owner of the aforesaid pro-

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

CHANCERY NO. 3692

perty, his and/or her heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right title and interest.

DEFENDANTS.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property assessed to Annie Jacobs in the Fifth Election District of Queen Anne's County, sold by the Collector of Taxes for the County of Queen Anne's, and the State of Maryland, to the complainant in this proceeding:

"All that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located in Grasonville, adjoining the lands of Martha Lovelace., assessed value - \$250.00, consisting of a lot and dwelling and assessed to Annie Jacobs".

The bill states among other things that the amount necessary for redemption has not been paid, although more than a year and a day from the date of sale has expired.

It is thereupon, this 8th day of July, 1950, by the Circuit Court for Queen Anne's County, in Equity, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Queen Anne's County one a week for four successive weeks, warning all persons interested in the said property to be and appear in this Court by the 15th. day of September, 1950, and redeem the property assessed to Annie Jacobs, and answer the Bill or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the plaintiffs a title, free and clear of all encumbrances.

WM. R. HORNEY, Judge.

Filed: July 8, 1950
True Copy
Test; Nellie B. Whiteley, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Sept 27, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order of Publications in the cease/estate of Howard Hissey vs Albert Bowser, Annie Creigh, Lillie Smith a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 15th day of September 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 13th day of July 1950, and the last insertion on the 3rd day of August 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Sept. 29, 1950

DECREE

Filed Oct. 3, 1950

Howard Hissey,
Grasonville, Queen Anne's County,
COMPLAINANT.

VS.

Albert Bowser, et al.,
DEFENDANTS.

: IN THE CIRCUIT COURT
: FOR
: QUEEN ANNE'S COUNTY
: IN EQUITY.
:

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DECREE

It appearing that the defendants and all persons claiming through or under them, having been duly notified by summons and Order of Publication to appear and answer the Bill of Complaint filed in this Cause on or before the 15th day of September, 1950, and it further appearing that no such person has appeared and answered, and this cause having been submitted and the proceedings herein having been read and considered, IT IS THEREUPON this 3rd day of October 1950, by the Circuit Court for Queen Anne's County, in Equity, ORDERED AND DECREED that an absolute and indefensible title, in fee simple, free and clear of all alienations and descents of property occurring prior to this said day of September, 1950, and free and clear of all encumbrances thereon, except taxes accruing subsequent to the date of sale, and such public easements, if any, to which the said property is subject in and to all that lot or parcel of land described in these proceedings, is vested in the Complainant, Howard Hissey,

AND IT IS FURTHER ORDERED by the Circuit Court for Queen Anne's County, In Equity, that the Treasurer of Queen Anne's County aforesaid, as a collector of taxes for the State of Maryland, and said Queen Anne's County, execute a deed to Howard Hissey, in fee simple, in and to all that said lot or parcel of land described in these proceedings, upon payment to the Collector of the balance of the purchase price due on account of the purchase price of the said property, together with all

taxes and interest and penalties thereon accruing subsequent to the date of sale.

WM. R. HORNEY
JUDGE.

Filed Oct. 3, 1950

C A U S E N O. 3700

QUEEN ANNE'S COUNTY, T O W I T: Be it remembered that on this Twenty-ninth day of September in the year nineteen hundred and fifty-the following Bill of Complaint was filed for record, to wit:

CHARLES WILLARD DICKERSON
Barclay, Maryland

Complainant

VS.

JOHN LOUIS DICKERSON,
437 Buttonwood Street
Wilmington, Delaware
and ALL PERSONS HAVING OR
CLAIMING TO HAVE ANY INTEREST
IN PROPERTY LYING AND BEING IN
THE FIRST ELECTION DISTRICT OF
QUEEN ANNE'S COUNTY, MARYLAND;
LOCATED ON THE CAINS CROSSROAD-
INGLESIDE ROAD ADJOINING THE
LANDS OF W. R. MERRICK, ASSESSED
VALUE \$600.00, CONSISTING OF A LOT
ASSESSED TO FRANCIS THOMAS.

Defendants.

*
* IN THE CIRCUIT COURT
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* FOR
*
* QUEEN ANNE'S COUNTY
*
* IN E Q U I T Y
* Cause No. 3700
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TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orator, complaining, says:

1. That on the 17th day of May, 1949, he attended a public tax sale held in front of the Court House, Centreville, Maryland, and being then and there the highest bidder, became the purchaser of the hereinafter described real estate, for which he was issued by C. P. Arrington, Treasurer of Queen Anne's County, who by virtue of said office is Collector of Taxes of Queen Anne's County and the State of Maryland, a Certificate of Sale, as will more fully appear by reference to the same, which is filed herewith as a part hereof and marked Complainant's Exhibit A.

2. That the land so purchased is described in substantially the same form as the description appearing on the Collector's Tax Roll, as follows:

"ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located on the Cain's Crossroad-Ingleside Road, adjoining the lands of W. R. Merrick, assessed value \$600.00, consisting of a lot assessed to Francis Thomas".

3. That an examination of the title of the herein described real estate and according to the best information obtainable, the said real estate is vested in Charles Willard Dickerson, the Complainant, and the Defendant, John Louis Dickerson, subject to the lien of a judgment against John Louis Dickerson in favor of Charles Willard Dickerson, all of which is set forth in detail in an affidavit of title search filed herewith and made a part hereof and marked Complainant's Exhibit B.

4. That said property has not been redeemed by any parties in interest, although more than a year and a day from the date of sale has expired.

5. That Fifty-two Dollars and Fifty Cents (\$52.50) with interest at six per centum per annum from May 17, 1949, is the amount necessary for the redemption of said lot or parcel of land.

TO THE END THEREFORE:

(1) That this Honorable Court may pass a final decree foreclosing all rights of redemption of the Defendants in and to the property above-mentioned and described.

(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 the Order of Publication giving notice to the said John Louis Dickerson, who is a non-resident of the State of Maryland and does not reside therein, and whose last known address was 437 Buttonwood Street, Wilmington, Delaware, and all persons having or claiming to have any interests in the aforesaid real estate, 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 some certain day to be named therein, to answer this Bill or to redeem the property and abide by and perform such decrees as may be passed therein.

AND as in duty bound, etc.

CLAYTON C. CARTER
Solicitor for Complainant.

Filed Sept. 29, 1950

Complainant's Exhibit A
Certificate of Sale
Filed Sept. 29, 1950

I, C. P. Arrington, Treasurer and Collector of taxes for the State of Maryland and the County of Queen Anne's, hereby certify that on May 17th, 1949, I sold to Charles Willard Dickerson at public auction for the sum of Fifty-Two Dollars and Fifty Cents, of which \$52.50/100 Dollars has been paid, the property in the FIRST Election District of Queen Anne's County, Maryland, and described as ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located on the Cain's Crossroad-Ingelside Road adjoining the lands of W. R. Merrick, Assessed value \$600.00, consisting of a lot and assessed to Francis Thomas.

The property described herein is subject to redemption, Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After May 20th, 1950, a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 17th day of May, 1949.

C. P. ARRINGTON (SEAL)
Treasurer and Collector

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 17 day of May, 1949, before the Subscriber, a notary public of the State of Maryland, in and for Queen Anne's County, personally appeared C. P. Arrington, Treasurer and Collector of taxes for the State of Maryland and the County of Queen Anne's County and acknowledge the foregoing Certificate of Sale to be his act.

Witness my hand and notarial seal.

KATHERINE C. O'NEAL
Notary Public

Notary
Public
Seal.

My Commission Expires: May 7, 1951

Filed Sept. 29, 1950

Complainant's Exhibit B
Affidavit of Title Search
Filed Sept. 29, 1950

COMPLAINANT'S EXHIBIT "B"

AFFIDAVIT OF TITLE SEARCH

THIS IS TO CERTIFY that I have examined the title to ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located on the Cain's Crossroad-Ingleside Road Adjoining the lands of W. R. Merrick, assessed value \$600.00, consisting of a lot assessed to Francis Thomas.

for a period of 106 years, that is to say, from August 2, 1844 to September 28, 1950, and that examination revealed the following:

1. That one Shadrack Tiller acquiring 2 tracts of land, containing respectively 20 & 3/4 acres and 12 acres 3 rods, by deeds dated August 2, 1844 and March 21, 1851, from John Starkey et us. and Alesander S. Godwin et ux., recorded in Land Libers J. T. No. 4, folio 347 and J. W. No. 5, folio 572 of Queen Anne's County aforesaid.

2. That thereafter the said Shadrack Tiller died leaving a last will and testament, dated February 2, 1857, which was duly admitted to probate in the Orphans' Court of Queen Anne's County on January 4, 1859, in which he devised by Item 2 thereof the two above-mentioned tracts of land unto his daughter, Frances Tiller, subject to his widow's dower and a charge for the support of his daughter, Ann Tiller.

3. That thereafter, the said Frances Tiller, married one Thomas and on July 29, 1870 by deed recorded in land liber J. W. No. 2, folio 205 conveyed a 20 foot strip unto Mary E. Godwin, (apparently from the tract of land earlier conveyed by Alesander S. Godwin and wife to Shadrack Tiller).

4. That thereafter the said Frances A. Thomas died leaving a last will and testament dated June 4, 1901, which was duly admitted to probate in the Orphans' Court of Queen Anne's County on August 9, 1910, by which she devised unto John Louis Dickerson, James Albert Dickerson and Charles Willard Dickerson, her grandsons, equally all the real estate of which she died possessed, provided that if the last-mentioned devisees should die without heirs, the her property should go back to her family, that is, to her sisters and their children.

5. That, on February 20, 1941 an action in ejectment was brought by Charles

Williard Dickerson in the Circuit Court for Queen Anne's County in which John Lewis Dickerson was made a party defendant, among others, involving the title to the property acquired by Shadrack Tiller from Alescander S. Godwin et ux. aforesaid. This proceeding contains a later description of said land and several plats showing the outlines thereof. A judgment in favor of the plaintiff was rendered in said case, being No. 11 Trials, May Term 1942, in the amount of \$147.00 and the same remains unsatisfied of record.

6. That the records in the office of the Clerk of the Court and Register of Wills reveal no further proceedings or instruments affecting the title to the aforesaid property.

7. That in my capacity of a Notary Public in and for Queen Anne's County Maryland, I did swear the said Charles Willard Dickerson on or about the middle of August, 1950, and he did in substance make the following statement regarding the ownership of the herein described real estate:

(a). That Harriett Tiller, Widow of Shadrack Tiller, and Ann Tiller, daughter of Shadrack Tiller, have been dead for many years.

(b). That James Albert Dickerson died intestate in August, 1931, leaving no widow, children, mother or father surviving him.

(c). That John Louis Dickerson lives at 437 Buttonwood Street, Wilmington, Delaware, and his marital status is unknown; that he has failed to answer written inquiries regarding his marital status and the like.

That your affiant has neither learned, nor been able to determine, whether there are any other claimants or interest outstanding to the aforesaid property, except those above-mentioned.

That the more detailed description and plat appearing among the Collector's Tax Records would not seem to apply the 12 1/2 acres lying on the road leading from Beaver Dams to Kane Cross Roads mentioned in deed from Alescander S. Godwin et ux. to Shadrack Tiller aforesaid, but your affiant understands that the two parcels, formerly of Frances Tiller Thomas, are very close to each other, although not abutting, and only one assessment has ever been made of said parcels.,

The parcel containing 12.5 acres is located on the north side of the County road leading from State Highway No. 313 in an easterly direction towards Kane Crossroads, while the parcel containing 20 and 3/4 acres is located on the east side of the County dirt road leading out of Ingleside, past the school house, known as the "Back Road" towards Kane Crossroads. The latter parcel is bounded on the west by the last-mentioned road, on the north by the property of or formerly of W. C. Smith and another County dirt road leading from the "Back Road" towards Mount Zion in Caroline County, on the east by the property of or formerly of Lucy Hall and on the south by the property formerly of W. Royal Merrick.

Given under my hand and seal this 29th day of September, 1950.

CLAYTON C. CARTER
Clayton C. Carter
Attorney at Law

Subscribed and sworn to before me this 29th day of September, 1950

J. CARL STARKEY
Notary Public

Notary
Public
Seal.

Filed Sept. 29, 1950

ORDER OF PUBLICATION
Filed Sept. 29, 1950

CLAYTON C. CARTER, SOLICITOR

ORDER OF PUBLICATION

CHARLES WILLARD DICKERSON
Barclay, Maryland
Complainant

VS

JOHN LOUIS DICKERSON,
437 Buttonwood Street
Wilmington, Delaware
and ALL PERSONS HAVING OR
CLAIMING TO HAVE ANY INTEREST
IN PROPERTY LYING AND BEING IN
THE FIRST ELECTION DISTRICT OF
QUEEN ANNE'S COUNTY, MARYLAND;
LOCATED ON THE GAINS CROSSROAD-
INGLESIDE ROAD ADJOINING THE
LANDS OF W. R. MERRICK, ASSESSED
VALUE \$600.00, CONSISTING OF A LOT
ASSESSED TO FRANCIS THOMAS.

Defendant.

*
* IN THE CIRCUIT COURT
*
* FOR
* QUEEN ANNE'S COUNTY
*
* IN EQUITY
* Cause No. 3700

The object of this proceeding is to secure the foreclosure of all rights

of redemption in the following property assessed to Francis Thomas in the First Election District of Queen Anne's County, Maryland, sold by the Collector of Taxes for the County of Queen Anne's and the State of Maryland, to the Complainant in this proceeding:

"All that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located on the Cain's Crossroad-Ingleside Road, adjoining the lands of W. R. Merrick, assessed value \$600.00 consisting of a lot assessed to Francis Thomas".

The Bill states, among other things, that the amounts necessary for redemption have not been paid, although more than a year and a day from the date of sale has expired.

IT IS THEREUPON this 29th day of September, 1950, by the Circuit Court for Queen Anne's County, in Equity, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Queen Anne's County once a week for four successive weeks, warning all persons interested in the said property to be and appear in this Court by the 4th day of December, 1950, and redeem the property assessed to Francis Thomas and answer the Bill or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the complainant a title, free and clear of all encumbrances.

WM. R. HORNEY
Judge

Filed : Sept. 29, 1950

CLAYTON C. CARTER, Solicitor

ORDER OF PUBLICATION

CHARLES WILLARD DICKERSON
Barclay, Maryland
Complainant

Vs.

JOHN LOUIS DICKERSON
437 Buttonwood Street
Wilmington, Delaware
and all persons having or
claiming to have any interest in
property lying and being in the
First Election District of Queen
Anne's County, Maryland; located
on the Cain's Cross-Road Ingleside
Road, adjoining the lands of W. R.
Merrick, assessed value \$600.00,
consisting of a lot assessed to
Francis Thomas.

Defendants.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 3700

The object of this proceedings is to secure the foreclosure of all rights of redemption in the following property assessed to Francis Thomas in the First Election District of Queen Anne's County, Maryland, sold by the Collector of Taxes for the County of Queen Anne's and the State of Maryland, to the Complainants in this proceeding:

"All that lot or parcel of land lying and being in the first Election District of Queen Anne's County, Maryland, located on the Cain's Cross-read-Ingleside Road, adjoining the lands of W. R. Merrick, assessed value \$600.00, consisting of a lot assessed to Francis Thomas."

The Bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of sale has expired.

IT IS THEREUPON this 29th day of September, 1950, by the Circuit Court for Queen Anne's County, in Equity, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Queen Anne's County once a week for four successive weeks, warning all persons interested in the said property to be and appear in this Court by the 4th day of December, 1950, and redeem the property assessed to Francis Thomas and answer the Bill or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the the complainant a title, free and clear of all encumbrances.

WM. R. HORNEY, Judge

Filed: September 29, 1950
True Copy
Test: Nellie B. Whiteley, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. December 22, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY a body corporate, does hereby

certify that the Order of Publication in the case/estate of Charles Willard Dickerson complainant vs John Louis Dickerson a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and publishing at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 4th day of December, 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 5th day of October 1950, and the last insertion on the 26th day of October 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Dec. 22, 1950.

DECREE
Filed Dec. 22, 1950

CHARLES WILLARD DICKERSON
Complainant

vs.

JOHN LOUIS DICKERSON, et al.
Defendants.

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* CAUSE NO. 3700

D E C R E E

It appearing that the defendants and all persons claiming through or under them, having been duly notified by Order of Publication to appear and answer the Bill of Complaint filed in this cause, on or before the 4th day of December, 1950, and it further appearing that no such persons have appeared and answered, and the proceedings herein having been read and considered, IT IS THEREUPON this 22nd day of December, 1950, by the Circuit Court For Queen Anne's County, in Equity, ORDERED AND DECREED that an absolute and indefeasible title, in fee simple, free and clear of all alienations and descents of property occurring prior to this date, and free and clear of all encumbrances thereon, except taxes accruing subsequent to the date of sale, and such public easements, if any, to which the said property is subject, in and to all that lot or parcel of land described in these proceedings, is vested in the complainant, Charles Willard Dickerson.

AND IT IS FURTHER ORDERED, by the Circuit Court for Queen Anne's County, in Equity, that the Treasurer of Queen Anne's County as a collector of taxes for the State of Maryland, and said Queen Anne's County, execute a deed to Charles Willard Dickerson, in fee simple, in and to all that said lot or parcel of land described in these proceedings, upon payment to the Collector of the balance of the purchase price, due on account of the purchase price of the said property, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale.

WM. R. HORNEY
Judge

Filed Dec. 22, 1950

C L A U S E N O. 3695

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 this Fourth day of August in the year nineteen hundred and fifty, the following Bill of Complaint was filed for record to wit:

Isabel Roe
Reba Roe Lowery
Isabel L. Ewing and
James Ewing, her husband and
Robert M. Reindollar, Joseph M.
George and Russell H. McCain,
Constituting the State Roads
Commission of Maryland, acting
for and on behalf of the
State of Maryland,
Complainants,

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

vs.

John Claude Lowery, infant,
Diane Nacrelli, infant, and
Claudia Ann Ewing, infant,
Defendants.

Cause No. 3695

BILL OF COMPLAINT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orators, complaining, say:

1. That John P. Roe, late of Queen Anne's County, State of Maryland, departed this life in or about the month of August, 1935, leaving a last will and testament dated August 29, 1934, duly admitted to probate by the Orphans' Court of said County on August 20, 1935, and recorded among the will records of said County in Liber W. T. B. No. 3, folios 528, etc., a certified copy of which said last will and testament and probate thereof, marked "Exhibit A" is filed herewith as a part hereof.

2. That as will appear by reference to Items Nos. 1 and 2 of said will, the testator devised his farm or tract of land on Kent Island, in the Fourth Election District of said County, (whereon his daughter Reba Roe Lowery and her husband resided on the date of the execution of the said will) known as the "Dr. Lewis Farm" unto his wife, Isabel Roe, for and during her natural life and no longer, and after her death to his daughter Reba Roe Lowery, for and during her natural life and no longer, and from and after her death to her (the said Reba Roe Lowery's) Children living at the time of her death, and any child or children of a deceased child to take its parent's share.

3. That, (with the exception of the members of the State Roads Commission of Maryland) the parties to this suit are all the parties in this suit are all the parties in being who are entitled to any interest in the said "Dr. Lewis Farm", the interest of each said party being derived as follows, that is to say:

a. Isabel Roe, one of your orators, is the widow of John P. Roe, an adult, and the life tenant in said real estate as aforesaid.

b. Reba Roe Lowery, one of your orators, is a daughter of John P. Roe, an adult, and the life tenant in said real estate, subject as aforesaid to the prior life tenancy of Isabel Roe.

c. Isabel L. Ewing, one of your orators, an adult, is a child of Reba Roe Lowery, and James Ewing, one of your orators, an adult, is her husband.

d. John Claude Lowery, one of the defendants, an infant, is a child of Reba Roe Lowery.

e. Diane Nacrelli, one of the Defendants, an infant, is the child of the said Isabel L. Ewing, by a prior marriage,

f. Claudia Ann Ewing, one of the Defendants, an infant, is the child of said Isabel L. Ewing.

4. That a more particular description of said "Dr. Lewis Farm" is as follows, to wit:

All that tract, those tracts, parts of tracts, parcels and lots of land, called or known as the "Dr. Lewis Farm", "Barstable Hill", or "Barstable Hill Resurveyed", or by whatsoever other names the same may be called, or known, situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County, in the State of Maryland, on both sides of the public road leading from Kent Island Narrows to Stevensville, adjoining the land of, or formerly of Mrs. Carrie Goodhand (known as the "William B. Goodhand Farm"), the land formerly owned by Wells E. Tolson, now deceased, and the land formerly owned by Martin Jones, now deceased, containing 118 acres of land, more or less; being the same land which was granted and conveyed unto the said John P. Roe by Margaret Eaton, by deed dated October 28, 1929, and recorded among the land records of said County in Liber B. H. T. No. 10, folios 247, etc., saving and excepting therefrom, however, that part thereof, containing 4 acres, more or less, which was conveyed by John P. Roe and Isabel Roe, his wife, to Edmond L. H. Sewell, by deed dated April 30, 1930, and recorded among said land records in Liber B. H. T. No. 11, folios 160, etc.

5. That the State Roads Commission of Maryland, acting for and in be-

half of the State of Maryland has offered unto your orators Isabel Roe and Reba Roe Lowery to purchase certain parts of said lands, together with certain easements and rights, for the purpose of constructing a new State Highway from Stevensville to Kent Island Narrows; and that the land, easements and rights so desired to be purchased, as well as the respective purchase prices (amounting in the aggregate to the sum of \$3,137.00) and terms of purchase offered are fully set forth in two written "Option Contracts", viz:

a. Option Contract granted January 24, 1950, by Isabel Roe, Reba Roe Lowery and Claude Lowery (who is the husband of Reba Roe Lowery) a photostatic copy of which, marked "Exhibit B", is filed herewith as a part hereof, and which was duly accepted by the said State Roads Commission by its Right of Way Engineer by a letter dated March 24, 1950, addressed to Mrs. Reba Roe Lowery, and duly received by her.

b. Option Contract granted April 13, 1950, by the aforesaid grantors, a photostatic copy of which, marked "Exhibit C", is filed herewith as a part hereof, and which was duly accepted by the said State Roads Commission by its Right of Way Engineer, by a letter dated May 19, 1950, addressed to Mrs. Reba Roe Lowery and duly received by her.

6. That your orators, Isabel Roe and Reba Roe Lowery, Isabel L. Ewing and James Ewing, her husband, deem it advisable to make sale of the property described in said option contracts to the State of Maryland, to the use of the State Roads Commission of Maryland, at and for the sum of \$3,137.00, upon the terms specified in said option contracts, as the offer thereby made is a very good offer for said property and it would be advantageous to all the parties to this Cause having an interest in said property to sell the same, and to invest the proceeds thereof in some productive fund or funds for their benefit, especially in view of the fact that the said State Roads Commission of Maryland has agreed to pay all costs and expenses of these proceedings, excepting any commissions on the sale price which may be allowed to any trustee appointed in this cause.

7. That your orators are advised that they are entitled to make application to this Honorable Court by virtue of the provisions of Section 252 of Article 16 of the Annotated Code of the Public General Laws of Maryland, 1939 edition, for a decree for a sale of said real estate if it shall appear to be advantageous to the parties concerned.

8. That your orators are further advised that this Honorable Court, upon the sale of said real estate, will direct the investment of the proceeds of sale so as to enure in like manner as by the last will and testament of John P. Roe, deceased, to the use of the same parties who would be entitled to the property so sold by virtue of said will's provisions.

9. That the said John Claude Lowery, infant, resides with his parents at Chester, Queen Anne's County, Maryland.

10. That the said Diane Nacrelli, infant, and the said Claudia Ann Ewing, infant, reside with your orators Isabel L. Ewing and James Ewing, at Chester, Queen Anne's County, Maryland.

TO THE END, THEREFORE:

1. That the said real estate described in said option contracts, including the land, easements and rights therein described, may be sold, and the proceeds reinvested under the authority of this Court.

2. That a Trustee may be appointed by this Honorable Court to sell and convey the said land, easements and rights unto the State of Maryland, to the use of the State Roads Commission of Maryland, after the payment in full of said purchase price, by a good and sufficient deed or deeds conveying the fee simple title of, in and to said land, easements and rights, free, clear and discharged of and from the rights of all the parties to this Bill of Complaint and of all persons not in being who might otherwise acquire rights therein by virtue of the will of John P. Roe.

3. That the said Trustee may be vested with the power and authority to collect and receive said purchase money and bring the same into this Honorable Court for distribution under its order and direction.

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

AND as in duty bound, etc.,

ISABEL ROE
Isabel Roe

REBA ROE LOWERY
Reba Roe Lowery

ISABEL L. EWING
Isabel L. Ewing

JAMES EWING
James Ewing

Gibson and Wood

By Howard Wood, 3rd
Solicitors for State
Roads Commission of Maryland

JOHN PALMER SMITH
Solicitors for other complainants.

Filed Aug. 4, 1950

Certified Copy of
Last Will and Testament
Filed Aug. 4, 1950

I, John P. Roe, of Queen Anne's County, State of Maryland, do make, publish and declare this as and for my last will and testament, hereby revoking all other wills and testaments heretofore made by me.

ITEM 1. I give, devise and bequeath unto my dear wife, Isabel Roe, all of my property, real, personal and mixed, for and during her natural life and no longer.

ITEM 2. After the death of my wife, Isabel Roe, I devise the farm and tract of land on Kent Island, in the Fourth Election District of Queen Anne's County, whereon my daughter, Reba Roe Lowery, and her husband now reside, known as the "Dr. Lewis Farm", and which was conveyed to me by The Queen Anne's National Bank of Centerville (or after my death should I survive my said wife) to my daughter, Reba Roe Lowery, for and during her natural life and no longer and from her death to her children living at the time of her death, any child or children of a deceased child to take its parents share.

ITEM 3. I give and bequeath unto my grand daughter, Isabel Cook Lowery to take effect after the death of my wife, Isabel Roe, one thousand dollars to be used for her education.

ITEM 4. I give and bequeath unto my grand son, John Claude Lowery, to take effect after death of my wife, Isabel Roe, one thousand dollars to be used for his education.

ITEM 5. I give and devise unto my daughter, Isabel Newnam, from and after the death of my said wife, for and during her natural life and no longer the lot of land improved by the dwelling house where I now reside in Stevensville, Maryland, and which was purchased by me from Dr. C. Percy Kemp, and from and after her death to her children living at the time of her death, any deceased child or children to take its parent's share, but should she die without issue living at the time of her death, to Reba Roe Lowery for and during her natural life and no longer and from and after the death of Reba Roe Lowery to the children of Reba Roe Lowery living at the time of her death, any deceased child or children to take its parent's share.

ITEM 6. I give and devise unto my daughter, Isabel Roe Newman, the land consisting of several lots improved by two frame dwelling houses situated at Love Point, on Kent Island, and which was conveyed to me by Thomas J. Keating, Jr., Assignee of Mortgage, from and after the death of my said wife, absolutely and in fee simple.

ITEM 7. I give and bequeath unto my daughter, Isabel Newnam, from and after the death of my said wife, the mortgage and the money secured by the mortgage to me from William R. Brown and Ruth Brown, his wife, on what is known as "The Old Chester River Steam Boat Wharf Property" absolutely and in fee simple.

ITEM 8. All the rest, residue and remainder of my property, real, personal and mixed, from and after the death of my said wife, I give, devise and bequeath unto my daughter, Reba Lowery, absolutely.

ITEM 9. I nominate and appoint Claude Lowery, Jr., and William C. Newnam to be the executors of this my last will and testament and request that they be excused from furnishing bond as such executors.

IN TESTIMONY WHEREOF I hereunto subscribe my name and affix my seal this 29th day of August in the year nineteen hundred and thirty four.

JOHN P. ROE (SEL)

Signed, sealed, published and declared by the above named testator, John P. Roe, as and for his last will and testament in our presence, who, in his presence and in the presence of each other have hereunto subscribed our names as witnesses.

JOHN C. NORRIS

J. FRED CARTER

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

On the 20th day of August A. D., 1935, came Claude Lowery, Custodian of the within and foregoing instrument of writing, purporting to be the last Will and Testament of John P. Roe, late of Queen Anne's County, deceased, and made oath in due form of law, that the foregoing 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 hand of Mrs. John P. Roe, widow of the deceased on or about 20th day of August A. D. 1935.

Sworn before

NORMAN S. DUDLEY
Register of Wills of Queen
Anne's County, Md.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

On the 20th day of August 1935, came John C. Norris and J. Fred Carter of Queen Anne's County, State of Maryland subscribing witness to the foregoing last Will and Testament of John P. Roe, 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, that

they heard him publish, pronounce and declare the same to be his last Will and Testament, and 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 each other 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:

NORMAN S. DUDLEY
Register of Wills of Queen
Anne's County, Md.

STATE OF MARYLAND,
IN THE ORPHANS COURT
FOR QUEEN ANNE'S COUNTY:

The foregoing Instrument of Writing, purporting to be the last Will and Testament of John P. Roe 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 20th day of August, A. D. 1935 that the same be admitted in this Court as the true and genuine last Will and Testament of the said John P. Roe deceased.

Henry H. Evans

J. W. STACK

Palmer C. Pippin
Judges of the Orphans'
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 foregoing is a true copy of the last Will and Testament and probate thereof of JOHN P. ROE, late of Queen Anne's County, deceased, as filed and passed in this office on August 20th, 1935 and recorded in Liber W. T. B. No. 3, folio 528 in Record Book of WILLS in the Orphans' Court for Queen Anne's County, Maryland.

IN TESTIMONY WHEREOF I hereunto subscribe my name and affix the seal of my office this 19th day of July 1950.

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

Register of Wills Seal.

"Exhibit B"
Filed Aug. 4, 1950

Form C. A. - 1 (May 20, 194
L. W. KERN
Rights of Way Engineer
108 East Lexington St.
Baltimore (3) Maryland.

OPTION CONTRACT
WITH THE
STATE ROADS COMMISSION
OF MARYLAND

Contract
Number
Item
Number 17891

THIS OPTION, granted this 24th day of JANUARY 1950 by

Name ISABLE ROE Address STEVENSVILLE, MD.
Name REBA ROE LOWERY Address CHESTER, MD.
Name CLAUDE LOWERY Address CHESTER, MD.

and the following, who join in this option for the purpose of agreeing to release the land, easements and/or rights hereinafter described from the operation and effect of any mortgage and/or lien which they may hold upon the property of the above mentioned persons, it being understood and agreed that they retain their rights as mortgagees and/or leinors in and to the remainder of the land of the above mentioned persons not hereby agreed to be conveyed.

the parties of the first part, hereinafter called the "GRANTORS" to the STATE ROADS COMMISSIONS OF MARYLAND, acting for and on behalf of the STATE OF MARYLAND, party of the second part, hereinafter called "COMMISSION."

WHEREAS, the said "COMMISSION" proposes to lay out, open, establish, construct, extend, widen, straighten, grade and improve as a part of the State Roads System of Maryland, a highway and/or bridge, together with the appurtenances thereto belonging, shown on the plans designated as Contract No. Q 168-1-215 for the improvement to Stevensville twds.

Quehstown in Queen Anne County, and

WHEREAS, the laying out of said road and/or bridge, and their appurtenances, in addition to being required for public convenience, necessity and safety, is a material benefit to the hereinafter mentioned "GRANTORS."


WITNESSETH: that in consideration of the sum of One Dollar (\$1.00) the receipt of which is hereby acknowledged, and which shall be applied toward the purchase price in the event that this option is accepted by the "COMMISSION;" the said "GRANTORS" do hereby give and grant to the "COMMISSION," its successors and assigns, the exclusive right and option to purchase at any time during the period of one year from the date hereof, for the sum of Thirty One Hundred and No/100 Dollars (\$3100.00) all the land and premises, easements rights and privileges, hereinafter described, together with the appurtenances thereto belonging, or in anywise appertaining, shown and/or indicated on State Roads Commission of Maryland's Plats Numbers 7981 8099 7982 and 7983, all of which plats are made a part hereof, which plats are duly recorded, or intended to be recorded among the Land Records of said County.

A GOOD AND MARKETABLE FEE SIMPLE TITLE to all of the land and premises lying between the lines designated "Right of Way Line of Through Highway".

ANY AND ALL RIGHT WHATSOEVER OF THE GRANTORS, their heirs, successors and assigns, to enter the Through Highway, lying between the lines designated "Right of Way Line of Through Highway" from their remainign property; all to the end that there never will be any vehicular, pedestrian and/or animal access to said Through Highway except by means of such public road connections as the COMMISSION may construct, or permit to be constructed.

A GOOD AND MARKETABLE FEE SIMPLE TITLE to all of the land and premises lying between the lines designated "Right of Way Line of and Appurtenances."

AND for the Same Consideration the Grantors (For Themselves, their heirs and assigns) agree to forever relinquish and surrender any and all right whatsoever of vehicular access to the highway, lying between the lines marked "Right of Way Line" across that portion of the right of way line marked "throughout this portion of the right of way line" all vehicular access is denied" to the end that there will never be any means of vehicular access to and from the property abutting the right of way across that portion of the "Right of WayLine" so designated.

THE RIGHT TO CREATE, USE AND MAINTAIN the land shown hatched thus  on the above mentioned plats, such drainage structures, stream changes and facilities as are necessary in the opinion of the State Roads Commission to adequately drain the highway and/or adjacent property and such slopes as are necessary to retain the highway and/or adjacent property; it being understood between the parties hereto, however, that at such time as the contour of the land over which this easement is granted is changed so that the easement required for slopes is no longer necessary to support or protect the property conveyed in fee simple, then said easement for slopes shall cease to be effective.

THE RIGHT TO CREATE, USE AND MAINTAIN on or across the adjacent land of the "GRANTORS" such waterways and/or inlets and outlets as are necessary in the opinion of the State Roads Commission for the drainage structures indicated in the legend shown in the left hand corner of the above mentioned plats.

THE RIGHT TO CREATE, USE AND MAINTAIN on the land shown cross-hatched thus XXXXX on the above mentioned plats such stream changes and facilities as are necessary in the opinion of the State Roads Commission to care for whatever drainage structures which may be determined necessary by the State Roads Commission for the above mentioned project.

AND ALL RIGHT WHATSOEVER of the GRANTORS, their heirs, successors and assigns (1) to erect and maintain any structure, or part thereof, of any type (including, but not by way of limitation, signs, billboards, pole lines and fences) on or over the area designated "Highway Protective Easement Area," (2) to use said "Highway Protective Easement Area" as an automobile graveyard, and (3) to store any vehicles, machinery, materials and/or other personal property on said "Highway Protective Easement Area."

THE RIGHT TO ERECT AND MAINTAIN between October 1st and April 1st of each and every year snow fences within 100 feet of the land hereby granted in fee simple, provided that said fences shall not interfere with the construction and use of buildings now erected or hereafter erected, or with growing crops.

IT IS UNDERSTOOD AND AGREED that the deed or deeds to be executed by the GRANTORS, conveying to the COMMISSION all of the land premises, easements, rights and privileges described in this option, will contain covenants (running with and binding the remaining property of the GRANTORS, and binding the GRANTORS, their heirs, successors and assigns), that will perpetuate all of the rights and privileges agreed to be conveyed to the COMMISSION under the provisions of this option.

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE PROPERTY OWNER WILL DO THE FOLLOWING:-
(1) Will remove all fencing from within the limits of the right of way and for easement area hereby agreed to be granted within 15 days from the date of notification of the acceptance of this option and replace same on the new easement line, failure to do so within the time limit specified automatically giving the Commission the right to demolish such fencing without any further liability.

(2) "The cost of performing the work hereinbefore mentioned has been included in the consideration referred to in Page one of this option".

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED THAT THE COMMISSION WILL DO THE FOLLOWING:-

(1) Station on spur road 2 + 00 (left)
Station on spur road 2 + 30 (right)
Construct right angle entrances in accordance with Commissioners plans for the construction of entrances on this particular contrast back a sufficient distance to provide an adequate grade unto this property. Surface the graded area and adequately drain.

I HEREBY UNDERSTOOD AND AGREED that the cash consideration hereinbefore mentioned is in full satisfaction for the property to be hereby granted, and in consideration thereof the "GRANTORS" herein do hereby release the State of Maryland the State Roads Commission of Maryland, their members, officers, agents and employees, from any and all claims or demands, both present and future, for any damages and/or injuries whatsoever caused directly or indirectly by the taking, use or improvement etc. of the land, easements and/or rights etc. for a public highway and/or bridge and their necessary appurtenances, including the creation or extension of slopes, embankments or excavations in connection therewith or any other matters or things arising out of or caused by the laying out, opening, establishing, constructing, extending, widening, straightening, grading, improving, further improving, use and maintenance, etc. of the said State Highway and/or bridge and their necessary appurtenances within the area of the land, easements and/or rights, etc. hereby granted, together with any change of grade therein or drainage therefrom.

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED by the grantors herein, that upon the acceptance of this option, said Grantors will upon demand convey to the State of Maryland, to the use of the State Roads Commission of Maryland (or to such person or persons as may be designated by the State Roads Commission of Maryland) by a special warranty deed or deeds, a good and marketable fee simple title, the same to be delivered to the office of the Commission at Baltimore, Maryland or to a duly appointed agent, acting for the Commission in this particular instance, with three months from the date of the acceptance of this option. The deed or deeds and other instruments of conveyance must meet the approval as to the title to the land and premises, and as to form and legal sufficiency of the conveyance themselves, of the Special Assistant Attorney General of the State of Maryland, assigned to the said Commission or his duly authorized agent in this particular instance, payment to be made upon receipt of the hereinbefore mentioned approval, by check from the Treasurer of the State of Maryland.

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED that the Commission, its members, officers, agents, or employees, may enter in and upon the hereinbefore described premises and proceed with the construction of the said State Road and/or bridge and their appurtenances immediately upon the mailing by the Commission to the Grantors of a notice of the acceptance of this option by the Commission, the taking possession of said land and premises by the Commission, however, shall not be construed as a waiver of any objection to title.

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED THAT THE GRANTORS herein do hereby authorize.

Name REBA ROE LOWERY Address Chester, Md.

to receive as their agent a notice of the acceptance of this option, and request that the check for the amount hereinbefore set forth be made payable to Isabel Roe and Reba Roe Lowery.

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED THAT THE CONTENTS OF THIS OPTION AND THE ACCEPTANCE THEREOF COMPRISE THE ENTIRE CONTRACT, AND THAT NO VERBAL REPRESENTATIONS MADE BEFORE OR AFTER THE SIGNING HEREOF OR ANYTHING NOT HEREIN WRITTEN SHALL VARY THE TERMS OF THIS OPTION, AND THAT THE COMMISSION SHALL HAVE NO FURTHER OBLIGATION.

IN WITNESS WHEREOF THE GRANTORS have hereunto set their hands and seals, the day and year, first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness <u>BUTTLEY P. SALSURY</u>	<u>REBA ROE LOWERY</u> (SEAL)
Witness <u>BUTTLEY P. SALSURY</u>	<u>CLAUDE LOWERY</u> (SEAL)
Witness <u>BUTTLEY P. SALSURY</u>	<u>ISABEL ROE</u> (SEAL)

"EXHIBIT C"
Filed Aug. 4, 1950

Form C. A. - 1 (May 20, 19	OPTION CONTRACT	Contract
L. W. KERN	WITH THE	Number Q168-1-215
Right of Way Engineer	STATE ROADS COMMISSION	Item
	OF MARYLAND	Number 17891A

THIS OPTION, granted this 13th day of April 1950 by

Name ISABEL ROE address Stevensville, Md.
Name REBA ROE LOWERY address Chester, Md.
Name Claude Lowery address Chester, Md.

and the following, who join in this option for the purpose of agreeing to release the land, easements and/or rights hereinafter described from the operation and effect of any mortgage and/or lien which they may hold upon the property of the above mentioned persons, it being understood and agreed that they retain their rights as mortgagees and/or lienors in and to the remainder of the land of the above mentioned persons not hereby agreed to be conveyed.

the parties of the first part, hereinafter called the "GRANTORS" to the STATE ROADS COMMISSION OF MARYLAND, acting for and on behalf of the STATE OF MARYLAND, party of the second part, hereinafter called "COMMISSION."

WHEREAS, the said "COMMISSION" proposes to lay out, open, establish, construct, extend, widen, straighten, grade and improve as a part of the State Roads System of Maryland, a highway and/or bridge, together with the appurtenances thereto belonging, shown on the plans designated as Contract No. Q168-1-215 for the improvement to Stevensville-Queenstown in Queen Anne County, and

WHEREAS, the laying out of said road and/or bridge, and their appurtenances, in addition to being required for public convenience, necessity and safety, is a material benefit to the hereinafter mentioned "GRANTORS".

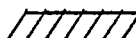
WITNESSETH: that in consideration of the sum of one dollar (\$1.00) the receipt of which is hereby acknowledged, and which shall be applied toward the purchase price in the event that this option is accepted by the "COMMISSION," the said "GRANTORS" do hereby give and grant to the "COMMISSION," its successors and assigns, the exclusive right and option to the purchase at any time during the period of one year from the date hereof, for the sum of Thirty seven and no/100 Dollars (\$37.00) all the land and premises, easements, rights, and privileges, hereinafter described, together with the appurtenances thereto belonging, or in anywise appertaining, shown and/or indicated on State Roads Commission of Maryland's Plats Numbers 8495 Revised 4-3-50 Revision of Plat 8099, all of which plats are made a part hereof, which plants are duly recorded, or intended to be recorded among the Land Records of said County.

A GOOD AND MARKETABLE FEE SIMPLE TITLE to all of the land and premises lying between the lines designated "Right of Way Line of Through Highway."

ANY AND ALL RIGHT WHATSOEVER of the GRANTORS, their heirs, successors and assigns, to enter the Through Highway, lying between the lines designated "Right of Way Line of Through Highway" from their remaining property; all to the end that there never will be any vehicular, pedestrian and/or animal access to said Through Highway except by means of such public road connections as the COMMISSION may construct, or permit to be constructed.

A GOOD AND MARKETABLE FEE SIMPLE TITLE to all of the land and premises lying between the lines designated "Right of Way Line and Appurtenances."

"AND for the same consideration the Grantors (For Themselves their heirs and assigns) agree to forever relinquish and surrender any and all right whatsoever of vehicular access to the highway, lying between the lines marked "Right of Way Line" across that portion of the R/W line marked "throughout this portion of the R/W line all vehicular access is denied" to the end that there never will be any means of vehicular access to and from the property abutting the R/W across that portion of the "Right of Way Line" so designated."

THE RIGHT TO CREATE, USE AND MAINTAIN the land shown hatched thus  on the above mentioned plats, such drainage structures, stream changes and facilities as are necessary in the opinion of the State Roads Commission to adequately drain the highway and/or adjacent property and such slopes as are necessary to retain the highway and/or adjacent property it being understood between the parties hereto, however, that at such time as the contour of the land over which this easement is granted is changed so that the easement required for slopes is no longer necessary to support or protect the property conveyed in fee simple, then said easement for slopes shall cease to be effective.

THE RIGHT TO CREATE, USE AND MAINTAIN on or across the adjacent land of the "GRANTORS" such waterways and/or inlets and outlets as are necessary in the opinion of the State Roads Commission for the drainage structures indicated in the legend shown in the left hand corner of the above mentioned plats.

THE RIGHT TO CREATE; USE AND MAINTAIN on the land shown cross-hatched thus XXXXX on the above mentioned plats such stream changes and facilities as are necessary in the opinion of the State Roads Commission to care for whatever drainage structures which may be determined necessary by the State Roads Commission for the above mentioned project.

AND AND ALL RIGHT WHATSOEVER of the GRANTORS, their heirs, successors and assigns (1) to erect and maintain any structure, or part thereof, of any type (including, but not by way of limitation, signs, billboards, pole lines and fences) on or over the area designated "Highway Protective Easemtn Area," (2) to use said "Highway Protective Easement Area" as an automobile graveyard, and (3) to store any vehicles, machinery, materials and/or other personal property on said "Highway Protective Easement Ares."

THE RIGHT TO ERECT AND MAINTAIN between October 1st and April 1st of each and every year snow fences within 100 feet of the land hereby granted in fee simple, provided that said snow fences shall not interfere with the construction and use of buildings now erected or hereafter erected, or with growing crops.

IT IS UNDERSTOOD AND AGREED that the deed or deeds to be executed by the GRANTORS, conveying to the COMMISSION all of the land premises, easements, rights and privileges described in this option, will contain covenants (running with and binding the remaining property of the GRANTORS, and binding the GRANTORS, their heirs, successors and assigns) that will perpetuate all of the rights and privileges agreed to be conveyed to the COMMISSION under the provisions of this option.

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE PROPERTY OWNER WILL DO THE FOLLOWING:-

(1) Remove all fencing within the limits of the R/W and/or easement area hereby agreed to be conveyed to the Commission within 10 days after notification of the acceptance of this option and placed on the new easement area line, failure to do so within the time specified automatically giving the Commission the right to destroy the fencing without

any further liability for so doing.

(2) The case of performing the work hereinbefore mentioned have been included in the consideration referred to in Page one of this option.

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE COMMISSION WILL DO THE FOLLOWING:-

IT IS HEREBY UNDERSTOOD AND AGREED that the cash consideration hereinbefore mentioned is in full satisfaction for the property to be hereby granted, and in consideration thereof the "GRANTORS" herein do hereby release the State of Maryland and the State Roads Commission of Maryland, their members, officers, agents and employees, from any and all claims or demands, both present and future, for any damages and/or injuries whatsoever caused directly or indirectly by the taking, use or improvement etc. of the land, easements and/or rights etc. for a public highway and/or bridge and their necessary appurtenances, including the creation or extension of slopes, embankments or excavations in connection therewith or any other matters or things arising out of or caused by the laying out, opening, establishing, constructing, extending, widening, straightening, grading, improving, further improving, use and maintenance, etc. hereby granted, together with any change of grade therein or drainage therefrom.

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED by the grantors herein, that upon the acceptance of this option, said Grantors will upon demand convey to the State of Maryland to the use of the State Roads Commission of Maryland (or to such person or persons as may be designated by the State Roads Commission of Maryland) by a special warranty deed or deeds, a good and marketable fee simple title, the same to be delivered to the office of the Commission at Baltimore, Maryland or to a duly appointed agent, acting for the Commission in this particular instance, within three months from the date of the acceptance of this option. The deed or deeds and other instruments of conveyance must meet the approval as to the title to the land and premises, and as to form and legal sufficiency of the conveyance themselves, of the Special Assistant Attorney General of the State of Maryland, assigned to the said Commission or his duly authorized agent in this particular instance, payment to be made upon receipt of the hereinbefore mentioned approval, by check from the Treasurer of the State of Maryland.

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED that the Commission, its members, officers, agents or employees, may enter in and upon the hereinbefore described premises and proceed with the construction of the said State Road and/or bridge and their appurtenances immediately upon the mailing by the Commission to the Grantors of a notice of the acceptance of this option by the Commission, the taking possession of said land and premises by the Commission, however, shall not be construed as a waiver of any objection to title.

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED THAT the GRANTORS herein do hereby authorize

Name REBA ROE LOWERY Address Chester, Maryland
to receive as their agent a notice of the acceptance of this option, and request that the check for the amount hereinbefore set forth be made payable to REBA ROE LOWERY

IT IS HEREBY FURTHER UNDERSTOOD AND AGREED THAT THE CONTENTS OF THIS OPTION AND THE ACCEPTANCE THEREOF COMPRISE THE ENTIRE CONTRACT, AND THAT NO VERBAL REPRESENTATIVES MADE BEFORE OR AFTER THE SIGNING HEREOF OR ANYTHING NOT HEREIN WRITTEN SHALL VARY THE TERMS OF THIS OPTION, AND THAT THE COMMISSION SHALL HAVE NO FURTHER OBLIGATION.

IN WITNESS WHEREOF THE GRANTORS have hereunto set their hands and seals, the day and year, first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness <u>BENTLY P. SALSBUURY</u>	<u>ISABEL ROE</u> (SEAL)
Witness <u>BENTLY P. SALSBUURY</u>	<u>REBA R. LOWERY</u> (SEAL)
Witness <u>BENTLY P. SALSBUURY</u>	<u>CLAUDE LOWERY</u> (SEAL)

Subpoena
Filed Aug. 7, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO John Claude Lowery, infant,
Chester, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Isabel Roe, Reba Roe Lowery, Isabel L. Ewing and James Ewing, her husband, Chester, Maryland, and Robert M. Reindollar, Joseph M. George and Russell H. McCain, Constituting the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, Baltimore, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof, fail not, as you will answer the contrary at your peril.

Witness, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial

Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 4th. day of August, 1950.

TO THE DEFENDANT (S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Gibson and Wood

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Served the 5th day of August, 1950, by reading this writ to and delivering a copy of this writ and delivering a copy of the Bill of Complaint with John Claude Lowery, infant and by leaving a copy of this writ with Reba Roe Lowery, mother of said infant defendant, with whom he resides.

OSCAR W. TARR
(Sheriff of Queen Anne's County)

Subpoena
Filed August 7, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Claudia Ann Ewing, infant,
Chester, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Isabel Roe, Reba Roe Lowery, Isabel L. Ewing and James Ewing, her husband, Chester, Maryland, and Robert M. Reindollar, Joseph M. George and Russell H. McCain, Constituting the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, Baltimore, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof, fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd day of July, 1950.

Issued the 4th. day of August, 1950

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Gibson and Wood

Address Centreville, Maryland

NELLIE B. WHITELEY Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:

Served on the 5th day of August 1950, by reading this writ to, and delivering a copy of this writ and a copy of the Bill of Complaint with Claudia Ann Ewing, infant, and by leaving a copy of this writ with Isabel L. Ewing, mother of said infant defendant, with whom she resides.

OSCAR W. TARR
(Sheriff of Queen Anne's County)

Subpoena
Filed Aug. 7, 1950

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

TO Diane Nacrelli, infant,
Chester, Maryland

QUEEN ANNE'S COUNTY, TO WIT:

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Isabel Roe, Reba Roe Lowery, Isabel L. Ewing and James Ewing, her husband, Chester, Maryland, and Robert M. Reindollar, Joseph M. George and Russell H. McCain, Constituting the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, Baltimore, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 4th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Gibson and Wood

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

NON EST August 7-1950 OSCAR W. TARR Sheriff

Subpoena
Filed Aug. 24, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO Diane Nacrelli, infant
Chester, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of September next and ending fifteen days hereafter cause your answer or other defense to be filed to the complaint of Isabel Roe, Reba Roe Lowery, Isabel L. Ewing and James Ewing, her husband, Chester, Maryland, and Robert M. Reindollar, Joseph M. George and Russell H. McCain, Constituting the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, Baltimore, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 7th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Gibson and Wood

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Within subpoena served by reading to and leaving copy and copy of Bill of Complaint with Diane Nacrelli and leaving copy with Isabel L. Ewing this 23rd. day of August, 1950

OSCAR W. TARR
Sheriff

Isabel Roe, et al.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

vs.

John Claude Lowery, infant et al.

Mrs. Whiteley,

Clerk of the Circuit Court for Queen Anne's County.

You will please reissue subpoena for Diane Nacrelli, infant.

HOWARD WOOD, 3rd. Attorney for State Roads Commission

PETITION Filed Aug. 25, 1950

ISABEL ROE, et al.,

vs.

JOHN CLAUDE LOWERY, infant, et al.

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

Cause No. 3695

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Robert M. Reindollar, Joseph M. George and Russell H. McCain, constituting the State Roads Commission of Maryland, three of the Plaintiffs in these proceedings, by Gibson and Wood, their attorneys, unto your Honors, respectfully shows:

1. That as will appear by reference to the Bill of Complaint filed in this cause, the Defendants to said Bill of Complaint, to wit: John Claude Lowery, Diane Nacrelli and Claudia Ann Ewing are infants under the age of twenty-one years.

2. That the writs of subpoena heretofore issued in this cause against the said John Claude Lowery, Diane Nacrelli and Claudia Ann Ewing, infants as aforesaid, have been duly served according to law upon the said infants as will appear from the returns of the Sheriff of Queen Anne's County endorsed on the said writs of subpoena and filed in this cause on the 7th day of August, 1950, and the 24th day of August, 1950.

3. That your petitioners are advised that because of the infancy of the said John Claude Lowery, Diane Nacrelli and Claudia Ann Ewing, it is necessary that a Guardian ad Litem be appointed by this Honorable Court, to answer and defend this suit for the said infants.

Your petitioners, therefore, pray this Honorable Court to pass an order appointing some suitable person within the jurisdiction of this Court Guardian ad Litem for the said John Claude Lowery, Diane Nacrelli and Claudia Ann Ewing, infants, with instructions to said Guardian ad Litem to answer and defend the said suit for said infants.

Respectfully submitted,

Gibson and Wood

By HOWARD WOOD, 3rd. Solicitors for petitioners

Filed Aug. 25, 1950

Order of Court Filed Aug. 25, 1950

ORDER OF COURT

Upon the foregoing petition, IT IS ORDERED, this 25th day of August, 1950 by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that Phebe Wood of Queen Anne's County, State of Maryland, be and she is hereby appointed Guardian ad Litem of John Claude Lowery, Diane Nacrelli and Claudia Ann Ewing, infants, with instructions to her to answer and defend the suit instituted against the said infants by the Bill of Complaint filed in the above entitled cause.

WM. R. HORNEY Judge

Filed Aug. 25, 1950

ANSWER OF GUARDIAN AD LITEM Filed Aug. 25, 1950

ISABEL ROE, et al.,

vs.

JOHN CLAUDE LOWERY, et al., infants.

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

Cause No. 3695

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of John Claude Lowery, Diane Nacrelli and Claudia Ann Ewing, all infants under the age of twenty-one years, the Defendants in the above entitled cause, by Phebe Wood, their Guardian Ad Litem, to the Bill of Complaint of Isabel Roe, Reba Roe Lowery, Isabel L. Ewing and James Ewing, her husband, and Robert M. Reindollar, Joseph M., George and Russell H. McCain, Constituting the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, exhibited against them in the above entitled cause, says:

That these Defendants cannot admit any of the matters and things alleged in said Bill of Complaint, and being infants of tender years, submit their rights to the protection of this Honorable Court.

PHEBE WOOD
Guardian Ad Litem

STATE OF MARYLAND)
) TO WIT:
QUEEN ANNE'S COUNTY)

I HEREBY CERTIFY that on this 25th day of August, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Phebe Wood, the above named Guardian ad Litem for John Claude Lowery, Diane Nacrelli and Claudia Ann Ewing, infants, and made oath, in due form of law, that the matters and things stated in the foregoing ANSWER are true, to the best of her knowledge and belief.

NELLIE B. WHITELEY
Clerk of the Circuit Court

Filed Aug. 25, 1950

Examiner's exhibits "A", "B", "C" will be found recorded immediately following Bill of Complaint as "Exhibit A", "Exhibit B" "Exhibit C".

Report of Examiner & Depositions
Filed Sept. 6, 1950

Isabel Roe et al.,	#	In the Circuit Court for
	#	
Vs.	#	Queen Anne's County, in Equity.
	#	
John Claude Lowery, Infant, et al.	#	No. 3695

REPORT OF EXAMINER

The undersigned examiner at the request of Howard Wood, 3rd., one of the attorneys for the Complainant, went to the Office of John Palmer Smith in the town of Centreville, on Tuesday, September the 5th., about 2:15 P.M., there being present in said office, Phebe Wood, Guardian ad Litem, John Palmer Smith and Howard Wood 3rd., attorneys for Complainants, and the witnesses, whose depositions are hereto attached. The witnesses having been duly sworn, your examiner took the following depositions, questions being compounded by Mr. Wood and Mr. Smith doing the typewriting.

Respectfully submitted.

RICHARD T. EARLE
One of the Standing Examiners.

Filed Sept. 6, 1950

J. Fred Carter, the first witness of lawful age, being duly sworn and examined, did depose and say:

By Mr. Wood:

- Q. Please state your name, age, residence and occupation.
A. J. Fred Carter, Stevensville, Maryland, age 65, retired farmer.
Q. Are you familiar with real estate values on Kent Island, Queen Anne's County, Maryland?
A. I think so.
Q. Do you know the farm known as "The Dr. Lewis Farm", on Kent Island?
A. Yes.
Q. About what size farm is it?
A. 118 to 119 acres of land. About 110 acres are tillable, the rest is marsh with the exception of 1 acre of woodland.
Q. The State Roads Commission of Maryland has offered to purchase from this farm the land and easements shown on its Plats Nos. 7981, 7982, 7983, and 8495 for the sum of \$3,137.00. I now show you copies of all of the above mentioned Plats. (At this point Mr. Carter examined copies of all Plats attached to option contract copies, "Exhibits B and C" numbered as above.) The area of land which the Commission has so offered to purchase is approximately 8 $\frac{1}{4}$ acres. Do you regard the sum of \$3,137.00 as a fair and reasonable price for the land and easements described on these Plats and which are included in "The

Dr. Lewis Farm"?

A. Yes, I do.

Q. Would it in your opinion be advantageous to the parties now owning this farm to sell the above mentioned portion of it including the easements I have referred to to the State Roads Commission of Maryland for the sum of \$3,137.00?

A. I do.

EXAMINER'S SPECIAL.

A. Not that I know of.

J. FRED CARTER

T. Roland Carville, the second witness of lawful age, being duly sworn and examined, did depose and say:

By Mr. Wood:

Q. Please state your name, age, residence and occupation.

A. T. Roland Carville, Stevensville, Maryland, 74 years old. Farm Manager.

Q. Are you familiar with real estate values on Kent Island, Queen Anne's County, Maryland?

A. I think so.

Q. Do you know the farm known as "The Dr. Lewis Farm", on Kent Island?

A. Yes. I have known the farm for 50 years about.

Q. About what size farm is it?

A. Around 119 acres. About 110 acres are tillage, and the rest is of marshland, and about an acre of woodland.

Q. The State Roads Commission of Maryland has offered to purchase from this farm the land and easements shown on its Plats Nos. 7981, 7982, 7983, and 8495 for the sum of \$3,137.00. I now show you copies of all of the above mentioned Plats. (At this point Mr. Carville examined copies of all Plats attached to option contract copies, "Exhibits B and C", numbered as above.) The area of the land which the Commission has so offered to purchase is approximately 8½ acres. Do you regard the sum of \$3,137.00 as a fair and reasonable price for the land and easements described on these Plats and which are included in "The Dr. Lewis Farm"?

A. Yes.

Q. Would it in your opinion be advantageous to the parties now owning this farm to sell the above mentioned portion of it including the easements I have referred to to the State Roads Commission of Maryland for the sum of \$3,137.00?

A. Yes.

EXAMINER'S SPECIAL.

A. No

T. ROLAND CARVILLE

Claude Lowery, the third witness the lawful age, produced on the part of the Plaintiffs, being duly sworn and examined, did depose and say:

By Mr. Wood:

Q. State your name, age, residence and occupation.

A. Claude Lowery, Chester, Maryland, 49 years old, occupation, farmer.

Q. Do you know all the parties to this suit, except for the members of the State Roads Commission of Maryland?

A. Yes, I know all the parties to this suit except the member of the State Roads Commission.

Q. Can you state the age of each of the three defendants?

A. John Claude Lowery, age 17 years; Diane Nacrelli, age 6 years; and Claudia Ann Ewing, age 3 years.

Q. Are you familiar with the manner in which your mother-in-law Isabel Roe and your wife Reba Roe Lowery acquired interest in a farm on Kent Island known as "The Dr. Lewis Farm"?

A. Yes, I am. Through the will of John P. Roe.

Q. Mr. Lowery, I hand you a paper marked "Exhibit A". Will you please look at it and state what it is.

A. It is a certified of the last will and testament of John P. Roe.

Q. Is your mother-in-law, Isabel Roe, the widow of John P. Roe, a certified copy of whose will you have just inspected?

A. Yes, she is

Q. Is your wife, Reba Roe Lowery, a daughter of John P. Roe?

A. Yes.

Q. What are the names and places of residence of the persons now living who are entitled to any interest in "The Dr. Lewis Farm", after the successive life estates of Isabel Roe and Reba Roe Lowery?

A. Isabel L. Ewing, Chester, Queen Anne's County, Maryland.
 James Ewing, husband of Isabel L. Ewing, is Chester, Maryland
 John Claude Lowery, son of Reba Lowery and myself, address, Chester, Md.
 Diane Nacrelli, daughter of Isabel L. Ewing, nee Isabel Lowery by a former marriage, resides at Chester, Maryland.
 Claudia Ann Ewing, Daughter, of Isabel L. Ewing, address is Chester, Md.

Q. Are all of the persons you have just named parties to this cause?

A. Yes, they are.

Q. As you know, you and ^{your} wife and your mother-in-law have already signed two option contracts with the State Roads Commission of Maryland whereby the Commission offers to purchase the land and easements described on said contracts, in fee simple, for the total sum of \$3,137.00. I now hand you a paper marked "Exhibit B". Will you please look at it and state what it is?

A. It is a photostatic copy of an Option Contract for right of way through the Lewis Farm dated Jan. 24, 1950.

Q. I now hand you a paper marked "Exhibit C". Will you please look at it and state what it is?

A. It is another photostatic copy of an Option Contract for right of way through along the road going to the Station Lane, dated April 13, 1950.

Q. It is your understanding that the State Roads Commission of Maryland has agreed to pay all costs and expenses of this suit, excepting any commissions on the sale price which may be allowed to any trustee appointed by the Court in this suit?

A. Yes, that is my understanding.

Q. Do you regard the sum of \$3,137.00 as a fair and reasonable price for the land and easements described in the contracts you have examined?

A. I do.

Q. Would it in your opinion be advantageous to all the parties owning said farm and interested therein who are now living to obtain the approval and ratification of the Circuit Court for Queen Anne's County in Equity of the sale from said farm of the land and easements described in the contracts you have inspected, to the State Roads Commission of Maryland for the sum of \$3,137.00?

A. Yes.

EXAMINER'S SPECIAL.

A. No. sir.

CLAUDE LOWERY

After taking attached depositions, the examiner was advised that the complainants did not desire to offer further depositions.

Three witnesses:

Roland Carville, witness fee and expenses, 34 miles at .10 per mile-----	\$4.15
Claude Lowery, witness fee and expenses, 34 miles at .10 per mile-----	\$4.15
Fred Carter, witness fee and expenses, 34 miles at .10 per mile-----	\$4.15
Richard T. Earle, Examiner-----	8.00

RICHARD T. EARLE
 one of Standing Examiners

Filed Sept. 6, 1950

Decree
 Filed Aug. 4, 1950

Isabel Roe et al.,
 Complainants

vs.

John Claude Lowery, et al.,
 infants, Respondents.

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

Cause No. 3695

X

DECREE

The above cause standing ready for hearing, and being submitted without argument, the bill of complaint, exhibits and other proceedings were, by the Court read

and considered.

IT IS THEREUPON, on this 26th day of September, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDERED AND DECREED as follows:

That the lands and easements mentioned and described in the two option contracts filed in these proceedings as Exhibits "B" and "C", as shown on State Roads Commission of Maryland's Plats Nos. 7981, 7982, 7983 and 8495, copies of which are attached to said exhibits, being parts of "The Dr. Lewis Farm" of which the late John P. Roe died seized and possessed, and which the State Roads Commission of Maryland, acting for and in behalf of the State of Maryland, has offered to purchase at and for the sum of Three Thousand One Hundred Thirty-seven Dollars (\$3,137.00), upon the terms set forth in said option contracts, be sold unto the State of Maryland, to the use of the State Roads Commission of Maryland, for the purpose of applying the proceeds of sale to the purposes intended and in the manner as provided and directed by the last will and testament of John P. Roe, deceased, it appearing to the Court that a sale of the aforesaid property and the investment of the proceeds thereof will be advantageous to the parties entitled thereto.

That Claude Lowery, of Queen Anne's County, State of Maryland, be and he is hereby appointed trustee to make said sale, but before he shall proceed to act as such trustee he shall file with the Clerk of this Court a bond to the State of Maryland with corporate surety to be approved by said Clerk, in the penalty of Thirty Five Hundred Dollars, and in double that amount if personal sureties are given.

That as soon as may be convenient after he has made sale of said property unto said purchaser in accordance with terms and conditions set forth in the aforesaid Exhibits B and C, said trustee shall return to this Court a full and particular account of said sale with an affidavit of the truth thereof and of the fairness of said sale.

That upon the final ratification of said sale by this Court after the passage of the usual order nisi thereon and upon the payment of the whole purchase price, and not before, said trustee shall be a good and sufficient deed, to be executed and acknowledged by him agreeably to law, convey to the State of Maryland, to the use of the State Roads Commission of Maryland, the lands and easements so sold to it, free, clear and discharged of all claims of the parties to this cause, unborn descendents of Reba Roe Lowery, and of those claiming by, through or under them or any of them.

And that said trustee shall bring into this Court all of the money arising from said sale to be disposed of under the direction of this Court, after deducting therefrom such commissions to said trustee as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust, in order that the net proceeds of sale may be invested so as to inure in like manner as by the provisions of the last will and testament of John P. Roe, deceased, to the use of the same parties who would be entitled to the land sold, in the manner set forth in said will.

And that the State Roads Commission of Maryland shall pay the costs of these proceedings, except for such trustee's commissions as may be allowed as above set forth.

WM. R. HORNEY
Judge

Filed Sept. 26, 1950

Certified Copy of Bond
Filed Oct. 3, 1950

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Third day of October, in the year nineteen hundred and fifty, the following BOND was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS: That we, Claude Lowery, of Chester, Queen Anne's County, State of Maryland, as principal, and the Glens Falls Indemnity 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 Three Thousand Five Hundred Dollars (\$3,500.00), current 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, in the whole and for the whole, jointly and severally, firmly by these presents, sealed with our seals and dated this third day of October, in the year nineteen hundred and fifty.

WHEREAS, the above named bounden Claude Lowery has been appointed by a decree of the Circuit Court for Queen Anne's County, in Equity, passed on the 26th day of September, 1950, Trustee to make sale of the real estate mentioned and described in the Cause in said Court entitled "Isabel Roe, et al., Complainants, vs. John Claude Lowery, et al., infants, Respondents", being Cause No. 3695 on the Chancery Docket of said Court.

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden, Claude Lowery, do 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 order or decree in the premises, then the above obligation shall be void, otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of:-

CLAUDE LOWERY (SEAL)
Claude Lowery

BLENS FALLS INDEMNITY COMPANY,

JOHN PALMER SMITH
John Palmer Smith

By L. HERMAN MEREDITH
L. Herman Meredith

Corporate Seal's Place.

ATTEST:-

JOHN PALMER SMITH
John Palmer Smith

And at the foot of the foregoing Bond is thus endorsed, to wit:
Security approved and Bond filed October 3, 1950

Nellie B. Whiteley, Clerk

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from
Liber A.S.G. Jr. No. 1, folio 183, a Bond Record Book for Queen Anne's County.

Clerk's Seal

IN TESTIMONY WHEREOF, I have
hereunto subscribed my name
and affixed the Seal of the
Circuit Court for Queen Anne's
County this Third day of
October, in the year nineteen
hundred and fifty.

NELLIE B. WHITELEY
Clerk

Report of Sale
October 3, 1950

Isabel Roe, et al.,
Complainants,

vs.

John Claude Lowery, et al.,
infants, Respondents.

||
X
X
X
||

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

Cause No. 3695

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of the Sale of real estate made in this cause by Claude Lowery, the trustee appointed to make such sale, unto your Honors, respectfully shows:

1. That pursuant to the decree of this Honorable Court passed on the 26th day of September, 1950, your trustee filed in this cause a bond in the penalty of Three Thousand Five Hundred.....Dollars (\$3,500.00) with corporate surety thereon, which said bond was duly approved by the Clerk of this Court.

2. That thereupon, pursuant to said decree, your trustee, on the 3rd day of October, 1950, proceeded in accordance with the terms of the two option contracts filed in this cause as Exhibits "B" and "C" and with the direction contained in the above mentioned decree, to sell the lands and easements mentioned and described in said option contracts, as shown on the State Roads Commission of Maryland's Plats Nos. 7981, 7982, 7983 and 8495, which are incorporated by reference herein, as a part hereof, unto the State of Maryland, to the use of the State Roads Commission of Maryland, to the use of the State Roads Commission of Maryland, at and for the sum of Three Thousand One Hundred Thirty-Seven Dollars (\$3,137.00).

3. That said State Roads Commission of Maryland has, in accordance with the terms of said option contracts, paid unto your trustee the sum of Two Dollars (\$2.00) on account of the purchase price.

Respectfully submitted,

CLAUDE LOWERY
(Claude Lowery)
Trustee

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify that on this 3rd day of October, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Claude Lowery, the trustee in the above entitled cause, and made oath, in due form of law, that the matters and facts set forth in the foregoing REPORT OF SALE are true and bona fide as therein stated, and that the sale was fairly made.

NELLIE B. WHITELEY
Clerk

Filed Oct. 3, 1950

ORDER NISI
Filed Oct. 3, 1950

N I S I

Isabel Roe, et al., Complainants	)	In the Circuit Court
)	
vs.	)	for Queen Anne's County
)	
John Claude Lowery, et al., infants, Respondents	)	in Equity
	)	Chancery No. 3695

ORDERED, This 3rd. day of October A. D., 1950, that the sale of real estate made and reported in this cause by Claude Lowery, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th 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 4th day of November next.

The Report states the amount of sales to be \$3,137.00

NELLIE B. WHITELEY Clerk

Filed October 3, 1950.

Certificate of Publication
Filed Dec. 6, 1950

NISI.

Isabel Roe, et al., Complainants,	)	In the Circuit Court
)	
vs.	)	for Queen Anne's County
)	
John Claude Lowery, et al., infants, Respondents	)	in Equity.
	)	Chancery No. 3695

ORDERED, This 3rd day of October A. D., 1950, that the sale of real estate made and reported in this cause by Claude Lowery, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th. 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 4th. day of November next.

The Report states the amount of sales to be \$3,137.00.

NELLIE B. WHITELEY, Clerk

Filed: October 3, 1950.

True Copy
Test: Nellie B. Whiteley, Clerk

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. December 6, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Ordered Nisi in the case/estate of Isabel Roe, et al. comp. vs John Claude Lowery, et al a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 4th day of November 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 5th day of October 1950, and the last insertion on the 26th day of October 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By Charlotte M. Mears

Filed Dec. 6, 1950

FINAL ORDER OF RATIFICATION
Filed Dec. 6, 1950

ISABEL ROE, et al.,	)	In the Circuit Court for
	)	Queen Anne's County
vs.	)	in Equity.
)	
JOHN CLAUDE LOWERY, et al.	)	Cause No. 3695

FINAL ORDER OF RATIFICATION

ORDERED, this 6th day of December, 1950, 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 Claude Lowery, Trustee, and reported in this 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 duly given as required by the preceding order nisi heretofore passed in this cause; that Vachel A. Downes, Jr.

Esquire, is hereby appointed to act as Special Auditor to state an audit of the proceeds of said sale; that, upon the qualification of such Special Auditor by taking the oath required by law, the proceedings in the above entitled cause be forthwith referred to him for such purpose; that said Claude Lowery, Trustee as aforesaid, is allowed the usual commissions allowed by this Court upon sales of real estate, to be deducted from the net proceeds of said sale, the balance of said proceeds to be brought by him into this Court in accordance with the Decree heretofore passed in this cause; and that the State Roads Commission of Maryland shall be charged with all the costs of these proceedings, to and including the filing and ratification of said audit, except for the trustee's commissions herein mentioned.

WM. R. HORNEY
JUDGE

FILED Dec. 6, 1950

Petition for Allowance of fee.
Filed April 4, 1951

Isabel Roe, et al.,
vs.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

CHANCERY NO. 3695.

John Claude Lowery, et al.,

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of John Palmer Smith in his capacity as an attorney at law of this court, unto your Honors respectfully set forth:

1. That your Petitioner as Solicitor for the natural parties plaintiff in this cause was retained in order that funds due by The State Roads Commission of Maryland could be set up in a trust fund in place of land taken by the State for institution of the suit, the taking of depositions and the appointment of a Trustee and the preparation of the Trustee's bond.

2. That the amount received by the Trustee is the sum of \$3,137.00.

3. Wherefore, your Petitioner prays your Honors to pass an order allowing him a sum of money as a reasonable fee which your Petitioner suggests be \$100.00 for his services so rendered in this Cause, said amount to be allowed out of the proceeds coming into this estate.

Respectfully submitted,

JOHN PALMER SMITH
Petitioner.

Filed April 4, 1951

ORDER OF COURT.

ORDERED by the Circuit Court for Queen Anne's County, in Equity, this 4th day of April, 1951, that John Palmer Smith, upon his Petition above set forth filed in this Cause, be and he is hereby allowed a fee of \$100.00 for his services rendered in this Cause, such fee to be deducted from the sum of \$3,137.00 and such fee to be allowed by the Auditor in his Report in this Cause.

WM. R. HORNEY
Judge.

Filed April 4, 1951

WAIVER OF COMMISSIONS
Filed July 20, 1951

ISABEL ROE,
et al.
vs.
JOHN CLAUDE LOWERY, infant
et al.

IN THE CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
Chancery No. 3695

This is to certify that I, Claude Lowery, Trustee, do hereby waive and relinquish any and all claim to Trustees Commissions arising from the aforesaid cause.

WITNESS my hand this 20th day of July, 1951.

CLAUDE LOWERY
Claude Lowery, Trustee

Filed July 20, 1951

AUDIT
Filed July 20, 1951

ISABEL ROE,
/et al.
vs.

IN THE CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
Chancery No. 3695

JOHN CLAUDE LOWERY, infant et. al

TO THE HONORABLE, THE JUDGES OF SAID COURT:

These proceedings were instituted in order that the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, could secure an unencumbered fee simple title to certain parts of a tract of land or farm, known as the "Dr. Lewis Farm", on Kent Island, described in these proceedings, together with certain easements and rights, for the purpose of constructing a new state highway from Stevensville to the Kent Island Narrows.

Under decree of this Court, dated September 22, 1950, Claude Lowery was appointed trustee to make sale of the land and easements mentioned in two option contracts filed in these proceedings as Exhibits B and C, unto the State Roads Commission of Maryland, as aforesaid, for the sum of Three Thousand One Hundred and Thirty-seven Dollars (\$3,137.00) which sum is to be applied under direction of this Court for the purposes intended and in the manner provided in the last will and testament of John P. Roe, deceased, late of Queen Anne's County, Maryland, the trustee, with the amount of the gross sale made and received by him. The decree further provided that the State Roads Commission of Maryland shall pay the costs of these proceedings, except for such trustee's commissions as may be allowed. Under order of Court, dated April 4, 1951, John Palmer Smith, attorney, was allowed One Hundred Dollars (\$100.00) attorney's fees, which sum is to be deducted from the proceeds in the hands of the said trustee.

Cause No. 3695

The proceeds of the sale of the property in the proceedings more fully described, IN ACCOUNT WITH Claude Lowery, the trustee appointed to make sale by decree of this Court filed in this cause:

By amount of the gross sale made on October 3, 1950, per report of the trustee, filed herein, to wit:		\$3,137.00
To John Palmer Smith, attorney, for legal services, per order of Court, filed herein, to wit:	\$100.00	100.00
Balance to Trustee subject to future order of this Court to be invested so as to inure in like manner as provided in the will of the late John P. Roe to the use of the same parties who would be entitled to the land sold		<u>\$3,037.00</u>

STATEMENT OF COSTS PAYABLE
BY THE
STATE ROADS COMMISSION
OF MARYLAND

Costs of advertising order nisi, report of sale		\$7.50
Costs of advertising order nisi, Auditor's report		5.00
To auditor, for stating account		13.50
Costs of Trustee's bond premium for one year		30.00
To Clerk of the Circuit Court:		
Clerk	\$53.85	
Register of Wills	1.50	
Examiner	8.00	
Witnesses	12.45	
Sheriff	2.25	
Guardian ad litem	4.00	
Appearance fee	10.00	
		<u>92.05</u>
		\$ 148.05
Total costs payable by the State Roads Commission of Maryland, per decree of this Court		

Respectfully submitted,

VACHEL A. DOWNES JR.
Special Auditor

JULY 20, 1951
Filed July 20, 1951

Nisi Ratification of Audit
Filed July 20, 1951

NISI RATIFICATION OF AUDIT

Isabel Roe, et al.	)	In the Circuit Court
vs.	)	for Queen Anne's County
John Claude Lowery, infant,	)	in Equity
et al.	)	Cause No. 3695

ORDERED, This 20th day of July in the year nineteen hundred and fifty-one, that the Report and Account filed in these proceedings by Vachel A. Downes, Jr. Special, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of August, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 10th. day of August, 1951, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

Filed July 20, 1951

Nisi Ratification of Audit
Filed Sept. 4, 1951

Nisi Ratification of Audit

Isabel Roe, et al	In the Circuit Court
vs.	for Queen Anne's County
John Claude Lowery, infant et al.	in Equity.
	Cause No. 3695

ORDERED, This 20th day of July in the year nineteen hundred and fifty-one, that the Report and Account filed in these proceedings by Vachel A. Downes, Jr., Special Auditor, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 17th day of August, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 10th. day of August, 1951, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

Filed: July 20, 1951
True Copy

Test: T. Sorden Pippin, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. September 4, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby that the Nisi Ratification of Audit in the case/estate of Isabel Roe, et al Vs. John Claude Lowery, infant, et al. a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, In Queen Anne's County, Maryland, once a week for 2 successive weeks before the 10 day of August 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 26 day of July 1951, and the last insertion on the 2 day of August 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

By MARY JANE WHITE

Filed Sept. 4, 1951

ORDER OF COURT

ORDERED, on this 5th day of September, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, that the within and foregoing Report and Account of Vachel A. Downes, Jr., Special Auditor of this Court, be and the same is hereby 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 heretofore passed in this Cause in relation to said Report and Account, and Claude Lowery, trustee named to make sale of the real estate in this cause, be and is hereby directed and authorized to apply the proceeds of sale in accordance with the account, which sum is to be applied under the direction of this Court and is to be held subject to the future order of this Court in the premises.

WM. R. HORNEY
Judge

Filed Sept. 5, 1951

C A U S E N O. 3703

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty-Third day of October in the year nineteen hundred and fifty, the following Bill of Complaint was filed for record, to wit:-

HANNAH SKINNER, widow, Ridgely, Maryland,	:	IN THE CIRCUIT COURT
	:	
PLAINTIFF	:	FOR
	:	
VS.	:	QUEEN ANNE'S COUNTY
	:	
	:	CHY. NO. <u>3703</u>
JOHN SELBY SKINNER and THERESA K. SKINNER, his wife.	:	

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your oratrix complaining, says:

1 - That John C. Skinner, late of Caroline County, Maryland, deceased, was in his life time and at the time of his death seized and possessed, in fee simple, of certain farms or tracts of land situate, lying and being in the Counties of Queen Anne's And Talbot, Maryland and described as follows:

TRACT NO. 1 - ALL that tract of land known as Clover Field or the Forman Farm and lately known as the Elizabeth Armstrong Farm, situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, on the left side of the old public road leading from Wye Mills to Queenstown, said to contain the quantity of TWO HUNDRED SIXTY-ONE (261) ACRES OF LAND more or less, and being the same land mentioned and described in two deeds, the first being from Madison Brown et al., Attorneys in Fact, to Mame B. Skinner and John C. Skinner, her husband, said deed bearing date May 6, 1935 and recorded in Liber W.H.C. No. 1A, Folios 312 &c., and the other being from Frank S. Dudley et al., Trustees to John C. Skinner bearing date the 28th day of May, 1941 and of record in Liber A.S.G. Jr. No. 4 Folio 513, both being Land Record Books for Queen Anne's County, Maryland, SAVE AND EXCEPT about ONE and ONE-HALF (1½) ACRES thereof conveyed to Frank S. Dudley et al. by John C. Skinner and wife by deed bearing date July 14, 1941 and recorded in Liber A.S.G. Jr. No. 4 Folio 517, one of the Land Record Book for Queen Anne's County, Maryland, certified copies of said deeds being filed herewith and marked complainant's EXHIBITS A & B B1, respectively, and prayed to be taken as a part hereof,

TRACT NO. 2- ALL that tract of land called "Addition", "Wiltin", "Reese Farm", and lately known as the "Eliason Farm", situate near Wye Station in the Third Election District of Queen Anne's County, Maryland, said to contain TWO HUNDRED TWENTY-SEVEN (227) ACRES, THREE (3) ROODS AND FOURTEEN (14) PERCHES of land, and being more particularly described in a deed from The Hillsboro Queen Anne Bank, a body corporate, to John C. Skinner and Mame B. Skinner, his wife, dated August 20, 1935 and of record in Liber W.H.C. No. 1A Folio 509, one of the Land Record Books for Queen Anne's County, Maryland, SAVE AND EXCEPT therefrom the quantity of TWO and EIGHTY-TWO ONE HUNDREDTHS (2.82) ACRES thereof mentioned and described in a deed from Layman J. Redden and Wesley E. Thawley, Administrators of John C. Skinner et al. to The Eastern Shore Public Service Company of Maryland dated September 13, 1950 and of record in Liber N.B.W. No. 7 folio 311, one of the Land Record Books for Queen Anne's County aforesaid, certified copies of said deeds being filed herewith and marked complainant's EXHIBITS C & D, respectively, and prayed to be taken as a part hereof.

TRACT NO. 3- ALL that tract of land called "Noble's Range" and lately known as the "Connolly Farm", situate, lying and being on the left side of the public road leading from Wye Camp Ground-Starr Road to the Wye Mills-Hillsboro road in the Third Election District of Queen Anne's County, Maryland, said to contain ONE HUNDRED FORTY (140) ACRES of land, more or less, and being the same lands mentioned and described in a deed from John D. Connolly and Mamie L. Connolly, his wife, to John C. Skinner and Mame B. Skinner, his wife, dated December 30, 1920 and of record in Liber J.F.R. No. 6 folio 88, one of the Land Records Books for Queen Anne's County aforesaid, certified copy of said deed being filed herewith and marked complainant's EXHIBIT E and prayed to be taken as a part hereof.

TRACT NO. 4 - ALL that tract of land called and known as the "Bishop Farm", and "The John Bishop Farm", situate, lying and being on the left side of the public highway leading from Willoughby to Wye Mills and on the left side of the old state road leading from Wye Mills to Easton in the Chapel District of Talbot County, Maryland said to contain TWO HUNDRED SEVENTY-TWO (272) ACRES of land, more or less, and being the same land mentioned and described in a deed from Chalres E. Bishop and Mary C. Bishop, his wife, to John C. Skinner and Mame B. Skinner, his wife, dated December 29, 1924 and of record in Liber C.B.L. No. 200 Folio 480, one of the Land Record Books for Talbot County, Maryland, certified copy of said deed being filed herewith and marked complainant's EXHIBIT F and prayed to be taken as a part hereof.

The aforesaid Mame B. Skinner having subsequently died and the aforesaid tracts of land having become vested in the said John C. Skinner as surviving tenant by the entires.

2 - That being seized and possessed of the aforesaid real estate, the said John C. Skinner departed this life intestate on or about August 21, 1950 leaving to survive him a widow, Hannah Skinner, and a son, John Selby Skinner (who has inter-married with Theresa K. Skinner) as his sole and only heirs-at law, all of the whom reside in Caroline County, Maryland.

3. - That the personal estate of the said John C. Skinner is now being administered upon in the Orphans' Court of Caroline County, Maryland and his personal estate will be amply sufficient to pay all of his just debts.

4. That the real estate above described is not susceptible of partition without material loss or injury to the parties entitled thereto, and in order to make

division of said interests, it is necessary that the real estate be sold and the proceeds arising therefrom divided among the said parties according to their respective interests therein.

TO THE END THEREFORE,

(a) That a decree may be passed authorizing the sale of the said real estate.

(b) That the proceeds of said sale may be distributed between your oratrix and the defendant, John Selby Skinner, according to their respective rights and interests therein.

(c) 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 John C. Skinner and Theresa K. Skinner, his wife, both of them reside near Ridgely, in Caroline County, Maryland, warning them and each of them to be and appear in this Honorable Court in person or by solicitor on or before 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.

WESLEY E. THAWLEY
Wesley E. Thawley
Attorney for Plaintiff

Filed Oct. 23, 1950

Complainant's Exhibit A
Filed Oct. 23, 1950

.....

#17,116

QUEEN ANNE'S COUNTY, TO WIT:

Be it remembered that on the Sixteenth day of May, in the year nineteen hundred and thirty-five, the following Deed was brought to be recorded, to wit:

THIS DEED, made this 6th day of May, 1935, by and between Madison Brown, Thomas J. Keating, Jr., and William R. Horney, of Queen Anne's County, State of Maryland, (Attorneys-in-fact for John E. Bailey and Martha Bailey, his wife, E. Lela Bailey (single lady) and Mame B. Skinner and John C. Skinner, her husband, of Queen Anne's County aforesaid, under the power of attorney made by them, bearing date the 10th day of May, 1934, and recorded or intended to be recorded among the land records of Queen Anne's County aforesaid immediately preceding this deed, parties of the first part, and John C. Skinner and Mame B. Skinner, his wife, of Queen Anne's County aforesaid, parties of the second part;

WITNESSETH, that for and in consideration of the sum of Fifteen Thousand and Seven Hundred Dollars (\$15,700.00), and other valuable considerations, the receipts of which are hereby acknowledged, the said Madison Brown, Thomas J. Keating Jr., and William R. Horney, Attorneys-in-fact for John E. Bailey and Martha Bailey, his wife, E. Lela Bailey and Mame B. Skinner and John C. Skinner, her husband, do hereby grant and convey unto the said John C. Skinner and Mame B. Skinner, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that tract of land or farm, known as "Cloverfield" or "The Forman Farm" and lately known as "The Elizabeth Armstrong Farm", or by whatsoever other name or names the same may be called or known, situate, lying and being in the Fifth Election District of Queen Anne's County, State Of Maryland, on the left side of the old public road leading from Wye Mills to Queenstown and on both sides of the public road leading from the said Wye Mills-Queenstown road toward Foreman's Landing, adjoining the lands of (or formerly of) Thomas H. Callahan, Harry S. Covington and others, and containing two hundred and sixty one (261) acres of land, more or less, except that part thereof taken and now used by the State of Maryland as and for a state road; being the same land which was devised by Philemon H. Golt unto Sarah Catherine Golt, (who departed this life on the 30th day of March, 1934,) for and during the term of he natural life, and then unto the said E. Lela Bailey (as Emma Lela Bailey), John E. Bailey and Mame B. Skinner (as Mamie Skinner), in fee simple, as tenants in common, by his last will and testament bearing date the 20th day of January, 1917, and recorded in Liber W.T.B. No. 1, folios 191, etc., a will record book for Queen Anne's County aforesaid; and being also the same land which was granted and conveyed unto the said Philemon H. Golt by Madison B. Bordley, et al., Trustees, by deed bearing date the 29th day of August, 1914, and recorded in Liber W.F.W. No. 5, folios 555, etc., a land record book for Queen Anne's County aforesaid:

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

TO HAVE AND TO HOLD the said tract of land or farm and premises, unto and to the use of the said John C. Skinner and Mame B. Skinner, his wife as tenants by the entireties, their heirs and assigns, in fee simple, forever.

AND the said Madison Brown, Thomas J. Keating, Jr., and William R. Horney, Attorneys-in-fact for John E. Bailey and Martha Bailey, his wife, E. Lela Bailey and Mame B. Skinner and John C. Skinner, her husband, do hereby covenant that they have not done nor suffered to be done any act; matter or thing whatsoever.

to encumber the property hereby granted and conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors:

TEST: (as to all Grantors).

HILDA T. SEWARD

MADISON BROWN (SEAL)

THOS J. KEATING JR. (SEAL)

WILLIAM R. HORNEY (SEAL)

Attorneys-in-Fact for John E. Bailey and Martha Bailey, his wife, E. Lela Bailey and Mame B. Skinner and John C. Skinner, her husband,

STATE OF MARYLAND,)
) TO WIT:
QUEEN ANNE'S COUNTY,)

I HEREBY CERTIFY that on this 6th day of May, in the year nineteen hundred and thirty five, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Madison Brown, Thomas J. Keating, Jr., and William R. Horney, Attorneys-in-Fact for John E. Bailey and Martha Bailey, his wife, E. Lela Bailey and Mame B. Skinner and John C. Skinner, her husband, and each acknowledged the foregoing DEED to be their respective act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written:

HILDA T. SEWARD
Notary Public

Notary
Public
Seal.

One-Ten Dollar and One-Fifty Cent
Int. Rev. Stamps. Endorsed J.C.S.
M.B.S. 5/6/35

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber W.H.C. No. 1A, folios 312, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this 9th. day of October, in the year nineteen hundred and fifty.

NELLIE B. WHITELEY
Clerk

Seal's Place

Filed Oct. 23, 1950

Exhibit B
Filed Oct. 23, 1950

.....
#20,705. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Fourteenth day of July, in the year nineteen hundred and forty one, the following Deed was brought to be recorded, to wit:-

One-Ten Cent Recordation Tax Stamp.
Endorsed J.C.S. 5/28/41.

THIS DEED, made this 28th day of May, 1941, by and between Frank S. Dudley, Hiram G. Dudley, Jr., and Thomas J. Keating, Executors and Trustees under the will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the estate of Mary O. Dudley, parties of the first part, and John C. Skinner, of Queen Anne's County, State of Maryland, party of the second part;

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, and pursuant to two orders of the Circuit Court of Baltimore City, passed on the 24th day of April, 1941, in two causes pending in said Court, one entitled "Hiram G. Dudley, Jr., Executor and Trustee, vs. Frank S. Dudley and Thomas J. Keating, Executors and Trustees", and the other entitled "In the Matter of the Trust of Mary O. Dudley", the said Frank S. Dudley, Hiram G. Dudley, Jr., and Thomas J. Keating, Executors and Trustees under the will of Hiram O. Dudley, deceased, and Frank S. Dudley, Mary O. Ives, and Ethel D. Eareckson, Trustees of the estate of Mary O. Dudley, do hereby grant and convey unto said John C. Skinner, his heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that small lot or parcel of land, being a part of the farm known as the "Dodd Farm", situate, lying and being in the Fifty Election District of Queen Anne's County, State of Maryland, on the south or right hand side of the present improved state highway leading from Queenstown to Wye Mills, and between said highway and the old county road which formerly lead from Queenstown to Wye Mills, the same being a small parcel of land cut off from said "Dodd Farm" by the construction of said improved state highway and

is now adjacent to the "Armstrong Farm" of said John C. Skinner, and contains approximately one-half (1/2) of an acre of land, more or less.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining,

WITNESS the hand and seals of said Grantors:

TEST: (as to Frank S. Dudley). FRANK S. DUDLEY (SEAL)
(Frank S. Dudley).

F. LEIF EARECKSON
(F. Leif Eareckson)

TEST: (as to Hiram G. Dudley, Jr.) HIRAM C. DUDLEY JR. (SEAL)
(Hirma C. Dudley Jr.)

F. LEIF EARECKSON
(F. Leif Eareckson)

TEST: (as to Thomas J. Keating) THOMAS J. KEATING (SEAL)
(Thomas J. Keating).

MARY KER KEATING

Executors and Trustees under the will of Hiram G. Dudley, Deceased.

TEST: (as to Frank S. Dudley). FRANK S. DUDLEY
(Frank S. Dudley). (SEAL)

F. LEIF EARECKSON
(F. Leif Eareckson)

TEST: (As to Mary O. Ives). MARY O. IVES (SEAL)
(Mary O. Ives)

F. LEIF EARECKSON
(F. Leif Eareckson)

TEST: (as to Ethel D. Eareckson). ETHEL D. EARECKSON (SEAL)
(Ethel D. Eareckson)

F. LEIF EARECKSON
(F. Leif Eareckson)

Trustees of the estate of Mary O. Dudley.

STATE OF MARYLAND,)
BALTIMORE CITY,) TO WIT:

I HEREBY CERTIFY that on this 28th day of May, 1941, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore City aforesaid, personally appeared Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the estate of Mary O. Dudley, and Frank S. Dudley, one of the Executors and Trustees under the will of Hiram G. Dudley, deceased, and each acknowledged the foregoing DEED to be their respective act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written:

C. HOWARD STARR
(C. Howard Starr)
Notary Public

Notary
Public
Seal.

STATE OF MARYLAND,)
BALTIMORE CITY,) TO WIT:

I HEREBY CERTIFY that on this 28th day of May, 1941, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore City aforesaid, personally appeared Hiram G. Dudley, Jr., one of the Executors and Trustees under the will of Hiram G. Dudley, deceased, and acknowledged the foregoing DEED to be his act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written:

C. HOWARD STARR
(C. Howard Starr)
Notary Public.

Notary
Public
Seal.

STATE OF MARYLAND,)
QUEEN ANNE'S COUNTY,) TO WIT:

I HEREBY CERTIFY that on this 31st day of May, 1941, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Thomas J. Keating, one of the Executors and Trustees under the will of Hiram G. Dudley, deceased, and acknowledged the foregoing DEED to be his act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the notarial seal, the day and year last above written:

MARY KER KEATING
(Mary Ker Keating)
Notary Public.

Notary
Public
Seal.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 4, folios 513, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Twenty Third day of October, in the year nineteen hundred and fifty.

Clerk's Seal.

NELLIE B. WHITELEY
Clerk

Complainants Exhibit B1
Filed Oct. 23, 1950

.....
#20,707. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Fifteenth day of July, in the year nineteen hundred and forty one, the following Deed was brought to be recorded, to wit:-

One-Ten Cent Recordation Tax Stamps.
Endorsed 9/15/41 T.J.K. Jr.

THIS DEED, made this 14th day of July, in the year nineteen hundred and forty-one, by John C. Skinner and Hannah Skinner, his wife, of Queen Anne's County, in the State of Maryland.

WITNESSETH: That for and in consideration of the sum of One Hundred Dollars (\$100.00), and other good and valuable considerations, receipt of which is hereby acknowledged, the said John C. Skinner and Hannah Skinner, his wife, do hereby grant and convey unto Frank S. Dudley, Hiram G. Dudley Jr., and Thomas J. Keating, Executors and Trustees of the Will of Hiram G. Dudley, deceased, their successors and assigns, a two-thirds (2/3) undivided interest, and unto Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the state of Mary O. Dudley, their successors and assigns, an undivided one-third (1/3) interest of, in and to the following described real estate, to wit:

ALL that lot or parcel of land, being a part of the "Armstrong Farm" of the said John C. Skinner, situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, on the North or left-hand side of the present improved State highway leading from Queenstown to Wye Mills, being a small lot of land lying between the said improved State highway and the old County road leading from Queenstown to Wye Mills and which was cut off from the said "Armstrong Farm" by the construction of the said improved State highway, and which contains one and one-half (1 1/2) acres of land, more or less.

TOGETHER WITH the buildings and improvements thereupon erected, made or being, and all of the rights, reads, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the above described lot or parcel of land unto and to the proper use and benefit of the said Frank S. Dudley, Hiram G. Dudley, Jr., and Thomas J. Keating, Executors and Trustees of the Will and Hiram G. Dudley, deceased, as to an undivided two-thirds (2/3) interest therein, in fee simple, and to the said Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the estate of Mary O. Dudley, as to an undivided one-third (1/3) interest therein, in fee simple, and to their successor in the Trust, and their assigns.

WITNESS our hands and seals the day and year herein first above written.

TEST: JOHN C. SKINNER (SEAL)
(John C. Skinner)
MARY KER KEATING (SEAL)
(Mary Ker Keating)
HANNAH SKINNER (SEAL)
(Hannah Skinner)

STATE OF MARYLAND,)
) to wit:
QUEEN ANNE'S COUNTY,)

THIS IS TO CERTIFY, that on this 14th day of July, 1941, before the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared John C. Skinner and Hannah Skinner, his wife, and did each acknowledge the within and foregoing deed to be their respective act and deed;

IN TESTIMONY WHEREOF, I hereunto set my hand and Notarial Seal affix the day and year last above written.

MARY KER KEATING
NOTARY PUBLIC
(Mary Ker Keating)

Notary Public Seal.

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 4, folios 517, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this 9th. day of October, in the year nineteen hundred and fifty.

NELLIE B. WHITELEY
Clerk

Clerk's
Seal.

Filed Oct. 23, 1950.

Complainant's Exhibit C
Filed Oct. 23, 1950

.....
#17,222. 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 Twentieth day of August, in the year nineteen hundred and thirty five, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 20th day of August, in the year nineteen hundred and thirty five, by and between The Hillsboro-Queen Anne Bank, a body corporate, duly incorporated under the laws of the State of Maryland, parties of the first part, and John C. Skinner and Mame B. Skinner, his wife, of Queen Anne's County, State of Maryland, parties of the second part;

WITNESSETH, that for and in consideration of the sum of Four Thousand Dollars (\$4,000.00) and other valuable considerations, the receipts of which are hereby acknowledged, the said body corporate, the Hillsboro-Queen Anne Bank, does hereby grant and convey unto the said John C. Skinner and Mame B. Skinner, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that tract of land or farm called "Addition", "Wiltin" and the "Reese Farm", and lately known as the "Eliason Farm", or by whatsoever name or names the same may be called or known, situate, lying and being near Wye Station, in the Third Election District of Queen Anne's County, State of Maryland, adjoining the land of the late John K. Skinner, the land of the late James Reynolds, the lands of Edward A. Owens and others, and containing Two Hundred and Twenty Seven (227) Acres, Three (3) Roods and Fourteen (14) Perches of land, more or less; being the same land which was granted and conveyed unto the said body corporate, The Hillsboro-Queen Anne Bank by Jos. L. Cook and Mamie E. Cook, his wife, by deed bearing date the 6th day of August, 1934, and recorded in Liber B.H.T. No. 18, folios 148, etc., a land record book for Queen Anne's County aforesaid.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the right, roads and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said tract of land or farm and premises, unto and to the use of the said John C. Skinner and Mame B. Skinner, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, forever.

AND THIS DEED FURTHER WITNESSETH, that the said body corporate, The Hillsboro-Queen Anne Bank, has constituted and does hereby constitute and appoint Howard P. Flower, of Caroline County, State of Maryland, its true and lawful attorney, for it and in its name and behalf and as its act and deed to acknowledge this deed before any person having authority in law to take acknowledgments of deeds in order that the same may be recorded.

AND the said body corporate, the Hillsboro-Queen Anne Bank, does hereby covenant that it has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that it will warrant specially the property hereby granted and conveyed; and that it will execute such further assurances of said land as may be requisite.

WITNESS the hand of the said Grantor by Charles Jarrell, its President, attested by and its seal hereunto affixed by Howard P. Flowers, its Cashier:

TEST: (as to Charles Jarrell
and Howard P. Flowers).

F. E. FLEMING

ATTEST:

HOWARD P. FLOWERS
Its Cashier

HILLSBORO-QUEEN ANNE BANK,

by CHARLES JARRELL
Its President.

Corporate
Seal's
Place

STATE OF MARYLAND,)
) TOWIT:
CAROLINE COUNTY,)

I HEREBY CERTIFY that on this 20th day of August, in the year nineteen hundred and thirty five, before me, the subscriber, a Notary Public of the State of Maryland in and for Caroline County aforesaid, personally appeared Howard P. Flowers, the person named in the Power of Attorney contained in the foregoing DEED, and by virtue and in pursuance of the power and authority thereby granted and conferred acknow-

ledged the foregoing DEED to be the act. and deed of the said body corporate, the Hillsboro-Queen Anne Bank.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written:

F. E. FLEMING
Notary Public.

Notary
Public
Seal.

Two-Two Dollar Int. Rev. Stamp.
Endorsed 8/20/35 J.C.S. &
M.B.S. his wife.

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY THAT the foregoing is truly taken and copied from Liber W. H. C. No. 1-A, folios 509, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this 9th day of October, in the year nineteen hundred and fifty.

Seal's
Place.

NELLIE B. WHITELEY
Clerk.

Filed Oct. 23, 1950

Complainant's Exhibit D
Filed Oct. 23, 1950

.....
#29,421. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twentieth day of September, in the year nineteen hundred and fifty, the following Deed was brought to be recorded, to wit:-

Two-One Dollar and Two-Ten Cent Int.
Rev. Stamps. Endorsed TJK Jr. 9-20-50.

Two-One Dollar Ten Cent Recordation Tax
Stamps. Endorsed TJK Jr. 9-20-50.

THIS DEED, made this 13th day of September in the year 1950, by LAYMAN J. REDDEN and WESLEY E. THAWLEY, Administrators of the Estate of John C. Skinner, deceased, HANNAH SKINNER, widow, and JOHN SELBY SKINNER and THERESA K. SKINNER, his wife, all of Caroline County, in the State of Maryland;

WHEREAS, John C. Skinner, late of Caroline County, Maryland, deceased, was, during his lifetime, seized and possessed of a certain farm or tract of land known as "The Eliason Farm", and/or "Wilton" and/or "Addition", situate, lying and being in the Third Election District of Queen Anne's County, Maryland, same having been conveyed unto the said John C. Skinner and his then wife, Mame B. Skinner, as tenants by the entireties, by Deed dated August 20, 1935, from the Hillsboro-Queen Anne Bank, and recorded in Liber WHC No. 1-A, folio 509, etc., a Land Record Book for Queen Anne's County, the said Mame B. Skinner having departed this life leaving the said John C. Skinner surviving;

AND the said John C. Skinner being so seized and possessed of the "Eliason Farm" as aforesaid, departed this life intestate on or about the 21st day of August, 1950, leaving surviving him a widow, Hannah Skinner, and one (1) son, John Selby Skinner, as his only heirs-at-law;

AND, WHEREAS, prior to his death as aforesaid, the said John C. Skinner had made sale of the real estate hereinafter described unto The Eastern Shore Public Service Company of Maryland, a body corporate, at and for the sum of Sixteen Hundred Dollars (\$1600.00), and after having received a portion of the purchase money, died without having received the balance thereof and without having made conveyance of the land so sold;

AND, WHEREAS, upon a Petition to the Orphans' Court of Caroline County, the said Layman J. Redden and Wesley E. Thawley, Administrators of the Estate of the said John C. Skinner, deceased, have been authorized by an Order passed by said Court on the 11th day of September, 1950, to convey unto The Eastern Shore Public Service Company of Maryland, a body corporate, the land so sold unto it upon payment of the balance of the purchase money, to wit: Fifteen Hundred and Fifty Dollars (\$1550.00), which has not been paid, the receipt thereof being hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00) receipt of which is hereby acknowledged, the said Layman J. Redden and Wesley E. Thawley, Administrators of the Estate of John C. Skinner, deceased, Hannah Skinner, widow, and John Selby Skinner and Theresa K. Skinner, his wife, do hereby grant and convey unto The Eastern Shore Public Service Company of Maryland, a body corporate, its successors and assigns, in fee simple, all of the following described real estate, to wit:

ALL that lot or parcel of land (a part of the "Eliason Farm") situate, lying and being in the Third Election District of Queen Anne's County, Maryland, on the Southwest side of the new State Highway known as "Route 50" and which leads from Easton towards Queenstown, said lot being more particularly described, according to a Plat and Survey thereof made by Richard W. Cooper, Surveyor, on July 22, 1940, and which is attached hereto, as follows:

BEGINNING for the same at a concrete monument set on the Southwest side of the aforesaid State Highway at a point 144.36 feet distant from an iron pipe and field stone set in the ground on the line of the land hereby conveyed where it corners with land of the Friel Estate, and running thence from said concrete monument over the iron pipe and field stone above mentioned and with the Friel land, South 42 degrees 18 minutes West, 325.36 feet to another concrete marker set on the line between the land hereby conveyed and the said Friel land; thence through the Skinner land North 47 degrees 42 minutes West, 272.17 feet to another concrete marker set in the ground; thence still with the Skinner land North 42 degrees 18 minutes East, 428.20 feet to another concrete marker set in the ground on the Southwest side of the Right-of-Way of the aforesaid State Highway, Route 50; thence in a Southeasterly direction with the aforesaid highway by a curve measuring 290.99 feet, (the chord of which curve runs South 27 degrees 0 minutes East, 290.95 feet, the radius of which measured 4523.66 feet), to the place of beginning, containing 2 82/1000 ACRES of land, more or less.

TOGETHER with the buildings and improvements thereupon erected, made and being, and all of the rights, roads, waters, ways, privileges, appurtenances and advantages to the same belonging; or in anywise appertaining.

AND the said Layman J. Redden and Wesley E. Thawley, Administrators, and the said Hannah Skinner, widow, and John Selby Skinner and Theresa K. Skinner, his wife, do hereby covenant to execute such other and further assurances of said land as may be requisite.

WITNESS the hands and seals of the above Grantors the day and year herein first above written.

LAYMAN J. REDDEN (SEAL)
(Layman J. Redden)

WESLEY E. THAWLEY (SEAL)
(Wesley E. Thawley) ADMINISTRATORS
of the Estate of John C. Skinner, deceased.

TEST: as to all:

MILDRED B. BUTLER

HANNAH SKINNER (SEAL)
(Hannah Skinner)

JOHN SELBY SKINNER (SEAL)
(John Selby Skinner)

STATE OF MARYLAND, ()
CAROLINE COUNTY, () to wit:

THIS IS TO CERTIFY that on this 13th day of September 1950, before the subscriber, a Notary Public of the State of Maryland, in and for Caroline County, personally appeared Wesley E. Thawley and Layman J. Redden, Administrators of the Estate of John C. Skinner, deceased, Hannah Skinner, widow, and John Selby Skinner and Theresa K. Skinner, his wife, and did each acknowledge the within and foregoing DEED to be their respective act and deed;

IN TESTIMONY WHEREOF, I hereunto set my hand and Notarial Seal affix the day and year herein last above written.

MILDRED B. BUTLER
NOTARY PUBLIC

Notary
Public
Seal.

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber N. B. W. No. 7, folios 311, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 9th. day of October, in the year nineteen hundred and fifty.

Seal's
Place

NELLIE B. WHITELEY
Clerk

Filed Oct. 23, 1950.

COMPLAINANT'S EXHIBIT E
Filed Oct. 23, 1950.

.....
#8291. QUEEN ANNE'S COUNTY, TO WIT: Be
it remembered that on the thirtieth day of December, in the year nineteen hundred and
twenty, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this Thirtieth day of December, in the year nineteen
hundred and twenty, by John D. Connolly and Mamie L. Connolly, his wife, of Queen Anne's
County, in the State of Maryland, WITNESSETH THAT, for and in consideration of the sum
of THIRTEEN THOUSAND DOLLARS (\$13,000.00), the receipt whereof is hereby acknowledged,
the said John D. Connolly and Mamie L. Connolly, his wife, do hereby grant and convey
unto John C. Skinner and Mame B. Skinner, his wife, their heirs and assigns, as tenants
by the entireties, the following real estate, to wit:

THE TRACT OF LAND OR FARM, CALLED "NOBLE'S RANGE", or by whatsoever
other name or names the same may be called or known, situate in the Third Election
District of Queen Annes County, Maryland, on the left side of the public read leading
from the Wye Camp Ground-Starr Road to the Wye Mills-Hillsboro Road, being an extension
of what is generally known as The Stauffer Road, adjoining what was formerly the Wool-
cott land now belonging to Charles W. Roe, the land of Frank Adams, other land lately
purchased by the Grantees of this deed and the "Old Connolly Farm" of the estate of
Phil H. Golt, deceased, fully described by metes and bounds, courses and distances as
follows, to wit:

Beginning for the same at the south corner of the said land hereby
granted and conveyed and running north one degree fifteen minutes east, one hundred
and twenty six perches and three tenths of a perch; thence north eighty eight degrees
thirty minutes east, two hundred and fifty eight perches and three fourths of a perch,
to a stone; thence south thirty five degrees thirty minutes west, five perches; thence
south fifty degrees west, seven perches; thence south forty six degrees fifteen minutes
west, four perches and one half of a perch; thence south sixty nine degrees thirty min-
utes west, eleven perches and one-half of a perch; thence south sixty eight degrees
thirty minutes west, fifteen perches and one fourth of a perch; thence south fifty de-
grees west, five perches and one tenth of a perch; thence north eighty one degrees west,
four perches and three fourths of a perch; thence south fifty degrees west, thirty sev-
en perches and seven tenths of a perch; thence south twenty two perches to a stone;
thence south sixty three degrees west, thirty one perches; thence south fifty three
degrees west, fourteen perches and one half of a perch; thence south sixty eight de-
grees west, sixty eight perches; thence south forty seven degrees west, four perches;
thence south twenty five degrees west, seven perches and one half of a perch; thence
south five degrees west, ten perches and six tenths of a perch; thence south sixty two
degrees west, seven perches; thence south eighty eight degrees west, ten perches;
thence west fifty three perches; and thence north fifty five degrees west, fourteen
perches and three fourths of a perch, to the aforesaid place of beginning; containing
one hundred and forty acres of land, more or less;

TOGETHER with the buildings and improvements thereon erected and
being and all and singular the rights, roads, ways, waters, privileges and advantages
thereto belonging or in anywise appertaining.

And the said John D. Connolly does hereby covenant that he will
warrant specially the property hereby conveyed and that he will execute such further
assurances of said land as may be or become requisite or necessary.

WITNESS THE HANDS AND SEALS OF THE GRANTORS.

Test: JOHN D. CONNOLLY (Seal)
MAMIE S. CONNOLLY (Seal)
E. M. FORMAN

State of Maryland,
Queen Annes County, to wit:

I hereby certify that on this thirtieth day of December, in the
year nineteen hundred and twenty, before the Subscriber, a Justice of the Peace of the
State of Maryland, in and for Queen Annes Clunty, personally appeared John D. Connolly
and Mamie L. Connolly, his wife, and did each acknowledge the foregoing deed to be
their respective act.

EZEKIEL M. FORMAN
Justice of the Peace.

Two Five Dollar and
Three One Dollar Internal Revenue
Stamps, endorsed: JDC 12/30/50

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is truly taken and copied from
Liber J. F. R. No. 6, folios 88, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my
name and affixed the Seal of the Circuit Court
for Queen Anne's County this 9th, day of October,
in the year nineteen hundred and fifty.

Seal's
Place

NELLIE B. WHITELEY
Clerk.

CERTIFIED COPY OF DEED.
EXHIBIT F
Filed Oct. 23, 1950

DEED

CHAS. E. BISHOP AND)
MARY C. BISHOP)

TO)

JOHN C. SKINNER AND)
MAME B. SKINNER)

U. S. INTERNAL REVENUE)
STAMP \$16.00)

Be it remembered that on this 29th day of December A. D. 1924 at 1 o'clock P.M. the following Deed or Instrument of writing was received to be recorded and is accordingly enrolled as follows to wit:-

THIS DEED Made this 29th day of December in the year one thousand nine hundred and twenty four by Charles E. Bishop and Mary C. Bishop his wife of Talbot County in the State of Maryland of the first part and John C. Skinner and Mame B. Skinner his wife of the second part.

WITNESSETH that in consideration of the sum of Sixteen Thousand (\$16,000.00) Dollars the said Charles E. Bishop and Mary C. Bishop his wife do grant and convey unto the said John C. Skinner and Mame B. Skinner his wife as tenants by the entirety their heirs and assigns in fee simple all that farm or tract of land called and known as "The Bishop Farm" and "John Bidhop Farm" or whatsoever name or names the same may be known or called situate lying and being in Chapel District Talbot County Maryland aforesaid and described as follows that is to say:

BEGINNING for the same on the left side of the State road leading from Wye Mills to Easton and also on the right side of the public road branching from the said Wye Mills-Easton state road at Wye Mills and leading to Hillsboro in Caroline County adjoining the Carrie Davis farm of the late Hiram G. Dudley being separated therefrom by the first mentioned public road also adjoining the lands of John MacFarland Wilson Hopkins and Mrs. Callahan et. al. being separated therefrom by the public road mentioned above in the second place and also adjoining the Wesley Palmer lot of the late Hiram G. Dudley and the land of Mrs. Thos. H. Callahan on the remaining sides and containing 272 acres of land more or less.

BEING composed of two contiguous tracts of land the first of which was conveyed to Howard G. Bishop by Wm. R. Martin and B. Palmer Keating Trustees by deed dated May 28, 1894 and recorded in Liber 120 Folio 361 and the second of which was conveyed to Howard G. Bishop by Robert B. Dixon and wife by deed dated June 8, 1896 and recorded in Liber 125, folio 331 of the Land Record Books of Talbot County, The parcel conveyed by Martin and Keating Trustees being thus described: All that lot or parcel which was devised by Wm. Washington Rhodes to his daughter Mary A. Rhodes (afterward Mary A. Anthony) by his last will and testament dated September 17 1878 and recorded in Liber W.A.J. 1 Folio 240 of Wills Records of Queen Anne County and referred to in a deed from J. E. Reynolds et.al. to the said Mary A. Anthony dated March 16, 1889 and recorded in Liber 110 folio 118 of the Land records of Talbot County and being a part of all that farm which was conveyed to Wm. W. Rhodes deceased by John V. and E. H. Brown Trustees by deed dated September 6, 1878 and recorded in Liber 86, folio 96 of the Land Records of Talbot County.

THE PARCEL conveyed by Dixon and wife to the said Howard G. Bishop being thus described; Situate lying and being in Cahpel District of Talbot County Maryland near Wye Mills on the public road leading from Easton to Wye Mills and Centreville and also upon the public road leading from Wye Mills to Hillsboro and adjoining the lands of Howard G. Bishop and the lands of John Coppage and more particularly described as follows to wit:-

BEGINNING at the southeast corner of the intersection of the public road leading from Wye Mills to Hillsboro (along the south side of the School house lot) with the Easton-Centreville road and running thence with the south side of the said Hillsboro road north 75° E. 45.12 perches; thence still with said road north 86 3/4° E. 75.20 perches thence still with said road south 76 1/4° E. 20 perches to the east side of the branch which here crosses the road; thence with the lands of Howard G. bishop and along the said branch south 12 1/2° E. 19.76 perches south 21° W. 7.48 perches south 65° W. 7.08 perches; thence with the cleared land of Bishop the following courses: South 45 1/2° W. 90 perches south 17° W. 6.08 perches south 3° E. 6 perches south 16 1/2° E. 48.64 perches to the lands of Coppage; thence with the lands of Coppage South 63° W. 46.28 perches to the east side of the Easton-Centreville road; thence sith the east side of said road north 13 3/4° W. 166 perches to the place of beginning containing 80 acres 1 rood and 25.4 square perches of land more or less.

BEING the same farm or parcel of land which was conveyed to Chas E. Bishop by John Bishop by deed dated April 26 1920 and recorded in Liber 185, folio 325, of the Land Records of Talbot County and which was conveyed to John Bishop by Howard G. Bishop and wife by deed dated March 25, 1905 and recorded in Liber 144, folio 214, of the Land Record Books of Talbot County.

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 or anyway appertaining.

TO HAVE AND TO HOLD the said lots of ground 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 John C. Skinner and Mame B. Skinner his wife their heirs and assigns in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

Test: Helen Withgott

Charles E. Bishop (Seal)

Mary C. Bishop (Seal)

STATE OF MARYLAND TALBOT COUNTY TO WIT:

I HEREBY CERTIFY, That on this 29th day of December in the year one thousand nine hundred and twenty four before me the subscriber, a Notary Public of the State of Maryland in and for Talbot County aforesaid personally appeared Charles E. Bishop and Mary C. Bishop his wife the above-named grantors and each acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

(SEAL'S)
(PLACE)

HELEN WITHGOTT
Notary Public.

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I HEREBY CERTIFY, that the foregoing is a true copy of a Deed as recorded in Liber C.B.L., No. 200, folio 480, one of the Land Record Books for the Circuit Court for Talbot County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of the Circuit Court for Talbot County at Easton, on this 20th, day of October A. D., 1950.

Seal's
Place

JOHN T. BAYNARD
Clerk of the Circuit Court for Talbot Co.

SUBPOENA FOR RESPONDENT TO ANSWER.
Oct. 23, 1950. (Filed)

(EQUITY SUBPOENA)

The State of Maryland

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO John Selby Skinner and Theresa K. Skinner,
his wife,
Ridgely, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Hannah Skinner, widow, Ridgely, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of September, 1950.

Issued the 23rd. day of October, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Wesley E. Thawley
Address Denton, Maryland

NELLIE B. WHITELEY, Clerk

to wit:-

And on the back of the foregoing is the following endorsement,

"To lie in Office"

ANSWER OF JOHN SELBY SKINNER AND
THERESA K. SKINNER, HIS WIFE.
FILED Oct. 23, 1950

HANNAH SKINNER,	:	IN THE CIRCUIT COURT
widow,	:	
	:	FOR
Ridgely, Maryland,	:	
	:	QUEEN ANNE'S COUNTY
PLAINTIFF	:	
	:	CHY. NO. <u>3703</u>
VS.	:	
	:	
JOHN SELBY SKINNER AND	:	
THERESA K. SKINNER,	:	
his wife,	:	
	:	
Ridgely, Maryland,	:	
	:	
DEFENDANTS	:	

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answers of John Selby Skinner and Theresa K. Skinner, his wife, to the Bill of Complaint against them in this Court exhibited:

These defendants admit the matters and facts in said Bill of Complaint alleged and consent to the passing of such a decree as may be right and proper in the premises.

And as in duty bound etc.

JOHN SELBY SKINNER
John Selby Skinner

THERESA K. SKINNER
Theresa K. Skinner
Defendants.

LAYMAN J. REDDEN
Layman J. Redden
Attorney for Defendants.

EXAMINER'S RETURN OF TESTIMONY.
Filed Oct. 27, 1950.

HANNAH SKINNER, widow,	:	IN THE CIRCUIT COURT
	:	
Ridgely, Maryland,	:	FOR
	:	
PLAINTIFF	:	QUEEN ANNE'S COUNTY
	:	
VS.	:	CHY. NO. <u>3703</u>
	:	
JOHN SELBY SKINNER and	:	
THERESA K. SKINNER, his wife,	:	
	:	
DEFENDANTS	:	

TO THE HONORABLE, THE JUDGES OF SAID COURT:

At the request of Wesley E. Thawley, Esq., Attorney for the plaintiff, to take testimony in the above entitled cause for the purpose of proving the allegations of the Bill of Complaint, I, Richard T. Earle, one of the Standing Examiners of the Circuit for Queen Anne's County, met the said Wesley E. Thawley, Esq., attorney for the plaintiff, and Layman J. Redden, Esq., attorney for the defendants, at my Law Office in the Town of Centreville, Maryland on Friday, October 27, 1950, at 1:30 o'clock p.m. (the usual notice to the defendants of the taking of said testimony having been waived), together with the following witnesses and proceeded to take the following depositions, to wit:

Present on behalf of the plaintiff - Wesley E. Thawley, Esq.
Present on behalf of the defendants- Layman J. Redden, Esq.

Hannah Skinner, the plaintiff in the above entitled cause, a witness of lawful age, testifying in her own behalf, after being duly sworn, deposes and says:

DIRECT EXAMINATION BY MR. THAWLEY

Q - Will you please state your name, age, residence and occupation.

A - My name is Hannah Skinner, age 55. I reside in Ridgely, Caroline County, Maryland and my occupation is housewife and I also do practical nursing.

Q - Now, did you know John C. Skinner during his life time?

A - Yes, he was my husband.

Q - Is Mr. Skinner living or dead, and if dead, when did he die?

A - Mr. Skinner is dead and he died August 21, 1950.

Q - Where did Mr. Skinner live at the time of his death?

A - He lived in Ridgely, Caroline County, Maryland, where we had been residing for the past five years.

Q - Did Mr. Skinner leave a will, or did he die intestate?

A - Mr. Skinner left no will, so far as we have ever been able to ascertain.

Q - Now, was Mr. Skinner seized and possessed of any real estate at the time of his death?

A - Yes, he was. He owned three farms located in Queen Anne's County, Maryland and one farm located in Talbot County, Maryland.

Q - Will you please describe these farms briefly, giving us the location of each and the approximate acreage of each, if you know.

A - He owned one farm which is located in the Fifth Election District of Queen Anne's County, generally known as the Armstrong Farm. It lies on the left side of the old public road leading from Wye Mills to Queenstown. According to the deed, it contains 261 acres of land.

Q - Do you know whether or not Mr. Skinner sold any land off of this farm during his lifetime?

A - Yes, he sold a small parcel to Mr. Frank S. Dudley and others on July 14, 1941. As a matter of fact, they exchanged some land due to re-locating the road and on or about the same time Mr. Skinner acquired a small parcel from Frank S. Dudley et al., Trustees, which was added to the Armstrong Farm and is now used as a part of it. This parcel is said to contain about one-half acre.

Q - I hand you certified copies of three deeds, the first being from Madison Brown et al., Attorneys-in-Fact to Mame B. Skinner and John C. Skinner, her husband, bearing date May 6, 1935 and recorded in Liber W.H.C. No. 1A Folio 312, the second being from John C. Skinner to Frank S. Dudley et al bearing date July 14, 1941 and recorded in Liber A.S.G. Jr. No. 4 Folio 517, and the other being from Frank S. Dudley et al., Trustees to John C. Skinner bearing date May 28, 1941 and recorded in Liber A.S.G. Jr. No. 4 Folio 513, and ask you if these are the three deeds to the property which you have described.

A - Yes they are.

(Certified copies of above deeds re-filed with Examiner and marked Examiner's Exhibits 1, 2 and 3).

Q - All right, Mrs. Skinner, just proceed and give us some description to the balance of the land.

A - He owned another farm generally called and known as the Eliason Farm or Cook Farm which is located near Wye Station in the Third Election District of Queen Anne's County said to contain approximately 227 acres of land. There was a small portion of this farm which Mr. Skinner had sold during his lifetime to The Eastern Shore Public Service Company of Maryland but had not conveyed it, and after his death, his heirs-at-law, together with you and Mr. Redden, as his administrators, gave a deed for this property to The Eastern Shore Public Service Company of Maryland. This portion which he sold is said to contain between 2 and 3 acres.

Q - I hand you certified copies of two deeds, one being from The Hillsbore-Queen Anne Bank to John C. Skinner and Mame B. Skinner, his wife, bearing date August 20, 1935 and recorded in Liber W.H.C. No. 1A Folio 509, and the other being from Layman J. Redden and Wesley E. Thawley, Administrators or John C. Skinner, et al. to The Eastern Shore Public Service Company of Maryland dated September 13, 1950 and recorded in Liber N.B.W. No. 7 Folio 311 and ask you if they are the deeds concerning the property which you have just described.

A - They are.

(Certified copies of above deeds re-filed with Examiner and marked Examiner's Exhibits 4 and 5).

Q.- And I believe you said there was a third farm in Queen Anne's County?

A - Yes, there is a third farm in Queen Anne's County which Mr. Skinner owned generally called and known as the Connolly Farm located in the Third Election District of Queen Anne's County on the left side of the public road leading from Wye Camp Ground-Starr road to the Wye Mills-Hillsboro road. This farm is said to contain about 140 acres of land.

Q - Mrs. Skinner, I hand you certified copy of deed from John D. Connolly and wife to John C. Skinner and Mame B. Skinner, his wife, dated December 30, 1920 and recorded in Liber J.F.R. No. 6 Folio 88, one of the Land Record Books for Queen Anne's County, and ask you if this is the deed to the property which you have just described.

A - Yes, it is.

(Certified copy of deed re-filed with Examiner and marked Examiner's Exhibit 6)

Q - Now, have you described all of the land Mr. Skinner owned in Queen Anne's County?

A - Yes, I believe I have.

Q - And you have already stated he owned a farm in Talbot County, Maryland. Will you please give us a brief description of that farm?

A - Yes, he owned a farm in Talbot County which is generally called and known as the Bishop Farm. It lies near the village of Wye Mills on the left side of the public

highway leading from Willoughby to Wye Mills and on the left side of the old state road leading from Wye Mills to Easton. It is in what they call Chapel District and is said to contain about 272 acres of land.

Q - I hand you certified copy of deed from Charles E. Bishop and Mary C. Bishop, his wife, to John C. Skinner and Mame B. Skinner, his wife, dated December 29, 1924 and recorded in Liber C.B.L. No. 200 Folio 480, one of the Land Record Books for Talbot County, Maryland and ask you if that is the deed to the property which you have just described in Talbot County.

A - Yes, it is.

(Certified copy of above deed re-filed with Examiner and marked Examiner's Exhibit 7).

Q - Now, Mrs. Skinner, I note that in nearly all of these deeds the property was conveyed to John C. Skinner and Mame B. Skinner, his wife. Will you please tell us who was Mame B. Skinner, and whether she is living or dead.

A - Mame B. Skinner was Mr. John C. Skinner's first wife and I am his second wife. Mame B. Skinner died about the year 1935 - several years before my husband died.

Q - Now, Mrs. Skinner, you have already testified that your husband, John C. Skinner, died intestate. I would like to ask you whom he left to survive him as his heirs-at-law.

A - He left a son, John Selby Skinner (whose wife's name is Theresa K. Skinner) and myself, Hannah Skinner, his widow, as his heirs-at-law.

Q - Then you and John Selby Skinner are the sole and only heirs-at-law of Mr. Skinner?

A - That is correct.

Q - Are John Selby Skinner and Theresa K. Skinner adults above the age of 21 years?

A - Yes, they are both adults.

Q - Has there been a personal representative or representatives appointed to administer upon your husband's estate?

A - Yes, Mr. Layman J. Redden and yourself were appointed administrators of my husband's estate by the Orphans' Court of Caroline County. That was by mutual agreement between his son and I.

Q - Do you know whether or not his personal estate will be sufficient to pay all of his just debts?

A - Yes, I feel quite sure it will be. His personal estate, by appraisement, amounts to several thousand dollars and he owed very little money other than current bills.

Q - Can the real estate which you have described above be divided between yourself and his son, John Selby Skinner, without material loss or injury to his heirs-at-law?

A - No, that would be impossible because the farms are of different vaules and they could not be divided so that we could each get our just share.

Q - Then, what will it be necessary to do in order that both yourself and his son, John Selby Skinner, may receive your just shares of this estate?

A - The only thing that can be done, so far as I know, is for the farms to be sold and converted into cash and the money divided between us.

Q - Now, Mrs. Skinner, can you give us your estimate of the valuation of these farms?

A - That would be pretty hard to say. The farms are very nice farms and in good condition. The arraisers who appraised them returned an appraisement, so I am informed, of about \$104,000.00. We, of course, hope they will bring a good price when sold. Personally, I believe they may bring somewhere between \$90,000.00 and \$100,000.00.

EXAMINER'S QUESTION - Do you know, or can you state any other matter or thing to which you have not already testified which would be of material interest or benefit to the parties to this cause? If so, please state the same fully and at large in your answer.

A - I don't believe I know of anything else.

CROSS-EXAMINATION waived by Mr. Redden.

HANNAH SKINNER
Hannah Skinner.

John Selby Skinner, one of the defendants, called to testify for the plaintiff, a witness of lawful age, after being duly sworn, deposes and says:

DIRECT EXAMINATION BY MR THAWLEY

Q - Please state your name, age, residence and occupation.

A - John Selby Skinner. I am 45 years old and I live in Ridgely, Caroline County, Maryland and I am engaged in farming.

Q - I believe you are the son of Mr. John C. Skinner and the party named as one of the defendants in this proceeding. Are you not?

A - Yes, I am.

Q - And you and the plaintiff, Hannah Skinner, are the sole heirs-at law of John C. Skinner?

A - Yes, that is correct.

Q - You have heard the testimony of Mrs. Hannah Skinner as to the fact of your father's death on August 21, 1950 and his dying intestate and that by agreement by both of you Mr. Redden and I have been appointed administrators of your father's estate.

A - Yes, it is.

Q - And is it also your opinion that your father's personal estate is more than sufficient to pay all of his debts?

A - Yes, I am sure it is.

Q- Mrs. Skinner, in her testimony, has identified three farms said to be owned by your father in Queen Anne's County at the time of his death, known respectively, as the Armstrong, Eliason or Cook Farm and the Connolly Farm, and also one farm known as the Bishop farm in the Chapel District of Talbot County, and certified copies of deeds for these farms, together with out-conveyances away from some of them, have been introduced through her in evidence. Will you please state if the description of these various properties and the certified copies of the deeds to them which have previously been admitted in evidence represent the total real estate owned by your father at the time of his death.

A - Yes, they do. Those are the four farms that my father owned when he died.

Q - Now, Mr. Skinner, as to valuation of these various farms - what have you to say about that?

A - As my step-mother said, the four farms have been appraised by the appraisers in the personal estate and they put a total valuation on all of them of around \$104,000.00. We hope they will bring that much, and more, if possible, but I think possibly a more conservative valuation might be from around \$95,000.00 to \$100,000.00.

Q - Will you state whether or not, in your opinion, these various farms are susceptible of partition without material loss or injury to you and Mrs. Skinner, and please give the reason for your answer.

A - These are four separate farms and each of them is operated separately and each one of them has a tenant on it through lease with my father for 1951 and all of them have different valuations and acreages and I do not see how they could be divided up in any equal or proportionate way.

Q - Then, what, in your opinion, is the thing to do for the best interest and advantage of you parties to this proceeding?

A - I think they should be sold.

Q - Then you think it would be to the best interest and advantage of you both that these farms be sold and the proceeds divided according to your respective interests therein?

A - Yes, I do. That is what both of us would like to have done and we feel this is a good time to sell these properties and have the proceeds of sale divided.

EXAMINER'S QUESTION -

A - I guess not.

CROSS-EXAMINATION waived by Mr. Redden.

JOHN SELBY SKINNER
John Selby Skinner

There being no further witnesses produced on behalf of either the plaintiff or defendants, and at the request of Wesley E. Thawley, Esq., attorney for the plaintiff, and Layman J. Redden, Esq., attorney for the defendants, I herewith close this commission and return the same to the Circuit Court for Queen Anne's County this 27th day of October, 1950.

RICHARD T. EARLE
Richard T. Earle,
Examiner.

COSTS OF COMMISSION

Richard T. Earle, Examiner----- \$8.00
Mildred B. Butler, Clerk to Examiner----- \$5.00
Witnesses - no charge.

We, the undersigned, being all of the parties in interest in this cause, both plaintiff and defendant, hereby waive compliance with the usual rule requiring testimony to lie in Court ten days and agree that this testimony and the proceedings in this cause be submitted to the Court at once for the passing of a decree authorizing the sale of the real estate, which is the subject matter of this proceeding.

HANNAH SKINNER
Hannah Skinner
Plaintiff.

JOHN SELBY SKINNER
John Selby Skinner

THERESA K. SKINNER
Theresa K. Skinner
Defendants.

Filed Oct. 27, 1950.

DECREE
FILED Oct. 27, 1950.

HANNAH SKINNER, widow	)	IN THE CIRCUIT COURT
	)	FOR QUEEN ANNE'S COUNTY
vs.)	
	)	IN EQUITY
JOHN SELBY SKINNER and)	
THERESA K. SKINNER, his wife	)	NO. 3703 CHY.

The above cause standing ready for hearing and being submitted without argument, and the proceedings being read and considered-

It is thereupon this 27th day of October, in the year nineteen hundred and fifty by the Circuit Court for Caroline County, in Equity, and by the authority thereof ADJUDGED, ORDERED AND DECREED: That the property mentioned in the proceedings be sold for the purpose of partition, that Wesley E. Thawley and Layman J. Redden 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 or the Clerk thereof, in the penalty of One Hundred Thousand Dollars, if a corporate bond be given, or double that amount if a personal bond be given, conditioned for the faithful performance of the trust reposed in them by this decree, or to be 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 notice by advertisement, inserted in some newspaper or newspapers published in Caroline County, and such other notice as they shall think proper, of the time, place, manner, and terms of sale, which shall be one-fourth cash on day of sale and the balance on ratification of sale, deferred payment to bear interest from day of sale, and to be secured to the satisfaction of the Trustees, or all cash at the option of the purchaser, title papers and all documentary revenue stamps at expense of purchaser, 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 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 Court'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 defendants, 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 the 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, and it is further ordered that the said Trustees are directed to give notice to the creditors of the said John C. Skinner, late, of Carline County, Maryland, deceased, to file their claims with their vouchers thereunto duly annexed with the Clerk of this Court on or before the 5th day of February, 1951, and to attach a copy of said order to the advertisement of sale.

Filed Oct. 27, 1950.

Wm. R. HORNEY
Judge

CERTIFIED COPY OF BOND
Filed OCT. 27, 1950.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twentys~~the~~ day of October, in the year nineteen hundred and fifty, the following BOND was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS, That we, Layman J. Redden and Wesley E. Thawley, as principals, and Maryland Casualty Company, a body corporate, duly authorized by its charter to become sole surety on bonds, as surety, are held and firmly bound unto the State of Maryland in the full and just sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) 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 us, our and each of our heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 27th day of October, nineteen hundred and fifty.

WHEREAS, The above bounden Layman J. Redden and Wesley E. Thawley have been named as Trustees by virtue of a decree of the Circuit Court for Queen Anne's County in a cause known as Hannah Skinner vs. John Selby Skinner et al., Chy. No. 3703, to sell the real estate mentioned in said proceedings now pending in said Court.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Layman J. Redden and Wesley E. Thawley, Trustees 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 to be void; otherwise to be and remain in full force and virtue in law.

ATTEST:

LAYMAN J. REDDEN (SEAL)
Layman J. Redden

MILDRED B. BUTLER

WESLEY E. THAWLEY (SEAL)
Wesley E. Thawley
MARYLAND CASUALTY COMPANY

et al., Trustees to John C. Skinner bearing date May 28, 1941 and of record in Liber A.S.G. Jr. No. 4 Folio 513, one of the Land Record Books for Queen Anne's County, Maryland, aforesaid.

SAVE AND EXCEPT about ONE and ONE-HALF ($1\frac{1}{2}$) ACRES thereof conveyed to Frank S. Dudley et al. by John C. Skinner and wife by deed bearing date July 14, 1941 and of record in Liber A.S.G. Jr. No. 4 Folio 517, one of the Land Record Books for Queen Anne's County, Maryland, aforesaid.

TRACT NO. 2 - ALL that tract of land or farm called "Addition", "Wiltin" and the "Reese Farm", and lately known as the "Eliason Farm", or by whatsoever name or names the same may be called or known, situate, lying and being near Wye Station, in the Third Election District of Queen Anne's County, State of Maryland, adjoining the land of the late John K. Skinner, the land of the late James Reynolds, the lands of Edward A. Owens and others, and containing TWO HUNDRED AND TWENTY-SEVEN (227) ACRES, THREE (3) ROODS and FOURTEEN (14) PERCHES of land, more or less, it being the same land mentioned and described in a deed from The Hillsboro-Queen Anne Bank, a body corporate, to John C. Skinner and Mame B. Skinner, his wife, dated August 20, 1935 and of record in Liber W.H.C. No. 1A Folio 509, one of the Land Record Books for Queen Anne's County, Maryland,

SAVE AND EXCEPT therefrom the quantity of TWO and EIGHTY-TWO ONE HUNDREDTHS (2.82) ACRES thereof conveyed away by deed of Layman J. Redden and Wesley E. Thawley, Administrators of John C. Skinner et al. to The Eastern Shore Public Service Company of Maryland dated September 13, 1950 and of record in Liber N.B.W. No. 7. Folio 311, one of the Land Record Books for Queen Anne's County, Maryland, aforesaid.

TRACT NO. 3 - ALL tract of land or farm known as "Noble's Range", or by whatsoever other 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 left side of the public road leading from the Wye Camp and Hall's Cross Roads public road to the Wye Mills and Hillsbora public road, being an extension of the road known as the Stauffer Road, adjoining the land of Charles W. Roe, formerly of Charles H. Wolcott, the land of Frank Adams, formerly of William A. Skinner, and the land of Philemon H. Golt, formerly known as the "Old Connolly Farm" and described as follows, to wit:- BEGINNING for the same at the south corner of the said land hereby granted and conveyed and running north one degree fifteen minutes east one hundred and twenty-six perches and three tenths of a perch; thence north eighty-eight degrees thirty minutes east two hundred and fifty-eight perches and three fourths of a perch, to a stone; thence south thirty-five degrees thirty minutes west five perches; thence south fifty degrees west seven perches; thence south forty-six degrees fifteen minutes west four perches and one-half of a perch; thence south sixty-nine degrees thirty minutes west eleven perches and one-half of a perch; thence south sixty-eight degrees thirty minutes west fifteen perches and one-fourth of a perch; thence south fifty degrees west five perches and one-tenth of a perch; thence north eighty-one degrees west four perches and three-fourths of a perch; thence south fifty degrees west thirty-seven perches and seven-tenths of a perch; thence south twenty-two perches to a stone; thence south sixty-three degrees west thirty-one perches; thence south fifty-three degrees west fourteen perches and one-half of a perch; thence south sixty-eight degrees west sixty-eight perches; thence south forty-seven degrees west four perches; thence south twenty-five degrees west seven perches and one-half of a perch; thence south five degrees west ten degrees west seven perches; thence south eighty-eight degrees west ten perches; thence west fifty-three perches; and thence north fifty-five degrees west fourteen perches and three-fourths of a perches, to the aforesaid place of beginning, containing ONE HUNDRED and FORTY (140) ACRES, more or less, it being the same lands mentioned and described in a deed from John D. Connolly and Mamie L. Connolly, his wife, to John C. Skinner and Mame B. Skinner, his wife, dated December 30, 1920 and of record in Liber J.F.R. No. 6 Folio 88, one of the Land Record Books for Queen Anne's County, Maryland.

TRACT NO. 4-- ALL that farm or tract of land called and known as "The Bishop Farm", the "John Bishop Farm" or whatsoever name or names the same may be known or called situate, lying and being in Chapel District, Talbot County, Maryland, aforesaid, and described as follows, that is to say: BEGINNING for the same on the left side of the State road leading from Wye Mills to Easton, and also on the right side of the public road branching from the said Wye Mills-Easton state road at Wye Mills and leading to Hillsboro in Caroline County, adjoining the Carrie Davis farm of the late Hiram G. Dudley being separated therefrom by the first mentioned public road also adjoining the lands of John MacFarland, Wilson Hopkins and Mrs. Callahan, et al., being separated therefrom by the public road mentioned above in the second place and also adjoining the Wesley Palmer lot of the late Hiram G. Dudley and the land of Mrs. Thos. H. Callahan on the remaining sides and containing TWO HUNDRED SEVENTY-TWO (272) ACRES of land, more or less. BEING composed of two contiguous tracts of land, the first of which was conveyed to Howard G. Bishop by Wm. R. Martin and B. Palmer Keating, Trustees, by deed dated May 28, 1894 and recorded in Liber 120 Folio 361 and the second of which was conveyed to Howard G. Bishop by Robt. B. Dixon and wife by deed dated June 8, 1896 and recorded in Liber 125 Folio 331 of the Land Record Books of Talbot County. The parcel conveyed by Martin and Keating, Trustees, being thus described: ALL that lot or parcel which was devised by Wm. Washington Rhodes to his daughter Mary A. Rhodes (afterward Mary A. Anthony) by his last will and testament dated Sept. 17, 1878 and recorded in Liber W.A.J. No. 1 Folio 240 of Wills Records of Queen Anne County and referred to in a deed from J. E. Reynolds et al. to the said Mary A. Anthony dated March 16, 1889 and recorded in Liber 110 Folio 118 of the Land Records of Talbot County and being a part of all that farm which was conveyed to Wm. W. Rhodes, deceased, by John V. and E. H. Brown, Trustees, by deed dated Sept. 6, 1878 and recorded in Liber 86 Folio 96 of the Land Records of Talbot County.

The parcel conveyed by Dixon and wife to the said Howard G. Bishop being thus described: Situate, lying and being in Chapel District, Talbot County, Maryland, near Wye Mills on the public road leading from Easton to Wye Mills and Centreville, and also upon the public road leading from Wye Mills to Hillsboro and adjoining the lands of Howard G. Bishop and the lands of John Coppage and more particularly described as follows, to wit: BEGINNING at the southeast corner of the intersection of the public road leading from Wye Mills to Hillsboro (along the South side of the School house lot) with the Easton-Centreville road and running thence with the south side of the said Hillsboro road north 75 degrees east 45.12 perches, thence still with said road north $86\frac{3}{4}$ degrees east 75.20 perches, thence still with said road, south $76\frac{1}{4}$ degrees east 20 perches

to the east side of the branch which here crosses the road, thence with the lands of Howard G. Bishop and along the said branch south $12\frac{1}{2}$ degrees east 19.76 perches, south 21 degrees west 7.48 perches, south 65 degrees west 7.08 perches, thence with the clear-land of Bishop the following courses: South $45\frac{1}{2}$ degrees west 90 perches, south 17 degrees west 6.08 perches, south 3 degrees east 6 perches, south $16\frac{1}{2}$ degrees east 48.64 perches to the lands of Coppage, thence with the lands of Coppage south 63 degrees west 46.28 perches to the east side of the Easton-Centreville road, thence with the east side of said road north $13\frac{3}{4}$ degrees west 166 perches to the place of beginning, containing EIGHTY (80) ACRES, ONE (1) ROOD and TWENTY-FIVE and FOUR-TENTHS (25.4) SQUARE PERCHES of land, more or less, it

It Being the same land mentioned and described in a deed from Charles E. Bishop and wife to John C. Skinner and Mame B. Skinner, his wife, bearing date December 29, 1924 and of record in Liber C.B.L. No. 200 Folio 480 &c., one of the Land Records for Talbot County, Maryland,

SAVE AND EXCEPT a small triangular parcel containing ELEVEN ONE-HUNDREDTHS (11/100) OF AN ACRE conveyed to Alfred B. Covington and Calvin C. COVINGTON, and Calvin C. Covington, co-partners, t/a Wye Mills Feed Company, on March 24, 1948 by deed of John C. Skinner and Wife of record in Liber J.T.B. No. 276 Folio 503, one of the Land Records for Talbot County, Maryland aforesaid.

The aforesaid Mame B. Skinner having subsequently died and the aforesaid tracts of land having become vested in the said John C. Skinner as surviving tenants by the entireties.

Your trustees first offered Tract No. 1 (the Armstrong Farm) and sold the same to J. Herbert Carter and Martha C. Carter, his wife, they being the highest bidders therefor, at the sum of THIRTY-FOUR THOUSAND SIX HUNDRED DOLLARS (\$34,600.00), and said purchasers have satisfactorily complied with the terms of same.

Your trustees next offered Tract No. 2 (the Cook Farm) and sold the same to John Selby Skinner, he being the highest bidder therefor, at the sum of NINETEEN THOUSAND DOLLARS (\$19,000.) and said purchaser has satisfactorily complied with the terms of sale.

Your trustees next offered Tract No. 3 (the Connolly Farm) and sold the same to C. Frank Boyle and M. Angela Boyle, his wife, they being the highest bidders therefor, at the sum of NINETEEN THOUSAND NINE HUNDRED DOLLARS (\$19,900.00) and said purchasers have satisfactorily complied with the terms of sale.

Your trustees next offered Tract No. 4 (the Bishop Farm) and sold the same to Thomas O. Meredith and M. Rosalie Meredith, his wife, they being the highest bidders therefor, at the sum of THIRTY THOUSAND FIVE HUNDRED DOLLARS (\$30,500.00) and said purchasers have satisfactorily complied with the terms of sale.

Respectfully submitted,

WESLEY E. THAWLEY
Wesley E. Thawley

LAYMAN J. REDDEN
Layman J. Redden
Trustees.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 28th day of November, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County aforesaid, personally appeared Wesley E. Thawley and Layman J. Redden, Trustees, and made oath in due form of law that the matters and things stated in the foregoing Report of Sale are correct and true as therein stated to the best of their knowledge and belief and that the sales therein reported were fairly made.

NELLIE B. WHITELEY
Nellie B. Whiteley
Clerk of the Circuit Court
for Queen Anne's County.

Filed Nov. 28, 1950

CERTIFICATE OF ADVERTISEMENT OF SALE
Filed Nov. 28, 1950.

TRUSTEES' SALE OF FOUR
VALUABLE FARMS
- Located In -

QUEEN ANNE'S and TALBOT COUNTIES

Under and by virtue of a decree passed by the Circuit Court for Queen Anne's County, in Equity, on OCTOBER 27, 1950, in a cause wherein Hannah Skinner is complainant and John Selby Skinner and Theresa K. Skinner, his wife, are defendants, being Chy. No. 3703, the undersigned, Trustees named in said decree, will offer and expose at public sale to the highest bidder in front of the Court House in the Town of Centreville, Maryland, on Tuesday, Nov. 28, 1950 beginning at 2 o'clock P.M., the following described real estate, to wit:

TRACT NO. 1

ALL that tract of land known as "Clover Field" or the "Forman Farm" and lately known as the "Elizabeth Armstrong Farm", situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, on the left side of the old public road leading from Wye Mills to Queenstown, said to contain the quantity of TWO HUNDRED SIXTY-ONE (261) ACRES of land, more or less, and being the same land mentioned and described in two deeds, the first being from Madison Brown et al., Attorneys in Fact, to Mame B. Skinner and John C. Skinner, her husband, said deed bearing date May 6, 1935 and recorded in Liber W.H.C. No. 1A Folios 312 &c., and the other being from Frank S. Dudley et al., Trustees to John C. Skinner bearing date the 28th day of May, 1941 and of record in Liber A.S.G. Jr. No. 4 Folio 513, both being Land Record Books for Queen Anne's County, Maryland, SAVE AND EXCEPT about ONE and ONE-HALF (1½) ACRES thereof conveyed to Frank S. Dudley et al. by John C. Skinner and wife by deed bearing date July 14, 1941 and recorded in Liber A.S.G. Jr. No. 4 Folio 517, one of the Land Record Books for Queen Anne's County, Maryland.

The IMPROVEMENTS consist of a 13-room shingle roof frame dwelling with three porches, together with a 4-room tenant house, and a large group of outbuildings consisting of cow barn, dairy, double corn house, with granary above, single corn house, combined horse and cow stable, implement shed, chicken house, garage and other necessary outbuildings all of which are in splendid repair.

This farm is ideally located just beyond the western limits of the village of Wye Mills on the south side of the former main highway leading from Wye Mills to the Matapeake Ferry and is presently tenanted by W. Hazel Dudley, Sr.

TRACT NO. 2

All that tract of land called "Addition", "Wiltin", "Reese Farm", and lately known as the "Eliason Farm", situate near Wye Station in the Third Election District of Queen Anne's County, Maryland, said to contain TWO HUNDRED TWENTY-SEVEN (227) ACRES, THREE (3) ROADS and FOURTEEN (14) PERCHES of land, and being more particularly described in a deed from The Hillsboro-Queen Anne Bank, a body corporate, to John C. Skinner and Mame B. Skinner, his wife, dated August 20, 1935 and of record in Liber W.H.C. No. 1A Folio 509, one of the Land Record Books for Queen Anne's County, Maryland, SAVE AND EXCEPT therefrom the quantity of TWO and EIGHTY-TWO ONE-HUNDREDTHS (2.82) ACRES thereof mentioned and described in a deed from Layman J. Redden and Wesley E. Thawley, Administrators of John C. Skinner et al. to The Eastern Shore Public Service Company of Maryland dated September 13, 1950 and of record in Liber N.B.W. No. 7 Folio 311, one of the Land Record Books for Queen Anne's County aforesaid.

The IMPROVEMENTS CONSIST of a 2-story 9-room frame shingle roof dwelling, together with combination milk dairy and cow barn, horse stable, chicken house, combination grain barn and double corn house, garage, implement shed and other outbuildings, all of which are in a good state of repair.

This tract is generally known as the COOK farm and is presently tenanted by Harry F. Denny and is located on both sides of U. S. Highway Route 50 just north of the by-pass cross-roads east of Wye Mills.

TRACT NO 3

All that tract of land called "Noble's Range" and lately known as the "Connolly Farm", situate, lying and being on the left side of the public road leading from Wye Camp Ground Starr Road to the Wye Mills-Hillsboro Road in the Third Election District of Queen Anne's County, Maryland, said to contain ONE HUNDRED FORTY (140) ACRES of land, more or less, and being the same lands mentioned and described in a deed from John D. Connolly and Mamie L. Connolly, his wife, to John C. Skinner and Mame B. Skinner, his wife, dated December 30, 1920 and of record in Liber J.F.R. No. 6 Folio 88, one of the Land Record Books for Queen Anne's County, Maryland.

The IMPROVEMENTS consist of a 2-story 7-room frame shingle roof dwelling, together with cow barn, horse stable, granary, 2 corn houses, dairy, implement shed and other outbuildings, all of which are in a good state of repair.

This tract is commonly called the CONNOLLY farm and is presently tenanted by Fiske Denney.

TRACT NO 4

ALL that tract of land called and known as the "Bishop Farm" and the "John Bishop Farm" situate, lying and being on the left side of the public highway leading from Willoughby to Wye Mills and on the left side of the old state road leading from Wye Mills to Easton in the Chapel District of Talbot County, Maryland, said to contain TWO HUNDRED SEVENTY-TWO (272) ACRES of land, more or less, and being the same land mentioned and described in a deed from Charles E. Bishop and Mary C. Bishop, his wife, to John C. Skinner and Mame B. Skinner, his wife, dated November 29, 1924 and of record in Liber C.B.L. No. 200 Folio 480, one of the Land Record Books for Talbot County, Maryland.

The IMPROVEMENTS consist of a 2-story 10-room shingle roof frame dwelling, together with a 4-room tenant house facing the Hillsboro-Wye Mills Highway, combined cow and horse stable, combined garage and corn house, dairy, granary, double corn house, implement shed, silo and various other outbuildings, all in a good state of repair.

This tract is commonly known as the BISHOP farm, is presently tenanted by Edward Callahan and is located adjacent to two main concrete highways.

These farms were owned by the late John C. Skinner during his lifetime and are being sold in the settlement of his estate and are widely regarded as four of the finest farms in their sections of Queen Anne's and Talbot Counties. All these properties are in an unusually high state of cultivation and are excellent grain and dairy farms.

All of them are rented to desirable tenants for the calendar year 1951 and the purchaser or purchasers thereof will take landlord's possession as of January 1, 1951. Further announcement will be made at time of sale.

TERMS OF SALE: The terms of sale as prescribed by said decree are one-fourth cash on day of sale, balance upon ratification of sale, deferred payment, if any, to bear interest from day of sale and to be secured to the satisfaction of the undersigned Trustees, or all cash at option of the purchaser or purchasers. Title papers and all documentary stamps at expense of purchaser or purchasers.

WESLEY E. THAWLEY
LAYMAN J. REDDEN
TRUSTEES

J. ELMER ANTHONY, Auctioneer.

4t-11-23

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. November 28 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustees Sale in the case/estate of Hannah Skinner compl and John Selby Skinner and Theresa K. Skinner, his wife, defendants a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 28th day of November 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 2nd day of November 1950, and the last insertion on the 23rd day of November 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

Filed Nov. 28, 1950.

By CHARLOTTE M. MEARS

CERTIFICATE OF PUBLICATION OF
TRUSTEES' NOTICE TO CREDITORS
Filed No. 28, 1950.

TRUSTEES' NOTICE TO CREDITORS

All creditors of John C. Skinner, late of Caroline County, Maryland, deceased, are hereby notified and warned to file their claims with the vouchers thereof duly authenticated with the Clerk of the Circuit Court for Queen Anne's County on or before the 5th day of February, 1951, or otherwise be excluded from participation in the proceeds of sale of said real estate.

WESLEY E. THAWLEY
LAYMAN J. REDDEN
TRUSTEES.

4t-11-23

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. Nov 28 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustees' Notice to Creditors in the case/estate of John C. Skinner a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 5th day of February 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 2nd day of November 1950, and the last insertion on the 23 day of November 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

Filed Nov. 28, 1950.

By CHARLOTTE M. MEARS

ORDER NISI
Filed Nov. 28, 1950.

Hannah Skinner, widow,
Plaintiff
VS.
John Selby Skinner and
Theresa K. Skinner, his wife,
Defendants.

NISI
)
) In the Circuit Court
)
) for Queen Anne's County
)
) In Equity
)
)
)
) Chancery No. 3703

ORDERED, This 28th. day of November A.D., 1950, that the sale of real estate made and reported in this cause by Wesley E. Thawley and Layman J. Redden, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th. day of January 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 December next.

The Report states the amount of sales to be \$104,000.00

NELLIE B. WHITELEY Clerk.

Filed Nov. 28, 1950.

CERTIFICATE OF PUBLICATION OF
TRUSTEES' NOTICE TO CREDITORS
Filed Dec. 15, 1950.

TRUSTEES' NOTICE TO
CREDITORS

All creditors of John C. Skinner, late of Caroline County, Maryland, deceased, are hereby notified and warned to file their claims with the vouchers thereof duly authenticated with the Clerk of the Circuit Court for Queen Anne's County on or before the 5th day of February, 1951, or otherwise be excluded from participation in the proceeds of sale of said real estate.

WESLEY E. THAWLEY,
LAYMAN J. REDDEN,
Trustees

11-3-4tF

OFFICE OF
THE EASTON STAR-DEMOCRAT

Easton, Md.

This is to certify that the annexed Trustees' Notice to Creditors in the case of John C. Skinner, Deceased

vs.

Wesley Thawley
Layman J. Redden,
Trustees

was published in The Easton Star-Democrat, one of the newspaper printed and published in Talbot county once in each of Four successive weeks beginning the Third day of November A.D. 1950.

THE EASTON PUBLISHING COMPANY
Publishers of The Easton Star-Democrat

Per MURIEL W. DIETER

Filed Dec. 15, 1950

CERTIFICATE OF PUBLICATION OF ADVERTISE-
MENT OF TRUSTEES' SALE OF FOUR VALUABLE
FARMS
Filed Dec. 15, 1950

TRUSTEES' SALE
OF
FOUR VALUABLE FARMS
LOCATED IN QUEEN ANNE'S AND TALBOT COUNTIES

Under and by virtue of a decree passed by the Circuit Court for Queen Anne's County, in Equity, on October 27, 1950, in a cause wherein Hannah Skinner is complainant and John Selby Skinner and Theresa K. Skinner, his wife, are defendants, being Chy. No. 3703, the undersigned, Trustees named in said decree, will offer and expose at public sale to the highest bidder in front of the Court House in the Town of Centreville, Maryland, on Tuesday, Nov. 28, 1950 Beginning at 2 o'clock P. M. the following described

real estate, to wit:

TRACT No. 1

ALL that tract of land known as "Clover Field" or the "Forman Farm" and lately known as the "Elizabeth Armstrong Farm," situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, on the left side of the old public road leading from Wye Mills to Queenstown, said to contain the quantity of TWO HUNDRED SIXTY-ONE (261) ACRES of land, more or less, and being the same land mentioned and described in two deeds, the first being from Madison Brown et al., Attorneys in Fact, to Mame B. Skinner and John C. Skinner, her husband, said deed bearing date May 6, 1935 and recorded in Liber W.H.C. No. 1A Folios 312 &c., and the other being from Frank S. Dudley et al., Trustees to John C. Skinner bearing date the 28th day of May, 1941 and of record in Liber A.S.G. Jr. No. 4 Folio 513, both being Land Record Books for Queen Anne's County, Maryland, SAVE AND EXCEPT about ONE and ONE-HALF (1½) ACRES thereof conveyed to Frank S. Dudley et al. by John C. Skinner and wife by deed bearing date July 14, 1941 and recorded in Liber A. S. G. Jr. No. 4 Folio 517, one of the Land Record Books for Queen Anne's County, Maryland.

THE IMPROVEMENTS consist of a 13-room shingle roof frame dwelling with 3 porches, together with a 4-room tenant house, and a large group of outbuildings consisting of cow barn, dairy, double corn house, with granary above, single corn house, combined horse and cow stable, implement shed, chicken house, garage and other necessary outbuildings, all of which are in splendid repair.

This farm is ideally located just beyond the western limits of the village of Wye Mills on the south side of the former main highway leading from Wye Mills to the Matapeake Ferry and is presently tenanted by W. Hazel Dudley, Sr.

TRACT No. 2

All that tract of land called "Addition," "Wiltin," "Reese Farm," and lately known as the "Eliason Farm," situate near Wye Station in the Third Election District of Queen Anne's County, Maryland, said to contain TWO HUNDRED TWENTY-SEVEN (227) ACRES, THREE (3) ROADS and FOURTEEN (14) PERCHES of land, and being more particularly described in a deed from The Hillsboro-Queen Anne Bank, a body corporate, to John C. Skinner and Mame B. Skinner, his wife, dated August 30, 1935 and of record in Liber W. H. C. No. 1A Folio 509, one of the Land Record Books for Queen Anne's County, Maryland, SAVE AND EXCEPT therefrom the quantity of TWO and EIGHTY-TWO ONE HUNDREDTHS (2.82) ACRES thereof mentioned and described in a deed from Layman J. Redden and Wesley E. Thawley, Administrators of John C. Skinner et al. to The Eastern Shore Public Service Company of Maryland dated September 13, 1950 and of record in Liber N. B. W. No. 7 Folio 311, one of the Land Record Books for Queen Anne's County aforesaid.

The IMPROVEMENTS consist of a 2-story 9-room frame shingle roof dwelling, together with combination milk dairy and cow barn, horse stable, chicken house, combination grain barn and double corn house, garage, implement shed and other outbuildings, all of which are in a good state of repair.

This tract is generally known as the COOK farm and is presently tenanted by Harry F. Denney and is located on both sides of U. S. Highway Route 50 just north of the by-pass cross-roads east of Wye Mills.

TRACT NO. 3

ALL that tract of land called "Noble's Range" and lately known as the "Connolly Farm," situate, lying and being on the left side of the public road leading from Wye Camp Ground Starr Road to the Wye Mills-Hillsboro road in the Third Election District of Queen Anne's County, Maryland, said to contain ONE HUNDRED FORTY (140) ACRES of land, more or less, and being the same lands mentioned and described in a deed from John C. Connolly and Mamie L. Connolly, his wife, to John C. Skinner and Mame B. Skinner, his wife, dated December 30, 1920 and of record in Liber J. F. R. No. 6 Folio 88, one of the Land Record Books for Queen Anne's County, Maryland.

THE IMPROVEMENTS consist of a 2-story 7-room frame shingle roof dwelling, together with cow barn, horse stable, granary, 2 corn houses, dairy, implement shed and other outbuildings, all of which are in a good state of repair.

This tract is commonly called the CONNOLLY farm and is presently tenanted by Fiske Denney.

TRACT NO. 4

ALL that tract of land called and known as the "Bishop Farm" and the "John Bishop Farm" situate, lying and being on the left side of the public highway leading from Willoughby to Wye Mills and on the left side of the old state road leading from Wye Mills to Easton in the Chapel District of Talbot County, Maryland, said to contain TWO HUNDRED SEVENTY-TWO (272) ACRES of land, more or less, and being the same land mentioned and described in a deed from Charles E. Bishop and Mary C. Bishop, his wife, to John C. Skinner and Mame B. Skinner, his wife, dated December 29, 1924 and of record in Liber C. B. L. No. 200 Folio 480, one of the Land Record Books for Talbot County, Maryland.

THE IMPROVEMENTS consist of a 2-story 10-room shingle roof frame dwelling, together with a 4-room tenant house facing the Hillsboro-Wye Mills Highway, combined cow and horse stable, combined garage and corn house, dairy, granary, double corn house, implement shed, silo and various other outbuildings, all in a good state of repair.

This tract is commonly known as the BISHOP farm, is presently tenanted by Edward Callahan and is located adjacent to two main concrete highways.

Three farms were owned by the late John C. Skinner during his lifetime and are being sold in the settlement of his estate and are widely regarded as four of the finest farms in their sections of Queen Anne's and Talbot Counties. All these properties are in an unusually high state of cultivation and are excellent grain and dairy farms.

All of them are rented to desirable tenants for the calendar year 1951 and the purchaser or purchasers thereof will take landlord's possession as of January 1, 1951. Further announcement will be made at time of sale.

TERMS OF SALE: The terms of sale as prescribed by said decree are one-fourth cash on day of sale, balance upon ratification of sale, deferred payment, if any, to bear interest from day of sale and to be secured to the satisfaction of the undersigned Trustees, or all cash at option of the purchaser or purchasers. Title papers and all documentary stamps at expense of purchaser or purchasers.

J. Elmer Anthony, Auctioneer

WESLEY E. THAWLEY,
LAYMAN J. REDDEN,
Trustees

11-3-4tF

OFFICE OF
THE EASTON STAR-DEMOCRAT

Easton, Md.

This is to certify that the annexed

TRUSTEES' SALE

in the case of

Hannah S. Skinner, &
John Selby Skinner

vs.

Layman J. Redden,
Wesley E. Thawley, Trustees

was published in The Easton Star-Democrat, one of the newspapers printed and published in Talbot county once in each of Four successive weeks before the 28th day of November A.D. 1950.

THE EASTON PUBLISHING COMPANY

Publishers of The Easton Star-Democrat

Filed Dec. 15, 1950.

Per MURIEL W. DIETER

CERTIFICATE OF PUBLICATION OF ORDER NISI
Filed February 6, 1951.

NISI

Hannah Skinner, widow,
Plaintiff

vs.

John Selby Skinner and
Theresa K. Skinner, his wife,
Defendants.

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

Chancery No. 3703

ORDERED, This 28th. day of November A.D., 1950, that the sale of real estate made and reported in this cause by Wesley E. Thawley and Layman J. Redden, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th. day of January 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 December next.

The Report states the amount of sales to be \$104,000.00.

NELLIE B. WHITELEY, Clerk

Filed: November 28, 1950.

True Copy
 Test: Nellie B. Whiteley, Clerk.

4t-12-21

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. February 6, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi in the case/estate of Hannah Skinner, plaintiff vs John Selby Skinner and Theresa K. Skinner, his wife, defendants a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 30th day of December 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 30th day of November 1950, and the last insertion on the 21 day of December 1950

THE QUEEN ANNE'S RECORD AND OBSERVER
 PUBLISHING COMPANY

Filed Feb. 6, 1951

By CHARLOTTE M. MEARS

FINAL ORDER RATIFICATION OF SALE
 Filed Feb. 6, 1951.

FINAL ORDER RATIFICATION OF SALE

HANNAH SKINNER, widow,	:	IN THE CIRCUIT COURT
Plaintiff	:	FOR
VS.	:	QUEEN ANNE'S COUNTY, IN EQUITY
JOHN SELBY SKINNER and	:	CHY. NO. 3703
THERESA K. SKINNER, his wife	:	
Defendants	:	

ORDERED, This 6th day of February, 1951, by the Circuit Court for Queen Anne's County, in Equity, that the sale of the property mentioned in these proceedings by Wesley E. Thawley and Layman J. Redden, Trustees, 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 by the previous Order of this Court; and the Trustees are allowed the usual commissions and all expenses, not personal, for which they shall produce vouchers to the Auditor.

Wm. R. Horney
 JUDGE.

Filed Feb. 6, 1951

PETITION
 Filed March 30, 1951.

HANNAH SKINNER, widow,	:	IN THE CIRCUIT COURT FOR
VS.	:	QUEEN ANNE'S COUNTY,
JOHN SELBY SKINNER and	:	IN EQUITY
THERESA K. SKINNER, his wife	:	NO. 3703 CHANCERY

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Wesley E. Thawley and Layman J. Redden, Trustees in the above entitled cause, respectfully shows:

1 - That a decree was passed in the above cause by this Honorable Court on October 27, 1950, in which said decree your petitioners were appointed Trustees to make sale of the real estate, which was the subject matter of this proceeding, for the purpose of partition, and your petitioners, acting under the power and authority in said decree contained, sold the said real estate at public auction on Tuesday, November 28, 1950, and have duly reported said sale to this Court and the same was finally ratified on the 6th day of February, 1951.

2 - That the decree used in this cause was a printed form, such as is commonly used in several of the Counties of this Judicial Circuit, and in the second paragraph thereof, it reads as follows: "It is thereupon this 27th day of October, in the year nineteen hundred and fifty by the Circuit Court for Caroline County, in Equity,

and by the authority thereof ADJUDGED, ORDERED AND DECREED: " . That farther on in said parapgraph the following language is used: "they shall then proceed to make the said sale, having given at least three weeks' notice by advertisement, inserted in some newspaper or newspapers published in Caroline County, and such other notice"

3 - That the word "CAROLINE" appearing in the printed form in the two instances above referred to was inadvertently overlooked by your petitioners in preparing said decree and should have read "QUEEN ANNE'S" instead of "CAROLINE".

4 - That this error has only recently come to the attention of your petitioners, and since it may make a technical defect in the title to said real estate, which your petitioners are about to convey, your petitioners believe and therefor allege said error should be corrected.

WHEREFORE, Your petitioners pray this Honorable Court to pass an order changing the word "CAROLINE" to "QUEEN ANNE'S" in the two instances above referred to in said decree and to make said order date from October 27, 1950, the date of the passage of the original decree.

AND as in duty bound etc.

WESLEY E. THAWLEY and
LAYMAN J. REDDEN,
TRUSTEES

By WESLEY E. THAWLEY
Wesley E. Thawley
One of the Petitioners.

STATE OF MARYLAND, CAROLINE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 28th day of March, 1951, before me, the subscriber, a Notary Public of the State of Maryland in and for Caroline County aforesaid, personally appeared Wesley E. Thawley, one of the Trustees in the above cause, and made oath in due form of law that the matters and things set forth in the foregoing petition are correct and true as therein stated to the best of his knowledge and belief.

WITNESS my hand and Notarial Seal.

MILDRED B. BUTLER Notary
Mildred B. Butler Public
Notary Public. Seal.

Filed March 30, 1951

ORDER OF COURT
Filed March 30, 1951.

HANNAH SKINNER, widow,	:	IN THE CIRCUIT COURT FOR
VS.	:	QUEEN ANNE'S COUNTY,
JOHN SELBY SKINNER and	:	IN EQUITY
THERESA K. SKINNER, his wife	:	NO. 3703 CHANCERY

ORDER OF COURT

The foregoing petition and affidavit of the Trustees having been read and considered, it is, thereupon, this 30th day of March 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof O R D E R E D that the decree in the above entitled cause passed on October 27, 1950 be corrected by substituting the words "QUEEN ANNE'S" for the word "CAROLINE" in the following two instances:

(1) "It is thereupon this 27th day of October, in the year nineteen hundred and fifty by the Circuit Court for Caroline County, in Equity, and by the authority thereof ADJUDGED, ORDERED AND DECREED:" to the end that the words "Circuit Court for Caroline County, in Equity" shall be read as "Circuit Court for Queen Anne's County, in Equity" since it was the latter Court that actually passed the decree; and

(2) "they shall then proceed to make the said sale, having given at least three weeks' notice by advertisement, inserted in some newspaper or newspapers published in Caroline County, and such other notice" to the end that the words "published in Caroline County" shall be read as "published in Queen Anne's County" since it was in the latter County that the advertisement was actually published.

AND, It is hereby further O R D E R E D that this order shall take effect nunc pro tunc Pctpber 27, 1950.

Wm. R. HORNEY
Judge.

Filed March 30, 1951.

PETITION
Filed June 8, 1951.

HANNAH SKINNER, widow,	:	IN THE CIRCUIT COURT
Ridgely, Maryland,	:	FOR
PLAINTIFF	:	QUEEN ANNE'S COUNTY
VS.	:	CHY. NO. <u>3703</u>
JOHN SELBY SKINNER and	:	
THERESA K. SKINNER,	:	
his wife,	:	
Ridgely, Maryland,	:	
Defendants	:	

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Layman J. Redden and Wesley E. Thawley, Trustees in the above entitled cause, respectfully shows:

1 - That by a decree of this Honorable Court passed on the 27th day of October, 1950 your petitioners were appointed Trustees to make sale of the lands and premises in said proceedings mentioned and described.

2 - That on the 28th day of November, 1950 they sold said real estate at public auction and said sale has been reported to this Honorable Court and finally ratified and your petitioners are now ready to refer the said proceedings to the Court's Auditor for the purpose of stating an audit.

3 - That John C. Skinner, the owner of the real estate which is the subject matter of this proceeding, departed this life intestate on the 21st day of August, 1950, a resident of Caroline County, Maryland, and your petitioners were duly appointed Administrators of the personal estate of the said John C. Skinner by the Orphans' Court of Caroline County and have finally closed said personal estate.

4 - That the real estate of the said John C. Skinner sold for an amount in excess of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and therefore comes within the bracket where a Federal Estate tax return must be made, and your petitioners have used the services of one John W. Haycock, Certified Public Accountant, of Denton, Maryland to assist them in making said return and are advised by the said John W. Haycock that according to his computation the amount of Federal Estate Tax which will be payable is \$1921.34. That your petitioners did not pay said Federal Estate Tax out of the personal estate of the said decedent due to the fact that they thought it would be better for the real estate proceeding to reflect the entire Federal Estate Tax picture, and likewise, they did not pay the Inheritance Tax on the real estate because the exact amount of Inheritance Tax was not ascertainable at that time. That they are advised the Internal Revenue Department carefully scrutinizes said returns and frequently find conditions which make it necessary to pay a much larger tax than that found to be due by the ordinary Certified Public Account, and out of an abundance of precaution, the said John W. Haycock has advised your petitioners that because of certain complications in said return a reserve fund in approximately the amount of FIVE THOUSAND DOLLARS (\$5000.00) should be set up by your petitioners for the purpose of taking care of any additional taxes which may be found to be due and owing and should not be distributed at the present time. That your petitioners have discussed this matter with Hannah Skinner, widow, and John Selby Skinner, son of the decedent, who are the sole and only heirs-at-law of the said decedent, and entitled to the entire net proceeds of sale, and they have concurred in such action and have agreed for your petitioners to reserve a fund of FIVE THOUSAND DOLLARS (\$5000.00) which shall not be distributed at the present time.

WHEREFORE, Your petitioners pray this Honorable Court to pass an order directing the Auditor of this Court to audit to the Collector of Internal Revenue the sum of \$1921.34, Federal Estate Tax found by John W. Haycock, Certified Public Accountant, to be due and owing; to audit to Carlton V. West Register of Wills of Caroline County, the amount of Inheritance Tax on said proceeds for distribution found to be due and owing; and to leave in the hands of the Trustees a reserve fund of \$5000.00, which shall be distributed at a later date, when the Federal Estate Tax Return has been examined and approved by the Internal Revenue Department.

AND as in duty bound etc.

LAYMAN J. REDDEN
Layman J. Redden

WESLEY E. THAWLEY
Wesley E. Thawley
Trustees and Petitioners.

STATE OF MARYLAND, CAROLINE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 7th day of June, nineteen hundred and fifty-one, before me, the subscriber, a Notary Public of the State of Maryland in and for Caroline County aforesaid, personally appeared Layman J. Redden and Wesley E. Thawley, Trustees, and made oath in due form of law that the matters and facts set forth in the foregoing petition are correct and true and therein stated to the best of their knowledge and belief.

WITNESS my hand and Notarial Seal.

MILDRED B. BUTLER
Mildred B. Butler
Notary Public

Notary
Public
Seal.

Order of Court
Filed June 11, 1951

HANNAH SKINNER, WIDOW, : IN THE CIRCUIT COURT
VS. : FOR QUEEN ANNE'S COUNTY
JOHN SELBY SKINNER ET AL. : CHY. NO. 3703.

O R D E R O F C O U R T

The foregoing petition and affidavit having been read and considered, it is, thereupon, this 11th day of June, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof O R D E R E D that the Auditor of this Court is directed, in stating his account, to audit to the Collector of Internal Revenue the sum of ONE THOUSAND NINE HUNDRED TWENTY-ONE DOLLARS AND THIRTY-FOUR CENTS (\$1921.34) for Federal Estate Tax;

AND IT IS FURTHER ORDERED that he shall audit to Carlton V. West, Register of Wills of Caroline County, Maryland, the Inheritance Tax found to be due and owing on the net proceeds of sale for distribution;

AND IT IS FURTHER ORDERED that he shall leave in the hands of Layman J. Redden and Wesley E. Thawley, Trustees, a reserve fund of FIVE THOUSAND DOLLARS (\$5000.00) for the purpose of of taking care of additional Federal Estate Tax, or such other taxes as may not be ascertainable at this time, said reserve fund to be subject to the further order of this Court.

WM. R. HORNEY
J U D G E.

Filed June 11, 1951

AUDIT
Filed June 13, 1951

Hannah Skinner, widow

vs.

John Selby Skinner and
Theresa K. Skinner, his wife.

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

Cause No. 3703.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your Auditor, unto your Honors, respectfully shows:

1. That this account is stated at the request of Wesley E. Thawley, one of the Trustees appointed by this Court's decree of October 27, 1950 (Paper No. 11).
2. That in the within account, Wesley E. Thawley and Layman J. Redden, the trustees appointed by said decree, are charged with the gross proceeds of sale of the land sold in these proceedings at public sale, and with the interest received by them upon the deferred portions of the sale price; and said trustees are then allowed their commissions, per rule of Court, the Court costs, bond premiums, cost of advertising notices of said sale in various newspapers, notice to creditors of John C. Skinner, deceased, and the several orders nisi of the cause, the auctioneer's fee, the Federal Estate Tax (per order of Court, as initially returned by the said Wesley E. Thawley and Layman J. Redden, as Administrators of the estate of John C. Skinner, deceased) and the Auditor's fee. After thereservation of the sum of \$5,000.00 to be held by said trustees pending the final determination of said Federal Estate Tax and subject to the future order of this Court (to pay any additional Federal Estate Tax or such other taxes as may not be ascertainable at this time), the Maryland direct inheritance tax on the remaining balance is audited to Carlton V. West, Register of Wills of Caroline County, as per order of this Court.
3. That the balance of said proceeds, remaining for distribution, is then distributed among the joint owners of the land sold, being the widow and only child of John C. Skinner, deceased former owners.

Respectfully submitted,

HOWARD WOOD, 3rd.
Auditor

June 12, 1951

Filed June 13, 1951

Cause No. 3703

The proceeds of the sale of the real estate sold in this cause, in account with Wesley E. Thawley and Layman J. Redden, the Trustees appointed to sell said real estate by the decree passed in said cause.

1950
Nov. 28

Cr.

By amount of the gross sales of the land sold by said Trustees, per Report of Sales filed, to wit: the sum of	\$104,000.00
By amount of interest received by said Trustees on the deferred payments of said sales proceeds; to wit: the sum of	548.65
	<u>\$104,548.65</u>

Dr.

To Wesley E. Thawley and Layman J. Redden, Trustees, for their commissions per rule of Court, for making the sales mentioned, to wit: the sum of	\$4,226.95
To T. Sorden Pippin, Clerk of Court, for his costs per his statement exhibited to the Auditor, as follows, to wit:	
Appearance fee of Wesley E. Thawley, Solicitor for complainant	\$ 10.00
Appearance fee of Layman J. Redden, solicitor for respondents	10.00
Clerk's costs in this cause	87.75
Clerk's cost of recording Power of Attorney from Hannah Skinner, et al., to Wesley E. Thawley and Layman J. Redden	2.75
Fee of Richard T. Earle, Examiner	8.00
Fee of Mildred Butler, Clerk to Examiner	<u>5.00</u>
	123.50
To John T. Baynard, Clerk of Circuit Court for Talbot County, for his costs, per his statement exhibited to the Auditor:	
Clerk's cost of docketing and recording transcript of record of this cause	\$18.50
Clerk's cost of certified copy of Deed	<u>3.50</u>
	22.15
To Wesley E. Thawley and Layman J. Redden, for the cost of their corporate surety bond, per receipt of Thawley & Smith, Agents for Maryland Casualty Company, exhibited to the Auditor	400.00
To do., for the cost of advertising a notice of said sales, per receipt of the Queen Anne Record-Observer exhibited to the Auditor	144.00
To do., for the cost of advertising a notice of said sales, per receipt of The Easton Star-Democrat exhibited to the Auditor	104.00
To do., for the cost of advertising a notice of said sales, per two receipts of the A. S. Abell Company exhibited to the Auditor	27.00
To do., for the cost of advertising a notice of said sales, per receipt of The New York Times exhibited to the Auditor	54.60
To do., for the cost of advertising a notice to creditors of John C. Skinner, deceased, per receipt of the Queen Anne Record-Observer exhibited to the Auditor	7.50
To do., for the cost of advertising a notice to creditors of John C. Skinner, deceased, per receipt of The Easton Star-Democrat exhibited to the Auditor	4.50

Howard Wood, 3rd, Auditor

To do., for the fee of the auctioneer, J. Elmer Anthony, for crying said sales, per his receipt exhibited to the Auditor,	500.00
To do., for the cost of advertising the order nisi passed as to said sales, per receipt of the Queen Anne Record-Observer exhibited to the Auditor	7.50
To U.S. Collector of Internal Revenue at Baltimore, Maryland, for Federal Estate Tax	1,921.34
To said Trustees, for the cost of advertising the order nisi to be passed as to this audit in the Queen Anne Record-Observer	5.00
To Howard Wood, 3rd, for stating this audit	<u>36.00</u>
	\$ 7,584.04
To Balance carried forward, being the net proceeds of said sales	96,964.61
	<u>104,548.65</u> \$104,548.65

Cr.

By the aforesaid Balance brought forward, being the net proceeds of said sales:	96,964.61
---	-----------

Dr.

To Wesley E. Thawley and Layman J. Redden, Trustees as aforesaid, the amount to be held by them per order of Court, as a reserve fund for the payment of additional Federal Estate Tax, or such other taxes as may not be ascertainable at this time, subject to the future order of this Court, to wit:	\$5,000.00 <hr/> \$5,000.00	
To Balance carried forward, being the net proceeds of said sales for distribution, to wit:	91,964.61 <hr/> 91,964.61	\$96,964.61

Cr.

By the lastmentioned Balance brought forward, being the net proceeds of said sales for distribution		\$91,964.61
---	--	-------------

Dr.

To Carlton V. West, Register of Wills of Caroline County, per order of Court, for the Direct Inheritance Tax due the State of Maryland upon said net proceeds of sales for distribution, to wit:		
1 % of \$91,964.61	\$919.65 <hr/> \$919.65	
To Balance, hereinafter distributed, to wit:	91,044.96 <hr/> \$ 91,964.61	91,964.61

HOWARD WOOD, 3rd, Auditor

DISTRIBUTION

The foregoing balance for distribution, brought forward, is hereby distributed as follows, in accordance with the Intestate Distribution Laws of the State of Maryland, to wit:

Balance for distribution, brought forward		\$91,044.96
Distributed as follows:		
To Hannah Skinner, widow of John C. Skinner, deceased, one-third thereof	\$30,348.32	
To John Selby Skinner, son and only child of John C. Skinner, deceased, two-thirds thereof	60,696.64	
	<hr/> \$91,044.96	\$91,044.96

Respectfully submitted,

HOWARD WOOD, 3rd
Auditor

June 12, 1951
Filed June 13, 1951

NISI RATIFICATION OF AUDIT
Filed June 13, 1951

NISI RATIFICATION OF AUDIT

Hannah Skinner, widow

vs.

John Selby Skinner and
Theresa K. Skinner, his wife.

In the Circuit Court

for Queen Anne's County

In Equity

Cause No. 3703

ORDERED, This 13th day of June in the year nineteen hundred and fifty one that the Report and Account filed in these proceeding by Howard Wood, 3rd. Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of July, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 29th day of June, 1951, in some newspaper printed and published in Queen Anne's County.

T. Sorden Pippin Clerk

Filed June 13, 1951

Nisi Ratification of Audit
Filed July 7, 1951.

Nisi Ratification of Audit

Hannah Skinner, widow

vs.

John Selby Skinner and
Theresa K. Skinner, his wife.

In the Circuit Court for

Queen Anne's County

In Equity.

Cause No. 3703.

ORDERED, This 13th day of June in the year nineteen hundred and fifty one that the Report and Account filed in these proceedings by Howard Wood, 3rd, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of July, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 29th day of June, 1951, in some newspapers printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

Filed: June 13, 1951

True Copy

Test: T. Sorden Pippin, Clerk

QUEEN ANNE'S RECORD OBSERVER

Centreville, Md. June 28, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi Ratification of Audit in the case/estate of Hannah Skinner, widow vs. John Selby Skinner, and Theresa K. Skinner, his wife. a true copy of which is annexed hereto was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 29th day of June, 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 14th day of June 1951, and the last insertion on the 21th day of June 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By Mary Jane White

Filed July 7, 1951

FINAL RATIFICATION OF AUDIT

Filed July 16, 1951

FINAL RATIFICATION OF AUDIT

ORDERED, this 16th day of July, 1951, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that the within and foregoing 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 due notice appears to have been given as directed by the preceding Nisi Ratification of Audit passed thereon in this cause; and the Trustees, Wesley E. Thawley and Layman J. Redden, are hereby directed to apply the proceeds of the sale in accordance within and in the manner set forth in said audit, but with due proportion of the interest accrued or to accrue on the proceeds of sale.

WM. R. HORNEY
Judge.

Filed July 16, 1951

Filed Feb. 26, 1952

Seal's Place

U. S. TREASURY DEPARTMENT
Washington 25Office of
Commissioner of Internal Revenue
Address Reply to
Commissioner of Internal Revenue
and Refer toEstate of John C. Skinner
Date of death-August 21, 1950

Jan 25 1952

Wesley E. Thawley, et al, Administrators
Denton, Maryland

Gentlemen:

The Federal estate tax liability shown on the estate tax return, Form 706, filed for the above-named estate, has been determined to be correct, resulting in no deficiency in estate tax. The return has, accordingly, been accepted as filed.

Very Truly Yours,

E. I. McLarney
Deputy CommissionersBy J. F. Warley
Acting Head of Branch

UNITED STATES ESTATE TAX
Certificate of Release from Personal Liability

IT: UA: EG-15379 District of Maryland Date of Death August 21, 1950

Estate of John C. Skinner

The Federal estate tax liability of the above-named estate having been determined and satisfied, by direction of the Commissioner of Internal Revenue and in accordance with the provisions of section 825 (a) of the Internal Revenue Code, I DO HEREBY CERTIFY that the following are released from personal liability for any deficiency in estate tax that may be hereafter found due from such estate.

Name	Title	Address
Wesley E. Thawley	Administrator	Denton, Maryland
Layman J. Redden	"	Denton, Maryland

Washington 25, D. C. Feb 14, 1952

E. I MC LARNEY
Deputy Commissioner

Filed Feb. 26, 1952

AUDIT

Filed Feb. 26, 1952

HANNAH SKINNER, widow,

vs.

JOHN SELBY SKINNER and
THERESA K. SKINNER, his wife.

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

Cause No. 3703.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, Your Auditor, unto your Honors, respectfully shows:

1. That this account is stated at the request of Wesley E. Thawley one of the Trustees appointed by this Court's decree of October 27, 1950 (Paper No. 11).
2. That, in the within account, Wesley E. Thawley and Layman J. Redden, the trustees appointed by said decree, are charged with the reserve fund of \$5,000.00 held by them for tax purposes, subject to the order of this Court, as directed by the audit of sale proceeds filed in this cause on June 13, 1951 (Paper No. 25).
3. That the said trustees are allowed thereout for the court costs incurred since the filing of the prior audit, and for the cost of advertising the order nisi to be passed as to this audit; the direct inheritance tax due the State of Maryland on the remaining balance is then audited to Carlton V. West, Register of Wills of Caroline County, per order of this Court.
4. That the balance of said reserve fund, remaining for distribution, is then distributed among the joint owners of the land sold, being the widow and only child of John C. Skinner, deceased, former owner.

Respectfully submitted,

HOWARD WOOD, 3rd
Auditor.

February 26, 1952.

Filed Feb. 26, 1952

Cause No. 3703.

The amount of the proceeds of the sales reported in this cause which was directed to be held as a reserve fund for tax purposes by the audit filed herein on June 13, 1951, in account with Wesley E. Thawley and Layman J. Redden, the trustees appointed to sell the land sold in these proceedings.

Cr.

1950
Nov. 28

By amount of the reserve fund above mentioned, to wit: . . . \$5,000.00

Dr.

To Wesley E. Thawley and Layman J. Redden, Trustees,
for the amount of the court costs of this cause
incurred since the filing of the abovementioned
audit, per bill of T. Sorden Pippin, Clerk,
exhibited: \$10.00

To do., for the cost of advertising the order nisi
to be passed as to this audit in the Queen Anne's
Record-Obseryer. 5.00
15.00

Balance carried forward 4,985.00
\$ 5,000.00 \$5,000.00

Cr.

By the aforesaid balance brought forward, to wit: . . . \$4,985.00

Dr.

To Carlton V. West, Register of Wills of Caroline
County, for the Direct Inheritance Tax due the
State of Maryland upon the said balance, being
the final balance of sale proceeds for distribution,
to wit:
1 % of \$4,985.00 \$ 49.85

To Balance, hereinafter distributed, to wit: 4,935.15
\$4,985.00 \$4,985.00

DISTRIBUTION

The foregoing balance for distribution brought forward, is hereby dis-
tributed as follows, in accordance with the Intestate Distribution Laws of the State
of Maryland, to wit:

Balance for distribtuion, brought forward \$4,935.15
Distributed as follows:

To Hannah Skinner, widow of John C. Skinner,
deceased, one-third thereof \$1,645.05

To John Selby Skinner, son and only child of
John C. Skinner, deceased, two-thirds thereof,
3,290.10
\$4,935.15 \$4,935.15

Respectfully submitted,

HOWARD WOOD, 3rd.
Auditor

February 26, 1952.

Filed Feb. 26, 1952

NISI RATIFICATION OF AUDIT
Filed February, 26, 1952 .

NISI RATIFICATION OF AUDIT

Hannah Skinner, widow)
) In the Circuit Court
vs.)
) for Queen Anne's County
John Selby Skinner and)
Theresa K. Skinner, his wife.) in Equity.
)
) Cause No. 3703

ORDERED, This 26th day of February in the year nineteen hundred and fifty-
two, that the Report and Account filed in these proceedings by Howard Wood, 3rd.,
Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on
or before the 21st. day of March, 1952; provided a copy of this order be published
once a week in each of two successive weeks before the 14th day of March, 1952,
in some newspaper printed and published in Queen Anne's County.

Filed February 26, 1952

T. SORDEN PIPPIN, Clerk.

Nisi Ratification of Audit
Filed March 18, 1952.

Hannah Skinner, widow)
) In the Circuit Court for
vs.) Queen Anne's County
John Selby Skinner, and)
Theresa K. Skinner, his wife.) in Equity.
)
) Cause No. 3703.

ORDERED, This 26th day of February, in the year nineteen hundred and fifty
two, that the Report and Account filed in these proceedings by Howard Wood, 3rd, Audi-
tor, be ratified and confirmed, unless cause to the contrary thereof be shown on or
before the 21st day of March, 1952, provided a copy of this order be published once
a week in each of two successive weeks before the 14th day of March, 1952, in some
newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

True Copy
 Test: T. SORDEN PIPPIN, Clerk.
 Filed February 26, 1952.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. March 7 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/estate of Hannah Skinner widow, vs. John Selby Skinner and Theresa K. Skinner, his wife a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 14 day of March 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 28 day of February 1952, and the last insertion on the 6 day of March 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
 PUBLISHING COMPANY

By MARY JANE WHITE

Filed Mar. 18, 1952.

Final Order of Ratification of Audit
 Filed March 28, 1952

FINAL ORDER OR RATIFICATION OF AUDIT

ORDERED, this 28th day of March, 1952, 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 Howard Wood, 3rd, 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 shown by the certificate of publication of the order nisi passed as to said report and account, and the Trustees are hereby directed to apply the proceeds of sale accordingly, with a due proportion of interest as the same has been or may hereafter be received.

WM. R. HORNEY
 Judge

Filed March 28, 1952

CAUSE NO. 3707

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Third day of November in the year nineteen hundred and fifty, the following Bill of Complaint was brought to be recorded, to wit:

ADDIE BAUER, individually, and as	:	
Administratrix of the Personal	:	
Estate of BERTHA WILLIAMS, deceased,	:	
352 Paris, S.E., Grand Rapids,	:	
Michigan	:	Complainant
	:	
vs.	:	IN THE CIRCUIT COURT
	:	
	:	FOR
ELIZABETH STIRLITH,	:	
2548 Gillingham St., Philadelphia	:	QUEEN ANNE'S COUNTY
37, Pa.	:	
MILDRED ROSE, 270 W. Walnut Lane,	:	IN EQUITY
Philadelphia 44, Pa.	:	
EDNA PEPIN, 127 Ostrom Drive,	:	
San Antonio 2, Texas; HERBERT	:	
CHAPMAN and CEIL CHAPMAN, his wife.	:	Cause No. 3707
2013-A 28th Street, South East,	:	
Washington 20, D.C.; FLORENCE	:	
ROEDER and THEODORE ROEDER, her	:	
husband, 2456 Broadway, New York	:	
City, N. Y. LOLA CAMPBELL and	:	
ROBERT CAMPBELL, her husband, 143	:	
Berkley Place, Brooklyn, N. Y.;	:	
ANNE KIRKPATRICK and LEROY KIRKPAT-	:	
RICK, her husband, 216 S. Jackson	:	
St., Wilmington, Delaware, Defendants	:	

CREDITORS BILL

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Addie Bauer, individually and as Administratrix of the Personal Estate of Bertha Williams, deceased, by Clayton C. Carter, her Solicitor, brings this suit on her own behalf and on behalf of all other creditors of Bertha Williams, who will come in and contribute to the Expense of same, complaining, says:

1. That Bertha Williams, late of Queen Anne's County, Maryland died on December 24th, 1949, leaving real and personal property and that letters of administration of the Personal Estate of the said Bertha Williams were granted your Oratrix by The Orphans' Court for Queen Anne's County, and that your Oratrix has filed a First and a Second and a Final Administration Account in said estate, certified copies of which are filed herewith, as a part hereof and marked "Complainant's Exhibit A", which show an overpayment of said personal estate by your Oratrix of Two hundred ninety-one dollars and nineteen cents (\$291.19) and an advance of One hundred twenty-eight dollars and eighty-eight cents for the Collateral Inheritance Tax imposed on the clear value of real estate descending unto the heirs at law of Bertha Williams, deceased, other than your Oratrix, the same being a lien against any real estate of the deceased.

2. That the said Bertha Williams died seized and possessed of valuable real estate devised to her by the 4th Item of the Last Will and Testament of her Mother, Sarah Catherine Williams, duly probated and recorded in Liber W.T.B. No. 1 - folio 54 etc., a Will Record Book for Queen Anne's County; a certified copy of which is filed herewith as a part hereof and marked "Complainant's Exhibit B"; which real estate was granted and conveyed to the said Sarah Catherine Williams by deed from John B. Brown and wife, dated July 15th, 1879, and recorded in Liber J.W. No. 10 folio 90 etc.; a land record book for Queen Anne's County, a certified copy of which is filed herewith, as a part hereof, and marked "Complainant's Exhibit C" wherein said real estate is described as follows, to wit:

ALL that lot or parcel of land situate, lying and being in the Town of Centreville fronting on the South side of Kidwell Avenue and opposite the Penna, Railroad lot and which is more particularly described as follows:

BEGINNING for the part hereby conveyed at a stake planted in the ground to be replaced by a suitable boundary stone at a point along the front line of said lot at the end of a line drawn South sixty-one degrees forty-five minutes east one hundred and five feet one and half inches from where the Kidwell Lots of John B. Brown and James Bramble corner, and running thence with said line continued south sixty-one degrees forty-five minutes east sixty feet and six and three fourth inches, thence south twenty-seven degrees west one hundred and eighty feet thence north forty-five degrees west sixty feet six and three quarter inches and thence north twenty seven degrees east one hundred and eighty feet to the place of beginning; together with any portion belonging thereto lying between the front line thereof and the railroad lot on the opposite side of the street.

3. That the said Bertha Williams, being so seized and possessed, died intestate, leaving to survive her as her only heirs at law, the following to wit: Your Oratrix, Addie Bauer, a sister, who after the payment of all debts of the deceased is entitled to an undivided one-third interest in said real estate or net proceeds of sale; Elizabeth Stirlith, Mildred Rose, Edna Pepin and Herbert Chapman the only living children of Elmer Chapman, nee Elmer Williams, and Anne Kirkpatrick, the only daughter and heir at law of Harry W. Chapman, deceased, a son of the said Elmer Chapman, and who together compose the only heirs at law of Elmer Chapman, a deceased sister of Bertha Williams, each of whom is entitled after the payment of the debts of the said Bertha Williams, to an undivided one-fifteenth interest in said real estate or net proceeds of sale derived from same; that Florence Roeder and Lola Campbell are the only heirs at law of Mae Mulder, a deceased sister of

the said Bertha Williams, and each is entitled to an undivided one-sixth interest in said real estate or net proceeds of sale, subject to the debts of the said Bertha Williams.

4. That the said Elizabeth Stirlith is a widow and resides at 2548 Gillingham Street, Philadelphia 37, Pennsylvania; that the said Mildred Rose is a widow and resides at 270 W. Walnut Lane, Philadelphia 44, Pennsylvania; that Edna Pepin is a widow and resides at 127 Ostrom Drive, San Antonio 2 Texas; that Herbert Chapman is married to the defendant Ceil Chapman and they reside at 2013-A 38th Street, S.E., Washington, D.C.; that Anne Kirkpatrick is married to Leroy Kirkpatrick and they reside at 216 S. Jackson St., Wilmington, Delaware; that Florence Roeder defendant, Theodore Roeder and they reside at 3456 Broadway, New York City, N. Y.; that Lola Campbell is married to the Defendant, Robert Campbell, and that they reside at 143 Berkley Place, Brooklyn, N. Y. that your Oratrix is a widow and resides at 352 Paris Street, South East, Grant Rapids, Michigan; that all the parties to this cause are adults and all non-residents of the State of Maryland.

TO THE END THEREFORE:

1. That this Honorable Court may appoint a Trustee or Trustees to sell the real estate herein described, or so much thereof as may be necessary, to pay the costs of these proceedings and all creditors of the said Bertha Williams, who will file their claims in this cause.

2. That after the payment of all debts of the said Bertha Williams the balance, if any, of the net proceeds of sale may be distributed to the parties entitled in accordance to their respective interests therein.

3. That your Oratrix may have such other and further relief as is right and proper in the premises.

MAY IT PLEASE YOUR HONORS to grant unto your Oratrix the Order of Publication directed to all of the Defendants in this cause, all of whom are non-residents of the State of Maryland, giving them notice to be and appear in this Court, either in person or by Solicitor, on or before a day certain to be named therein, to show cause, if any they have, why a decree should not be passed as prayed.

AND as in duty bound, etc.

CLAYTON G. CARTER
Solicitor for Complainant

Filed Nov. 3, 1950

"Complainant's Exhibit A"
Filed Nov. 3, 1950

IN RE ESTATE OF	:	IN THE ORPHANS' COURT OF
BERTHA WILLIAMS,	:	QUEEN ANNE'S COUNTY
DECEASEDE	:	NO. 2827
	::::	

THE FIRST ADMINISTRATION ACCOUNT OF ADDIE BAUER, ADMINISTRATRIX OF THE ESTATE OF BERTHA WILLIAMS, DECEASED:

This Account charges herself with the personal estate of her decedent, as follows, to wit:

1. With the appraised value of the personal property of her decedent, per inventory of same returned and filed in this Court on the 9th day of May, 1950, to wit:	\$293.80	
LESS allowance for value of violin belonging to others, per Order of this Court dated June 13, 1950,	10.00	\$283.80
2. And with the amount of Gain on Sales per Account of Sales returned and filed in this Court on the 1st day of August, 1950, to wit:		21.35
3. And with the amount of cash belonging to the decedent at the time of her death, per Inventory of Cash returned and filed in this Court on the 30th day of December, 1949, to wit:		<u>199.75</u>
TOTAL ESTATE TO BE ACCOUNTED FOR		<u>\$ 504.90</u>

And this Account craves allowance for the following payments and disbursements, per receipts exhibited, to wit:

1 Howard E. Price Agency: Premium on Administratrix's bond		10.00
2. Queen Anne's Record-Observer: Publication of Notice to Creditors.	\$7.50	
Handbills & advertisement of sale of chattels	<u>15.07</u>	22.57
3. Frederick Taylor: Labor rendered administratrix in preparation of chattel sale		3.25

4. J. William Keith:		
For appraiser's fee.....	\$ 6.00	
For Clerking chattel sale	<u>5.00</u>	11.00
5. Christopher S. Thomas:		
For appraiser's fee.....		6.00
6. Clayton C. Carter, Attorney:		
Reimbursement for funds advanced estate.....		20.70
7. Town Commissioners of Centreville:		
Taxes, water and sewer rate charges on real estate and taxes on personal property of decedent for year 1950.....		35.35
8. G. Percy Arrington, Treasurer:		
State & County taxes for 1950 on real and personal property of decedent.....		23.71
9. Barton Bros.:		
For funeral expenses of deceased allowed by Order of Court passed on the 1st day of August, 1950....		623.50
10. Howard F. Kinnamon, M.D.:		
For claim for medical care filed and allowed...		25.00
11. Kennersley Dairy Farm:		
For claim filed and allowed:.....		14.46
12. H.F. McPherson, M.D.:		
For claim for medical care filed and allowed....		12.00
13. Wm. H. Fisher, M.D.:		
For claim for medical care filed and allowed....		2.00
14. E.N. Brown:		
For account duly proved.....		1.50
15. G.A. Clapp, M.D.:		
For account duly proved.....		15.00
16. Your Account's Commissions:		
10% of \$504.90.....	\$50.49	
LESS tax on commissions.....	<u>5.05</u>	45.44
17. Edward E. Coursey, Register of Wills:		
For tax on commissions.....	5.05	
For his costs and expenses incident to the administration of this estate.....	<u>44.35</u>	49.40
18. The Memorial Hospital at Easton, Maryland, Inc.:		
For account duly proved.....		1.00
		<hr/>
	TOTAL DISBURSEMENTS	\$ 921.88

RECONCILIATION

TOTAL DISBURSEMENTS	921.88
TOTAL ESTATE TO BE ACCOUNT FOR	<u>504.90</u>
Cash advanced by your Account and lien claimed against real estate of decedent	<u>416.98</u>

And your Accountant has also advanced and does claim an additional lien against the real estate of decedent for the Collateral Inheritance Taxes imposed on the following:

Appraised value of real estate owned by decedent, per Inventory of same returned and filed in this Court on the 9th day of May, 1950, the same being in the amount of	\$3000.00
LESS overpayment above	<u>416.98</u>
CLEAR VALUE OF REAL ESTATE descending unto heirs at law of Bertha Williams, deceased	<u>\$2583.02</u>

Upon which the Collateral Inheritance tax of $7\frac{1}{2}\%$ in the amount of \$193.73 has been paid, as per official receipt #985, and of which amount the sum of \$128.88 was due by the heirs at law of Bertha Williams, deceased, other than your Accountant.

And your Accountant has paid the Collateral Inheritance Tax of $7\frac{1}{2}\%$ on \$2422.00, being $\frac{1}{2}$ of the sum of the appraised value of securities and deposits held jointly by your Accountant with deceased, per official receipt #949, in the amount of \$355.37.

Respectfully submitted:

ADDIE BAUER
Addie Bauer
Administratrix of Estate of
Bertha Williams, Deceased

STATE OF MICHIGAN, SS,
COUNTY OF KENT

On this 28th day of July, 1950, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personall_ appeared ADDIE BAUER, Administratrix of the Estate of Bertha Williams, Deceased, and made oath in due form of law that the matters and facts therein set forth in the foregoing FIRST ADMINISTRATION ACCOUNT are jst and true as stated to the best of his knowledge and belief and that she has paid the several allowances therein craved.

Catherine Mullen
Notary Public

CATHERINE MULLEN
Notary Public, Kent County
Michigan

My Commission expires Jan 23 1953

IN THE ORPHANS' COURT OF QUEEN ANNE'S COUNTY:

ORDERED this 8th day of August, 1950, that the foregoing Account be and it is hereby approved, ratified and confirmed, and that said Account as stated be received, filed and recorded.

H. F. Callahan

C. Tilghman Bishop

W. Rembert Phillips
Judges of the Orphans'
Court of Queen Anne's
County

PLACE OF SEAL.

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 foregoing is a true copy of First Administration Account of Addie Bauer, administratrix of the estate of BERTHA WILLIAMS, late of Queen Anne's County, deceased, as filed and passed in this office on August 8th, 1950 and recorded in Liber E.E.C. No. 1 folio 230 in Record Book of ADMINISTRATION ACCOUNTS in the Orphans' Court for Queen Anne's County, Maryland.

IN TESTIMONY WHEREOF I hereunto subscribed my name and affix the Seal of my office this 2nd day of November 1950.

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

Seal's Place.

IN RE ESTATE OF
BERTHA WILLIAMS
DECEASED.

IN THE ORPHANS' COURT OF
QUEEN ANNE'S COUNTY
No. 2827

THE SECOND AND FINAL ADMINISTRATION ACCOUNT OF ADDIE BAUER, ADMINISTRATRIX OF THE ESTATE OF BERTHA WILLIAMS, DECEASED:

This Account charges herself with the amount of cash coming into her hands since the First Administration Account was filed on August 8, 1950, and consisting of the following:

Lump Sum Death Payment under the Federal Social Security Act.	<u>\$143.10</u>
TOTAL ESTATE TO BE ACCOUNTED FOR	<u>\$143.10</u>

And this accountant craves allowance for the following payments and disbursements, per receipts exhibited, to wit:

1. Your Accountant's Commissions:		
10% of \$143.10.....	\$14.31	
Less tax on commissions.....	<u>1.43</u>	12.88
2. Edward E. Coursey, Register of Wills:		
For tax on commissions	1.43	
For costs of this account.....	<u>3.00</u>	<u>4.43</u>
TOTAL DISBURSEMENTS		<u>17.31</u>

RECONCILIATION

TOTAL ESTATE TO BE ACCOUNTED FOR	\$143.10
TOTAL DISBURSEMENTS	<u>17.31</u>
NET ESTATE FOR DISTRIBUTION	\$125.79

DISTRIBUTION:
To Addie Bauer in part payment for cash advanced

by her and in part satisfaction of the lien claimed against the real estate of the decedent as shown in her First Administration Account

125.79

Respectfully submitted:

ADDIE BAUER
Addie Bauer
Administratrix of Estate of
Bertha Williams, Deceased

STATE OF MICHIGAN
COUNTY OF KENT SS.

On this 8th day of October, 1950, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared ADDIE BAUER, Administratrix of the Estate of Bertha Williams, Deceased, and made oath in due form of law that the matters and facts therein set forth in the foregoing SECOND AND FINAL ADMINISTRATION ACCOUNT are just and true as stated to the best of her knowledge and belief and that she has paid the several allowances therein craved.

Catherine Mullen
Notary Public
CATHERINE MULLEN
Notary Public, Kent County, Michigan
my commission expires Jan. 23, 1953

PLACE OF
SEAL.

IN THE ORPHANS' COURT OF QUEEN ANNE'S COUNTY:

ORDERED this 24th day of October, 1950, that the foregoing Account be and it is hereby approved, ratified and confirmed, and that said Account as stated be received, filed and recorded.

C. Tilghman Bishop
W. REMBERT PHILLIPS
Judges of the Orphans'
Court of Queen Anne's
County

In the Orphans' Court for Queen Anne's County, Maryland, Set:

The Register of Wills for Queen Anne's County, Maryland, does hereby certify that the within and foregoing is a true copy of Second and Final Administration Account of Addie Bauer, administratrix of the estate of BERTHA WILLIAMS, late of Queen Anne's County, deceased, as filed and passed in this office on October 24th, 1950 and recorded in Liber E.E.C. No. 1 Folio 251 in Record Book of ADMINISTRATION ACCOUNTS in the Orphans' Court for Queen Anne's County, Maryland.

IN TESTIMONY WHEREOF I hereunto subscribe my name and affix the seal of my office this 2nd day of November 1950.

Seal's Place.
Filed Nov. 3, 1950

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

- Item I I Sarah Catherine Williams of Queen Annes County of the State of Maryland being of sound and disposing mind and memory and understanding do make publish and declare this my last will and testament in manner following that is to say:-
It is my will and desire that allmy just debts and funeral expenses be paid and that my Executrix herein after named to carry out the provisions of this my will
- Item II I give and bequeath to my daughter May Mulder wife of Douwe Mulder residing in New York City the sum of fifty dollars in cash.
- Item III I give and bequeath to my daughter Addie Bower wife of Ernest Bower residing in New York City the sum of Fifty dollars in cash.
my executrix to have two years in which to pay same or sooner in her discretion.
- Item IV I give and bequeath to my daughter Bertha Williams all the remainder of my estate real, personal and mixed and where so ever found the same to hold in fee simple
- Item V I constitute and appoint my daughter Bertha Williams to be the Executrix of this my last will and testament without bond. having revoking all other wills and testament heretofore made by me.

In Testimony whereof I have hereunto subscribed my name and affixed my seal the twelfth day of January in the year Nineteen hundred and sixteen

Sarah Catherine Williams (seal)

Signed, sealed published and declared by Sarah Catherine Williams the above named testator as and for her last will and testament, in the presence of us who at her request and in her presence and in the presence of each other have here unto subscribed our names as witnesses thereto.

Charles F. Rich

Samuel T. Bouchelle

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

On the twentieth day of January, A.D., 1917, came Charles F. Rich Custodian of the within and foregoing instrument of writing, purporting to be the last will and testament of Sarah Catherine Williams, late of Queen Anne's County, deceased, and made oath, in due form of law, that the foregoing 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 last will and testament, and that he received the same from the hands of the testatrix on or about the twelfth day of January A.D., 1916.

Sworn before.

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

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

On the twenty-third day of January 1917, came Charles F. Rich and Samuel T. Bouchelle of Queen Anne's County, aforesaid, subscribing witnesses to the foregoing last Will and Testament of Sarah Catherine Williams, late of Queen Anne's County, deceased, and made oath in due form of law, that they did see the Testatrix sign and seal said Will, that they heard her publish, pronounce and declare the same to be her last Will and Testament, and 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 subscribed their names, as witnesses, to said Will, at her request in her presence and in the presence of each other.

Sworn in open court.

Test:

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

STATE OF MARYLAND, SCT:

IN THE ORPHANS' COURT

FOR QUEEN ANNE'S COUNTY:

The foregoing Instrument of Writing, purporting to be the last Will and Testament of Sarah Catherine Williams 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 Twenty-third day of January, A.D., 1917, that the same be admitted in this Court as the true and genuine last Will and Testament of the said Sarah Catherine Williams deceased.

W. HOPPER GIBSON

HARRY CLARK

Place of Seal.

WILLIAM H. WELCH
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 foregoing is a true copy of the Last Will and Testament and Proof thereof of SARAH CATHERINE WILLIAMS, late of Queen Anne's County, deceased, as filed and probated in this office on January 23rd, 1917 and recorded in Liber W.T.B. No. 1 folio 54 etc. in Record Book of WILLS in the Orphans' Court for Queen Anne's County, Maryland.

IN TESTIMONY WHEREOF I hereunto subscribe my name and affix the seal of my office this 2nd day of November 1950.

Seal's Place.

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

Filed Nov. 3, 1950

"Complainant's Exhibit C"
Filed Nov 3, 1950

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on the second day of October in the year Eighteen hundred and Seventy nine, the following Deed was brought to be recorded, to wit:

This Deed, made this fifteenth day of July in the year one thousand

eight hundred and Seventy nine by John B. Brown and Fannie K. Brown, his wife of Queen Anne's County in the State of Maryland, Witnesseth, that in consideration of the sum of Two hundred and fifty nine dollars and Sixty one cents the said John B. Brown and Fannie K. Brown, his wife do grant unto Sarah Catharine Williams of County and State afore-said her heirs and assigns in fee simple, all that part of the Kidwell Lot belonging to the said John B. Brown fronting on the South side of the public road from Centreville to Ruthsburg and opposite the Queen Anne's and Kent Railroad lot which is described as follows: Beginning for the part hereby conveyed at a Stake planted in the ground to be replaced by a suitable boundary stone at a point along the front line of said lot at the end of a line drawn south sixty one degrees forty five minutes East ond hundred and five feet one and a half inches from where the Kidwell Lots of John B. Brown and James Bramble corner, and running thence with said line continued south sixty one degrees forty five minutes East fifty feet and six and three fourth inches, thence south twenty seven degrees west one hundred and eighty feet thence north forty five degrees west Sixty feet Six and three quarter inches and thence north twenty Seven degrees East one hundred and eighty feet to the place of Beginning together with any portion belonging thereto lying between the front line thereof and the Railroad lot on the opposite side of the Street. 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 or in anywise appertaining. And the said John B. Brown covenants that he will warrant generally the property hereby granted unto the said Sarah C. Williams her heirs and assigns and that he will execute such further assurances of said land as may be requisite.

Witness our hands and seals

TEST:

JOHN B. BROWN (SEAL)

G. A. T. WRIGHT

FANNIE K. BROWN (SEAL)

State of Maryland Queen Anne's County, to wit: I hereby certify that on this fifteenth day of July in the year one thousand eight hundred and seventy nine before the Subscriber, a Justice of the Peace of the State of Maryland in and for the County afore-said, personally appeared John B. Brown and Fannie K. Brown his wife and each acknowledged the foregoing Deed to be their respective act.

G. A. T. WRIGHT J.P.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber J. W. No. 10, folio 90, etc., a Land Record Book for Queen Anne's County.

In testimony Whereof, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this 2nd. day of November, in the year nineteen hundred and fifty.

Seal's Place

NELLIE B. WHITELEY
Clerk.

THE ORDER OF PUBLICATION
Filed Nov. 3, 1950

ADDIE BAUER, individually, and as
Administratrix of the Personal
Estate of BERTHA WILLIAMS, deceased,
252 Paris St., S.E., Grand Rapids,
Michigan, Complainant,

VS.

ELIZABETH STIRLITH,
2548 Gillingham St., Philadelphia,
37, Pa.,
MILDRED ROSE, 270 W. Walnut Lane,
Philadelphia, Pa.
EDNA PEPIN, 127 Ostrom Drive, San
Antonia, 2, Texas,
HERBERT CHAPMAN AND CEIL CHAPMAN, his
wife, 2013-A 38th. St., S.E. Washington,
District of Columbia,
FLORENCE ROEDER and THEODORE ROEDER,
her husband, 3456 Broadway, New York, N.Y.,
LOLA CAMPBELL and ROBERT CAMPBELL, her
husband, 143 Berkley Place, Brooklyn, N.Y.,
ANNE KIRPATRICK and LEROY KIRPATRICK,
her husband, 216 S. Jackson St., Wilmington,
Delaware. Defendants.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY, IN EQUITY.

Cause No. 3707

ORDER OF PUBLICATION

The Object of this suit is to sell the real estate of which Bertha Williams died seized and possessed or so much thereof as may be necessary to pay her debts. The Bill of Complaint stated that Bertha Williams, late of Queen Anne's County, died intestate on December 24th., 1949, that letters of Administration were granted on her personal estate, that said personal estate was insufficient to pay her debts, that her estate is indebted to the Complainant in the sum of \$420.07; that the said Bertha Williams was seized and possessed under the Will of her mother of lot of land and im-

provements thereon on the South side of Kidwell Avenue, a street in the town of Centreville, Queen Anne's County, Maryland; that the heirs at law of the said Bertha Williams are as follows: The Complainant, an adult, who is seized of an undivided one third interest in said real estate; Elizabeth Stirlith, widow, of 2548 Gillingham St., Phila., 37, Pa., Mildred Rose, widow, of 270 W. Walnut Lane, Phila., 44, Pa., Edna Pepin, widow, of 127 Ostrom Drive, San Antonio, 2, Texas, and Herbert Chapman, only living children of Elmer Chapman and Anne Kirkpatrick, daughter of Harry W. Chapman, deceased, son of Elmer Chapman, a deceased sister of Bertha William, are each seized and possessed of a one fifteenth undivided interest in said real estate; that Florence Roeder and Lola Campbell, only heirs at law of Mae Mulder, a deceased sister of the said Bertha Williams, are each seized and possessed of an undivided one sixth interest in said real estate: all of above estates are subject to the payment of the debts of the said Bertha Williams; that all parties to this cause are adults; that your Complainant, is a widow and lives at 352 Paris St., S. E., Grand Rapids, Michigan; that the said Herbert Chapman is married to Ceil Chapman, and they live at 2013-A 38th St., South East, Washington, D.C.; that Florence Roeder is married to Theodore Roeder and they live at 3456 Broadway, New York City, N. Y.; that Lola Campbell is married to Robert Campbell, and they live at 143 Berkley Place, Brooklyn, N.Y., that Anne Kirkpatrick is married to Leroy Kirpatrick and they live at 216 S. Jackson St., Wilmington, Delaware.

To all above named Defendants, non-residents of the State of Maryland.

IT IS THEREUPON this 3rd day of November, 1950, ORDERED by the Circuit Court for Queen Anne's County, in Equity, that the Complainant by causing a copy of this order to be inserted in some newspaper published in Queen Anne's County, once in each of four successive weeks before the 9th day of December, 1950, give notice to the said absent Defendants of the object and substance of this Bill and warning each of them to appear in this Court in person or by solicitor on or before the 26th day of December, next, to show cause, if any they have, why a decree ought not to be passed as prayed.

NELLIE B. WHITELEY
Clerk

Filed Nov. 3, 1950

AFFIDAVIT AS TO MILITARY SERVICE
Filed Jan. 23, 1951

IN THE CIRCUIT COURT

FOR

ADDIE BAUER, Individually and
as Administratrix of the Personal
Estate of BERTHA WILLIAMS, deceased.

*

QUEEN ANNE'S COUNTY

*

IN EQUITY

VS.

*

Cause No. 3707

ELIZABET STIRLITH, et al

*

*

AFFIDAVIT AS TO MILITARY SERVICE

STATE OF MICHIGAN

TO WIT:

KENT COUNTY

I HEREBY CERTIFY, that on this 20 day of January, 1951, before me, the subscriber, a Notary Public of the State of Michigan, in and for the County of Kent aforesaid, personally appeared ADDIE BAUER and made oath in due form of law that she has personal knowledge that Elizabeth Stirlith is a widow who resides at 2548 Gillingham Street, Philadelphia 37, Pennsylvania; that Mildred Rose is a widow who resides at 270 Walnut Lane, Philadelphia 44, Pennsylvania; that Edna Pepin is a widow who resides at 127 Ostrom Drive, San Antonio 2 Texas; that Herbert Chapman is married to Ceil Chapman and they reside at 2013-A 38th Street, S. E. Washington, D. C.; that Anne Kirkpatrick is married to Leroy Kirkpatrick and they reside at 216 S. Jackson Street, Wilmington, Delaware; that Florence Roeder is married to Theodore Roeder and they reside at 3456 Broadway, New York, New York; that Lola Campbell is married to Robert Campbell and they reside at 143 Barkley Place, Brooklyn, New York.

AND the said Addie Bauer further made oath that the above named persons are not now in the Military Service of the United States as defined by the Soldier's and Sailor's Civil Relief Act of 1940 with amendments and Chapter 710 of the Laws of Maryland of 1941, nor have they been in such service within 60 days prior hereto.

AS WITNESS my hand and Notarial Seal.

Notary
Public
Seal.

CATHERINE MULLEN
Notary Public

My Commission expires Jan. 23, 1953.

CERTIFICATE OF PUBLICATION OF
ORDER OF PUBLICATION
Filed Jan. 23, 1951. N.P.T.

CLAYTON C. CARTER, Solicitor

ADDIE BAUER, individually, and as Administratrix of
the Personal Estate of BERTHA WILLIAMS, deceased
252 Paris St., S. E., Grand Rapids, Michigan,

Complainant,

VS.

ELIZABETH STIRLITH, 2548 Gillingham St., Philadelphia,
37, Pa.,
MILDRED ROSE, 270 W. Walnut Lane, Philadelphia 44, Pa.
EDNA PEPIN, 127 Ostrom Drive, San Antonio 2, Texas,
HERBERT CHAPMAN AND CEIL CHAPMAN, his wife, 2013-A 38th.
St., S. E. Washington, District of Columbia,
FLORENCE ROEDER and THEODORE ROEDER, her husband; 3456
Broadway, New York, N.Y.
LOLA CAMPBELL and ROBERT CAMPBELL, her husband, 143 Berk-
ley Place, Brooklyn, N.Y.
ANNE KIRKPATRICK and LEROY KIRKPATRICK, her husband, 216
S Jackson St., Wilmington, Delaware.

Defendants.

In The Circuit Court For
Queen Anne's County, In Equity

Cause No. 3797

ORDER OF PUBLICATION

The Object of this suit is to sell the real estate of which Bertha Williams died seized and possessed or so much thereof as may be necessary to pay her debts. The Bill of Complaint stated that Bertha Williams, late of Queen Anne's County, died intestate on December 24th., 1949, that letters of Administration were granted on her personal estate, that said personal estate was insufficient to pay her debts, that her estate is indebted to the Complainant in the sum of \$420.07; that the said Bertha Williams was seized and possessed under the Will of her mother of lot of land and improvements thereon on the South side of Kidwell Avenue, a street in the town of Centreville, Queen Anne's County, Maryland; that the heirs at law of the said Bertha Williams are as follows: The Complainant, an adult, who is seized of an undivided one third interest in said real estate; Elizabeth Stirlith, widow of 2548 Gillingham St., Phila., 37, Pa., Mildred Rose widow, of 270 W. Walnut Lane Phila., 44, Pa., Edna Pepin, widow, of 127 Ostrom Drive, San Antonio, 2, Texas and Herbert Chapman, only living children of Elmer Chapman and Anne Kirkpatrick, daughter of Harry W. Chapman, deceased, son of Elmer Chapman, a deceased sister of Bertha Williams are each seized and possessed of one fifteenth undivided interest in said real estate; that Florence Roeder and Lola Campbell, only heirs at law of Mae Mulder, a deceased sister of said Bertha Williams, are each seized and possessed of an undivided one sixth interest in said real estate; all of above estates are subject to the payment of the debts of the said Bertha Williams; that all parties to this cause are adults; that your Complainant, is a widow and lives at 352 Paris St., S.E., Grand Rapids, Michigan; that the said Herbert Chapman is married to Ceil Chapman, and they live at 2013-A 38th. St., South East, Washington, D.C.; that Florence Roeder is married to Theodore Roeder and they live at 3456 Broadway, New York, City, N.Y. that Lola Campbell is married to Robert Campbell, and they live at 143 Berkley Place, Brooklyn, N.Y., that Anne Kirkpatrick and they live at 216 S. Jackson St., Wilmington, Delaware.

To all above named Defendants, non-resident of the State of Maryland.

IT IS THEREUPON this 3rd. day of November, 1950, ORDERED by the Circuit Court for Queen Anne's County, in Equity, that the Complainant by causing a copy of this order to be inserted in some newspaper published in Queen Anne's County, once in each of four successive weeks before the 9th, day of December, 1950, give notice to the said absent Defendants of the object of substance of this Bill and warning each of them to appear in this Court in person or by solicitor on or before the 26th. day of December, next, to show cause, if any they have, why a decree ought not to be passed as prayed.

NELLIE B. WHITELEY,
Clerk

Filed: November 3, 1950,
True Copy
Test: Nellie B. Whiteley, Clerk.

4t-11-30

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. March 9 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order of Publication in the case of Addie Bauer vs Elizabeth Stirlith et al. a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 9th day of Dec-

ember 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 9th day of November 1950, and the last insertion on the 30th day of November 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Jan. 23, 1951 - Nunc pro tunc.

And on the back of the foregoing is the following endorsement, to wit:-

Mr. Clerk: File this certificate nunc pro tunc January 23rd, 1951. Wm. R. HORNEY
Judge.

DECREE PRO CONFESSO
Filed Jan. 23, 1951.

ADDIE BAUER, Individually
and as Administratrix of
the Personal Estate of
BERTHA WILLIAMS, Deceased

VS.

ELIZABETH STIRLITH, et al.

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IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 3707

DECREE PRO CONFESSO

It appearing from the proceedings in this cause that the defendants, Elizabeth Stirlith, et al., having been duly notified by Order of Publication to appear to the Bill of Complaint and having failed to appear thereto according to the exegency of said Order.

It is thereupon this 23rd day of January, 1951, by the CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, in Equity, ADJUDGED, ORDERED and DECREED that the Complainant is entitled to relief in the premises, and that the Bill of Complaint be and it is hereby taken pro confesso against the defendants; but because it doth not certainly appear to what relief the Plaintiff is entitled; It is further ADUDGED and ORDERED that leave be granted to the Complainant to take testimony before any one of the standing Examiners of this Court to support the allegations of the Bill.

Wm. R. HORNEY
Judge

Filed Jan. 23, 1951

PETITION AND AFFIDAVIT
Filed Jan. 23, 1951.

ADDIE BAUER, Individually
and as Administratrix of
the Personal Estate of
BERTHA WILLIAMS, Deceased

VS.

ELIZABETH STIRLITH, et al.

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*
*

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 3707

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Addie Bauer, complainant, by Clayton C. Carter, her solicitor, respectfully represents unto your Honors:

1. That on November 3, 1950 your petitioner filed herein a Bill of Complaint praying that a Trustee or Trustees be appointed to sell the real estate therein described for the purposes therein mentioned; that the defendants herein have been duly notified by Order of Publication passed by this Honorable Court on November 3, 1950 and expiring on December 26, 1950, but the said defendants have not appeared either in person or by solicitor in answer to said Order.

2. That on January 23, 1951, an interlocutory decree was passed in said cause granting the complainant leave to take testimony before one of the standing Examiners of this Honorable Court to support the allegations of said bill.

3. That your complainant being unable to attend before one of the

standing Examiners because she is a non-resident of the State of Maryland, desires that her testimony to support the allegations made in her Bill of Complaint be taken before Commissioners appointed by this Honorable Court.

WHEREAS, your petitioner prays this Honorable Court to pass an Order directing that a Commission to take testimony be issued unto John H. VanderWal and Robert B. Linsey of the State of Michigan, who are practicing attorneys in good standing in the City of Grand Rapids, for the purpose of taking down the answers under oath of your petitioner to the Interrogatories which will be filed by your complainant's solicitor with the Clerk of This Court.

CLAYTON C. CARTER
Solicitor for Complainant

STATE OF MARYLAND QUEEN ANNE'S COUNTY TO WIT:

I HEREBY CERTIFY, that on this 23rd day of January, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Clayton C. Carter, Solicitor for the complainant in the above entitled case, and made oath in due form of law that the matters and facts set forth in the foregoing Petition are true to the best of his information, knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Notary
Public
Seal

DORIS L. DILLEHUNT
Notary Public

Filed Jan. 23, 1951

ORDER OF COURT
FILED Jan. 23, 1951

ORDER

UPON the foregoing Petition and Affidavit, it is this 23rd day of January, 1951, by the CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, in Equity, and by the authority of said Court, ORDERED that the Clerk of the Circuit Court for Queen Anne's County, under the hand and seal of said Court, issue a Commission to John H. VanderWal and Robert B. Linsey of the State of Michigan, in the City of Grand Rapids, to take the deposition of the Plaintiff in this cause, Addie Bauer, upon interrogatories to be filed by the solicitor of the said complainant with said clerk.

Wm. R. HORNEY
Judge

Filed Jan. 23, 1951

COMMISSION WITH DEPOSITIONS ANNEXED
Filed Feb. 20, 1951.

ADDIE BAUER, Individually	*	IN THE CIRCUIT COURT
and as Administratrix of	*	FOR
the Personal Estate of	*	QUEEN ANNE'S COUNTY
BERTHA WILLIAMS, Deceased	*	
VS.	*	IN EQUITY
ELIZABETH STIRLITH, et al.	*	Cause No. 3707

At the execution of the annexed commission, issued out of the Circuit Court for Queen Anne's County, in Equity, and directed to John H. VanderWal and Robert B. Linsey, of 608 Michigan National Bank Building, Grand Rapids, Michigan, they being the commissioners in the said commission named, I, the said Robert B. Linsey, one of the said commissioners, in the absence of the other commissioner, who was unable to attend the execution thereof, after having first duly taken the oath to the said commission annexed, attended at my law office in the City of Grand Rapids, State of Michigan, on the 16th day of February, 1951, at 2:30 P.M. O'clock, to take the following depositions, that is to say:

Addie Bauer, of lawful age, the complainant in this cause, appearing before me as a witness in her own behalf, being by me first sworn in due form of law, being examined on the following interrogatories to her propounded in that behalf, deposed and saith as follows, that is to say:

1. State your name, age and residence.

A. Addie Bauer. I am 73 years old and live at 352 Paris Avenue, S. E., Grand Rapids, Michigan.

2. This is a suit in the Circuit Court for Queen Anne's County Maryland on the Equity side of said Court entitled "Addie Bauer, Individually and as Ad-

ministratrix of the Personal Estate of Bertha Williams, deceased, Vs. Elizabeth Stirlith; Mildred Rose; Edna Pepin; Herbert Chapman and Ceil Chapman, his wife; Florence Roeder and Theodore Roeder, her husband; Lola Campbell and Robert Campbell, her husband; Anne Kirkpatrick and Leroy Kirkpatrick, her husband; Defendants".
Do you know the parties to this cause?

A. Yes

3. Did you know Bertha Williams? What relationship was she to you?

A. Yes. She was my sister

4. Is Bertha Williams living or dead; if dead, did she leave a Last Will and Testament?

A. She is dead and did not leave a Will

5. Were Letters of Administration granted on the Estate of Bertha Williams; if so, to whom?

A. Yes. Letters of Administration were granted to me on 12/30/49 by the Orphans' Court of Queen Anne's County.

6. As Administratrix of Bertha Williams' Estate, have you filed an Administration Account; and if so, was her personal estate sufficient to pay her debts?

A. Yes, I have filed an Administration Account and her personal estate was not sufficient to pay her debts.

7. Is said estate indebted to you; if so, in what amount?

A. Yes, it is, in the amount of \$420.07 which I advanced to settle the estate and to pay the collateral inheritance tax imposed on the interest in real estate descending unto the heirs of Bertha Williams other than myself.

8. Did the said Bertha Williams die seized and possessed of any real estate, if so, from what source did she receive the same? Describe the same.

A. Yes, she owned a lot and house on the south side of Kidwell Avenue in Centreville, Maryland, which was willed to her by her mother, Sarah Catherine Williams. This will is on record in the Orphans' Court of Queen Anne's County in Will Record W.T.B. #1 folio 54. This lot was obtained by my mother from John B. Brown and wife by deed dated July 15, 1879 and is recorded in the land records in J. W. No. 10 folio 90 of Queen Anne's County.

9. State if you know the names of the heirs of the said Bertha Williams, their ages and addresses.

A. Bertha Williams left surviving her, besides myself, who was her sister, 4 nieces and nephews named Elizabeth Stirlith, Mildred Rose, Edna Pepin and Herbert Chapman, who are the only living children of Elmer Chapman, who was a deceased sister of Bertha Williams. Elmer Chapman also had a son named Harry W. Chapman who died 12/5/42 leaving 1 daughter named Anne Kirkpatrick. Elmer Chapman died about 1910. Bertha Williams also had another sister named Mae Maulder who died about 1943 leaving 2 children by the names of Florence Roeder and Lola Campbell. All these nieces and nephews are over 21 years of age. Elizabeth Stirlith lives at 2548 Gillingham St., Philadelphia, Pa., Mildred Rose lives at 270 W. Walnut Lane, Philadelphia, Pa., Edna Pepin lives at 127 Ostrom Drive, San Antonio, Texas; Herbert Chapman lives at 2-13-A 38th St., S.E. Washington, D.C., Florence Roeder lives at 3456 Broadway, New York, N.Y. Lola Campbell lives at 143 Berkley Place, Brooklyn, N.Y.; Anne Kirkpatrick lives at 216 S. Jackson Street, Wilmington, Delaware.

10. State if you know whether any of said heirs are married, their respective husbands and wives, and their addresses.

A. Elizabeth Stirlith, Mildred Rose and Edna Pepin are widows; Herbert Chapman is married to Ceil Chapman; Florence Roeder is married to Theodore Roeder, Lola Campbell is married to Robert Campbell, and Anne Kirkpatrick is married to Leroy Kirkpatrick, and the addresses are the same as their respective husbands' and wives' as just given

11. Is said real estate susceptible of any division, without loss or injury?

A. No, said real estate is not susceptible of any division without loss or injury because this one lot of land is only about 60 x 105 feet with only one house thereon and could not be divided among all the heirs of Bertha Williams. No part of this lot could be sold separately from the rest of the lot and bring a sufficient price to satisfy my claim and the costs of this proceeding.

12. In your opinion, what is the fair value of the real estate of which Bertha Williams died seized and possessed and about which you have testified?

A. I think the value at which it was appraised in the Orphans' Court of \$3,000.00 was a very fair value and I am of the opinion that that is the fair value of this lot and house today.

13. Do you know or can you state, any other matter or thing which may be of benefit or advantage to the parties to this cause or any of you, or that may be material to the subject of this, your examination, or the matters in question between the parties? If yes, state the same fully and at large in your answer.

A. No.

No other witnesses or interrogatories being named or produced to me,

I then closed the said commission, and now return it closed under my hand on this 16th day of February, 1951, at the City of Grand Rapids, in the State of Michigan.

ROBERT B. LINSEY (SEAL)
Commissioner

I HEREBY CERTIFY that in the execution of the within Commission I served one days in the taking of the testimony in this cause for which I have been paid the sum of \$ 4.00 by the complainant in this cause.

ROBERT B. LINSEY
Commissioner

Addie Bauer, individually and as : IN THE CIRCUIT COURT'
Administratrix of the Personal :
Estate of Bertha Williams, deceased, : FOR QUEEN ANNE'S COUNTY
vs. : IN EQUITY
Elizabeth Stirlith, et al. : No. 3707 Chancery

John H. VanderWal and Robert B. Linsey
Attorneys at Law,
Grand Rapids, Michigan

Greeting:

By an order of the Circuit Court for Queen Anne's County, passed in the above cause on the 23rd. day of January, Nineteen hundred and Fifty One, you and each of you have been appointed to act as Commissioners in a cause pending in the Circuit Court for Queen Anne's County between Addie Bauer, individually, and as administratrix of the personal estate of Bertha Williams, deceased, and Elizabeth Stirlith, Mildred Rose, Edna Pipin, Herbert Chapman and Ceil Chapman, his wife, Florence Roeder and Theodore Roeder, her husband, Lola Campbell and Robert Campbell, her husband, Anne Kirkpatrick and Leroy Kirpatrick, her husband, Defendants.

You and each of you, having first taken the oath hereunto annexed, are therefore requested to attend the execution of this Commission at such time and place as shall seem convenient to you and cause to come before you Addie Bauer, the plaintiff in this cause, and that you examine her on on her corporal oath, to be by you administered, touching her knowledge or remembrance of anything relating to the cause aforesaid, and having reduced the depositions of the witness so taken by you in Writing, you send the same with this our commission, closed under your hands and seals, to the Circuit Court for Queen Anne's County with all convenient speed.

Witness the Honorable Wm. R. Horney, Chief Judge of the Circuit Court for Queen Anne's County this 1st. day of January, in the year nineteen hundred and fifty one.

Issued this 23rd. day of January, in the year nineteen hundred and fifty one.

Seal's Place

T. SORDEN PIPPIN Clerk

COMMISSIONERS' OATH

STATE OF MICHIGAN)
)
COUNTY OF Kent) SS.

I HEREBY CERTIFY, that on this 16th day of February, Nineteen Hundred and Fifty One, before me, the subscriber, a Notary Public of the State of Michigan in and for the County of Kent, aforesaid, personally appeared John H. VanderWal and Robert B. Linsey, and took the following oath:

"You shall, according to the best of your skill and knowledge, truly, faithfully and without partiality to any or either of the parties, take the examinations and depositions of every and all witness and witnesses produced and examined by virtue of the commission hereto annexed, upon the interrogatories now, or which may hereafter, before the said commission is closed, be produced to and left with you by either of the said parties."

Witness my hand and Notarial Seal.

Notary
Public
Seal.

ENID S. REMINGTON
Notary Public.

My Commission expires August 31, 1952

DEPOSITIONS
Filed Feb. 26, 1951

ADDIE BAUER, Individually and * IN THE CIRCUIT COURT
as Administratrix of the Per- *
sonal Estate of BERTHA WILLIAMS, * FOR
Deceased *

VS.
ELIZABETH STIRLITH, et al.

*
*
*

QUEEN ANNE'S COUNTY
IN EQUITY
Chy. # 3707

Notice having been given by Clayton C. Carter, Esq. and Richard T. Earle, Esq., Solicitors for the Plaintiff, of a desire to take Testimony in said cause, I Harry C. Butler, one of the standing Examiners for the Circuit Court for Queen Anne's County, met at the office of Clayton C. Carter at 2:00 P.M. on Monday, February 26, 1951, and examined the following witnesses in said cause.

HARRY C. BUTLER
HARRY C. BUTLER, Examiner.

Filed Feb. 26, 1951.

ADDIE BAUER, Individually and
as Administratrix of the Per-
sonal Estate of BERTHA WILLIAMS,
Deceased

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* IN EQUITY
* Chy. #3707

VS.

ELIZABETH STIRLITH, et al.

Clayton C. Carter and Richard T. Earle, Solicitors for Plaintiff, requested that testimony in the above cause be taken, and testimony was taken at 2:00 P.M. on Monday, February 26, 1951, in the office of Clayton C. Carter, Centreville, Maryland, before me, Harry C. Buter, Examiner.

The first witness called, after having been duly sworn, deposes and says:

Q. State your name, age and residence, and occupation.

A. C. S. Thomas, 73 years of age. Centreville. I am petroleum products distributor.

Q. Are you familiar with land values in Queen Anne's County in and around Centreville?

A. Yes, to some extent. I have some real estate here in the Town of Centreville.

Q. Are you familiar with the property that Mrs Bertha Williams Owned and occupied in Centreville on the south side of Kidwell Avenue?

A. Yes

Q. Is that property formerly belonging to Bertha Williams susceptible of division among the heirs, who are about 7 in number, without loss or injury to any of them?

A. No, it is not susceptible of division because it has only one dwelling house on it and the dwelling house would constitute the bulk of the value of the property.

Q. Mr. Thomas, in your opinion what is the fair value of the property of which Bertha Williams died siezed and possessed?

A. I think the property is worth #3000.00.

Examiner's Special:

No, I do not.

C. S. THOMAS.

The next witness called, after having been duly sworn, deposes and says:

Q. State your name, age, residence and occupation.

A. Arthur L. Morris, age 67, residence is Centreville, Maryland, and my occupation is real estate salesman.

Q. Are you familiar with land values in Queen Anne's County, and particularly in Centreville?

A. Well, to some extent because of the fact of handling and dealing in property.

Q. Are you familiar with the property owned and occupied by Miss Bertha Williams at the time of her death located on the south side of Kidwell Avenue in Centreville?

A. Yes, for 48 years.

Q. In your opinion, can any part of this property be sold without causing injury or loss to anyone having any interest therein?

If not, state your reasons.

A. No, for the reason that the part of the land occupied by the dwelling house is such a major portion of the land that it would be impossible to sell this land in small lots or in any division of small lots.

Q. In your opinion, being familiar with land values in and around Centreville, would you state a fair market value of this lot with the improvements thereon formerly owned by Miss Bertha Williams and now part of her estate.

A. I think \$2500.00.

Examiner's special.

A. I can't say that I do, no sir.

ARTHUR L. MORRIS

No other witnesses being named or produced to me I then at the request of the solicitors for the Plaintiff, closed the depositions taken in said cause and now returned them closed under my hand and seal on this 26th day of February, 1951 at Centreville, Maryland.

Examiner Fee \$ 8.00

Witness Fees Waived

HARRY C. BUTLER (SEAL)
HARRY C. BUTLER, Examiner.

Filed Feb. 26, 1951.

DECREE
FILED March 9, 1951.

ADDIE BAUER, Individually, and as ADMINISTRATRIX of the Personal Es- tate of BERTHA WILLIAMS, deceased.	#	IN THE CIRCUIT COURT FOR
	#	QUEEN ANNE'S COUNTY, IN EQUITY.
VS.	#	Cause No. 3707.
ELIZABETH STIRLITH et al.	#	

DECREE OF SALE.

This cause standing ready and being submitted, the proceedings were read and considered.

IT IS THEREUPON, this 9th day of March, 1951, by the Circuit Court for Queen Anne's County, in Equity, ADJUDGED, ORDERED AND DECREED that the real estate of Bertha Williams, deceased, or so much thereof as may be necessary for the payment of her debts, be sold; and that Clayton Carter of Centreville, Queen Anne's County, Maryland, be and he is hereby appointed Trustee to make sale thereof; and that the course and manner of his proceedings shall be as follows: he shall, before he proceeds to make sale, first file with the Clerk of the Circuit Court a bond to the State of Maryland, executed by him and surety or surties in the penalty of Three Thousand Dollars, if corporate surety or in double that amount if personal sureties, conditioned for the faithful performance of the trust reposed in him by this decree or which may be reposed in him by any future order or decree passed in the premises, which said bond shall be approved by the Clerk of the said Court. The said Trustee shall then proceed to make said sale, having given at least three weeks previous notice by advertisement inserted in some newspaper printed and published in Queen Anne's County, 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 to be paid in cash on day of sale, balance thereof upon ratification of sale, or all cash on day of sale, at the option of the purchaser, the credit payments, if any, to bear interest from the day of sale and to be secured by note or notes of the purchaser, with surety to be approved by the Trustee. That as soon as convenient after such sale, the said Trustee shall return to this Court, a full and particular account of his proceedings in the premises, with an affidavit annexed thereto of the truth thereof and of the fairness of such sale; and on the final ratification thereof and the full payment of the whole purchase money and not before, the said Trustee is hereby authorized, by a good and sufficient deed, acknowledged and recorded according to law, to convey to the purchaser, higher or their heirs, the property and estate so sold, to him, her or them, free, clear and discharged from all claims of the parties to this cause.

And the said Trustee shall bring into this Court the money arising from said sale or sales of the land and premises, to be distributed under the direction of this Court, after deducting the costs of this suit and such commissions to the said Trustee as the Court shall think proper to allow, in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

And at the time of advertising said Sale the Trustee is directed to give notice to the creditors of Bertha Williams, deceased, to file their claims, with proper vouches thereof, with the Clerk of this Court within 90 days from the day of sale.

Wm. R. HORNEY
Judge.

Filed March 9, 1951.

CERTIFIED COPY OF BOND
Filed March 13, 1951

Queen Anne's County to wit: Be it remembered that on the 13th. day of March in the year Nineteen Hundred and Fifty one, the following bond was filed for record to wit:

KNOW ALL MEN BY THESE PRESENTS, That we, Clayton C. Carter principal, and United States Fidelity & Guarantee Company, a body corporate, duly authorized by its charter to become sole surety on bonds, as surety, are held and firmly bound unto the State of Maryland in the full and just sum of THREE THOUSAND DOLLARS (\$3,000.00) to be paid to the said State, or its certain attorney, to which well and truly to be made, we bind ourselves and each of us, our and each of our heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 13th day of March, nineteen hundred and fifty one.

WHEREAS, The above bounded Clayton C. Carter has been named as Trustee by virtue of a decree of the Circuit Court for Queen Anne's County in a cause known as Addie Bauer, Individually, and as Administratrix of the Personal Estate of Bertha Williams, deceased, vs. Elizabeth Stirlith, et al., Chy, No. 3707, to sell the real estate mentioned in said proceedings now pending in said Court.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounded Clayton C. Carter, Trustee does and will 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 be and remain in full force and virtue in law.

ATTEST:
CATHERINE A. BUTLER

CLAYTON C. CARTER (SEAL)
Clayton C. Carter

UNITED STATES FIDELITY & GUARANTEE
COMPANY

CATHERINE A. BUTLER

By B. HACKETT TURNER JR.
Attorney in Fact.

Corporate
Seal.

And at the foot of foregoing bond is thus indorsed to wit:

Security approved and Bond filed March 13, 1951.
T. SORDEN PIPPIN Clerk

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A. S. G. Jr. No. 1, folio 199, a bond record book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 13th. day of March, in the year nineteen hundred and fifty one.

Seal's
Place.

T. SORDEN PIPPIN
Clerk.

REPORT OF SALE
FILED April 11, 1951.

ADDIE BAUER, Individually
and as Administratrix of the
Personal Estate of
BERTHA WILLIAMS, Deceased

VS.

ELIZABETH STIRLITH, et al.

* IN THE CIRCUIT COURT
* FOR QUEEN ANNE'S COUNTY
* IN EQUITY
* Cause No. 3707

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of Clayton C. Carter, Trustees, respectfully represents unto your Honor:

1. That by decree of this Honorable Court dated March 1951, the said Clayton C. Carter was appointed trustee to make sale of the real estate of Bertha Williams, deceased, and filed his bond in the penalty of \$3000.00, with corporate surety thereon, which said bond was duly approved by the Clerk of this Court.

2. That thereafter, pursuant to said decree, your trustee gave three week's previous notice of the sale of the real estate of the said Bertha Williams, deceased, by advertisement of sale in the Queen Anne's Record-Observer, a weekly newspaper printed and published in Queen Anne's County, a certificate of the publication thereof being hereto attached as a part hereof.

3. That pursuant to the advertised notice of sale aforesaid, your trustee did attend at the Court House door, Centreville, Maryland, on Tuesday, April 10, 1951, beginning at 1:30 P.M., and then and there proceeded to make sale of the property so advertised for sale in the manner following: the advertisement of sale published as aforesaid was read aloud by your trustee, who then proceeded to offer the property therein described at public sale to the highest bidders, by J. Elmer Anthony, Auctioneer; and after said Auctioneer had cried the sale, your Trustee at said time and place and by virtue of the power vested in him by said decree, sold the said property unto William E. Pinder and Violet E. Pinder, his wife, as tenants by the entireties, they being then and there the highest bidders therefor, at and for the sum of Two Thousand Nine Hundred Dollars (\$2900.00).

4. That the said William E. Pinder and Violet E. Pinder, his wife, have complied with the advertised terms of sale by paying unto your trustee the sum of \$2900.00 by the check of Charles M. Jump.

5. That at the time of the first insertion of said advertisement of sale in said newspaper, your trustee published in the same newspaper a notice to the creditors having claims against Bertha Williams, deceased, to file the same with the vouchers thereof, legally authenticated, with the Clerk of the Circuit Court for Queen Anne's County within 90 days from April 10, 1951, which notice was inserted in said newspaper four successive weeks before the 10th day of April, 1951, as will more fully appear by reference to the certificate of publication of said notice to creditors hereto attached as a part hereof.

RESPECTFULLY SUBMITTED

CLAYTON C. CARTER
Trustee

STATE OF MARYLAND

QUEEN ANNE'S COUNTY

TO WIT:

I HEREBY CERTIFY, that on this 11th day of April, 1951, before me, the subscriber, a Notary Public of the State of Maryland in and for the City of Baltimore, personally appeared CLAYTON C. CARTER, Trustee named in the above Report of Sale, and made oath in due form of law that the matters and facts stated in the aforesaid Report of Sale are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

Notary
Public
Seal.

DORIS L. DILLEHUNT
Notary Public

Filed April 11, 1951

CERTIFICATE OF PUBLICATION OF
TRUSTEE'S SALE
FILED April 11, 1951.

Trustee's Sale Of
Valuable House and Lot In
Centreville of The
Late Bertha Williams

By virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed in Chy. Cause No. 3707, the undersigned Trustee will sell at public auction in front of the Court House door in Centreville, Maryland, on

Tuesday, April 10, 1951

At 1:30 o'clock P.M.

All that lot or parcel of land situate, lying and being in the Town of Centreville, fronting on the South side of Kidwell Avenue and opposite the Penna. Railroad lot and which is more particularly described as follows:

BEGINNING for the same at a stake planted in the ground to be replaced by a suitable boundary stone at a point along the front line of said lot at the end of a line drawn South sixty-one degrees forty five minutes east one hundred and five feet one and a half inches from where the Kidwell lots of John B. Brown and James Bramble corner, and running thence with said line continued south sixty-one degrees forty-five minutes east sixty feet and six and three fourths inches, thence south twenty-seven degrees west one hundred and eighty feet thence north forty-five degrees west sixty feet six and three quarter inches and thence north twenty-seven degrees east one hundred and eighty feet to the place of beginning; together with any portion belonging thereto lying between the front line thereof and the railroad lot on the opposite side of the street; and

BEING the same land conveyed by John B. Brown and wife to Sarah Catherine Williams by deed dated July 15, 1879 and recorded in Land Liber J. W. No. 10, folio 90 of Queen Anne's County, Maryland; and

BEING the same land which was devised by the said Sarah Catherine Williams unto Bertha Williams, her daughter, by Item 4 of her last will and testament dated January 12, 1916 and recorded in Wills Liber W.T.B. No. 1, folio 54 of Queen Anne's County aforesaid.

TERMS OF SALE: One-third of the purchase money to be paid in cash on day of sale, balance thereof upon ratification of sale, or all cash on day of sale at the option of the purchaser, the credit payments, if any, to bear interest from the day of sale and to be secured by note or notes of the purchaser, with surety to be approved by the Trustee.

Immediate possession. All transfer expenses to be borne by purchaser. Takes and charges to be adjusted to day of sale.

CLAYTON C. CARTER
Trustee

J. Elmer Anthony, Auctioneer.

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. April 10,
1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustee's Sale in the case/estate of Addie Bauer, indiv. and as admr of estate of Bertha Williams a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 10th day of April 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 15th day of March 1951, and the last insertion on the 5th day of April 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed April 11, 1951.

Certificate of PUBLICATION OF
NOTICE TO CREDITORS
Filed April 11, 1951

Notice To Creditors

All creditors having claims against Bertha Williams, deceased, are hereby notified to file the same, with the vouchers thereof, legally authenticated, with the Clerk of the Circuit Court for Queen Anne's County within 90 days from April 10, 1951.

CLAYTON C. CARTER,
Trustee

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. April 10th,
1951.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of Bertha Williams a true copy of which is annexed hereto, was published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 10th day of April 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 15th day of March 1951, and the last insertion on the 5th day of April 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed April 11, 1951.

ORDER NISI
Filed April 11, 1951

NISI

ADDIE BAUER, Individually)
 and as Administratrix of the) In the Circuit Court
 Personal Estate of)
 BERTHA WILLIAMS, Deceased) for Queen Anne's County
 VS) In Equity
 ELIZABETH STIRLIGH, ET AL.) Chancery No. 3707

ORDERED, This 11th. day of April A.D., 1951, that the sale of real estate made and reported in this cause by Clayton C. Carter, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th. 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 19th. day of May next.

The Report states the amount of sales to be \$2900.00

T. SORDEN PIPPIN Clerk.

Filed April 11, 1951

CERTIFICATE OF PUBLICATION OF
 NOTICE TO CREDITORS
 Filed June 19, 1951

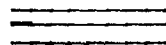
Notice to Creditors

All creditors having claims against Bertha Williams, deceased, are hereby notified to file the same, with the vouchers thereof, legally authenticated, with the Clerk of the Circuit Court for Queen Anne's County within 90 days from April 10, 1951.

CLAYTON C. CARTER,
 Trustee

4t-4-5

QUEEN ANNE'S RECORD - OBSERVER



Centreville, Md. May 21, 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of Bertha Williams a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 7th day of July 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 15th day of March 1951, and the last insertion on the 5th day of April 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
 PUBLISHING COMPANY

By DORIS HOLLAND

Filed June 19, 1951

CERTIFICATE OF PUBLICATION OF
 ORDER NISI
 Filed June 29, 1951.

NISI

ADDIE BAUER, Individually and as
 Administratrix of the Personal Estate
 of BERTHA WILLIAMS, Deceased

VS.

ELIZABETH STIRLIGH, ET AL.

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

Chancery No. 3707

ORDERED, This 11th. day of April A.D., 1951, that the sale of real estate made and reported in this cause by Clayton C. Carter, Trustee, be ratified and

confirmed unless cause to the contrary thereof be shown on or before the 19th. 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 19th. day of May next.

The Report states the amount of sales to be \$2,900.00.

T. SORDEN PIPPIN, Clerk.

Filed: April 11, 1951.

True Copy

Test: T. Sorden Pippin, Clerk.

44-4-10

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. June 29 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi in the case/estate of Addie Bauer, Individually and as Administratrix of the Personal Estate of Bertha Williams, Deceased vs. Elizabeth Stirligh, ET AL. a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 19th day of May 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 19th day of April 1951, and the last insertion of the 10th day of May 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

Filed: June 29, 1951.

By MARY JANE WHITE

FINAL ORDER OF RATIFICATION
Filed June 29, 1951.

FINAL ORDER OF RATIFICATION

ORDERED, this 29th day of June, 1951, by the Circuit Court for Queen Anne's County, in Equity, that the sale of the property mentioned in these proceedings by Clayton C. Carter, Trustee, 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 by the publication of the Previous Order Nisi of this Court; and the Trustee is allowed the usual commissions and all expenses incident to the making of said sale, not personal, for which he shall produce vouchers therefor to the Auditor.

Wm. R. HORNEY
Judge

Filed June 29, 1951

PETITION FOR APPOINTMENT OF
SPECIAL AUDITOR
Filed July 25, 1951

ADDIE BAUER, etc.,
Complainant,

vs.

ELIZABETH STIRLITH, ET AL.,
Respondents.

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

Cause No. 3707

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Howard Wood, 3rd, your Auditor, unto your Honors respectfully sets forth:

1. That although he has not entered his appearance in the above proceedings, your petitioner is acting as attorney for the Respondents for the purpose of assuring them that the proceedings in this cause are properly taken in all respects.

Wherefore your petitioner prays your Honors to pass an order appointing a Special Auditor to state the account between the proceeds of this sale and the trustee appointed by the previous decree of this court.

Respectfully submitted,

HOWARD WOOD, 3rd.

Filed July 25, 1951

ORDER OF COURT
Filed July 25, 1951.

ORDER OF COURT

Upon the foregoing petition IT IS ORDERED this 25th day of July, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of this court that Edward Turner be and he is hereby appointed as Special Auditor to state an account between the proceeds of sale of the land sold in this cause and the trustee heretofore appointed to make such sale; and that said Special Auditor before entering upon his duties as such, make the usual oath before the Clerk of this Court as required by law.

Wm. R. HORNEY
Judge

Filed July 25, 1951

REPORT OF SPECIAL AUDITOR AND ACCOUNT
Filed Jan. 19, 1952

ADDIE BAUER

vs,

ELIZABETH STIRLITH, et.al.

IN THE
CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

No 3707

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of Edward Turner, Special Auditor, unto your Honors respectfully shows:

1.- That by Order of this Honorable Court dated the 25th day of July, 1951, in the aforesaid cause, the undersigned was appointed Special Auditor herein and has made the usual oath before the Clerk of this Court as required by Law.

2.- That in the within account, Clayton C. Carter, trustee, is charged with the gross proceeds of sale of the land sold in these proceedings at public sale unto William E. Pinder and Violet E. Pinder, which said purchase price was paid in full on the day of said sale unto your trustee there being no interest chargeable thereon.

3.- That no creditor's claims have been filed in this matter other than those of your Oratrix in the sum of \$291.19 plus the additional sum of \$128.88 which latter sum is to be deducted from the distributive shares of all heirs other than your Oratrix

4.- That the proceeds, after the payment of costs, expenses, commissions, claims, etc., remaining for distribution are to be distributed among the heirs at law of Bertha Williams, deceased, as follows:

Addie Bauer, who has a one-third interest therein Elizabeth Stirlith, Mildred Rose, Edna Pepin, Herbert Chapman and Ann Kirkpatrick, each of whom is entitled to a one-fifteenth interest therein; Florence Roeder and Lola Campbell, each of whom is entitled to a one-sixth interest therein.

Respectfully submitted

EDWARD TURNER
Special Auditor

Filed Jan. 19, 1952.

The proceeds of the sale of real estate sold in this cause in account with Clayton C. Carter, trustee, appointed to sell said real estate by the decree passed in this cause.

CR.

1951

April 10 By amount of the gross sale of the land sold by said trustee, per Report of Sale filed, to wit: the sum of \$ 2,900.00

DR.

To Clayton C. Carter, trustee, for his commission, per rule of Court, for making the sale, to wit: the sum of \$ 161.00

To Thomas Sorden Phippen, Clerk of Court, for his costs, per his statement exhibited to the auditor, as follows, to wit:			
Clerk's costs	\$ 58.95		
Examiner's costs	8.00		
Register of Wills costs	4.00		
Appearance fee	10.00	80.95	
To Clayton C. Carter, trustee for the cost of his corporate surety bond, per receipt of B. Hackett Turner, agent for U.S.F. and G Co., exhibited to the auditor		12.00	
To do., for the costs of the Order of Publication, per receipt of the Queen Anne's Record-Observ-er exhibited to the auditor		72.00	
to do., for the costs of advertis- ing notice of said Sales, per receipt of the Queen Anne's Rec- ord-Observer exhibited to the auditor		47.25	
To do., for costs of advertising Notice to Creditors of Bertha Williams, per receipt of the Queen Anne's Record-Observer exhibited to the auditor		7.50	
To do., for the cost of advertis- ing the order nisi passed as to said sales, per receipt of the Queen Anne's Record-Observer exhibited to the auditor		7.50	
To do., for water, sewer and rent paid unto the Town Commission- ers of Centreville, Maryland, unto April 10, 1951, on the real estate sold herein, per receipt exhibited to the aud- itor		11.28	
To do, for State and County taxes until April 10, 1951, unto the Treasurer of Queen Anne's County, per receipt ex- hibited to the auditor		6.60	
To do, for the fee of the auctioneer, J. Elmer Anthony, for crying sale, per his receipt exhibited to the auditor		35.00	
To do, for the cost of advertising the order nisi to be passed as to this audit in the Queen Anne's Record- Observer		5.00	
To Addie Bauer, for payment to Commis- ioner appointed by this Court to take interrogatories, per receipt exhibited to the auditor		4.00	
To Edward Turner for stating this account		9.00	<u>\$ 459.08</u>
Balance carried forward - Net proceeds of sale			2440.92

DISTRIBUTION

Balance carried forward -----			\$ 2440.92
To Addie Bauer for overpayment, as adminis- tratrix, to the estate of Bertha Williams, deceased, the sum of	\$ 291.19		
To distribution to Addie Bauer, heir of Bertha Williams, deceased, a one-third interest	716.58	<u>1007.77</u>	
Balance before payment of inheritance tax and distribution to remaining heirs			\$ 1433.15
To Addie Bauer, for advancement to remaining heirs of their share for the Collateral Inheritance Tax on the real estate in these proceedings		<u>128.88</u>	
Balance for distribution among the remaining heirs of Bertha Williams, deceased, all in accordance with the Intestate Distribution Laws of the State of Maryland, to wit:			\$ 1304.27
Distributed as follows:			
To Elizabeth Stirlith	\$ 130.43		
To Mildred Rose	130.43		
To Edna Pepin	130.43		
To Herbert Chapman	130.43		
To Ann Kirkpatrick	130.06		
To Lola Campbell	<u>326.06</u>	\$ 1304.27	\$ 1304.27

Respectfully submitted,

EDWARD TURNER
Special Auditor

NISI RATIFICATION OF AUDIT
Filed Jan. 19, 1952.

NISI RATIFICATION OF AUDIT

Addie Bauer, individually, and as administratrix of the Personal Estate of Bertha Williams, deceased, Complainant	) ) ) ) )	In the Circuit Court for Queen Anne's County In Equity
VS)	
Elizabeth Stirlith, et al.	)	Cause No. <u>3707</u>

ORDERED, This 19th. day of January in the year nineteen hundred and fifty two, that the Report and Account filed in these nineteen hundred and fifty two, that the Report and Account filed in these proceedings by Edward Turner Special, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th. day of February, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 8th. day of February, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN CLERK.

Filed January 19, 1952.

Certificate of Publication
of NISI RATIFICATION OF AUDIT
Filed Feb. 19, 1952.

Nisi Ratification of Audit

Addie Bauer, individually, and as administratrix of the Personal Estate of Bertha Williams, deceased, Complainant

vs.

Elizabeth Stirlith, et al.
In the Circuit Court for
Queen Anne's County
In Equity

Cause No. 3707

ORDERED, This 19th day of January, in the year nineteen hundred and fifty-two, that the Report and Account filed in these proceedings by Edward Turner, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of February, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 8th day of February, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN , Clerk.

True Copy
Test: T. SORDEN PIPPIN, Clerk
Filed Jan. 19, 1952.

2t-1-31

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. February 18, 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does case/ estate of Addie Bauer vs. Elizabeth Stirlith a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 8 day of February 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 24 day of January 1952, and the last insertion on the 31 day of January 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By MARY JANE WHITE

Filed Feb. 19, 1952.

FINAL RATIFICATION OF AUDIT
Filed Feb. 19, 1952

ORDERED, this 19th day of February, 1952, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that the within and foregoing Report and Account of the Auditor be and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having shown, although due notice appears to have been given as directed, and Clayton C. Carter, trustee, is hereby directed to apply the proceeds of the sale in accordance with and in the manner set forth in the said audit.

Wm. R. HORNEY
Judge

Filed Feb. 19, 1952

C A U S E N O. 3727

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 this Twenty Seventh day of March, in the year nineteen hundred and fifty one, the following ORDER TO DOCKET SUIT was brought to be recorded, to wit:-

THOMAS J. KEATING, JR.	:	
Attorney named in Mortgage	:	
VS.	:	IN THE
	:	CIRCUIT COURT
MERRILL J. SAMPSON AND	:	
SARAH SAMPSON, HIS WIFE	:	FOR
17 W. Hill St., Baltimore, Md.	:	QUEEN ANNE'S COUNTY
and	:	
	:	IN EQUITY
ARTHUR H. EVANS	:	
New Windsor, Md.,	:	
MORTGAGORS	:	

To Thomas S. Phippen, Clerk:

You will docket suit for foreclosure of the Mortgage from Merrill J. Sampson and Sarah Sampson, his wife, and Arthur H. Evans to The Centreville National Bank of Maryland, dated June 18, 1946, recorded in Liber A. S. G. Jr. #14, Folio 199, a Land Record Book for Queen Anne's County, default having occurred in the terms of said Mortgage, and you will file in said Cause a certified copy of said Mortgage.

THOS. J. KEATING, Jr.
Attorney named in Mortgage

MILITARY AFFIDAVIT
Filed March 27, 1952.

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

This is to certify that on the 27th day of March, 1951, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared Thomas J. Keating, Jr., Attorney named in Mortgage, and made oath in due form of law that after diligent inquiry it has been found that Merrill J. Sampson and Sarah Sampson, his wife, of 17 West Hill Street, Baltimore, Maryland, and Arthur H. Evans of New Windsor, Maryland, the owners of the real estate mentioned in the Mortgage hereinbefore referred to, are not now in the military service of the United States as defined by the Soldiers' and Sailors' Relief Act of 1940, nor have they been in such service within three months prior hereto.

T. SORDEN PIPPIN
Clerk of the Circuit Court
for Queen Anne's County

CERTIFIED COPY OF MORTGAGE
Filed March 27, 1951.

.....
#24,337. 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 Twentieth day of June, in the year nineteen hundred and forty six, the following Mortgage was brought to be recorded, to wit:-

One-One Dollar, One-Fifty Cent
and One-Ten Cent Recordation Tax
Stamps. Endorsed B H T 20 June

THIS MORTGAGE, made this 18th day of June, in the year nineteen hundred and forty six, by Merrill Sampson and Sarah Sampson, his wife, and Arthur H. Evans, single man, of Queen Anne's County, in the State of Maryland;

WHEREAS, the said Merrill Sampson and Sarah Sampson, his wife, and Arthur H. Evans, are jointly and severally, justly indebted unto the Centreville National Bank of Maryland, a body corporate, in the full and just sum of Sixteen Hundred Dollars (\$1,600.00), for money this day loaned and advanced unto them and for which said sum they have drawn and passed unto said body corporate their promissory note bearing even date herewith and payable in forty installments of forty dollars each, beginning on the 18th day of October, 1946, together with interest at the rate of four per centum (4%) per annum.

AND WHEREAS, at the time of the making of said-loan, it was agreed as a condition precedent thereto, that this mortgage should be executed to secure and assure the prompt payment of the aforesaid indebtedness and all interest to accrue thereon as evidenced by said promissory note;

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that for and in consideration of the premises and of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the said Merrill Sampson and Sarah Sampson, his wife, and Arthur H. Evans, do hereby grant and convey unto the Centreville National Bank of Maryland, a body corporate,

its successors and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or part of a lot of land on Kent Island in the Fourth Election District of Queen Anne's County, State of Maryland, situate on the south side of a lane or alley-way leading off said road near Thomas R. Price's Store property, said lot having its beginning at the North East corner of another Thomas R. Price lot and on the opposite side of the land from the store, thirty feet from the Chester Crab Alley Neck road and running thence in an easterly direction two hundred and thirty five feet (235), along the southern edge of the aforesaid fourteen foot (14) alley-way or lane, to the land of George Sullivan, then in a southerly direction fifty one feet (51) along the line of the Sullivan land to the land of John Jones, then along the line of the Jones land in a southwesterly direction to the land of the said Thomas R. Price, thence north along the line of the Price land ninety seven (97) feet to the place of beginning, being the same land which was conveyed to the said Merrill Sampson and Arthur H. Evans as tenants in common by B. Hackett Turner, Jr., by deed dated 18th day of June, 1946, and recorded among the land records of Queen Anne's County aforesaid.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

PROVIDED, that if the said Merrill Sampson and Sarah Sampson, his wife, and Arthur H. Evans, or either of them, their or either of their heirs, executors, administrators or assigns, shall well and truly pay to the said Centreville National Bank of Maryland, its successors executors, administrators or assigns, the aforesaid sum of Sixteen Hundred Dollars (\$1,600.00) as evidenced by the aforesaid promissory note 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 performed, then this mortgage shall be void.

AND UNTIL default be made in any of the covenants of this mortgage the said Merrill Sampson and Sarah Sampson, his wife, Arthur H. Evans, or either of them, their or either of their heirs and assigns, shall possess said property.

AND the said Merrill Sampson and Sarah Sampson, his wife, and Arthur H. Evans, for themselves, and each of them, their and each of their heirs, executors, administrators and assigns, hereby covenant to and with the mortgagees, his personal representatives, or assigns, 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 body corporate, The Centreville National Bank of Maryland, its 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 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 hereby to be secured and all monies owing hereunder or secured hereby shall be due and demandable and the said body corporate, The Centreville National Bank of Maryland, its successors executors, administrators or assigns, or THOMAS J. KEATING, JR., their hereby duly constituted Attorney for the purpose, are hereby authorized and empowered to sell said premises upon given 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 the party or parties selling may deem expedient, for cash, or for cash and credit, at the option of the person or persons making the sale, according to such terms as said party shall determine, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person or 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 monies owing hereunder or secured hereby, or to be paid under the covenants hereof, whether the same shall have then matured or not; and third, the balance to the said Merrill Sampson and Sarah Sampson, his wife, and Arthur H. Evans, or the person or persons then entitled to the same.

AND it is hereby agreed that, in the event of a sale of any part of above described property under the power of sale hereinbefore expressed, all annual crops, pitched, planted or growing upon said property sold at the time of sale shall pass to the purchaser of said property.

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 granted the said body corporate, The Centreville National Bank of Maryland, its successors or assigns, or THOMAS J. KEATING, JR. or either of them, 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 Merrill Sampson and Sarah Sampson, his wife, and Arthur H. Evans, single man, for themselves and each of them, their and each of their heirs, executors, administrators and assigns, hereby covenant to pay.

WITNESS the hands and seals of the said Mortgagors:

TEST: (as to Mortgagors)

MERRILL J. SAMPSON (SEAL)
Merrill J. Sampson

KATHERINE C. O'NEAL
Katherine C. O'Neal

SARAH SAMPSON (SEAL)
Sarah Sampson

ARTHUR H. EVANS (SEAL)
Arthur H. Evans

STATE OF MARYLAND, §
QUEEN ANNE'S COUNTY, § TO WIT:

I HEREBY CERTIFY that on this 20th day of June, 1946, before me, the subscriber, a Notary Public of the State of Maryland in and for and Queen Anne's County aforesaid, personally appeared Merrill Sampson and Sarah Sampson, his wife, and Arthur H. Evans, single man, and each acknowledge the foregoing Mortgage to be their respective act.

And, at the same time, also before me, the subscriber, personally appeared W. Ray Tabler, Cashier of The Centreville National Bank of Maryland, a body corporate, the within named Mortgagee, and made oath in due form of law, that the consideration stated in the foregoing mortgage is true and bona fide as therein set forth, and further made oath as aforesaid, that he is an officer of the said body corporate and as such is duly authorized to make this affidavit.

IN TESTIMONY WHEREOF, I Have hereunto subscribed my name and affixed my Notarial Seal, the day and year last above written.

KATHERINE C. O'NEAL
Katherine C. O'Neal
Notary Public

Notary
Public
Seal.

STATE OF MARYLAND, QUEEN Anne's County, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A. S. G. Jr. No. 14, folios 199, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 27th. day of March, in the year nineteen hundred and fifty one.

T. SORDEN PIPPIN
Clerk.

Seal's
Place

CERTIFIED COPY OF BOND
FILED April 6, 1951.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Sixth day of April in the year nineteen hundred and fifty one the following bond was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS, that we, Thomas J. Keating, Jr., of Queen Anne's County, Maryland, as principal and Fidelity and Deposit Company of Maryland, a body corporate, as surety, are held and firmly bound unto the State of Maryland in the full and just sum of Two Thousand Dollars (\$2,000.00) to be paid to the said, the State of Maryland, or its certain Attorney, for which payment well and truly to be made and odne we hereby bind ourselves, our and each of our heirs, executors, administrators and successors, jointly and severally, firmly by these presents, sealed with our seals and dated this 4th day of April in the year 1951.

WHEREAS, the above bounden Thomas J. Keating, Jr. is about to exercise the power of sale contained in a Mortgage from Merrill J. Sampson and others to The Centreville National Bank of Maryland, dated June 18, 1946 and recorded in Liber A.S.G. Jr. #14, folio 199, a Land Record Book for Queen Anne's County and has docketed suit in the Circuit Court for Queen Anne's County for foreclosure, default having occurred in the terms of said Mortgage.

NOW, THEREFORE, the condition of the above obligation is such that if the above bounden Thomas J. Keating, Jr. shall abide by 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 shall be void; otherwise to be in full force and virtue in law.

THOMAS J. KEATING JR. (SEAL)
Thomas J. KEATING, Jr.

ATTEST:

MARGARET C. HICHEW
Margaret C. Hichew

As to surety

Fidelity and Deposit Company
of Maryland

K. STOLZENBACH
K. Stolzenbach

By. WESLEY C. BROOKS (SEAL)
Wesley C. Brooks
Attorney-in-Fact

Corporate
Seal.

And at the foot of the foregoing bond is thus endorsed to wit:
Security approved and Bond filed April 6, 1951.

T. SORDEN PIPPIN
Clerk

Certified Copy of Power of Attorney is attached to the foregoing Bond.

STATE OF MARYLAND;

QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied
from A. S. G. Jr. No. 1, folio 202, a Bond Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed
the seal of the Circuit Court for Queen Anne's County this sixth day of April in
the year nineteen hundred and fifty one.

Seal's Place.

T. SORDEN PIPPIN, Clerk

REPORT OF SALE OF REAL ESTATE
Filed April 26, 1951.

THOMAS J. KEATING, JR., ATTY.
NAMED IN MORTGAGE

VS.

MERRILL J. SAMPSON AND
SARAH SAMPSON, HIS WIFE, AND
ARTHUR H. EVANS, MORTGAGORS

: IN THE CIRCUIT COURT
:
: FOR QUEEN ANNE'S COUNTY
:
: IN EQUITY

REPORT OF SALE OF REAL ESTATE

To the Honorable, the Judges of said Court:

Default having occurred in the terms of the Mortgage from Merrill J. Sampson and Sarah Sampson, his wife, and Arthur H. Evans to The Centreville National Bank of Maryland, dated June 18, 1946, recorded in Liber A.S.G. Jr. #14, Folio 199, the undersigned, Thomas J. Keating, Jr., Attorney named in said Mortgage to exercise the power of sale in case of default, after docketing suit for foreclosure and filing in this Cause a military affidavit as to the Defendants, and after advertising the mortgaged premises for sale in accordance with the annexed certificate of the advertisement in the QUEEN ANNE'S Record-Observer for more than twenty days prior to the day of sale, and after filing in this Cause a bond in the penalty of Two Thousand Dollars (\$2,000.00) with surety duly approved by the Clerk of this Court, did attend in front of the Courthouse door in the Town of Centreville, Queen Anne's County, Maryland, on Tuesday, April 24, 1951 at 1:30 o'clock P.M., E.S.T. and after having the auctioneer cry the sale for a considerable time and after reading the advertisement of sale, did sell the mortgaged property unto Thomas R. Price, he being then and there the highest bidder therefor, at and for the sum of Fifteen Hundred Dollars (\$1500.00) upon the terms mentioned in the advertisement and upon making the additional announcement that the Mortgage and the advertisement were slightly inaccurate as to the distance of the property from the Crab Alley Neck road.

The purchaser has paid one third of the purchase money and your Attorney believes that he will pay the balance of the purchase money and comply with the terms of sale upon ratification of the sale by the Court.

The report states the amount of sales to be Fifteen Hundred Dollars (\$1500.00).

Respectfully submitted,

THOS. J. KEATING, Jr.
Thomas J. Keating, Jr.
Attorney named in Mortgage

STATE OF MARYLAND; QUEEN ANNE'S COUNTY, TO WIT:

On this 26th day of April, 1951, before the subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared Thomas J. Keating, Jr., Attorney named in Mortgage, and made oath in due form of law that the matters and things set forth in the foregoing Report are true to the best of his knowledge and belief and that the sale was fairly made.

T. SORDEN PIPPIN
Clerk of The Circuit Court
for QUEEN ANNE'S County

Filed April 26, 1951

CERTIFICATE OF PUBLICATION OF
MORTGAGE SALE OF REAL ESTATE
Filed April 26, 1951.

MORTGAGE SALE
of
REAL ESTATE

Under and by virtue of the power of sale contained in a Mortgage from Merrill J. Sampson and Sarah Sampson, his wife, and Arthur H. Evans to The Centreville National Bank of Maryland, a body corporate, dated June 18, 1916, recorded in Liber A.S.G. Jr. No. 14, Folio 199, default having occurred in the terms of said Mortgage; the undersigned Attorney named therein will offer at public sale to the highest bidder, in front of the Courthouse door in the Town of Centreville, Queen Anne's County, Maryland, on Tuesday, April 24, 1951 at 1:30 o'clock P.M. (E.S.T.) all the following described real estate, to wit:

All that lot or part of a lot of land on Kent Island in the Fourth Election District of Queen Anne's County, State of Maryland, situate on the South side of a lane or alley-way leading off said road near Thomas R. Price's Store property, said lot having its beginning at the Northeast corner of another Thomas R. Price lot and on the opposite side of the lane from the store, thirty feet from the Chester Crab Alley Neck road and running thence in an Easterly direction two hundred and thirty-five (235) feet along the Southern edge of the aforesaid fourteen foot alley-way or lane, to the land of George Sullivan, then in a Southerly direction fifty-one feet along the line of the Sullivan land to the land of John Jones, then along the line of the Jones land in a Southwesterly direction to the land of the said Thomas R. Price, thence North along the line of the Price land ninety-seven feet to the place of beginning, being the same land which was conveyed to the said Merrill Sampson and Arthur H. Evans as tenants in common by B. Hackett Turner, Jr., by Deed dated the 18th day of June, 1946, and recorded among the Land Records of Queen Anne's County aforesaid.

TERMS OF SALE: One third of the purchase money will be required in cash on the day of sale and the balance will be payable in cash upon ratification of the sale by the Court, Taxes and insurance will be adjusted to the day of sale and all title papers and revenue stamps at the purchasers' expense. Possession will be given upon ratification of sale.

THOMAS J. KEATING, JR.
Attorney named in Mortgage.

J. Elmer Anthony, Auctioneer.

4t-4-19

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. April 25, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Mortgage Sale of Real Estate in the case/estate of Merrill J. Sampson and Sarah Sampson, his wife, Thomas J. Keating, Jr. attorney, a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 24th day of April 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 29th day of March 1951, and the last insertion on the 19th day of April 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed April 26, 1951.

ORDER NISI
Filed April 26, 1951.

NISI

Thomas J. Keating, Jr., Attorney
named in Mortgage

VS.

Merrill J. Sampson and Sarah Sampson, his
wife, and Arthur H. Evans, Mortgagors.

) In the Circuit Court
)
) For Queen Anne's County
)
) In Equity
)
) Chancery No. 3727

ORDERED, This 26th. day of April A.D., 1951, that the sale of real estate made and reported in this cause by Thos. J. Keating, Jr., Attorney named in Mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd. 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 4th. day of June next.

Anna R. Evans and Arthur H. Evans,
Chester, Maryland
DEFENDANTS

June 23, 1950. Fi Fa issued returnable first Monday of July, 1950.
July 7, 1950. Summons after judgment returned Non Est as to Arthur H. Evans and served as to Anna R. Evans.
July 10, 1950. Order to re-issue summons after judgment. July 10, 1950. Summons after judgment re-issued for Arthur H. Evans.
July 18, 1950. Fi Fa issued returnable first Monday of August, 1950.
Feb. 20, 1951, Fi Fa issued returnable first Monday of March, 1951, to Carroll County.
July 9, 1951. Fi Fa issued returnable first Monday of August, 1951.

State of a Maryland, Queen Anne's County, Set:

I hereby certify that the above is a true short copy of the original Judgment rendered in the Circuit Court for Queen Anne's County in the State of Maryland, at the above entitled term, and also of the subsequent docket entries in said case; and that there is no entry or proceeding in the said Court to show that the said Judgment, or any part thereof, hath been paid or satisfied.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, on this 10th. day of July in the year of our Lord, nineteen hundred and fifty one.

Seal's Place

Filed July 12, 1951

T. SORDEN PIPPIN
Clerk of the Circuit for Queen Anne's County.

ORDER OF COURT

UPON the foregoing Petition, Exhibits and Affidavit, it is ORDERED this 16th day of July, 1951, by THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, In Equity, and by the authority of said Court, as follows:

- (1) that the papers in this cause be and they are hereby referred to the regular Auditor of this Court and said Auditor be and he is hereby directed to give notice by publication to be advertised once a week for four successive weeks in some weekly newspaper published in Queen Anne's County to all judgment creditors, lienors, assignees and to all persons claiming an interest in the equity of redemption of the land sold in this cause or in the surplus mortgage sales in this cause, to file their claims with the proper vouchers thereof with him on or before a certain day to be named in said advertised notice, which day shall be not less than sixty days from and after the date of the first publication of said notice;
- (2) That said Auditor is hereby authorized to take such testimony as he may find necessary to establish the claims which may be filed with him under said notice;
- (3) that the said Auditor is further directed to state and return to this Court his Report and Account distributing the proceeds of the sale had in this cause, (after payment to the Mortgagee or his assignee of his claim and expenses, not personal, including the usual commissions) to the claimant filing claims under said notice according to their respective right.

Wm. R. HORNEY
Judge

Filed July 16, 1951

STATEMENT OF MORTGAGE DEBT
Filed July 27, 1952.

THOMAS J. KEATING, JR.
Assignee

vs.

MERRILL J. SAMPSON & WIFE
and
ARTHUR H. EVANS,
Mortgagors

Y
Y
Y
Y
Y
Y
Y
Y
Y
Y
Y

IN THE CIRCUIT COURT
for
QUEEN ANNE'S COUNTY
Chcy. #3727

Principal amount of Balance mortgage debt on mortgage from Merrill J. Sampson and wife and Arthur H. Evans to The Centreville National Bank of Maryland, dated June 18, 1946 - - - - -	\$ 363.32
Interest from April 18, 1950 to April 24, 1951 - - - - -	14.76
Insurance premium paid by mortgagee September 15, 1950 - - - - -	44.80
Taxes paid by mortgagee January 17, 1951 - - - - -	19.44
Total debt	\$ 442.32

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY : ss

This is to certify that on this twenty-seventh day of July, in the year nineteen hundred and fifty one, before the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr. cashier of the Centreville National Bank of Maryland, mortgagee, and made oath in due form of law that the foregoing Statement of Mortgage Debt is true and bona fide as therein set forth and that no part of the debt claimed to be due has been paid.

WITNESS my hand and notarial seal the day and year above written.

KATHERINE C. O'NEAL
Notary Public

Notary
Public
Seal.

Filed July 27, 1951

CERTIFICATE OF PUBLICATION OF ORDER NISI
Filed July 27, 1951

NISI

Thomas J. Keating, Jr., Attorney
named in Mortgage

vs.

Merrill J. Sampson and Sarah Sampson,
his wife, and Arthur H. Evans, Mortgagors.

Chancery No. 3727

ORDERED, This 26th, day of April A.D., 1951, that the sale of real estate made and reported in this cause by Thomas J. Keating, Jr., Attorney named in Mortgage, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 34d. 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 4th. day of June next.

The Report states the amount of sales to be \$1,500.00.

T. SORDEN PIPPIN, Clerk.

Filed: April 26, 1951.

True Copy
Test: T. Sorden Pippin, Clerk.

4t-5-24

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. July 27 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi in the case/estate of Thomas J. Keating, Jr., atty vs. Merrill Sampson and Sarah Sampson, his wife, mortgagors. and Arthur H. Evans a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 4th day of June 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 3rd day of

May 1951, and the last insertion on the 24th day of May 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed July 27, 1951

FINAL ORDER OF RATIFICATION OF SALE
Filed July 28, 1951.

ORDERED; this 28th day of July, 1951, by the Circuit Court for Queen Anne's County, in Equity; that the sale of the real estate made and reported in this cause by Thomas J. Keating Jr., Attorney, be, and the same in hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given as required by the preceding order nisi; and the Assignee is allowed the usual commissions and such proper expenses, not personal, as he shall produce vouchers for to the Auditor.

Wm. R. HORNEY
JUDGE

Filed July 28, 1951

PETITION
Filed Aug. 7, 1951.

THOMAS J. KEATING, JR., ATTY.,
NAMED IN MORTGAGE,

VS.,

MERRILL J. SAMPSON AND
SARAH SAMPSON, HIS WIFE, AND
ARTHUR H. EVANS, MORTGAGORS,

IN THE CIRCUIT COURT

FOR

Queen Anne's County,

IN EQUITY.

CHANCERY NO. 3727.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Thomas R. Price and Elsie K. Price, his wife, unto your Honors respectfully sets forth:

That as will appear from the Report of Sale filed in the above Cause, the said Thomas R. Price became the purchaser at the sale therein mentioned of the real estate therein described.

That the said Thomas R. Price now desires to have himself and the said Elsie K. Price, his wife, substituted as purchasers as tenants by the entireties of said property in the place of himself alone, and the said Elsie K. Price also desires that said substitution be made, as will appear from the fact that she is one of the petitioners hereof.

YOUR PETITIONERS THEREFOR PRAY YOUR HONORS to pass an order substituting them, the said Thomas R. Price and Elsie K. Price, his wife, as tenants by the entireties, as purchasers of said property in the place and stead of the said Thomas R. Price along, and directing Thomas J. Keating, Jr., Attorney named in Mortgage, and Vendor of said property at the sale mentioned, to convey said property unto the substituted purchasers.

RESPECTFULLY SUBMITTED,

JOHN PALMER SMITH
John Palmer Smith,
Solicitor for Petitioners.

THOMAS R. PRICE
Thomas R. Price

ELSIE K. PRICE
Elsie K. Price

My consent is hereby given to this Petition.

Filed Aug. 7, 1951

THOS. J. KEATING, Jr.
Thomas J. Keating, Jr., Attor-
ney named in Mortgage - Vendor.

ORDER OF COURT.

ORDERED by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, upon the foregoing Petition, on this 8th day of August, 1951, that Thomas R. Price and Elsie K. Price, his wife, be, and they are hereby substituted, as tenants by the entireties, as purchasers of the property described in the Report of Sale filed in this Cause, in the place and stead of the said Thomas R. Price alone, and that Thomas J. Keating, Jr., Attorney named in Mortgage, and Vendor, making

the sale, be and he is hereby authorized, empowered and directed upon the payment unto him in full of the purchase money named in said Report of Sale to convey the property sold unto the said Thomas R. Price and Elisie K. Price, his wife, as tenants by the entireties, in the place and stead of the said Thomas R. Price and Elsie K. Price, his wife, had been the original purchasers at said sale.

Wm. R. HORNEY
Judge.

Filed Aug. 8, 1951

AUDIT OF SALE PROCEEDS
Filed Sept. 7, 1951

Thomas J. Keating, Jr.,
Attorney named in Mortgage,

vs.

Merrill J. Sampson,
Sarah Sampson, his wife, and
Arthur H. Evans.

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

Cause No. 3727

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your auditor, unto your Honors, respectfully shows:

1. That this account is stated at the request of Thomas J. Keating, Jr. Attorney named in the Mortgage foreclosed in this cause, and vendor of the land sold herein; and it appears that the proceeds of the mortgage sale were more than sufficient for the payment of the costs and expenses of this cause and the mortgage claim, per statement of debt filed.

2. That in the within account said Attorney is charged with the gross proceeds of the sale made by him, per report of sale filed; and that he is then allowed thereout as follows: for his commission in accordance with the terms of the mortgage; the court costs of this cause per bill of Clerk; the fee of the auctioneer who cried the sale, per his statement; the State and County taxes on said land for the first four months of the year, per receipt of the County Treasurer; the cost of advertising the notice of sale and the order nisi thereon, per statement of the newspaper; the cost of the premium on said Attorney's corporate surety bond per statement of the bonding company; the cost of advertising the order nisi to be passed as to this audit; the auditor's fee, and the full amount of the mortgage claim, per statement of debt filed.

Your Auditor has directed that the balance, or surplus, of the proceeds of sale, in the sum of \$820.31, shall remain subject to the future order of this Court pending the expiration of the Auditor's notice to creditors provided by the Court's order dated July 16, 1951, and the subsequent distribution of said surplus.

Respectfully submitted,

HOWARD WOOD, 3rd.
Auditor

September 7, 1951.

Filed Sept. 7, 1951

Cause No. 3727

The proceeds of the sale of land reported in this cause, in account with Thomas J. Keating, Jr., Attorney named in the Mortgage foreclosed in these proceedings (and vendor of said land).

	Cr.	
1951 April 24	By gross proceeds of the sale of said land, per report of said vendor, to wit:	\$ 1,500.00

Dr.

April 24	To Thomas J. Keating, Jr., Attorney (and vendor) for his commissions for making the sale, per terms of the mortgage	\$ 97.50
	To do., for court costs of this cause per clerk's statement as follows:	
	Costs of T. Sorden Pippin, Clerk.....	\$21.65
	Appearance fee of Thomas J. Keating, Jr..	10.00
	To do., for an amount due J. Elmer Anthony, for crying said sale, per his statement.....	25.00
	To do., for an amount paid Claude Lowery, Treas., for the 1951 State and County taxes on said land for the first four months of the year, per his receipt	6.72
	To do., for amounts due The Queen Anne Record- Observer for certain advertising costs of this	

cause, per statement, as follows:

Advertising notice of sale	\$45.00	
Advertising order nisi on sale	<u>7.50</u>	52.50
To do., for an amount due the Fidelity and Deposit Company of Maryland, for the cost of said vendor's corporate surety bond, per its statement		10.00
To do., for the cost of advertising the order nisi to be passed as to this audit in The Queen Anne Record-Observer.....		5.00
To Howard Wood, 3rd, for stating this audit		9.00
To Thomas J. Keating, Jr. Attorney named in said Mortgage, in full of the mortgage debt with interest, insurance premiums and taxes advanced, per statement of debt filed, to wit:.....		<u>442.32</u>
		\$ 679.69
To balance, being the surplus proceeds of this sale, to wit:.....		<u>820.31</u>
		\$1,500.00 \$ 1,500.00

Cr.

By the above balance constituting the surplus proceeds of this sale, the same to remain in the hands of said vendor, subject to the future order of this Court, to wit: \$ 820.31

HOWARD WOOD, 3rd.

Auditor

September 7, 1951.
 Filed Sept. 7, 1951

NISI RATIFICATION OF AUDIT
 Filed Sept. 7, 1951.

Nisi Ratification of Audit

THOMAS J. KEATING, Jr., Attorney named in mortgage,	)	In the Circuit Court
)	
VS	)	for Queen Anne's County
)	
MERRILL J. SAMPSON, Sarah Sampson, his wife, and Arthur H. Evans.	)	In Equity
)	
	)	Cause No. 3727

ORDERED, This 7th. day of September in the year nineteen hundred and fifty one, that the Report and Account filed in these proceedings by Howard Wood, 3rd., Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th. day of October, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 28th. day of September, 1951, in some newspaper printed and published in Queen Anne's County.

Filed September 7, 1951. T. SORDEN PIPPIN Clerk.

CERTIFICATE OF PUBLICATION OF NISI
 RATIFICATION OF AUDIT.
 Filed Oct. 22, 1952.

Nisi Ratification of Audit

Thomas J. Keating, Jr.,
 Attorney named in mortgage,

vs.

Merrill J. Sampson,
 Sarah Sampson, his wife, and
 Arthur H. Evans.

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

Cause No. 3727

ORDERED, This 7th. day of September in the year nineteen hundred and fifty one, that the Report and Account filed in these proceedings by Howard Wood,

3rd., Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th. day of October, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 28th. day of September, 1951, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

Filed: September 7, 1951.

True Copy

Test: T. Sorden Pippin, Clerk.

2t-9-20

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. October 19, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/estate of Thomas J. Keating, Jr. Attorney named in mortgage, vs. Merrill J. Sampson, Sarah Sampson, his wife, and Arthur H. Evans a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 28 day of September 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 13 day of September 1951, and the last insertion on the 20 day of September 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By MARY JANE WHITE

Filed Oct. 23, 1951

FINAL ORDER OF RATIFICATION
Filed Oct. 29, 1952.

FINAL ORDER OF RATIFICATION

ORDERED, this 29th day of October, 1951, THAT the Report and Account filed in these proceedings by Howard Wood, III, Auditor be finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given as required by the preceding Order Nisi; and the Attorney named in the Mortgage is directed to apply the proceeds accordingly.

Wm. R. HORNEY JUDGE

Filed Oct. 29, 1951

CERTIFICATE OF PUBLICATION OF
AUDITOR'S NOTICE
Filed Dec. 13, 1951.

Thomas J. Keating, Jr.,
Attorney named in Mortgage,

vs.

Merrill J. Sampson, Sarah Sampson,
his wife, and Arthur H. Evans, Mort-
gagors.

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

Cause No. 3727

Notice To Creditors

Notice is hereby given, in accordance with the above Court's order dated July 16, 1951, to all judgment creditors, lienors, assignees and to all persons claiming any interest in the equity of redemption of the land sold in the above entitled cause or in the surplus mortgage sales in said cause, to file their claims with the proper vouchers thereof with the undersigned auditor on or before the 15th. day of November, 1951.

HOWARD WOOD, 3rd.

4t-10-4

Centreville, Md. December 12, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of Thomas J. Keating, Jr.; attorney vs. Merrill J. Sampson, Sarah Sampson, his wife and Arthur H. Evans, Mortgagors. Cause No. 3727 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 15th day of November 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 13th day of September 1951, and the last insertion on the 4th day of October 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed Dec. 13, 1951

AUDIT
Filed Feb. 26, 1952.

Thomas J. Keating, Jr.,
Attorney named in Mortgage,

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

vs.

Merrill J. Sampson,
Sarah Sampson, his wife, and
Arthur H. Evans.

Cause No. 3727

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your auditor, unto your Honors respectfully shows:

1. That this account, distributing the surplus proceeds of sale in this cause, is made at the request of Thomas J. Keating, Jr., Attorney named in the Mortgage foreclosed in this cause. The surplus proceeds of sale were ascertained by a prior account filed by your auditor on September 7, 1951.

2. That the undersigned auditor has given notice to all persons claiming any interest in the equity of redemption of the land sold in this cause or in said surplus proceeds, as required by this Court's order dated July 16, 1951, (although the passage of said order was not brought to the attention of the undersigned until the month of August), as appears by reference to a certificate of publication of such notice filed in these proceedings; and no creditors have filed claims, although the time specified has expired.

3. That in the within account said Attorney is charged with the amount of said surplus proceeds of sale, and is then allowed the cost of advertising the abovementioned auditor's notice, the additional court costs incurred since the filing of the first audit of sale proceeds, the cost of advertising the order nisi to be passed as to this audit, and the fee of the auditor; and the balance, or net surplus proceeds of sale is then distributed first to The Arcase Laundry and Cleaning Company, petitioning judgment creditor of Arthur H. Evans, former owner of the land sold in this cause, in full payment of its claim, and then to Arthur H. Evans (one Merrill Sampson, former co-owner of said land, having conveyed his interest therein unto said Arthur H. Evans).

Respectfully submitted,

HOWARD WOOD, 3rd.
Auditor

February 26, 1952.

Filed Feb. 26, 1952.

Cause No. 3727

The balance of surplus proceeds of sale shown in this Auditor's account filed in this cause on September 7, 1951, in account with Thomas J. Keating, Jr., Attorney named in the Mortgage foreclosed in these proceedings.

Cr.

1951
April 24 By the abovementioned surplus proceeds\$ 820.31

Dr.

To Thomas J. Keating, Jr., Attorney as aforesaid,
for the cost of advertising the Auditor's notice
to creditors published pursuant to this Court's
order dated July 16, 1951, per bill of the Queen

Anne's Record-Observer exhibited	\$ 7.50	
To do, for the court costs of this cause incurred since the filing of the audit of sale proceeds herein, per bill of T. Sorden Pippin, Clerk, exhibited	7.50	
To do, for the cost of advertising the order nisi to be passed as to this audit in the Queen Anne's Record-Observer	5.00	
To Howard Wood, 3rd, for stating this audit....	4.50	
	<u>\$ 24.50</u>	
To balance, being the net surplus proceeds of said sale, to wit:.....	795.81	
	<u>\$820.31</u>	<u>\$820.31</u>

The balance of net surplus proceeds of sale abovementioned, in account with Thomas J. Keating, Jr., Attorney as aforesaid.

1951
April 24

Cr.

By the abovementioned balance of net surplus proceeds:....\$795.81

Dr.

To The Arcade Laundry and Cleaning Company, petitioning judgment creditor of Arthur H. Evans, former owner of the land sold in this cause, in full payment of its judgment claim filed herein on July 12, 1951, as follows, to wit:

Principal amount of judgment.....	\$628.12	
Attorney's commissions.....	62.81	
Interest, June 23, 1950-February 26, 1952	25.43	
Costs of suit.....	9.50	\$725.86

To Arthur H. Evans, former owner of said land Merrill Sampson, former co-owner thereof having conveyed his interest therein to said Arthur H. Evans), this balance of the abovementioned surplus proceeds, to wit:.....

	69.95	
	<u>\$795.81</u>	<u>\$795.81</u>

Respectfully submitted,
HOWARD WOOD, 3rd.
Auditor

February 26, 1952
Filed Feb. 26, 1952

Nisi Ratification of Audit
Filed Feb. 26, 1952

NISI RATIFICATION OF AUDIT

Thomas J. Keating, Jr.,
Attorney named in Mortgage,

vs.

Merrill J. Sampson,
Sarah Sampson, his wife, and
Arthur H. Evans

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) INEQUITY
) Cause No. 3727
)

ORDERED, This 26th. day of February in the year nineteen hundred and fifty-two, that the Report and Account filed in these proceedings by Howard Wood, 3rd. Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of March, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 14th. day of March, 1952, in some newspaper printed and published in Queen Anne's County.

Clerk

Filed February 26, 1952

Nisi Ratification of Audit
Filed Feb. 26, 1952

NISI RATIFICATION OF AUDIT

Thomas J. Keating, Jr.,
Attorney named in Mortgage,

Vs.

Merrill J. Sampson, Sarah
Sampson, his wife and Arthur H.
Evans

In the Circuit Court for
Queen Anne's County In

Equity
Cause No. 3727

ORDERED, This 26th day of February, in the year nineteen hundred and fifty-two, that the Report and Account filed in these proceedings by Howard Wood, 3rd, Auditor, be ratified and confirmed, unless cause to the contrary thereof, be shown on or before the 21st day of March, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 14th day of March, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

True Copy
Test: T. SORDEN PIPPIN, Clerk
Filed February 26, 1952

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. March 25, 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/estate of Thomas J. Keating, Jr., Attorney named in Mortgage, vs. Merrill J. Sampson, Sarah Sampson, his wife and Arthur H. Evans a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 14 day of March 1952 and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 28 day of February 1952, and the last insertion on the 6. day of March 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

By MARY JANE LEAVERTON

Filed March 25, 1952

Final Order of Ratification
Filed April 4, 1952

FINAL ORDER OF RATIFICATION

ORDERED this 4th day of April, 1952, that the foregoing Report and Account of Howard Wood III, Auditor, 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 required by the preceding Order Nisi; and the attorney named in the mortgage is directed to apply the proceeds of sale accordingly with a due proportion of interest as the same has been or may be received.

WM. R. HORNEY
JUDGE

Filed April 4, 1952

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twelfth day of February in the year nineteen hundred and fifty-two, the following Bill of Complaint was filed for record, to wit:

Queen Anne's County Welfare Board,
Centreville, Maryland, Plaintiff,

vs.

Thomas Carlyle Tanner and Myrtle
S. Tanner, his wife,
Stevensville, Maryland,
Mary Frances Jewell and
Clark C. Jewell, her husband,
Stevensville, Maryland, and
Hester Marguerite Wolfe and
Dawse Wolfe, her husband,
6003 Washington Boulevard,
Baltimore 27, Maryland,
Defendants.

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

Cause No. 3720.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orator, Queen Anne's County Welfare Board, by Howard Wood, 3rd, its Attorney, brings this suit for itself as well as for all other creditors of Lula C. Bird, late of Queen Anne's County, Maryland, deceased, who will come in and contribute to the expense thereof; and your orator, complaining, says:

1. That your orator disbursed Old Age Assistance payments, in accordance with its duty provided by the laws of Maryland, unto Lula C. Bird in her lifetime in the total sum of \$3,542.74, said payments having been made in the amounts and at the times set forth in the itemized statement thereof, which is filed with this bill, and prayed to be taken as a part thereof, and is marked "Exhibit A"; of which total your orator has received no part prior to the filing hereof.

2. That the said Lula C. Bird died a resident of Queen Anne's County, Maryland, intestate, on the 19th day of January, 1951, leaving no child or descendants of deceased children, no parent and no brothers or sisters surviving her, but leaving surviving her, as her only heirs at law, a nephew and two nieces (children of a deceased brother, Marion N. Tanner), to wit: the above named defendants Thomas Carlyle Tanner, Mary Frances Jewell and Hester Marguerite Wolfe, all adults.

3. That the said Thomas Carlyle Tanner has intermarried with Myrtle S. Tanner, an adult, and resides with her at Stevensville, Queen Anne's County, Maryland; that the said Mary Frances Jewell has intermarried with Clark C. Jewell, an adult, and resides with him at Stevensville, Queen Anne's County, Maryland, and that the said Hester Marguerite Wolfe has intermarried with Dawse Wolfe, an adult, and resides with him at 6003 Washington Boulevard, Baltimore City, Maryland.

4. That the said Lula C. Bird died possessed of no personal estate of any value, indebted to your orator as aforesaid, but seised and possessed of all that lot of land, improved by a frame dwelling house and outbuildings situate on Kent Island, in Queen Anne's County, Maryland, on the north side of the public road leading from Kent Narrows to Stevensville, near Phillips' Corner, (and on the south side of the new State Highway, now under construction, leading from Kent Narrows to the projected Chesapeake Bay Bridge), called or known as "The Lula C. Bird Residential Property", being the same land conveyed to Lula C. Bird (as Lulu C. Bird) by Marie Shortall, single, by deed dated October 14, 1938, and recorded among the land records of said Queen Anne's County in Liber W.H.C. No. 7A, folio 269, said deed being filed herewith as a part hereof, marked "Exhibit B", except for the parts thereof conveyed by Lula C. Bird as follows: (1) to Nathan F. Thomas and wife, by deed dated October 26, 1938, and recorded in the said Liber, at folio 300; and (2) to the State of Maryland, to the use of the State Roads Commission, etc., by deed dated May 16, 1950, and recorded among said land records in Liber N.B.W. No. 6, folio 146.

TO THE END, THEREFORE:

1. That a Trustee may be appointed under the Decree of this Honorable Court to sell the real estate hereinabove described for the purpose of applying the net proceeds of sale to the payment of the debts of Lula C. Bird, deceased; and

2. That your orator may have such other and further relief as its case may require.

AND as in duty bound, etc.,

QUEEN ANNE'S COUNTY WELFARE BOARD

BY HOWARD WOOD, 3rd.
Attorney for Plaintiff

Filed Feb. 12, 1951

"Exhibit A"
Filed February 12, 1951

Lula Bird
Chester, Maryland

To: Queen Anne's County Welfare Board - Dr.

The Queen Anne's County Welfare Board, upon the application of Lula Bird, rendered financial assistance to the said Lula Bird, in the amounts at the times as herein stated, to wit:

1940		
January - December	12 months @ \$17.50	\$ 210.00
1941		
January - December	12 months @ \$17.50	210.00
1942		
January - July	7 months @ 17.50	122.50
August - December	5 months @ 21.00	105.00
1943		
January - July	7 months @ 21.00	147.00
August - Decemver	5 months @ 24.00	120.00
1944		
January - February	2 months @ 24.00	48.00
March - May	3 months @ 28.50	85.50
June - October	5 months @ 27.25	136.25
November- December	2 months @ 37.25	74.50
1945		
January - December	12 months @ 27.25	327.00
1946		
January-November	11 months @ 27.25	299.75
December	1 month @ 31.38	31.38
1947		
January - June	6 months @ 31.38	188.28
July - December	6 months @ 30.80	184.80
1948		
January - September	9 months @ 30.80	277.20
October - December	3 months @ 35.21	105.63
1949		
January - May	5 months @ 35.21	176.05
June - December	7 months @ 34.57	241.99
1950		
January - December	12 months @ 34.57	414.84

Lula Bird

(continued)

1951

January	1 month @ \$37.07	37.07
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 \$3542.74

STATE OF MARYLAND, QUEEN ANNE 'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 9th day of February, 1951, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Mary H. Davis, Director of Queen Anne's County Welfare Board, and made oath in due form of law that the within and foregoing account as stated is just and true and that said Board has no received any part of the money stated to be due or any security or satisfaction for the same, except what is credited.

T. SORDEN PIPPIN
 Clerk of the Circuit Court
 for Queen Anne's County.

Filed Feb. 12, 1951

"Exhibit B"
 Filed February 12, 1951.

THIS DEED, made this fourteenth day of October in the year nineteen hundred and thirty eight by and between Marie Shortall, single woman, of Queen Anne's County in the State of Maryland, party of the first part and Lulu C. Bird, of the same place, party of the second part; WITNESSETH:

That the said Marie Shortall, for and in consideration of the sum of one dollar and of divers other good and valuable considerations here thereunto moving thereceipts of which are hereby acknowledged, does hereby grant and convey unto the

said Lulu C. Bird, her heirs and assigns forever, in fee simple all that lot or parcel of land improved by a frame dwelling house and other buildings called or known as "The Lulu C. Bird Residential Property" now occupied by the said Lulu C. Bird situate, lying and being on Kent Island in the Fourth Election District of Queen Anne's County, State of Maryland on the right of the store road leading from Kent Narrows to Stevensville, adjoining the land of Augustine Palmer or Arnold Palmer on one side and the land of John Livingston on the other side and also adjoining the farm called "The Wells E. Tolson Farm"; being the same land and premises which the said Lulu C. Bird by deed bearing the same date as this deed and intended to be recorded among the land record books of Queen Anne's County immediately to precede this deed unto the said Marie Shortall, who makes this deed in accordance with the terms of the deed referred to.

TOGETHER with the buildings and improvements thereon and all the roads, rights, ways, waters and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the land and premises above described with the appurtenances unto the said Lulu C. Bird, her heirs and assigns forever, in fee simple and for no other purpose whatsoever.

AND the said Marie Shortall covenants that she will execute such further assurances of said land as may be requisite.

IN TESTIMONY WHEREOF the party of the first part has hereunto subscribed her name and affixed her seal the day and year above written.

Test: MARIE SHORTALL (SEAL)

FRANCES BUTLER

STATE OF MARYLAND,)
QUEEN ANNE'S COUNTY,) TO WIT:

I HEREBY CERTIFY that on this fourteenth day of October in the year nineteen hundred and thirty eight before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Marie Shortall, above named grantor, and she did acknowledge the foregoing DEED to be her act.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my seal Notarial the day and year above written.

FRANCES BUTLER
NOTARY PUBLIC

Notary
Public
Seal.

Subpoena for respondent to answer.
Filed February 12, 1951

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's
Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Thomas Carlyle Tanner and
Myrtle S. Tanner, his wife,
Stevensville, Maryland,

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of March next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 1st. day of January, 1951.

Issued the 12th. day of February, 1951.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s).

Name Howard Wood, 3rd.Address Centreville, MarylandT. SORDEN PIPPIN, ClerkSubpoena for Respondent to Answer
Filed February 12, 1951

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's
Place

TO

Mary Frances Jewell and
Clark C. Jewell, her husband,
Stevensville, Maryland.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of March next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 1st. day of January, 1951.

Issued the 12th. day of February, 1951.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

NAME Howard Wood, 3rd.ADDRESS Centreville, MarylandT. SORDEN PIPPIN, ClerkSubpoena for Respondent to Answer.
Filed February 12, 1951

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's
Place

TO

Hester Marguerite Wolfe and
Dawse Wolfe, her husband,
6003 Washington Boulevard
Baltimore 27, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of March next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 1st. day of January, 1951.

Issued the 12th. day of February, 1951.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for

the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

T. SORDEN PIPPIN, Clerk

True Copy

Test: T. SORDEN PIPPIN Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Answer of all Defendants
Filed March 2, 1951.

Queen Anne's County Welfare Board

vs.

Thomas Carlyle Tanner, et al.

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

Cause No. 3720.

ANSWER OF ALL DEFENDANTS

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The joint and several answer of Thomas Carlyle Tanner, Myrtle S. Tanner, his wife, Mary Frances Jewell, Clark C. Jewell, her husband, Hester Marguerite Wolfe and Dawse Wolfe, her husband, all adults, to the Bill of Complaint of Queen Anne's County Welfare Board against them in this Court exhibited:

These defendants admit the matters and facts set forth in said Bill of Complaint, consent to the passage of such decree as may be right and proper in the premises, do hereby waive notice of the taking of testimony in this cause, as they do not choose to appear to offer evidence in the premises, and agree that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

THOMAS CARLYLE TANNER
(Thomas Carlyle Tanner)

MYRTLE S. TANNER
(Myrtle S. Tanner)

MARY FRANCES JEWELL
(Mary Frances Jewell)

CLARK C. JEWELL
(Clark C. Jewell)

HESTER MARGUERITE WOLFE
(Hester Marguerite Wolfe)

DAWSE WOLFE
(Dawse Wolfe)

Filed Mar. 2, 1951.

DECREE
Filed March 26, 1951

Queen Anne's County Welfare Board,
Plaintiff,

vs.

Thomas Carlyle Tanner, et al.,

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

Cause No. 3720.

DECREE

The above cause standing ready for hearing, and being submitted without argument on Bill and Answers, the Bill of Complaint, exhibits, Answers and other proceedings were, by the Court, read and considered.

IT IS THEREUPON, on this 24th day of March, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDERED AND DECREED as follows:

That the real estate mentioned and described in these proceedings be sold at public sale to be conducted by the Trustee hereinafter appointed, for the purpose of applying the proceeds of sale to the payment of the debts of Lula C. Bird, deceased.

That Howard Wood, 3rd, of Queen Anne's County, State of Maryland, be and he is hereby appointed trustee to make said sale, but before he shall proceed to act as such trustee he shall file with the Clerk of this Court a bond to the State of Maryland with corporate surety to be approved by said Clerk in the penalty of \$2000.00.

That he shall advertise the time, place, manner and terms of sale in a newspaper printed and published in said Queen Anne's County for at least three weeks prior to the day of sale, said terms to accord immediate possession to the purchaser, and to provide payment of the entire purchase price in cash, or one-third of the purchase price in cash, and two-thirds upon final ratification of said sale by this Court, the deferred payment to bear interest from day of sale and be secured to the Trustee's satisfaction.

That he shall then proceed to make such sale at the appointed time and place, upon the above terms, by public auction, to the highest bidder for said property.

That he shall report a full account of said sale to this Court with an affidavit of the truth and fairness thereof.

That, upon the final ratification of said sale, and full payment of the purchase money, he shall convey unto the purchaser or purchasers thereof, by a good and sufficient deed to be executed and acknowledged agreeably to law, the property so sold to him, free, clear and discharged of all claims of the parties to this cause, other creditors of Lula C. Bird, deceased, or of those claiming by, through or under them or any of them.

That said trustee shall bring into this Court all of the money arising from said sale to be disposed of under the direction of this Court, after deducting therefrom the costs of this proceeding and such commissions to said trustee as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

And that, at the time of the first insertion or publication of the advertisement of sale above required, he shall publish in the same newspaper a notice to the creditors of Lula C. Bird, deceased, requiring them to file their claims against said deceased with the Clerk of this Court within 90 days of the date of said first insertion or be excluded from participation in the proceeds of said sale.

WM. R. HORNEY
Judge.

Filed March 26, 1951.

Certified Copy of Bond
Filed March 26, 1951.

Queen Anne's County, to wit: Be it remembered that on this twenty sixth day of March in the year nineteen hundred and fifty one, the following bond was filed for record, to wit:

STATE OF MARYLAND)
) TO WIT:
QUEEN ANNE'S COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That we, Howard Wood, 3rd, of Queen Anne's County, State of Maryland, as principal, and the Hartford Accident and Indemnity 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 Two Thousand Dollars (\$2,000.00) current 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 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 24th day of March, 1951;

WHEREAS, the above bounden Howard Wood, 3rd, has been appointed by a decree of the Circuit Court for Queen Anne's County in Equity, passed on the 24th day of March, 1951, trustee to make sale of the real estate mentioned and described in the cause in said court entitled "Queen Anne's County Welfare Board, Plaintiff, vs. Thomas Carlyle Tanner, et al., Defendants", being Cause No. 3720 in the Circuit Court for Queen Anne's County in Equity;

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above Howard Wood, 3rd, do and shall well and faithfully perform and execute the trust reposed in him by said decree, or that maybe reposed in him by any future order or decree in the premises, then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered
in the presence of:

Corporate Seal.

ATTEST: ANN M. STARKEY

HOWARD WOOD 3rd. (SEAL)
HARTFORD ACCIDENT AND INDEMNITY
COMPANY
BY GIBSON AND WOOD

By HOWARD WOOD, 3rd.
Its Attorneys-in-fact.

And at the foot of the foregoing bond is thus endorsed to wit:

Security approved and Bond filed Mar. 26, 1951.

T. Sorden Pippin, Clerk

STATE OF MARYLAND, Queen Anne's County, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 1, folio 200 A Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this 26th. day of March, in the year nineteen hundred and fifty one.

T. SORDEN PIPPIN
Clerk

Seal of
Circuit Court

Certified Copy of Bond
Filed May 22, 1951

Queen Anne's County, to wit: Be it remembered that on this Twenty-second day of May, in the year nineteen hundred and fifty-one, the following Bond was brought to be filed for record, to wit:

State of Maryland)
) To Wit:
Queen Anne's County)

KNOW ALL MEN BY THESE PRESENTS, That we, Howard Wood, 3rd, of Queen Anne's County, State of Maryland, as principal and the Hartford Accident and Indemnity Company, a body corporate, duly authorized by its Charter to become surety on bonds, are held and firmly bound unto the State of Maryland, in the full and just sum of Fifteen Hundred Dollars (\$1,500.00) current 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 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 16th day of May, 1951;

WHEREAS, the above bounden Howard Wood, 3rd, has been appointed by a decree of the Circuit Court for Queen Anne's County in Equity, passed on the 24th day of March, 1951, trustee to make sale of the real estate mentioned and described in the cause in said court entitled "Queen Anne's County Welfare Board, Plaintiff vs. Thomas Carlyle Tanner, et al., Defendants", being Cause No. 3720 in the Circuit Court for Queen Anne's County in Equity; and has heretofore furnished his bond with the same security as these presents in the penalty of Two Thousand Dollars (\$2,000.00) as required by said decree; and

WHEREAS, the said Howard Wood, 3rd, trustee as aforesaid, has sold said real estate pursuant to the authority conferred on him by said decree at and for the sum of Three Thousand Three Hundred Dollars (\$3,300.00), so that he is by law required to furnish this additional bond, conditioned in the same manner as his original bond, in order to cover the entire purchase price;

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden Howard Wood, 3rd, do 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 order or decree in the premises, then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered
in the presence of:

HOWARD WOOD, 3rd. (SEAL)

HARTFORD ACCIDENT AND INDEMNITY
COMPANY

CAROLINE T. WILSON

BY GIBSON AND WOOD

Corporate Seal

By HOWARD WOOD, 3rd.
Its Attorneys-in-fact.

ATTEST:

CAROLINE T. WILSON

And at the foot of the foregoing is the following endorsement,
to wit:

Security approved and bond filed May 22, 1951.

T. Sorden Pippin

STATE OF MARYLAND,
COUNTY OF QUEEN ANNE'S, TO WIT:

I hereby certify that the foregoing is truly taken and copied from
Liber A.S.G. Jr. No. 1, folio 218, a Bond Record Book for Queen Anne's County.

In Testimony Whereof, I have hereunto
subscribed my name and affixed the Seal
of the Circuit Court for Queen Anne's
County this 22nd day of May, in the year
nineteen hundred and fifty one.

Seal of
Circuit Court

T. SORDEN PIPPIN
Clerk

Report of Sale
May 22, 1951

Queen Anne's County Welfare
Board,
Plaintiff,

vs.

Thomas Carlyle Tanner, et al.,
Defendants.

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

Cause No. 3720

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the real estate made in this cause by Howard
Wood, 3rd, the trustee appointed to make such sale, unto your Honors, respectfully
shows:

1. That pursuant to the decree of this Honorable Court passed on
the 24th day of March, 1951, your trustee filed in this Cause a bond in the penalty of
Two Thousand Dollars (\$2,000.00), with corporate surety thereon, which said bond was
duly approved by the Clerk of this Court, (and later filed his additional bond in the
penalty of Fifteen Hundred Dollars (\$1500.00), with the same surety, and likewise ap-
proved, on the day of filing this Report of Sale).

2. That thereupon, pursuant to said decree, your trustee advertised
the time, place, manner and terms of sale in the Queen Anne's Record-Observer, a
newspaper printed and published in Queen Anne's County, Maryland, for more than three
successive weeks prior to the 15th day of May, 1951, as will appear by reference to
the certificate of advertisement of sale which is hereto attached as a part hereof.

3. That, pursuant to said decree and said advertisement in front of
the Court House Door in Centreville, Maryland, your trustee proceeded to sell the real
estate described in said advertisement at 1:30 P.M. on Tuesday, the 15th day of May,
1951, and sold same to Louis O. Kelley, and Marie T. Kelley, his wife, they being then
and therethe highest bidders therefor, at and for the sum of Three Thousand Three Hun-
dred Dollars (\$3,300.00), and that said Purchasers have delivered to your trustee a
check for the entire amount of said purchase price, advanced to them by William E.
Denny and Ida G. Denny, his wife.

4. That at the time of the first insertion of said advertisement of
sale in said newspaper, your trustee published in the same newspaper a notice to the
creditors of Lula C. Bird, deceased, requiring them to file their claims against said
decendent with the Clerk of this Court within 90 days of the date of said first inser-
tion or be excluded from participating in the proceeds of said sale, as will appear
by reference to the certificate of publication of said notice to creditors, hereto
attached as a part hereof.

Respectfully submitted,

HOWARD WOOD, 3rd.
Trustee.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify that on this 22nd day of May, 1951, before me, the
Clerk of the Circuit Court for Queen Anne's County, personally appeared Howard Wood,
3rd, 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, and that the
sale made by him as Trustee, and therein reported, was fairly made.

T. SORDEN PIPPIN
Clerk

Filed May 18, 1951.

Trustee's Sale of
Real Estate
Filed May 22, 1951.

The undersigned Trustee, by virtue of a decree of the Circuit Court for
Queen Anne's County, in Equity, passed March 24, 1951 in Cause No. 3720 in said Court

will sell at public sale to the highest bidder, in front of the Court House door in Centreville, Maryland, on TUESDAY, May 15, 1951 commencing at 1:30 o'clock P.M. Daylight Saving Time

ALL that lot of land, improved by a frame dwelling house and outbuildings, situate on Kent Island, in Queen Anne's County, Maryland, on the north side of the public road leading from Kent Narrows to Stevensville, near Phillips' Corner, (and on the south side of the new State Highway, now under construction, leading from Kent Narrows to the projected Chesapeake Bay Bridge) called or known as "The Lula C. Bird Residential Property", being the same land conveyed to Lula C. Bird (as Lulu C. Bird) by Marie Shortall, single, by deed dated Oct. 14, 1938, and recorded among the Land records of said Queen Anne's County in Liber W.H.C. No. 7A, folio 269, except for the parts thereof conveyed by Lula C. Bird as follows: (1) to Nathan F. Thomas ad wife, by deed dated October 26, 1938, and recorded in the said Liber at folio 300; and (2) to the State of Maryland, to the use of the State Roads Commission, etc., by deed dated May 16, 1950, and recorded among said land records in Liber N.B.W. No. 6, folio 146.

TERMS OF SALE: Immediate possession: whole price may be paid in cash on day of sale, or one-third of purchase price shall be payable in cash on day of sale the balance on final ratification of sale by said court, said balance to bear interest from day of sale and to be secured to the Trustee's satisfaction: title papers and costs of recording deed, including all tax stamps, to be at purchaser's expense. Taxes will be pro-rated as of day of sale.

HOWARD WOOD, 3rd.
Trustee.

J. Elmer Anthony, Auctioneer.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. May 15, 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustee's Sale in the case/estate of Lula C. Bird, dec a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 15th day of May, 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 19th day of April 1951, and the last insertion on the 10th day of May 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

Filed May 22, 1951

By CHARLOTTE M. MEARS

NOTICE TO CREDITORS
Filed May 22, 1951

NOTICE TO CREDITORS

All creditors of Lula C. Bird, deceased, are hereby notified that they must file their claims against said decedent with the Clerk of the Circuit Court for Queen Anne's County, in Equity, within ninety (90) days from April 19, 1951, or be excluded from participating in the proceeds of sale of the real estate left by said decedent.

HOWARD WOOD, 3rd.,
Trustee in Chancery Cause No. 3720.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. May 15, 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of Lula C. Bird a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 18th day of July 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 19th day of April 1951, and the last insertion on the 10th day of May 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

FILED May 22, 1951.

By CHARLOTTE M. MEARS

ORDER NISI
Filed May 22, 1951

N I S I

Queen Anne's County Welfare Board
Plaintiff

EVS.

Thomas Carlyle Tanner, et al.,
Defendants

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY.
)
) Chancery No. 3720

ORDERED, This 22nd. day of May A.D., 1951, that the sale of real estate made and reported in this cause by Howard Wood, 3rd., Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th 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 our successive weeks before the 25th. day of June next.

The Report states the amount of sales to be \$3,300.00

T. SORDEN PIPPIN Clerk.

Filed May 22, 1951

Queen Anne's County Welfare Board,

vs.

Thomas Carlyle Tanner, et al.,

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

CAUSE NO: 3720

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Louis O. Kelley and Marie T. Kelley, his wife, and William E. Denny and Ida G. Denny, his wife, unto your Honors respectfully set s forth:

1. That as will appear from the Report of Sale filed in the above Cause on May 22nd, 1951, the said Louis O. Kelley and Marie T. Kelley, his wife, became the purchasers at the sale therein mentioned of the real estate therein described.

2. That the said Louis O. Kelley and Marie T. Kelley, his wife, now desire to have the said William E. Denny and Ida G. Denny, his wife, substituted as purchasers as tenants by the entireties of said property in the place of the said Louis O. Kelley and Marie T. Kelley, his wife, and the said William E. Denny and Ida G. Denny, his wife, also desire that said substitution be made, as will appear from the fact that the said William E. Denny and Ida G. Denny, his wife, are petitioners hereof.

3. Your Petitioners therefore pray your Honors to pass an order substituting the said William E. Denny and Ida G. Denny, his wife, as tenants by the entireties, as purchasers of said property in the place and stead of the said Louis O. Kelley and Marie T. Kelley, his wife, and directing Howard Wood, 3rd, Trustee, the vendor of said property at the sale mentioned, to convey said property unto the substituted purchasers.

Respectfully submitted,

LOUIS O. KELLEY

MARIE T. KELLEY

W. E. DENNY, JR.

IDA G. DENNY

Petitioners.

My consent is hereby given to this Petition:

Filed June 6, 1951

HOWARD WOOD, 3rd.
Trustee - Vendor.

ORDER OF COURT

ORDERED by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, upon the foregoing Petition, on this 6th day of June, in the year nineteen hundred and fifty-one, that William E. Denny and Ida G. Denny, his wife, be and they are hereby substituted, as tenants by the entireties, as purchasers of the property described in the Report of Sale filed in this Cause, in the place and stead of the said Louis O. Kelley and Marie T. Kelley, his wife, and that Howard Wood, 3rd, Trustee, and the Vendor making the sale, be and he is hereby authorized, empowered and directed upon the payment unto him in full of the purchase money named in said report of sale, to convey the property sold unto the said William E. Denny and Ida G. Denny, his wife, as tenants by the entireties, in the place and stead of the said Louis O. Kelley and Marie T. Kelley, his wife, and as fully and effectually as if the said William E. Denny and Ida G. Denny, his wife, had been the original purchasers at said sale.

WM. R. HORNEY

Judge.

Filed June 6, 1951

NISI

Queen Anne's County Welfare Board
Plaintiff

Vs.

Thomas Carlyle Tanner, et al.,
Defendants

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

Chancery No. 3720

ORDERED, This 22nd. day of May A.D., 1951, that the sale of real estate made and reported in this cause by Howard Wood, 3rd., Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th. 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 25th. day of June next.

The Report states the amount of sales to be \$3,300.00.

Filed: May 22, 1951.
True Copy

T. SORDEN PIPPIN, Clerk

Test: T. Sorden Pippin, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. July 23, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi in the case of Q.A. County Welfare Board Plaintiff, vs. Thomas Carlyle Tanner, et al, Defend. a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 25th day of June 1951, and that the first insertion of said advertisement in 1951 and the last insertion on the 14th day of June, 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed July 24, 1951

Queen Anne's County Welfare Board,
Plaintiff

vs.

Thomas Carlyle Tanner, et al.
Defendants.

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

Cause No. 3720.

FINAL ORDER OF RATIFICATION

ORDERED, this 25th day of July, 1951, 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 Howard Wood, 3rd, Trustee, in this 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 duly given as required by the preceding order nisi heretofore passed in this cause; that B. Hackett Turner, Jr., Esquire, is hereby appointed to act as Special Auditor to state an audit of the proceeds of said sale; that, upon the qualification of such Special Auditor by taking the oath required by law, the proceedings in the above entitled cause be forthwith referred to him for such purpose; and that said Howard Wood, 3rd, Trustee as aforesaid, is allowed the usual commissions allowed by this Court upon sales of real estate and for all expenses, not personal, upon producing the vouchers therefore before the Special Auditor herein above appointed.

WM. R. HORNEY
JUDGE

Filed July 25, 1951

Petition for Attorney's fee
Filed July 25, 1951

Queen Anne's County Welfare Board,
Plaintiff.

vs.

Thomas Carlyle Tanner, et al.,
Defendants.

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

Cause No. 3720.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Howard Wood, 3rd, solicitor for the complainant in this cause, unto your honors, respectfully sets forth:

1. That your petitioner has instituted and conducted these proceedings for the sale of the land left at her death by Lula C. Bird, in order to recover certain old age assistance payments made to said decedents by the complainant; and that your petitioner believes the amount so recovered will be approximately \$2,425.00.

2. That your petitioner believes that a fair compensation to him for said services, exclusive of trustee's commissions due him in this cause, would be the sum of Two Hundred Twenty-Five (\$225.00) Dollars.

Wherefore, your petitioner prays this Honorable Court to allow him a reasonable attorney's fee, pursuant to the provision of Section 3B(b) of Article 88A of the Maryland Code, 1947 Supplement.

Filed July 25, 1951

Respectfully submitted,

HOWARD WOOD, 3rd.

ORDER OF COURT

Upon the foregoing petition IT IS ORDERED this 25th day of July, 1951, by The Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that Howard Wood, 3rd, solicitor for the complainant in this suit, be and he is hereby allowed an attorney's fee of Two Hundred and Twenty-Five Dollars said fee to be deducted from the gross amount of the funds recovered by the complainant in the audit of the proceeds of sale of the land heretofore sold in this cause.

WM. R. HORNEY
Judge.

Filed July 25, 1951

AUDIT
Filed Sept. 14, 1951

QUEEN ANNE'S COUNTY WELFARE BOARD
Centreville, Maryland,
Plaintiff,

versus

THOMAS G. TANNER, ET AL
Stevensville, Maryland
Defendants

*
*
*
*
*
*
*
*
*

In the Circuit Court for
Queen Anne's County
In Equity
Cause No. 3720

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of B. Hackett Turner, Jr., Special Auditor, unto your Honors, respectfully sets forth:

That he was appointed Special Auditor in the above entitled Cause by this Honorable Court by its order dated July 25, 1951, and that before proceeding to start the audit in this Cause, he did on the 12th day of September, 1951, take the oath required by law before the Clerk of this Court.

That the proceedings in this Cause have been filed in the form of a Creditors' Bill by the Plaintiff to be reimbursed for Old Age Assistance payments advanced by the Plaintiff unto Lula C. Bird, during her lifetime, however it appears that the proceeds of the sale decreed in this cause are not sufficient to satisfy all the claims filed against Lula C. Bird, deceased, after the satisfaction of the preferred claim (that of Edgar L. Lane for funeral expenses) against Lula C. Bird, which appears to be the only claim filed against said decedent's estate during the time allowed by order of this Court for the filing of the same of which due notice by publication appears to have been given.

That your Auditor has charged Howard Wood, 3rd, the trustee appointed by this Court to make sale, with the gross amount of the proceeds of sale and has allowed said trustee his commissions for making sale per Rule of the Court, the Court costs in this Cause, the cost of the premiums on his bond, the cost of advertising sale, the cost of publication of Notice to Creditors of said decedent, cost of publication of Order Nisis in this proceeding, the fee of the auctioneer, the state and county taxes, and for the fee of this Auditor. All the trustees vouchers examined and found to be correct.

That your Auditor has distributed the balance remaining, first, unto Edgar L. Lane to the extent of his preferred claim, and the remainder unto the Plaintiff and Edgar L. Lane, pro-rata, to satisfy, in part, Plaintiff's, and balance of Edgar Lane's claim filed herein, after deducting from Plaintiff's dividend the fee allowed Howard Wood, 3rd, its attorney, by order of this Court, dated July 25, 1951.

Respectfully submitted,

B. HACKETT TURNER, JR.
Special Auditor

14th September 51.
Filed Sept. 14, 1951

CHANCERY CAUSE NO. 3720.

The proceeds of the sale of the real estate of Lula C. Bird, late of Queen Anne's County, deceased, in account with Howard Wood, 3rd, Trustee appointed by the decree of this Court passed in this Cause to sell said real estate.

1951
May CR.
By gross amount of the sale in this Cause, per report of the trustee filed, to wit, the sum of - - - - - \$3,300.00

1951
May DR.
To Howard Wood, 3rd, Trustee making sale, for his commissions for so doing, per rule of court, the sum of \$177.00

To do., for following expenses paid:

To T. Sorden Pippin, Clerk Court costs - - - - - \$45.00
 To J. Elmer Anthony, for crying sale - - - - - 40.00
 To Gibson & Wood, Agents, for bond premium - - - - - 14.00
 To Queen Anne's Record-Observer;
 Advertising sale - - - \$45.00
 Notice to Creditors - 7.50
 Order Nisi on sale - - 7.50 60.00
 To C. Percy Arrington, Treas., taxes Jan 1 to 5/15/51 6.30
 To cost of advertising order nis on audit 5.00
 To B. Hackett Turner, Jr., Special Auditor, for
 stating this audit, the sum of - - - - - 9.00
356.30
Balance to Creditors- \$2,943.70

By above Balance for Distribution:
 To Edgar L. Lane, funeral expenses (\$525.00)
 Preferred Claim to extent of - - - - - 500.00
 To Balance- - - - - \$2,443.70
 By above Balance for Distribution:
 To Edgar L. Lane, pro rata, share of \$25.00 or - - - - 17.03
 To Queen Anne's County Welfare Board, pro rata, share of
 \$3,542.74 or - - - - - 2,426.67
 Less: Fee allowed Howard Wood, 3rd, per order of
 Court, dated 25th July, 1951 - - - - - 225.00
\$2,201.67

14th September '51 B. HACKETT TURNER, JR.
Special Auditor
 Filed Sept. 14, 1951

NISI RATIFICATION OF AUDIT
 Filed Sept. 14, 1951

NISI RATIFICATION OF AUDIT

Queen Anne's County Welfare Board)
) IN THE CIRCUIT COURT
) FOR QUEEN ANNE'S COUNTY
) IN EQUITY.
 VS.)
 Thomas Carlyle Tanner, et al.)
) Cause No. 3720

ORDERED, This 14th. day of September in the year nineteen hundred and fifty one, that the Report and Account filed in these proceedings by B. Hackett Turner, Jr., Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th. day of October, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 6th. day of October 1951, in some newspaper printed and published in Queen Anne's County.

Filed Sept. 14, 1951. T. SORDEN PIPPIN, Clerk.

NISI RATIFICATION OF AUDIT

Queen Anne's County Welfare Board)
) IN THE CIRCUIT COURT
) FOR QUEEN ANNE'S COUNTY
) IN EQUITY.
 VS.)
 Thomas Carlyle Tanner, et al.)
) Cause No. 3720

ORDERED, This 14th day of September in the year nineteen hundred and fifty one, that the Report and Account filed in these proceedings by B. Hackett Turner, Jr., Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of October, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 6th day of October, 1951, in some newspaper printed and published in Queen Anne's County.

True Copy:
 Test: T. SORDEN PIPPIN,
 Clerk

Filed Sept. 14, 1951.

THE QUEENSTOWN NEWS

Queenstown, Md. Sept. 29, 1951

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J.

Steinfelt, do hereby certify that the Nisi Ratification of Audit in the case of Queen Anne's County Welfare Board Centreville, Md., Vs., Thomas Carlyle Tanner, et al. Cause No. 3720 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's county, Maryland, once a week for 2 successive weeks before the 6th day of Oct. 1951, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 21st day of Sept. 1951.

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed Oct. 12, 1951

FINAL ORDER OF RATIFICATION OF AUDIT

ORDERED, this 18th day of October, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the within and foregoing REPORT and ACCOUNT of B. Hackett Turner, Jr. 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 shown by the certificate of public ation of the order nisi passed as to said report and account, and the Trustee is hereby directed to apply the proceeds of sale accordingly, with a due proportion of interest as the same has been or may hereafter be received.

WM. R. HORNEY
Judge.

Filed Oct. 18, 1951

.....
QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Third day of June in the year nineteen hundred and fifty-two, the following Petition to Reconvey was brought to be recorded, to wit:

C A U S E N O. 2068

IN THE MATTER OF
THE TRUST ESTATE OF
ELIZABETH ARMSTRONG

* IN THE
*
* CIRCUIT COURT
*
* FOR
*
* QUEEN ANNE'S COUNTY
*
* IN EQUITY
*
* No. 2068

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Elsie Armstrong, Leila Armstrong, Elizabeth A. Barlow, and John S. Barlow, her husband, unto your Honors respectfully represents:

1.- That Washington M. Armstrong, by deed dated the first day of April, 1902, acquired the following described real estate by deed from Sarah E. Newnam and Florence J. Sparks, Trustees, recorded among the Land Records of Queen Anne's County, in Liber J. E.G. No. 3, folio 299, which said property is more fully described as follows, to wit:

ALL that parcel of land, being part of Chesterfield, situate near the waterworks in the Town of Centreville, State of Maryland and

BEGINNING for the same on the west side of the public road from Centreville to Church Hill and running in a northwesterly direction 527 feet, thence in a westerly direction 250 feet, thence across the marsh or meadow in a southerly direction 285 feet until it reaches the land of the Wooley heirs, thence along said division line between the land herein described and the land of the Wooley heirs, E.G. Benton and one Johnson to the public road 700 feet, thence with the public road to the place of beginning 266 feet.

2. That the said Washington M. Armstrong granted and conveyed a portion of the above described property unto Anne Corrine Troy by deed dated the fourteenth day of June, 1902, and recorded among the Land Records of Queen Anne's County in Liber J.E.G. No. 3, folio 349, which said part of a tract or parcel is more fully described as follows, to wit:

Beginning at the south side of a bridge at the Town water works at a stone marked "A" on the plot, and running south 69 degrees west 2 8/10 rods, thence North 74 degrees west 6 rods to a stone, thence north 45 degrees west 5 rods to a stone, thence north 56 degrees west 8 8/10 rods, thence south 29 degrees west 7 1/2 rods to a stone, thence north 41 degrees west 2 1/4 rods to a stone, thence north 38 degrees east 2- 4/10 rods to a stone, thence south 59 degrees east 15 4/10 rods to a stone, thence south 45 degrees east 22 1/2 rods to a stone, thence south 54 degrees west 5 6/10 rods to a stream thence with said stream south 21 degrees east 9 6/10 rods to the place of beginning.

3.- That the said Washington M. Armstrong granted and conveyed the parcel conveyed to him as aforesaid, excepting therefrom the property conveyed by him to Ann Corrine Troy as above set forth, unto his wife, Elizabeth Armstrong by deed dated the 30th day of April, 1904, and recorded among the Land Records of Queen Anne's County in Liber J.E.G. No. 6, folio 259.

4.- That Elizabeth Armstrong and Washington Armstrong, by deed dated the 19th day of December, 1913, recorded among the Land Records of Queen Anne's County in Liber W.F.W. No. 4, folio 359, granted and conveyed all their right and title in and to all of their real and personal property, unto Madison B. Bordley, Edwin H. Brown, Jr., and Thomas J. Keating, Trustees, which said conveyance was for the benefit of the creditors of Elizabeth Armstrong and Washington Armstrong, a certified copy of said deed is attached hereto, marked "Petitioner's Exhibit 1" and is prayed be made a part hereof.

5.- That pursuant to a petition by Madison B. Bordley, Edwin H. Brown, and Thomas J. Keating, Trustees as aforesaid the Circuit Court for Queen Anne's County, in Equity, assumed jurisdiction over this trust on December 19, 1913 and notice to creditors was thereafter published, all as will appear by the proceedings in this cause filed.

6.- That after due notice to creditors, six claims were filed in cause by John G. Armstrong, Edwin H. Brown, Jr., and G.D. Neavitt, all as will more fully appear by a certified copy of the claims docket, appended hereto, mared "Petitioner's Exhibit 2", and is prayed be made a part hereof.

7.- That said trustees did make sale of a farm or tract of land known as "Cloverfields" or the "Forman Farm" but that no part of the real estate heretofore mentioned in this petition and conveyed unto said trustees was sold.

8.- That the said Deed of Trust, filed herein, after setting forth the uses and purposes of the trust, provides that after payment in full of all debts, claims and demands whatever against Elizabeth Armstrong, for which she was liable, the surplus, if any, was to be returned to Elizabeth Armstrong, or her proper

representatives or assigns, but that the property above mentioned in this deed was never reconveyed unto the said Elizabeth Armstrong, her heirs or assigns.

9.- That all claims filed herein were fully satisfied, all as will more fully appear by reference to certified copies of said releases, appended hereto, marked, "Petitioner's Exhibit 3", "Petitioner's Exhibit 4" and "Petitioner's Exhibit 5", which are prayed be made a part hereof.

10.- That the said Washington M. Armstrong, husband of Elizabeth Armstrong, departed this life, intestate, in Queen Anne's County sometime in the year 1920, there being no administration of his estate in the office of the Register of Wills for Queen Anne's County.

11.- That Clyde Phillips Armstrong, son of Washington M. Armstrong and Elizabeth Armstrong, departed this life in the city of Philadelphia, State of Pennsylvania, sometime during the year 1921, intestate, survived by his wife, Ruth Archinal Armstrong, and a daughter, Elizabeth D. Armstrong, who has since intermarried with John S. Barlow.

12.- That Elizabeth Armstrong, late of Queen Anne's County, departed this life sometime in the year 1937, intestate, survived by two daughters Leila Armstrong and Elsie Armstrong and her granddaughter, Elizabeth D. Barlow as her only heirs at law.

13.- That your petitioners further allege and aver that Madison Bordley, Edwin H. Brown, and Thomas J. Keating, trustees named in this cause have all departed this life, and that no successor trustees have been appointed.

14.- Your petitioners are advised and believe they are entitled to have the said real estate conveyed to them in common, according to their respective undivided interests therein, as the heirs and personal representatives of Elizabeth Armstrong, and for that purpose to have a trustee appointed to make said conveyance.

WHEREFORE, your Petitioners pray:

(1) That if this Honorable Court be satisfied of the allegations contained in this petition, that it appoint a substitute trustee, without the necessity of giving bond, in the place and stead of Madison Bordley, Edwin H. Brown and Thomas J. Keating, and direct said substitute trustee to convey the real estate mentioned and described herein unto your Petitioners, as tenants in common, according to their respective interests therein.

(2) And that they may have such other and further relief as their cause may require.

Respectfully submitted,

M. ELSIE ARMSTRONG

LEILA M. ARMSTRONG

ELIZABETH A. BARLOW

JOHN S. BARLOW

STATE OF MARYLAND

to wit:

QUEEN ANNE'S COUNTY

I HEREBY CERTIFY, that on this 17 day of May, 1952, before the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County personally appeared Leila Armstrong and Elsie Armstrong and each made oath in due form of law that the matters and facts set forth in the foregoing petition are true and correct to the best of their knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

Notary
Public
Seal.

Vachel A. Downes Jr.
VACHEL A. DOWNES JR.
Notary Public

STATE OF

TO WIT:

COUNTY OF

I HEREBY CERTIFY, that on this 2nd day of June, 1952, before the subscriber, a Notary Public of the State of Delaware, in and for New Castle county, personally appeared Elizabeth A. Barlow and John S. Barlow, her husband, and each made oath in due form of law that the matters and facts set forth in the foregoing Petition are true to the best of their knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

VICTOR J. COLOMBO
Notary Public

Notary
Public
Seal

Filed June 3, 1952.

Petitioners Exhibit No. 1
Certified Copy of Deed of Trust
Filed June 3, 1952

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on the nineteenth day of December, in the year nineteen hundred and thirteen, the following DEED of TRUST was brought to be recorded, to wit:-

THIS DEED, made this nineteenth day of December, in the year nineteen hundred and thirteen, by Elizabeth Armstrong and Washington M. Armstrong, her husband, of Queen Anne's County, in the State of Maryland.

WHEREAS, the said Elizabeth Armstrong is indebted unto sundry persons in various sums of money, secured and unsecured, which she is, at this time, unable to pay in full; and whereas, in order that all the estate, property, assets and effects of the said Elizabeth Armstrong may be faithfully and legally applied to her debts, the said Elizabeth Armstrong and the said Washington M. Armstrong, her husband, desire to grant, convey, release, assign and set over unto Madison B. Bordley, Edwin H. Brown, Jr. and Thomas J. Keating, of the County and State aforesaid, all the property and estate, of every kind and description, real, personal and mixed, of the said Elizabeth Armstrong as hereinafter set forth; the said Washington M. Armstrong joining in this deed for the purpose of granting, releasing assigning and conveying unto the said Madison B. Bordley, Edwin H. Brown, Jr. and Thomas J. Keating, Trustees as aforesaid under this deed, all his right, title, interest or estate, inchoate or future, in all the real estate of his said wife, Elizabeth Armstrong, in order that said real estate may be disposed of, sold and conveyed to the purchaser or purchasers thereof, free, clear and discharged of any and every right, title, interest and estate and claim, inchoate or future, therein of him, the said Washington M. Armstrong, as husband, or surviving husband, of the said Elizabeth Armstrong.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of the premises and of the sum of One Dollar, the said Elizabeth Armstrong and the said Washington M. Armstrong, her husband, do hereby grant, convey, bargain, sell, assign, set over and release unto the said Madison B. Bordley, Edwin H. Brown, Jr. and Thomas J. Keating the following property, to wit:-

All that farm, tract, part of a tract, or parcel of land, known as "Cloverfield", the "Forman Farm", or by whatsoever other name or names the same may be known or called, situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, whereon the said Elizabeth Armstrong and the said Washington M. Armstrong, her husband, now reside, on the left side of the public road leading from Wye Mills to Queenstown and on both sides of the public road leading from the aforesaid road towards Forman's Landing, containing two hundred and sixty one acres of land, more or less, adjoining the lands of Thomas H. Callahan, the "Kinnamon Farm" of Harry S. Covington and the lands of others, being the same and all the land conveyed to the said Elizabeth Armstrong, formerly Elizabeth Dodd, in a deed of partition between John Dodd and others, dated the 17th. day of July, in the year 1878, and recorded in Liber J.W. No. 8, folio 308, &c., a Land Record Book for Queen Anne's County, Maryland;

And all other property, real, personal and mixed, in possession, remainder, reversion or expectancy of the said Elizabeth Armstrong, wherever said property may be located or situated.

TO HAVE AND TO HOLD the same to and unto the said Madison B. Bordley, Edwin H. Brown, Jr., and Thomas J. Keating, and the survivors and survivor of them, their heirs, executors, administrators and assigns, in trust and confidence nevertheless, for the following purposes, to wit:-

First: to take possession of the estate and property, evidences of debts and effects, of every kind, and, without unnecessary delay, to convey the same into money by the sale of so ther of as is salable, for cash, or upon such terms of cash and credit, as they, in the exercise of their judgment, deem right and proper, and the collection of so much thereof as is collectable, and to apply said money and proceeds, after the payment of the legal expenses of this trust (including commissions to the said Trustees for their services the same commissions as allowed by the Circuit Court for Queen Anne's County, in Equity, to Trustees appointed by decree), to the payment in full of all the debts due and owing by the said Elizabeth Armstrong, without preference or priority, except as by law allowed or provided, if the net proceeds shall be sufficient therefor and if insufficient, then to the payment of the aforesaid debts pro rata, without preference or priority, except as by law allowed or provided.

Second: after payment in full of all debts aforesaid, and all claims and demands whatsoever, against the said Elizabeth Armstrong, for which she may be liable, in further trust to pay the surplus, if any there be, unto the said Elizabeth Armstrong, her proper representatives or assigns.

And the said Elizabeth Armstrong for the purposes aforesaid, does hereby make, constitute and appoint the said Madison B. Bordley Edwin H. Brown, Jr. and Thomas J. Keating, and the survivors and survivor of them, to be her true and lawful attorneys, irrevocable, in her name or otherwise, to ask, demand, sue for, recover, collect and receive of and from all and every person or persons all the property, goods, chattels, wares, merchandise, debts, evidences of debt or sums of money due, owing or belonging to the said Elizabeth Armstrong and hereby granted, conveyed and assigned, and for all receipts and deliveries to make, execute and acknowledge due acquittances, and to compound for any doubtful debts; and further to do all other acts required to be done in the premises as fully and effectually as she, the said Elizabeth Armstrong, might or could have done if these presents had not been executed.

As witness the hands and seals of the said Elizabeth Armstrong and Washington M. Armstrong, her husband, the day and year first above written.

Test:-

W.W. Story

ELIZABETH ARMSTRONG (SEAL)

WASHINGTON M. ARMSTRONG (SEAL)

State of Maryland,

Queen Anne's County, to wit:-

I hereby certify that on this nineteenth day of December, 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 Elizabeth Armstrong and Washington M. Armstrong, her husband, and each acknowledged the foregoing deed to be their respective act.

W. W. STORY. J.P.
Justice of the Peace.

State of Maryland,

Queen Anne's County, to wit:-

I hereby certify that the foregoing is truly taken and copied from Liber W.F.W. No. 4, folios ---&c., a Land Record Book for Queen Anne's County.

In Testimony Whereof I hereto set my hand and affix the seal of the Circuit Court for Queen Anne's County, this 19th. day of December, in the year A.D. 1913.

Seal

WM. R. WATSON, Clerk

Exhibit No. 2
Filed June 3, 1952

CLAIMS DOCKET.

Trust Estate of Elizabeth Armstrong

NAME OF CREDITORS.	CHARACTER OF CLAIMS.	AMOUNT	WHERE FOUND	WHEN PROVEN.
John G. Armstrong	Note	\$802.27	No. 2068 Chy.	March 26th. 1914
John G. Armstrong	Note	120.00	No. 2068 Chy.	April 4th. 1914
John G. Armstrong	Note	250.00	No. 2068 Chy.	April 4th. 1914
Edwin H. Brown, Jr.	"	200.00	" " Chy.	May 22nd 1914
G.D. Neavitt	"	50.00	" " "	Sept. 3rd. 1914
G.D. Neavitt	Account	218.84	" " "	Sept. 3rd. 1914

STATE OF MARYLAND,
COUNTY OF QUEEN ANNE'S, to wit:-

I hereby certify that the foregoing is truly taken and copied from Liber W.D. Dated from February 9th, to March 19th, 1943, folio 175, a Claims Docket for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 3rd day of April, in the year nineteen hundred and fifty-two.

T. SORDEN PIPPIN
Clerk of the Circuit Court
for Queen Anne's County.

Seal's Place.

Exhibit No. 3
Filed June 3, 1952

KNOW ALL MEN BY THESE PRESENTS, That I, Edwin H. Brown, Jr. of Queen Anne's County, State of Maryland, do hereby acknowledge to have received of Madison B. Bordley, Edwin H. Brown, Jr. and Thomas J. Keating, Trustees of Elizabeth Armstrong and Washington Armstrong, her husband, under a deed of Trust, filed in Chancery proceedings No. 2068 in the Circuit Court for Queen Anne's County in Equity, the amount of Ninety-four Dollars and Thirty-seven Cents (claim number one) and also to have received from said Trustees other good and valuable consideration for the execution of this release.

NOW, THEREFORE, In consideration of the premises and the sum of One Dollar, the receipt of which is hereby acknowledged, I, the said Edwin H. Brown, Jr. do hereby release, exonerate and discharge the said Madison B. Bordley, Edwin H. Brown, Jr. and Thomas J. Keating and their bond as Trustees as aforesaid and the surety upon the said bond, and I do hereby release, exonerate and discharge the said Washington Armstrong and the said Elizabeth Armstrong, his wife, from any further debt, claim or demand for or on account of any balance yet remaining of the claim aforesaid or any part--thereof, hereby acknowledging myself fully paid and satisfied.

WITNESS my hand and seal this ninth day of December, in the year nineteen hundred and fourteen.

TEST:

EDWIN H. BROWN JR. (SEAL)

WILLIAM L. HOLTON

SECRETARY OF COURT

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, TO WIT:-

I hereby certify that on this ninth day of December in the year nineteen hundred and fourteen before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, duly commissioned and qualified, personally appeared Edwin H. Brown, Jr. and acknowledged the foregoing release to be his act and deed.

In testimony whereof I hereunto set my hand and affix my notarial seal the day and year above written.

Notary
Public
Seal.

WM. L. HOLTON
Notary Public

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I hereby certify that the foregoing is truly taken and copied from the original Release filed for record on December 9, 1914, in the office of the Clerk of the Circuit Court for Queen Anne's County.

In testimony whereof I hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Second day of April in the year nineteen hundred and fifty-two.

Seal

T. SORDEN PIPPIN
Cbrk

Exhibit No. 4
Filed June 3, 1952

KNOW ALL MEN BY THESE PRESENTS, That I, John G. Armstrong, of New Castle County, in the State of Delaware, do hereby acknowledge to have received of Madison B. Bordley, Edwin H. Brown, Jr. and Thomas J. Keating, Trustees of Elizabeth Armstrong and Washington Armstrong, her husband, under a deed of trust filed in Chancery Proceedings #2068 in the Circuit Court for Queen Anne's County in Equity, the amount of \$363.75 (Claim #3), the further sum of \$116.30 (Claim #4), and the further sum of \$54.61 (Claim #5); and also to have received from said Trustees other good and valuable considerations for the execution of this release.

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of \$1.00, the receipt of which is hereby acknowledged, I, the said John G. Armstrong do hereby release, exonerate and discharge the said Madison B. Bordley, Edwin H. Brown, Jr. and Thomas J. Keating and their bond as Trustees as aforesaid and the surety upon the said bond, and I do release, exonerate and discharge the said Washington Armstrong and the said Elizabeth Armstrong, his wife, from any further debt, claim or demand for or on account of any balance yet remaining of the Three Claims aforesaid or any one thereof, hereby acknowledging myself fully paid and satisfied.

Witness my hand and seal this Twentieth day of November, in the year nineteen hundred and fourteen.

TEST:

JOHN G. ARMSTRONG (SEAL)

Alfred Glen

State of Delaware,

New Castle County, to - wit:-

I hereby certify that on this Twentieth day of November in the year nineteen hundred and fourteen, before the Subscriber, a Notary Public of the State of Delaware, in and for New Castle County, duly commissioned and qualified, personally appeared John G. Armstrong and acknowledged the foregoing Release to be his act and deed.

Witness my hand and Notarial Seal the day and year last above written.

ALFRED GLEN
Notary Public

Notary
Public
Seal

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I hereby Certify that the foregoing is truly taken and copied from the original Release filed for record December 9, 1914, in the Office of the Clerk of the Circuit Court for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Second day of April in the year nineteen hundred and fifty-two.

Seal

T. SORDEN PIPPIN
Clerk

Exhibit No. 4,
Filed June 3, 1952

KNOW ALL MEN BY THESE PRESENTS, That I, John G. Armstrong, of New Castle County in the State of Delaware, do hereby acknowledge to have received of Madison B. Bordley, Edwin H. Brown Jr. and Thomas J. Keating, Trustees of Elizabeth Armstrong and Washington Armstrong, her husband, under a deed of trust filed in Chancery Proceedings #2068 in the Circuit Court for Queen Anne's County in Equity, the amount of \$363.75 (Claim #3,) the further sum of \$116.30 (Claim #4), and the further sum of \$54.61 (Claim #5); and also to have received from said Trustees other good and valuable considerations for the execution of this release.

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of \$1.00, the receipt of which is hereby acknowledged, I, the said John G. Armstrong do hereby release, exonerate and discharge the said Madison B. Bordley, Edwin H. Brown Jr. and Thomas J. Keating and their bond as Trustees as aforesaid and the surety upon the said bond, and I do release, exonerate and discharge the said Washington Armstrong and the said Elizabeth Armstrong, his wife, from any further debt, claim or demand for or on account of any balance yet remaining of the Three Claims aforesaid or any one thereof, hereby acknowledging myself fully paid and satisfied.

Witness my hand and seal this Twentieth day of November, in the year nineteen hundred and fourteen.

TEST:

JOHN G. ARMSTRONG (SEAL)

Alfred Glen

State of Delaware,
New Castle County, to - wit:-

I hereby certify that on this Twentieth day of November in the year nineteen hundred and fourteen, before the Subscriber, a Notary Public of the State of Delaware, in and for New Castle County, duly commissioned and qualified, personally appeared John G. Armstrong and acknowledged the foregoing Release to be his act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Notary
Public
Seal.

ALFRED GLEN
Notary Public

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I hereby Certify that the foregoing is truly taken and copied from the original Release filed for record December 9, 1914, in the Office of the Clerk of the Circuit Court for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Second day of April in the year nineteen hundred and fifty-two.

Seal's Place

T. SORDEN PIPPIN
Clerk

Exhibit No. 5
Filed June 3, 1952

KNOW ALL MEN BY THESE PRESENTS, That I, G. Davis Neavitt, of Queen Anne's County, in the State of Maryland, do hereby acknowledge to have received of Madison B. Bordley, Edwin H. Brown, Jr. and Thomas J. Keating, Trustee of Elizabeth Armstrong and Washington Armstrong, her husband, under a deed of Trust filed in Chancery Proceedings #2068 in the Circuit Court for Queen Anne's County in Equity, the amount of \$25.55 (Claim #2), and the further sum of \$100.54 (Claim #6); and also to have received from said Trustees other good and valuable considerations for the execution of this release.

NOW, THEREFORE, In Consideration of the premises and the sum of \$1.00 the receipt of which is hereby acknowledged, I, the said G. Davis Neavitt do hereby release, exonerate and discharge the said Madison B. Bordley, Edwin H. Brown Jr. and Thomas J. Keating and their bond as Trustees as aforesaid and the surety upon the said bond, and I do release, exonerate and discharge the said Washington Armstrong and the said Elizabeth Armstrong, his wife, from any further debt, claim or demand for or on account of any balance yet remaining of the Two Claims aforesaid or any one thereof, hereby acknowledging myself fully paid and satisfied.

Witness my hand and seal this twenty first day of October, in the nineteen hundred and fourteen.

TEST:

G. D. NEAVITT (SEAL)

WM. E. THOMPSON

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

I hereby certify that on this twenty first day of October, in the

year nineteen hundred and fourteen, before the Subscriber, a Justice of Peace of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared G. Davis Neavitt and acknowledged the foregoing Release to be his act and deed.

WM. E. THOMPSON (SEAL)
Justice of the Peace.

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I hereby certify that the foregoing is truly taken and copied from the original Release filed for record on December 9, 1914, in the Office of the Clerk of the Circuit Court for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Second day of April in the year nineteen hundred and fifty-two.

T. SORDEN PIPPIN
Clerk

Seal's Place

Depositions
Filed June 18, 1952

IN THE MATTER OF	*	IN THE
THE TRUST ESTATE OF	*	CIRCUIT COURT
ELIZABETH ARMSTRONG	*	FOR
	*	QUEEN ANNE'S COUNTY
	*	IN EQUITY
	*	No. 2068
	*	

The undersigned, one of the standing examiners for the Circuit Court for Queen Anne's County, at the request of Vachel A. Downes, Jr., Solicitor for petitioners, did at my law office on Lawyers' Roe, Centreville, Maryland, on Wednesday, June 18, 1952, at 8:30 o'clock, P.M., after swearing in the stenographer and the witnesses, I proceeded to take their Depositions, which were signed by said witnesses.

I HEREBY CERTIFY that I was present during the taking of said Depositions, and I also certify that the examination was properly conducted and I did not deem it necessary for me to examine any of said witnesses and that there were no irregular or unusual circumstances in the taking of said testimony or in the conduct of the proceedings.

HARRY C. BUTLER
Harry C. Butler
Examiner

The first witness have been duly sworn deposes and states:

- Q. Please state your name and age and address.
- A. Lelia M. Armstrong, over 21, Centreville, Maryland.
- Q. Are you the daughter of Washington Armstrong and Elizabeth Armstrong?
- A. Yes.
- Q. Are your parents living or dead?
- A. Dead.
- Q. What is the date of death of your father, Washington Armstrong? And did he die in Queen Anne's County?
- A. February 10, 1919. Yes.
- Q. What is the date of death of your mother, Elizabeth Armstrong, and did she die in Queen Anne's County?
- A. April 30, 1937. Yes.
- Q. Are you familiar with the property situate near the northern end of the town of Centreville on Turpin's Branch? Known as the Old Ice Plant Property?
- A. Yes.
- Q. How did your father acquire this property, and what use did he make of the same?
- A. He bought it from Mrs. Sarah E. Newnam. Used to erect the Ice Plant.
- Q. Did he sell any part of this tract during the time he possessed it and if so, when and to whom?
- A. Yes he sold part of it to Mrs. Ann Corrine Troy and a portion of it was mortgaged to Robert G. Nicholson.

- Q. Did he convey the balance of said tract to your mother, Elizabeth Armstrog, and if so, when?
- A. Yes, sometime during the year 1904 according to the records in the Court House
- Q. Did your mother, Elizabeth Armstrong, include this Ice Plant Property in a general deed of trust to Madison Bordley, et al, by deed dated the 19th day of December, 1913?
- A. Yes, she conveyed all her property both real and personal.
- Q. What disposition was made of your mother's property under the Deed of Trust for the benefit of creditors?
- A. Sold at a public sale, partly.
- Q. Was the ice-plant sold under this Deed of Trust for the benefit of creditors?
- A. Not to my knowledge.
- Q. Did the Trustees ever re-convey this Ice-Plant property to your father or your mother?
- A. No.
- Q. Was any of this ice-plant lot ever mortgaged by your father, and if so, to whom, when, and how much of this lot was included in the Mortgage?
- A. Yes it was Mortgaged to Robert G. Nicholson about 1899. It was 64x108.
- Q. Was the mortgaged portion of said lot ever foreclosed, and if so, when, and to whom was it sold?
- A. Yes it was foreclosed in June 1918 and the property was sold to C.W. Siegman.
- Q. Who holds legal title at the present time to the balance of the lot?
- A. The trustees under the Deed of Trust.
- Q. You have stated that your father conveyed a portion of this lot to Ann Corrine Troy, and further, that he mortgaged a portion to Robert G. Nicholson, which portion was later foreclosed. Did these two conveyances include all of the property your father purchased which is known as the ice-plant property, and if not, what do you believe remains?
- A. After the conveyance to Ann Corrine Troy and the Mortgage to Robert G. Nicholson a small piece of undetermined size remained unsold.
- Q. When your mother died in 1937 who were her heirs?
- A. Lelia M. Armstrong, M. Elsie Armstrong, daughters and Elizabeth D. Barlow, granddaughter the daughter of Clyde Philip Armstrong, a son who died August 25, 1920.
- Q. Was there ever any administration on the estates of either of your parents in the Orphan's Court for Queen Anne's County, or in any other place?
- A. No.
- Q. Where does your niece, Elizabeth Barlow, reside, and to whom is she married?
- A. She is married to John S. Barlow and lives Claymont, Delaware.

Examiners Special.

Of Course we knew this part of land was not sold when the ice-plant property.

LEILA M. ARMSTRONG

The next witness having beenduly sworn deposes and states:

- Q. Please state your name, age and address?
- A. M. Elsie Armstrong, over 21, Centreville, Maryland.
- Q. Are you the daughter of Washington Armstrong and Elizabeth Armstrong?
- A. Yes.
- Q. Did your father Washington Armstrong purchase from Mrs. Sarah M. Newnam a piece of property on Turpin's Branch in Centreville in 1902 for use as an ice-plant?
- A. Yes.
- Q. Was part of this tract sold to Ann Corrine Troy in 1902?
- A. Yes.
- Q. Was part of this lot Mortgaged to Robert G. Nicholson?
- A. Yes.
- Q. Was this portion so Mortgaged sold to C. W. Seigman in 1920? under a fore-closure proceeding.

A. Yes.

Q. Did the part sold to Ann Corrine Troy and the part sold under the foreclosure proceeding constitute the entire piece of land purchased by your father from Sarah M. Newnam?

A. No.

Q. When did your mother Elizabeth Armstrong die?

A. April 30, 1937

Q. Who were her heirs at law?

A. Leila M. Armstrong, M. Elsie Armstrong, daughters and Elizabeth M. Barrow, granddaughter, daughter of Clyde Philip Armstrong, who died August 25, 1920.

Q. Has there ever been any administration on the estate of your mother?

A. No.

Q. Do you believe that you have an interest as an heir of Elizabeth Armstrong to any portion of the lot purchased by your father from Sarah M. Newnam.

A. Yes.

Examiners Special

No.

M. ELSIE ARMSTRONG

No other witnesses being named or produced to me, I then at the request of the solicitor for petitioners, closed the deposition taken in said cause and now return them closed to this Honorable Court.

Examiner's Fee \$10.00 Paid

HARRY C. BUTLER
Harry C. Butler
Examiner

DECREE
Filed July 12, 1952

IN THE MATTER OF
THE TRUST ESTATE OF
ELIZABETH ARMSTRONG

IN THE
CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
IN EQUITY

No. 2068

This cause having been submitted for a decree, and the proceedings herein having been and considered, it is thereupon this 11th day of July, 1952, by the Circuit Court for Queen Anne's County ADJUDGED, ORDERED AND DECREED AND DECREED that Vachel A. Downes, Jr., be, and he is hereby appointed substitute trustee in this cause in the place and stead of Madison B. Bordley, Edwin H. Brown and Thomas J. Keating, without the necessity of giving bond; and he is hereby authorized, empowered and directed to convey unto the petitioners, Elsie Armstrong, Leila Armstrong and Elizabeth A. Barlow, as tenants in common, in fee simple, the real estate more fully described in the petition filed in this case by the aforesaid petitioners.

WM. R. HORNEY
Judge

Filed July 12, 1952

QUEEN ANNE'S COUNTY, To Wit: Be it remembered that on this Twenty-second day of December in the year nineteen hundred and forty-nine the following Order to Docket Suit and Military Affidavit were filed for record, to wit:

C A U S E N O. 3661

JOHN PALMER SMITH,
ASSIGNEE,
Centreville, Maryland.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY,

VS.

IN EQUITY.

THOMAS G. HAYDEN and
MARY R. HAYDEN, his wife,
formerly of Centreville, Md.,
now of Tuson, Ariz.

CHANCERY NO. 3661

MORTGAGORS.

To: Mrs. Nellie B. Whiteley, Clerk of the Court:

Docket suit forthwith on the Chancery Docket of this Court in accordance with the above titling for the foreclosure of the mortgage hereinafter described, and filed in the papers of this suit certified copy of said mortgage and the assignment thereon, to wit:

Mortgage from Thomas G. Hayden and Mary R. Hayden, his wife, to The Queenstown Bank of Maryland, dated June 19th, 1948, and recorded among the land records of Queen Anne's County in Liber N. B. W. No. 1, folio 76, etc., and assigned at the foot of said mortgage to John Palmer Smith on December 20th, 1949 for collection by foreclosure or otherwise.

This suit, to be docketed as aforesaid, is for the foreclosure of the above described mortgage under the Power of Sale contained in the said mortgage, default having occurred in the payment of the mortgage note and interest mentioned in, secured by and provided for in the terms, covenants and conditions of the said mortgage therein covenanted to be paid by the terms of said mortgage at the times therein provided for the payment thereof.

JOHN PALMER SMITH

John Palmer Smith
Assignee.

Filed Dec. 22, 1949

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

This is to certify, that on this 22nd day of December, 1949, before the Subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared John Palmer Smith, Assignee, of Centreville, Maryland, and made oath in due form of law that Thomas G. Hayden and Mary R. Hayden, his wife, the Mortgagors mentioned in the mortgage referred to in the foregoing Order to Docket Suit, until recently resided in Centreville, Queen Anne's County, Maryland, but have recently moved to Tuson, Arizona, their present address; that the said Thomas G. Hayden and Mary R. Hayden, his wife, are husband and wife, that Thomas G. Hayden was formerly a feed and grain merchant in Queen Anne's County, Maryland, and is of the approximate age of 35 years, and that Mary R. Hayden is of the approximate age of 35 years and she is a housewife, and that the said Thomas G. Hayden and Mary R. Hayden are not now, nor have they been with three months prior hereto, in the military service of the United States of America as defined in The Soldiers' and Sailors Relief Act of 1940, to the best of his knowledge and belief.

NELLIE B. WHITELEY

Clerk

Filed Dec. 22, 1949

Certified Copy of Mortgage
Filed Dec. 22, 1949

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#26,689. QUEEN ANNE'S COUNTY, T O W I T: Be it remembered that on this Twenty Second day of June, in the year nineteen hundred and forty eight, the following Mortgage was brought to be recorded, to wit:

This PURCHASE MONEY Mortgage, Made this nineteenth day of June, in the year nineteen hundred and forty-eight, by Thomas G. Hayden and Mary R. Hayden, his wife, "Mortgagors", of Queen Anne's County, in the State of Maryland.

WHEREAS, in order to help to complete the payment of the purchase money for the real estate hereinafter described the said Thomas R. Hayden and Mary R. Hyaden, his wife, have borrowed from The Queenstown Bank of Maryland, a body corporate duly incorporated under the laws of the State of Maryland, the full sum of Two Thousand Five Hundred Dollars (\$2,500.00), for which the said Thomas G. Hayden and Mary R. Hayden, his wife, and Anna Mark Hayden and Benjamin Hayden, her husband, and Mary Mark Coursey and James Preston Coursey, her husband, have passed unto the said Body corporate a promissory note for the said sum of Two Thousand Five Hundred Dollars (\$2,500.00) and signed by the said Thomas G. Hayden and Mary R. Hayden, Anna Mark Hayden, Benjamin Hayden, Mary Mark Coursey and James Preston Coursey, bearing even date herewith and payable six months after date to the said body corporate at its Banking House in Queenstown, Maryland; and

WHEREAS, at the time of the making of said loan, it was agreed, as a condition precedent thereto, that this mortgage and a mortgage upon the property of the said Anna Mark Hayden and upon the property of the said Mary Mark Coursey should

be executed to secure and assure the prompt payment of the aforesaid indebtedness and all interest to accrue thereon, as evidenced by the said promissory note and any and every renewal and part renewal of the said promissory note, including renewals of renewals, in whole or in part, that may hereafter be made, so long as the said body corporate may consent to accept renewals or part renewals thereof, until the whole of the aforesaid indebtedness of Two Thousand Five Hundred Dollars (\$2,500.00) and all interest to accrue thereon, is fully paid, provided that the time for repayment of the aforesaid indebtedness, and the interest to accrue thereon, shall not extend beyond the 19th day of June, 1949.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH: That, for and in consideration of the premises and of the sum of one dollar, the said Thomas G. Hayden and Mary R. Hayden, his wife, do hereby grant and convey unto the said body corporate, The Queenstown Bank of Maryland, its successors and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or parcel of land, situate in Stevensville, on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland, on the east side of the public road leading from Stevensville to Love Point and on the north side of the property of the Baltimore & Eastern Railroad Company, and containing one acre of land, more or less according to a certificate of survey made by S. Chester Coursey on March 30th, 1917,

Being the same and all the property conveyed unto the Mortgagors by John William Eckstrom and wife by deed bearing even date herewith and intended to be recorded among the land records of Queen Anne's County immediately preceding the recording of this mortgage, to which said deed and the references and particular description therein contained, reference is hereby specially made.

TOGETHER, with all the 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 herein after 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 Mortgagors, their heirs, executors, administrators or assigns, shall well and truly pay to the said Mortgagee, its Successors or assigns, the aforesaid sum of Two Thousand Five Hundred Dollars (\$2,500.00) and the interest to accrue thereon, when and as the same shall become due and payable, as above set forth, and shall perform all the covenants, conditions and agreements therein on his, her or their part to be performed, then this mortgage shall be void; and until default be made in the premises the said Mortgagors, their heirs and assigns shall possess said property,

AND the said Mortgagors, for themselves and for their heirs, executors, administrators and assigns hereby covenant to pay, as they severally fall due, the debt and interest thereby 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 Mortgagee, its successors, 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, its successors, 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 Mortgagee, its successors, or assigns, or JOHN PALMER SMITH 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 the party selling may deem expedient, for cash, or for cash or 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 Mortgagors, 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 Mortgagee, its successors or assigns, or JOHN PALMER SMITH, 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 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 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 Mortgagors, for them-

selves and for their heirs, executors, administrators and assigns, hereby covenant to pay.

AS WITNESS the hands and seals of the Mortgagors.

TEST as both both
Mortgagors:-

THOMAS G. HAYDEN (SEAL)
Thomas G. Hayden

PAUL B. SMITH
Paul B. Smith

MARY R. HAYDEN (SEAL)
Mary R. Hayden

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 19th day of June, 1948, before the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Thomas G. Hayden and Mary R. Hayden, his wife, and each acknowledged the foregoing Mortgage to be their respective act and deed. And at the same time also before me personally appeared W. S. Cross, Vice President of the body corporate, The Queenstown Bank of Maryland, Mortgagee, and made oath in due form of law that the consideration stated in the foregoing Mortgage is true and bona fide as therein set forth.

Witness my hand and notarial seal.

PAUL B. SMITH
Paul B. Smith
Notary Public

Notary
Public
Seal.

My commission Expires May 2, 1949

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Twenty Seventh day of December, in the year nineteen hundred and forty nine, the following Assignment was brought to be recorded, to wit:

The within and foregoing Mortgage is hereby transferred and assigned unto John Palmer Smith, for collection by foreclosure, or otherwise.

Witness the hand of The Queenstown Bank of Maryland, a body corporate, by Thomas Marsalis, its President, and its corporate seal affixed, attested by W. I. Tuttle, its Cashier, this 20th. day of December, 1949.

THE QUEENSTOWN BANK OF MARYLAND

ATTEST:-
W.I. TUTTLE
W. I. Tuttle
Its Cashier

By THOMAS MARSALIS
Its President,

Corporate Seal.

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber N. B. W. No. 1, folios 76, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 28th. day of December, in the year nineteen hundred and forty nine.

Seal's Place

NELLIE B. WHITELEY
Clerk

Certified Copy of Bond
Filed Dec. 22, 1949

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this Twenty Second day of December, in the year nineteen hundred and forty nine, the following BOND was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS, : That we, John Palmer Smith, of Queen Anne's County, State of Maryland, and the Glens Falls Indemnity 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 Five Thousand Dollars (\$5,000.00), current 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, and assigns, in the whole and for the whole, jointly and severally, firmly by these presents, sealed with our seals and dated this twenty-second day of December, 1949.

WHEREAS, a certain mortgage from Thomas G. Hayden and Mary R. Hayden, his wife, to The Queenstown Bank of Maryland, bearing date the 19th day of June, 1948, and recorded among the land records of Queen Anne's County, Maryland, in Liber N.B.W. No. 1, folio 76, etc., has been, by assignment duly recorded, duly assigned unto the said John Palmer Smith, which said assignment is recorded among the land records aforesaid at the foot of said mortgage, and which said assignment is dated December 20th, 1949; and

WHEREAS, the above bounden, John Palmer Smith, as the Assignee as aforesaid of the above described mortgage, is about to execute the Power of Sale contained in the said above described mortgage by making sale of the property described in, granted and conveyed by said mortgage, default having occurred in the payment of

the mortgage note and interest mentioned in, secured by and provided for in the terms, covenants and conditions of the said mortgage therein covenanted to be paid by the terms of said mortgage at the times therein provided for the payment thereof.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden, John Palmer Smith, does and shall well and faithfully abide by and fully fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of the said mortgaged property and premises, 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:

J. CARL STARKEY
J. Carl Starkey

JOHN PALMER SMITH (SEAL)
John Palmer Smith
(Centreville, Maryland.)

(Corporate Seal Place)

ATTEST:

J. CARL STARKEY
J. Carl Starkey

Glens Falls Indemnity Company

By L. HERMAN MEREDITH
ATTORNEY

Security approved and bond filed Dec. 22, 1949

NELLIE B. WHITELEY, Clerk

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 1, folio 147, a Bond record book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Twenty Second day of December, in the year nineteen hundred and forty nine.

Clerk

REPORT OF SALE
Filed Jan. 17, 1950

JOHN PALMER SMITH,
ASSIGNEE,

VS.

THOMAS G. HAYDEN AND
MARY R. HAYDEN, HIS WIFE,

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY, IN EQUITY

CHANCERY No. 3661.

REPORT OF SALE.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of John Palmer Smith, Assignee of the mortgage from Thomas G. Hayden and Mary R. Hayden, his wife, to The Queenstown Bank of Maryland, bearing date June 19th, 1948, and recorded among the land records of Queen Anne's County in Liber N.B.W. No. 1, folio 76, etc., respectfully shows:

That said mortgage was duly assigned by the said body corporate, The Queenstown Bank of Maryland unto the said John Palmer Smith for the purpose of foreclosure and collection by assignment dated December 20th, 1949, and recorded among the land records at the foot of said mortgage;

That default was made by the mortgagors by reason of the non-payment of the mortgage note secured by said mortgage and by reason of the non-payment of the interest which by the terms of said mortgage were covenanted therein to be paid;

That after giving bond to the State of Maryland with such security as the Clerk of the Court did approve, 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 required by law, and after giving notice of the time, place, manner and terms of sale by advertisement inserted in the Queen Anne's County Record-Observer, a newspaper printed and published in Queen Anne's County, Maryland, for more than twenty days before the date of sale, said Assignee 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, January 17th, 1950, beginning at the hour of 1:30 P.M. o'clock, eastern standard time, 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, proceed to sell the mortgaged property in manner following, that is to say.

Said assignee offered at public sale to the highest bidder the

property granted and conveyed by said mortgage and described as follows, to wit:

All that lot of land, improve by a large frame and metal roof building, formerly known as "The J. William Eckstorm Feed Mill Property", recently enlarged and modernized, designed and equipped as a feed mixing, grinding and grain handling establishment, together with the fixtures and machinery thereto attached, including mixer and motor, grinder, and motor and large outside truck weighing scales, and turkey houses, located in the town of Stevensville, on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland, on the east side of the public road leading from Stevensville to Love Point and on the north side of the property of the Baltimore and Eastern Railroad Company, and containing 1 Acre of land, more or less.

And the said Assignee read the advertisement of sale and instructed J. Elmer Anthony, the Auctioneer to proceed to sell the same to the highest bidder and the said Assignee sold the above described property T. W. Brayn Chambers, whose address is Stevensville, Queen Anne's County, Maryland, at and for the wum of Three Thousand Nine Hundred Dollars (\$3,900.00), he being at that sum the highest bidder therefor.

The terms of sale were as advertised without additional comment.

The said purchaser has complied with the terms of sale making a payment of Thirteen Hundred Dollars (\$1300.00) on the purchase price, and states that he intends to pay the balance of the purchase money within sixty days.

Respectfully submitted,

JOHN PALMER SMITH
John Palmer Smith
Assignee of Mortgage.

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 17th day of January, 1950, before the Subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared John Palmer Smith, Assignee of the Mortgage mentioned and described in the foregoing Report of Sale, and made oath in due form of law that the matter and things stated in said foregoing Report of Sale are true to the best of his knowledge and belief, and that the sale wherein reported was fairly made.

And further made oath as aforesaid that there has been no change in the matters and facts set forth in the affidavit as to the military service filed in this cause on the 22nd day of December, 1949, and that the status of the parties mentioned in said affidavit is the same as it was on the date of the said filing of said military affidavit.

NELLIE B. WHITELEY
Clerj.

Filed Jan. 17, 1950

Assignee's Sale
Filed Jan. 17, 1950

Assignee's Sale of
Valuable Feed Mill and
Grain Handling Property,
Located in Stevensville, Md.

Default having occurred in the payment of the mortgage note and interest mentioned in, secured by and provided for in the terms, covenants and conditions of the mortgage from Thomas G. Hayden and Mary R. Hayden, his wife, to The Queenstown Bank of Maryland, said mortgage being dated June 19th. 1948, and recorded in Liber N.B.W. No. 1, folio 76, etc., a land record book for Queen Anne's County, and which mortgage has been duly assigned unto John Palmer Smith for collection by foreclosure or otherwise.

The undersigned Assignee, by virtue of the Power of Sale contained in said mortgage will offer 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, JANUARY 17, 1950 beginning at the hour of 1:30 P.M. the following described property, to wit:

All that lot of land, improved by a large frame and metal roof building, formerly known as "The J. William Eckstorm Feed Mill Property", recently enlarged and modernized, designed and equipped as a feed mixing, grinding, milling and grain handling establishment, together with the fixtures and machinery thereto attached including mixer & motor, grinder and motor and large outside truck platform weighing scales and turkey houses, located in the town of Stevensville, on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland, on the east side of the public road leading from Stevensville to Love Point and on the north side of the property of the Baltimore and Eastern Railroad Company, and containing 1 acres of land, more or less.

Terms of Sale: POSSESSION AT ONCE ON DAY OF SALE. One-third of purchase price day of sale, balanced with 60 days from day of sale, or all cash, at option of purchaser, any unpaid balance of purchase money to bear interest from date of sale unto paid and secured by approved note. Cost of title papers, revenue stamps and recordation stamps at expense of purchaser. All taxes and fire insurance premiums to be adjusted as of day of sale.

JOHN PALMER SMITH
Assignee of Mortgage.

J. Elmer Anthony, Auctioneer

N I S I

John Palmer Smith,
Assignee,

VS.

Thomas G. Hayden and
Mary R. Hayden, his wife.

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY.
)
) CHANCERY NO. 3661

ORDERED, This 17th. day of January A.D., 1950, that the sale of real estate, fixtures and machinery made and reported in this cause by John Palmer Smith, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st. 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 20th. day of February next.

The Report states the amount of sales to be \$3,900.00

NELLIE B. WHITELEY Clerk.

Filed January 17, 1950.

Centreville, Maryland
January 17, 1950

I HEREBY CERTIFY that on Tuesday, January 17, 1950, as Auctioneer, I sold the land and premises, machinery and equipment described in the attached Advertisement of Sale in front of the Court House door in the town of Centreville, Queen Anne's County, Maryland, beginning at the hour of 1:30 p.m. on said date of January 17, 1950, and W. Bryan Chambers was the highest bidder therefore at hand for the price of Thirty-nine Hundred Dollars (\$3,900.00),

I FURTHER CERTIFY that the sale was properly conducted by the reading of the Advertisement by the Assignee, and that the property was only offered for sale to the highest bidder and that the sale in all respects was fairly made.

J. ELMER ANTHONY
Auctioneer.

Filed Jan. 23, 1950

NISI

John Palmer Smith
Assignee.

vs.

Thomas G. Hayden and
Mary R. Hayden, his wife.

In the Circuit Court
For Queen Anne's County
In Equity.
Chancery No. 3661

ORDERED, This 17th day of January A.D., 1950, that the sale of real estate, fixtures and machinery made and reported in this cause by John Palmer Smith, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st 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 20th. day of February next.

The Report states the amount of sales to be \$3,900.00.

NELLIE B. WHITELEY, Clerk

Filed January 17, 1950.
True Copy
Test: Nellie B. Whiteley, Clerk.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Maryland, March 28, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Ordered Nisi in the case of estate of John Palmer Smith Assignee vs Thomas G. Hayden and Mary R. Hayden, his wife Chancery No. 3661 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 20th day of February, 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 19th day of January 1950, and the last insertion on the 9th day of February 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Mar. 28, 1950

Statement of Mortgage Debt,
Filed June 5, 1950

JOHN PALMER SMITH,
ASSIGNEE,

IN THE CIRCUIT COURT
FOR

VS.

THOMAS G. HAYDEN and
MARY G. HAYDEN, his wife,

MORTGAGORS.

QUEEN ANNE'S COUNTY,

In Equity,

Chancery No. 3661*****
STATEMENT OF MORTGAGE DEBTStatement of Mortgage debt due and owing as of January 17th, 1950,
the day of sale, by Thomas G. Hayden and Mary R. Hayden, his wife, to the Queens-
town Bank of Maryland, on mortgage of real estate, as per statement below:

Renewal mortgage note (original note secured by mortgage of real estate dated June 19, 1948, recorded in Liber N.B.W. No.1, folio 76, etc., a land record book for Queen Anne's County), dated June 19, 1949, to The Queenstown Bank of Maryland, payable December 19, 1949, with interest at the rate of Six per cent per annum, and assigned by The Queenstown Bank of Maryland to John Palmer Smith, with mortgage, on December 20, 1949,	\$2,500.00
Interest at 6% thereon from June 19, 1949, to January 17, 1950,	87.00
To State and County taxes for 1949, paid by Assignee, guaranteed by Mortgagee,	34.51
To Clerk of Court, cost of Assignment to Assignee of Mortgage,	.50
	<hr/> \$2622.01
To 5% Attorney's commissions on \$2,587.00	129.35
	<hr/> \$2751.36

STATE OF MARYLAND)
QUEEN ANNE'S COUNTY) TO WIT:I HEREBY CERTIFY, that on this 29th day of March, 1950, before the Sub-
scriber, a Clerk of the Circuit Court for Queen Anne's County, personally appeared
John Palmer Smith, Assignee of the above described mortgage, and made oath in due
form of law that the foregoing Statement of Mortgage Debt is true to the best of
his knowledge and belief.NELLIE B. WHITELEY
Clerk of the Court.

Filed Mar. 29, 1950

Mortgage and note are attached hereto.

John Palmer Smith
Assignee,

vs.

Thomas G. Hayden, and
Mary R. Hayden, his wife,
Mortgagors,

IN THE CIRCUIT COURT

FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

CHANCERY NO. 3661.

FINAL RATIFICATION OF SALE.Ordered by the Circuit Court for Queen Anne's County, in Equity, this
29th day of March, in the year nineteen hundred and fifty, that the sale of the
real estate made and reported in this Cause by John Palmer Smith, Assignee, 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 certificate of publication of the previous Order Nisi thereon; and the Assignee
is allowed the usual commissions and all expenses incident to the making of said
sale, not personal, upon the production of vouchers therefor, the papers to be
sent to the Auditor for the purpose of stating an audit in this Cause.

Filed Mar. 29, 1950

WM. R. HORNEY
Judge.AMENDED STATEMENT OF MORTGAGE DEBT
Filed Mar 31, 1950JOHN PALMER SMITH,
ASSIGNEE,

vs.

THOMAS G. HAYDEN and
MARY G. HAYDEN, his wife,

MORTGAGORS.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY,
IN EQUITY.

Chancery No. 3661

AMENDED STATEMENT OF MORTGAGE DEBT.

Amended Statement of Mortgage debt due and owing as of January 17th, 1950, the day of sale, by Thomas G. Hayden and Mary G. Hayden, his wife, to The Queenstown Bank of Maryland, on mortgage of real estate, as per statement below:

Renewal mortgage note (original note secured by mortgage of real estate dated June 19, 1948, recorded in Liber N.B.W. No. 1, folio 76, etc., a land record book for Queen Anne's County) dated June 19, 1949, to The Queenstown Bank of Maryland, payable December 19th, 1949, with interest at the rate of six percent per annum, and assigned by The Queenstown Bank of Maryland to John Palmer Smith, with mortgage, on December 20th, 1949	\$2500.00
Interest at 6% thereon from June 19th, 1949, to January 17th, 1950, date of sale	87.00
To 10% attorney's commissions as per terms of note on \$2,587.00	258.70
	<u>\$2845.70</u>
To State and County taxes for 1949, paid by Assignee, guaranteed by Mortgagee	34.51
To Clerk of Court, cost of Assignment of mortgage to Assignee of mortgage	.50
	<u>\$2880.71</u>

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 31st day of March, 1950, before the Subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared John Palmer Smith, Assignee of the above described Mortgage and Mortgage note, and made oath in due form of law that the foregoing Statement of Mortgage Debt is true to the best of his knowledge and belief.

NELLIE B. WHITELEY
Clerk of the Court.

Filed Mar. 31, 1950

Petition
Filed June 5, 1950

JOHN PALMER SMITH
Assignee
Centreville, Maryland

VS

THOMAS G. HAYDEN and
MARY R. HAYDEN, his wife
Formerly of Centreville
Now of Tucson, Ariz.
MORTGAGORS

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* IN EQUITY
* Chancery #3661
*

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Honor: ^{his wife} The petition of Joseph Holden respectfully represents unto your

1. That your petitioner obtained a judgment on September 24, 1948, (prior to the mortgage foreclosure sale in this cause* against Thomas G. Hayden and Mary R. Hayden, his wife, the Mortgagors and Defendants in the above entitled cause, in the sum of \$1366.55, with interest from date, attorney's commissions in the amount of \$68.33 and costs of suit, said judgment being of record in the Circuit Court for Queen Anne's County, all of which will appear by reference to a short copy thereof filed herewith as a part hereof, marked "Petitioner's Exhibit #1".

2. That since said judgment was obtained as aforesaid credits on said judgment have been allowed on the same, all in accordance with an account of same which is filed herewith as a part hereof, marked "Petitioner's Exhibit #2, showing a balance due of \$718.96.

3. That your Petitioner is advised that there will be in facta surplus of the proceeds of such mortgage sale after payment to the mortgagee of his claim for mortgage debt, interest, costs, fees, commissions and expenses, and that he is entitled to have the aforesaid surplus proceeds of sale applied towards payment of his judgment claim and the proper costs incident to the collection thereof, as a preference claim against said surplus.

WHEREFORE your Petitioner prays that this Honorable Court pass an Order (1) directing said surplus proceeds of sale, after payment to the Mortgagee of his claim and expenses, to be applied in satisfaction of his aforementioned judgment claim, and (2) that your Petitioner may have such other and further relief as his case may require.

Respectfully submitted,

JOSEPH HOLDEN
Petitioner

STATE OF MARYLAND QUEEN ANNE'S COUNTY TO WIT:

I HEREBY CERTIFY, that on this 5th day of June, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared JOSEPH HOLDEN and made oath in due form of law that the matters and facts stated in the foregoing Petition are true to the best of his knowledge, information and belief.

NELLIE B. WHITELEY
Clerk of the Circuit Court
For Queen Anne's County

Filed June 5, 1950

"PETITIONER'S EXHIBIT # 1"

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, MARYLAND

CCC Joseph Holden Centreville, Maryland Plaintiff Clerk \$3.75 Appr. 5.00 Shff. 1.50 10.25 Pd. 10/8/52 Thomas G. Hayden Mary R. Hayden Centreville, Maryland Defendants	Term 19) Filed Sept. 24, 1948. Order to docket suit,) Statement of Debt, Narr, Military Affidavit) and Note with power to enter judgment by con-) fession.) Sept. 24, 1948. Judgment entered by confession) by the defendants in favor of the plaintiff) for the sum of One Thousand Three Hundred) Sixty-Six Dollars and Fifty five cents (\$1366.55),) , with costs of suit, with all exemptions) waived, and \$68.33 attorneys commissions.) Issued Sept. 24, 1948, Summons after judgment.) Sept. 24, 1948. Summons returned endorsed:) "Served") Nov. 25, 1949. Fi Fa issued returnable first) Monday of December) Nov. 25, 1949. Attachment issued returnable) first Monday of December, Law No. 220.
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STATE OF MARYLAND, QUEEN ANNE'S COUNTY, Sct:

I hereby certify that the above is a true short copy of the original Judgment rendered in the Circuit Court for Queen Anne's County in the State of Maryland, at the above entitled term, and also of the subsequent docket entries in said case; and that there is no entry or proceeding in the said Court to show that the said Judgment, or any part thereof, hath been paid or satisfied.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, on this 3rd. day of June in the year of our Lord, nineteen hundred and fifty.

Seal's Place

NELLIE B. WHITELEY
Clerk of the Circuit Court for Queen Anne's County.

Filed June 5, 1950

"PETITIONERS EXHIBIT # 2"

Thomas G. Hayden and
Mary R. Hayden, his wife.

IN ACCOUNT WITH

Joseph Holden

9/24/49	Amount of Principal Indebtedness upon which judgment was confessed	\$1366.55
9/7/49	Interest from 9/24/49	44.64 <u>1411.19</u>
4/7/49	Credit by check	100.00 <u>1311.19</u>
5/7/49	Interest from 4/8/48	6.59 <u>1317.75</u>
5/7/49	Credit by check	100.00 <u>1217.75</u>
6/4/49	Interest from 5/8/49	5.68 <u>1223.43</u>
6/4/49	Credit by cash	100.00 <u>1123.43</u>
8/8/49	Interest from 6/5/49	12.17 <u>1135.60</u>
8/8/49	Credit by check	100.00 <u>1035.60</u>

11/22/49	Interest from 8/9/49	<u>18.30</u> 1053.90
11/22/49	Credit from proceeds of lot sold C.D.Lynch et ux.	<u>349.00</u> 704.90
12/22/49	Interest from 11/23/49	<u>3.61</u> 708.51
12/22/49	Net proceeds received from Sheriff from sale under fi fa	<u>95.00</u> 613.51
6/5/50	Interest from 12/23/49	<u>16.87</u> 630.38
ADD:		
Attorney's commissions upon which judgment was confessed		68.33
Costs advanced by Joseph Holden in Law No. 95		10.25
Costs due Clerk of Court for issuing fi fa on above judgment, as shown in Execution Record Liber A.S.G. Jr. No. 1, folio 51		2.50
Costs due Clerk of Court for issuing attachment on above judgment as hown on Law Docket No. 1, Case No. 220		<u>7.50</u> 718.96

Filed June 5, 1950

ORDER OF COURT

UPON the foregoing Petition, Exhibits and Affidavit, it is ORDERED this 6th day of June, 1950, by THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, In Equity, and by the authority of said Court, as follows:

(1) That the papers in this cause be and they are hereby referred to the regular Auditor of this Court and said Auditor be and he is hereby directed to give notice by publication to be advertised once a week for four successive weeks in some weekly newspaper published in Queen Anne's County to all judgment creditors, lienors, assignees and to all persons claiming an interest in the equity of redemption of the land sold in this cause or in the surplus mortgage sales in this cause, to file their claims with the proper vouchers thereof with him on or before a certain day to be named in said advertised notice, which day shall be not less than sixty days from and after the date of the first publication of said notice;

(2) that said Auditor is hereby authorized to take such testimony as he may find necessary to establish the claims which may be filed with him under said notice;

(3) that the said Auditor is further directed to state and return to this Court his Report and Account distributing the proceeds of the sale had in this cause, (after payment to the Mortgagee or his assignee of his claim and expenses, not personal, including the usual commissions) to the claimant filing claims under said notice according to their respective right.

WM. R. HORNEY
Judge

Filed June 6, 1950

John Palmer Smith, Assignee,

vs.

Thomas G. Hayden and
Thomas G. Hayden and
Mary R. Hayden, his wife,
Mortgagors

In the Circuit Court For

Queen Anne's County

In Equity.

Cause No. 3661

NOTICE is hereby given, in accordance with the above Court's order dated June 6, 1950, to all judgment creditors, lienors, assignees and to all persons claiming an interest in the equity of redemption of the land sold in the above entitled cause or in the surplus mortgage sales in said cause, to file their claims with the proper vouchers thereof with the undersigned auditor on or before the 15th day of August, 1950.

HOWARD WOOD, 3rd.
Auditor.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Sept. 18, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Auditors Notice in the case/estate of John Palmer Smith, Assignee vs Thomas G. Hayden and Mary R. Hayden, his wife, his mortgagors a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER a weekly newspaper printed and published at Centreville, In Queen Anne's County, Maryland, once a week for 4 successive weeks before the 15th day of August 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 15th day of June 1950, and the last insertion on the 6th day of July, 1950.

THE QUEEN ANNE'S RECORD AND OB-
SERVER PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Sept. 21, 1950

AUDIT
Filed Oct. 24, 1950

John Palmer Smith, Assignee,

Vs.

Thomas G. Hayden, et al.,

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

Cause No. 3661.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your Auditor, unto your Honors, respectfully shows:

1. That this account is stated at the request of John Palmer Smith, Assignee of Mortgage (and Vendor) in this foreclosure proceedings; and it appears that the proceeds of the mortgage sale were more than sufficient for the payment of the mortgage debt, interest, costs of collection and of these proceedings, taxes and insurance premiums.

2. That in the within account said Assignee is charged with the gross proceeds of the sale made by him, per report of sale filed, and interest collected by him on the deferred portion of said sale proceeds; and that he is then allowed thereout as follows: for his commission in accordance with the terms of the mortgage, the court costs of this cause per bill of Clerk, the fee of the auctioneer selling the land; the cost of the premium on said Assignee's surety bond, the cost of advertising the sale and order nisi thereon, certain amounts paid to preserve the property sold and certain fire insurance premiums on the property sold, per receipted bills, the auditors' fee, the cost of advertising the auditor's notice already published and the order nisi to be passed as to this audit, and the amount of the mortgage claim in full, per statement of debt filed.

3. Pursuant to the order of this Court dated June 6, 1950, upon a petition filed in this cause by Joseph Holden, your Auditor then distributed the surplus proceeds of sale. Finding the judgment claim of Joseph, filed in these proceedings, to be the only claim filed, after publication of the Auditor's notice to claimants, as directed by said order of court, your Auditor distributed the entire surplus proceeds of said sale unto said Joseph Holden, in partial payment of his aforementioned claim.

Respectfully submitted,

HOWARD WOOD, 3rd.
Auditor.

October 17, 1950.

Filed Oct. 24, 1950

Cause No. 3661

The proceeds of the sale of the land reported in this cause, in account with John Palmer Smith, Assignee of the Mortgage foreclosed in these proceedings (and vendor of said land).

CR.

1950
Jan. 17

By gross proceeds of the sale of said land, per report of said vendor, to wit:	\$3,900.00
By interest received on same, to wit:	35.00
	<u>\$3,935.00</u>

Dr.

To John Palmer Smith, Assignee, for his commissions for making the sale, per terms of mortgage	\$201.00
To do., for court costs of this cause, per Clerk's statement, to wit:	30.75
To do., for an amount paid J. Elmer Anthony, auctioneer, for crying said sale, per receipt for same exhibited, to wit:	50.00
To do., for an amount paid L. Herman Meredith for the cost of said Assignee's corporate surety bond, per receipt for same exhibited, to wit:	35.00
To do., for amounts paid The Queen Anne's Record and Observer Publishing Company, per receipts for same exhibited, to wit: Advertising sale notice..... \$41.87 Advertising order nisi on sale..... <u>7.50</u>	
To do., for an amount paid Alfonzy Thomas, to preserve the property sold, per receipt for same exhibited, to wit:	6.75
To do., for an amount paid W.S. Cross, to preserve the property sold per receipt for same exhibited, to wit:	4.00

To do., for an amount paid W.I. Tuttle, agent, for fire insurance premiums on the fixtures at the property sold, per receipt for same exhibited, to wit:..... 3.15
 To Howard Wood, 3rd, Auditor, for stating this audit... 13.50
 To The Queen Anne's Record-Observer, for the cost of advertising the auditor's notice published per Court order, per statement for same exhibited, to wit: 7.50
 To John Palmer Smith, Assignee, for the cost of advertising the order nisi to be passed as to this audit in the Queen Anne's Record-Observer..... 5.00

HOWARD WOOD, 3rd Auditor

To John Palmer Smith, Assignee of Mortgage for collection by foreclosure, or otherwise, in full of the mortgage debt with interest, cost of collection thereof and taxes paid, per statement of debt filed, to wit:..... \$2,880.71
 To balance, being the surplus proceeds of this sale, to wit: 648.27
 \$3,935.00 \$3,935.00

HOWARD WOOD, 3rd, Auditor

Cause No. 3661.

The balance of surplus proceeds of sale aforesaid in account with John Palmer Smith, Assignee of the Mortgage foreclosed in these proceedings.

Cr.

1950
 Oct. 17 By the abovementioned surplus proceeds \$648.27

Dr.

The foregoing balance is hereby distributed as follows:

To Joseph Holden, judgment creditor, on account of the indebtedness of \$718.96 due him from the Mortgagors, Thomas G. Hayden and Mary R. Hayden, his wife, (owners of the land sold in this cause) per statement thereof filed on June 5, 1950, in these proceedings, towit: the sum of..... \$648.27
 \$648.27 \$ 648.27

HOWARD WOOD, 3rd.
Auditor

October 17, 1950.
Filed Oct. 24, 1950

NISI RATIFICATION OF AUDIT

John Palmer Smith, Assignee)
 VS)
 Thomas G. Hayden and)
 Mary R. Hayden, his wife.)
 IN THE CIRCUIT COURT
 FOR QUEEN ANNE'S COUNTY
 IN EQUITY.
 CAUSE NO. 3661.

ORDERED, This 24th. day of October in the year nineteen hundred and fifty, that the Report and Account filed in these proceedings by Howard Wood 3rd. Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th. day of November, 1950; provided a copy of this order be published once a week in each of two successive weeks before the 10th. day of November, 1950, in some newspaper printed and published in Queen Anne's County.

NELLIE B. WHITELEY Clerk.

Filed October 24, 1950

NISI RATIFICATION OF AUDIT

John Palmer Smith, Assignee)
 Vs)
 Thomas G. Hayden and)
 Mary R. Hayden, his wife.)
 IN THE CIRCUIT COURT FOR
 QUEEN ANNE'S COUNTY
 IN EQUITY.
 Cause No. 3661.

ORDERED, This 24th. day of October in the year nineteen hundred and fifty, that the Report and Account filed in these proceedings by Howard Wood, 3rd., Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th. day of November, 1950; provided a copy of this order be published once a week in each of two successive weeks before the 10th. day of November, 1950, in some newspaper printed and published in Queen Anne's County.

NELLIE B. WHITELEY,
Clerk

Filed: October 24, 1950.
True Copy
Test: Nellie B. Whiteley, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. February 12, 1951
THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/estate of John Palmer Smith Assignee vs Thomas G. Hayden and Mary R. Hayden, his wife a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 10 day of November 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 26 day of October 1950, and the last insertion on the 2 day of November 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By B. MADDOX

Filed Feb. 16, 1951

John Palmer Smith, Assignee,

vs.

Thomas G. Hayden, et al.,

IN THE CIRCUIT COURT FOR QUEEN
ANNE'S COUNTY, IN EQUITY.
CHANCERY No. 3661.

FINAL RATIFICATION OF AUDIT.

ORDERED, on this 17th day of February, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, that the within and foregoing Report and Account of Howard Wood, 3rd, as the Auditor of this Court, be and the same is hereby 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 heretofore passed in this Cause in relation to said Report and Account, and John Palmer Smith, the party making the sale described in this Cause, be and he is hereby authorized and directed to apply the proceeds of sale in accordance with the Account.

WM. R. HORNEY
Judge.

Filed Feb. 17, 1951

.....
QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this
Fourteenth day of May in the year eighteen hundred and eighty four, the following
Petition and Order of Court was filed for record, to wit:

C A U S E N O. 754

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY

JOHN TAYLOR, Plaintiff)
vs.)
James J. Taylor, Defendant)

TO THE HONORABLE JUDGES OF SAID COURT:

Your Orator, complaining, says:

1st. That James J. Taylor of Queen Anne's County is the owner and possessor of considerable Real and Personal Estate situate and being in Queen Anne's County aforesaid.

2nd. That the said James J. Taylor, owing to repeated attacks of paralysis resulting in softening of the brain, has become hopelessly imbecile and "non compes" and utterly and entirely incopacitated and incompetent to take care of himself and manage his property.

3rd. That he is now about sixty nine years of age and without wife or children and your Petitioner is his only brother and nearest blood relative and that it is imperatively demanded and necessary that some person should be appointed and an by competent authority to take charge of his person and the management of his property.

4th. Your Petitioner sets forth that he and the said James J. Taylor are without the aid of this Court.

5. Your Petitioner therefore prays this Court to pass an order directing a Writ "DeLunatic Inquiendo" to issue to enquire whether the said James J. Taylor be imbecile and "non compes Mentis" and for such general relief as the case may require.

John B. Brown &
Edwin H. Brown
Attys for Petitioner

STATE OF MARYLAND
QUEEN ANNE'S COUNTY TO WIT: I hereby certify that on this twelfth day of May 1884 personally appeared before me the subscriber, a Justice of the Peace of the State in and for the County aforesaid, Benjamin T. Winchester and made affidavit that is a regular graduate of medicine and a practicing Physician of Queen Anne's County aforesaid and also personally appeared before me John Taylor and the said Benjamin T. Winchester and John Taylor made affidavit that the matter and things stated in the aforesaid going Petition are true to the best of their knowledge and belief- as to John Taylor alone.

Isaac Winchester J.P.

State of Maryland)
Queen Annes Co.) to wit: I hereby certify that on this twelfth day of May 1884 personally appeared before me the subscriber a Justice of the Peace of in the State and County aforesaid Benjamin T. Winchester and made affidavit that is a regular graduate of medicine and a practicing physician of Queen Anns County and made affidavit that the matters and things stated in the aforesaid petition are true to the best of his knowledge and belief.

R. GOLDSBOROUGH J.P.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

ORDERED, on this 14th day of May in the year Eighteen hundred and eighty four, by the Circuit Court for Queen Anne's County in Equity and by the authority of said Court, on the aforesaid Petition of John Taylor and the accompanying affidavits that a Writ "De Lunatico Inquinendo" be issued by the Clerk of the Circuit Court for Queen Anne's County commanding him to summon and empanel a Jury to inquire whether James J. Taylor be "non compes mentis" &c and that said writ be executed at or near the place of the residence of the said James I. Taylor in the lower part of the Fifth Election District of Queen Anne's County, Maryland.

FREDERICK STUMPS
JOS. A. WICKES

Filed May 14, 1884

Writ
Filed May 15, 1884.

QUEEN ANNE'S COUNTY, TO WIT: THE STATE OF MARYLAND to the Sheriff of Queen Anne's County Greeting: Be it known that at the residence and on the premises of James J. Taylor in the lower part of the Fifth Election District of Queen Annes County, You are diligently to inquire by the oaths of honest and lawful men of your bailiwick by whom the truth of the matter may be better known, whether James J. Taylor be so far deprived of his understanding that he is utterly and entirely incompetent and unable to take care of himself and manage his property, or not, and whether the said James J. Taylor is non compes mentis or not? and if he be, then whether from his maturity or from any other time? And how? And in what manner? And if he enjoys lucid intervals? And whether

he, being in such condition, aliened any lands or tenements or not? And if so, then what lands and tenements? And where? And to whom? And in whose or what persons hands the lands and tenements so aliened are? And how? And in what manner? And what lands and what tenements so yet remain? And of whom or what persons, as well the lands and tenements so aliened as the lands and tenements retained to himself are holden? And by what services? And how and in what manner? And how much they are worth by the year in all issues? And who is his next of kin? And of what age? And you are hereby commanded that at such certain days and places which you shall for this purpose appoint. You diligently make inquisition in the premises, and the same distinctly and plainly made, send to the Circuit Court for Queen Annes County, sitting as a Court of Equity, under your hand and seal, and the hands and seals of those personally by whom the said inquisition is made and taken, together with this writ. Witness, the Honorable John M. Robinson, Chief Judge of the Circuit Court in the Second Judicial Circuit of the State of Maryland, the fifth day of May in the year Eighteen Hundred and Eighty four.

Issued the 14th day of May 1884.

S. E. Dudley, Clerk.

INQUISITION
Filed May 15, 1884

THIS inquisition taken this Fifteenth day of May in the year Eighteen hundred and Eighty four at the residence of James J. Taylor in the Fifth Election District of Queen Anne's County State of Maryland, before Thomas Sudler High Sheriff of said County, by virtue of a commission in the nature of a writ De Lunatico Inquesendo to him directed, issued out of the Circuit Court for Queen Annes County as a Court of Equity and bearing date on the 14th day of May 1884 to enquire among other things whether the said James J. Taylor of said County be of unsound mind and "non compos mentis upon the oaths of Joh R. Griffin, and James Embert Dudley, William E. Stevens, Christopher Strong J. Edward Butler, Valentine B. Clements James B. Rhodes, Thomas A. Embert, John T. Carmine, William C. McConner, Jacob S. Denny-----William N. Willard and John R. N. Embert-----good and lawful men of the said County who being sworn and charged upon their oaths said that the said James J. Taylor in the said writ named is at the time of the taking of this inquisition of unsould mind, imbecile and "non Compos mentis" without lucid intervals, so that his is not sufficient for the government of himself, his lands and tenements, goods and chattels and that he has been in such state of mind since on or about the month of November 1883 from softening of the brain, resulting from several attacks of paralysis, and the Jurors aforesaid further say that the said James J. Taylor at the time of the taking of this Inquisition is seized and possessed of certain Real Estate situate, lying and being in Queen Anne's County in the Fifth Election District thereof-a particular description of which is as follows - a small farm of about 30 acres, on Winchester Creek in Fifth Election District of Queen Anne's County aforesaid, mostly arable improved by a frame dwelling, 1½ stories with frame kitchen attached, common house and barn under one of new and old barn and stable, small apple and small peach orchard, rental value \$125.00-also near Winchester 25 acres of woodland, no rental value - also 1 acre in wood near Winchester, no rental value - About ¾ acres lot in Winchester rental value about \$800.00 - making total rental value \$133.00 We appraise the value of his Real Estate at \$2000.00

At the present time the farm and lot in Winchester for this year are rented for two fifths of the grain consisting of only a corn crop and one half of the fruit, James J. Taylor to furnish cider mill and to board the tenant he working garden for Jas. J. Taylor rented for this year the annual rental value of which Real Estate they appraise at One Hundred and Thirty Three Dollars aforesaid and they further say he has certain personal property at this time worth about the sum of \$100.00 and bills receivable about \$300.00 And the Jurors aforesaid further find that the said James J. Taylor is at the time of the taking of this Inquisition of the age of Sixty eight years

We do further find that since the inception of said mental unsoundness the said James J. Taylor has not sold, disposed of aliened or conveyed any of his property.

We do further find that the said James J. Taylor is without wife or children and that John Taylor of Baltimore City, State aforesaid, who instituted these proceedings, is the brother of the said James J. Taylor and his nearest blood relation and heir at Law

In testimony whereof as will the said Thomas Sudler, Heigh Sheriff, aforesaid and the jurors aforesaid have hereunto subscribed their names and affixed their seals the day and year above written.

Thomas Sudler High Sheriff	Seal
John K. Griffin	Seal
Wm. T. Embert	Seal
Eugene Dudley	Seal
Wm. E. Stevens	Seal
Christopher Strong	Seal
J. Edward Butler	Seal
V. B. Clements	Seal
James B. Rhodes	Seal
Thomas A. Embert	Seal
John F. Carmine	Seal

Witness:	Wm. C. McConner	Seal
Dr. B. T. Winchester	Jacob S. Denny	Seal
W. E. Thomas	W. N. Willard	Seal
B. S. Evans	Jno. H. Embert	Seal
John T. York		

Queenstown Queen Anne's County
May 12, 1884

Mr. John B. Brown

Dear Sir

As I B. T. Winchester is totally well acquainted with the business affair of James J. Taylor I prefer that he be appointed Trustee of his estate.

Witness:	his
	JOHN X TAYLOR
B. S. Evans	mark

I also desire that B. Stewart Evans be appointed temporarily to take care of J. J. Taylor of the County.

	his
JOHN	X TAYLOR
	mark

Witness B.T. Winchester

ORDER OF COURT
Filed May 15, 1884

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY:

It is ordered and adjudged by the Circuit Court for Queen Anne's County in Equity and by the authority thereof on this 15th day of May in the year Eighteen hundred and eighty-four that Benjamin T. Winchester, M.D. of Queen Anne's County, State of Maryland, be and he hereby is appointed Trustee for the management of the property of James J. Taylor, found of unsound mind imbecile and non compos mentis" without lucid intervals by an inquest returned to this court at its present May Term, Eighteen hundred and Eighty four and before he shall act as such Trustee he shall give bond with security to the State of Maryland in the penalty of forty five hundred dollars, to be approved by this Court or the Clerk thereof, conditioned for the return of an Inventory of the Estate, Real, Personal and Mixed of the said James J. Taylor in six months from the date hereof, and likewise to return, whenever he shall be called on by this Court, an account of the rents and profits of the said estate and of the expenditures thereof in the care and maintenance of the said James J. Taylor "non compos mentis" and likewise for performing all orders in the premises which shall be made by this Court at any time hereafter; and it is also adjudged ordered and decreed that the said Benjamin T. Winchester M.D. be, and he hereby is appointed committee to have charge and care of the person of the said James J. Taylor with full power and authority to make such provision as may be necessary for his safety comfort and well being.

FREDERICK STUMP

Security Approved and
Bond
Filed May 20th, 1884.

KNOW ALL MEN BY THESE PRESENTS that we B. T. Winchester, and Wm. H. Price and Richard E. Bryan-----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 Forty 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 and done, we bind ourselves and each of us, our and each of our Heirs, executors and administrators, jointly and severally firmly by these presents Sealed with our seals and dated this twentieth day of May Eighteen hundred and eighty-four.

WHEREAS the Circuit Court for Queen Anne's County as a Court of Equity did on the fifteenth day of May, instant appoint the said Benjamin T. Winchester, Trustee for the care, custody and charge of the person and property, Real, - Personal and mixed, of James J. Taylor, a non compos mentis and did direct the said Trustee before he should act as such, to give bond with security to the State of Maryland, in the penalty of Forty five hundred dollars, to be approved of by this Court or the Clerk thereof, conditioned for the faithful performance of the Trust reposed in them by the said order, and also for returning within six months from the date thereof an inventory of the estate, real, Personal and mixed of the said James J. Taylor and likewise for returning whenever called on by the Court an account of the rents and profits of the said Estate, and of the expenditures thereof, in the care and maintenance of the said "non compos mentis" James J. Taylor performing all orders in the premises which shall hereafter be made. Now the condition of this above obligation is such that if the above bound Benjamin T. Winchester does, and shall well and faithfully perform the said order, and return within six months from the date of said order and inventory of the estate, Real, personal and mixed of the said James J. Taylor and shall return whenever called upon by the Court an account of the rents and profits of the said estate and of the expenditures thereof, in the care and maintenance of the said "non compos mentis" and shall likewise perform all orders in the premises which shall be hereafter made, then this obligation to be void, and of now effect, otherwise to be and remain in full force and virtue in Law.

Witness

W. J. Price, Jr.

B. T. Winchester (seal)

Wm. H. Price (seal)

Richard E. Bryan (seal)

Petition
Filed July 11, 1884

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

JOHN TAYLOR)
VS.)
JAMES J. TAYLOR)

TO THE HONORABLE JUDGES OF THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

Your Petitioner, complaining says*

1st. That since his appointment as Trustee in this case, for the management of the Estate and person of James J. Taylor, by Inquisition returned in this case, found and adjudged Lunatic, he has been compelled to place James J. Taylor in the Mount Hope Hospital in the State of Maryland, as the cheapest, safest and most proper place for the keeping and treatment of said Lunatic.

2nd. That he found it impossible to have him properly cared for and safely kept at home, and that for such care as he could procure for him the demands were heavier than his expenses at Mount Hope Hospital which are \$7.00 weekly

3rd. That your Petitioner is without means to defray these expenses of the safe keeping and treatment of the said James J. Taylor and that they must be promptly met.

4th. That the income from his small farm which will not exceed one hundred to one hundred and twenty five dollars, per annum will be wholly inadequate.

5th. That the twenty five acres of woodland and the one acre woodlot, and the vacant three quarter acre of land in Winchester are entirely unproductive and taxable property and that the same should be sold under the order of this Court, to provide means for the support and treatment of the Lunatic.

6th. That the few articles of personable property belonging to him should be sold for the same purpose.

Therefore your Petitioner prays that this Court will pass an order for the sale of the Real and Personal property of said Lunatic and "non compos mentis" mentioned in Items 5th and 6th of this petition for the purpose of paying and defraying the expenses incident to the proceedings in this cause and for the proper support of said Lunatic.

And as induty bound &c.

JOHN B. BROWN &
EDWIN A. BROWN
Attys for Petitioner

STATE OF MARYLAND)
QUEEN ANNE'S COUNTY) TO WIT: I hereby Certify that on this 8th day of July 1884 personally appeared before me, a Trustee of the Place and State in and for County aforesaid Dr. Benjamin T. Winchester and made affidavit that the matters and things stated in the foregoing Petition are true as stated to the best of my knowledge and belief

JOHN E HARMON J. P.

STATE OF MARYLAND)
QUEEN ANNE'S COUNTY) I hereby certify that on this ninth day of July in the year Eighteen hundred and Eighty four personally appeared before me, the subscriber a Trustee of the Peace of the State in and for the County aforesaid John L. Carmine and John N. credible and lawful and made affidavit before me that they are well acquainted with James J. Taylor, Lunatic and with his property that he owns a small farm near Winchester the total value of which does not exceed \$125.00 annually and that he owns some personal property with out exceeding 225.00 that he owns about 2½ acres of land of no rental value whatever also about an acre woodlot of no rental value whatever and a vacant lot in Winchester of very small rental value -that the said James Taylor is now in Mount Hope Hospital as they are informed of the expense of \$7.00 per week and that in their opinion it is the cheapest safest and most proper place for him And that in their opinion it is absolutely necessary that some portion of his Real Estate and all his personal property should be sold in order to defray the expenses of keeping him safely and that in their opinion the wood lots and vacant lot in Winchester should be sold for that purpose.

Isaac Winchester JP.

DECREE
Filed July 11, 1884

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

John

JOHN TAYLOR)
VS.)
JAMES J. TAYLOR)

On the foregoing petition of Benjamin T. Winchester Trustee of James J. Taylor, Lunatic, with accompanying affidavits (the same having been read and examined) It is on this 11th day of July, Eighteen hundred and eighty-four by the Circuit Court for Queen Anne's County in Equity, and by the authority thereof, adjudged ordered and decreed that the woodland of about twenty five acres, the one acre woodlot, and the vacant lot of land in Winchester, described and referred to in the 6th Item in said Petition; be sold for the purpose of defraying the expenses of this proceeding and for the support of the said James J. Taylor Lunatic, and that Benjamin T. Winchester of Queen Annes County aforesaid Permanent Trustee in this cause be, and he hereby is appointed Trustee to make said sale, and that the course and manner of his proceedings shall be as follows:- He shall first give at least three weeks previous notice, inserted in some newspaper printed and published in Queen Anne's County aforesaid 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 Fourth of the purchase money to be paid in cash, on the day of sale, and the residue in Three equal instalments of One, Two and Three years, from the day of sale, bearing interest, and secured by the bonds and notes of the purchaser, with security approved by the 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 the fairness of such sale or sales annexed; and on the ratification of such sale or sales by the Circuit Court for Queen Anne's County in Equity 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, to property to him, her or them sold free, clear and discharged of all claim of the parties to this cause, and of any person or persons claiming by from or under them. And the said Trustee shall bring into this Court the money arising on such sale or sales, and the bonds or notes which may be taken for the same, to be disposed of under the order and direction of this Court, after deducting the expense of making said sale. Ordered and Adjudged also that Benjamin T. Winchester, Permanent Trustee in this case sell and dispose of the Personal Property of James J. Taylor at public sale having first given at least ten days previous notice of the time, place manner and terms thereof by hand bills set up at Winchester and other public places in the county which terms shall be as follows, All sums of and underten dollars to be paid in cash & on all sums above ten dollars a credit may be allowed of six months, on notes with approved security, interest added, and payable in Bank, which sale shall also reported to this Court as in case of Real Estate for the approval of this Court after deducting the expenses of making said sale.

JNO. M. ROBINSON

TRUSTEE'S SALE
REAL ESTATE
Filed May 15, 1885.

By virtue of a Decree of the Circuit Court for Queen Anne's County, in Equity, passed in the case of the lunacy of James J. Taylor, the undersigned, as Permanent Trustee, will sell at public auction, in front of Christopher Strong's store, in Winchester, Queen Anne's County, Maryland, on Saturday, the 9th day of August, next, between the hours of 3 and 5 o'clock p.m., the following Real Estate, to wit: 1st- A VACANT LOT OF LAND IN WINCHESTER, fronting on the public road and lying between the properties of Christopher Strong and Morris Bros., containing THREE FOURTHS OF AN ACRE OF LAND.

2nd.- A SMALL LOT OF LAND, in the vicinity of Winchester and adjoining the property of Edward Mansfield containing about ONE-FOURTH OF AN ACRE OF LAND.

3rd.- A TRACT OF WOODLAND, adjoining Winchester and the property of the heirs of the late James Wright of Kent Island, dec'd. This property will be sold in lots of one acre or more, according to plats that will be prepared and exhibited at Winchester previous to and on the day of sale.

TERMS OF SALE. -One-fourth of the purchase money in cash on day of sale, and residue in 3 equal instalments of 1, 2 and 3 years, secured by bonds or notes of purchaser, with approved security and bearing interest.

BENJAMIN T. WINCHESTER
Permanent Trustee.

J. H. COSTIN, Auct.

JOHN TAYLOR)
VS)
JAMES J. TAYLOR)
IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

TO THE HONORABLE JUDGES OF THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

The report of Benjamin T. Winchester Trustee of James Taylor, Lunatic to your Honorable Court respectfully sets forth that in pursuance of an order or decree of this Court passed in the above entitled cause on the Eleventh day of July in the year Eighteen Hundred and Eighty four, after having given notice of the time, place, manner and terms of sale by advertisement in the Centreville Observer, a newspaper

printed and published in Queen Annes County, Maryland for more than three successive weeks before the day of sale and by handbills extensively circulated throughout Queen Anne' County aforesaid, he did pursuant to said notice attend at Winchester, County and State aforesaid, in front of Christopher Strongs Store, on Saturday the Eighth day of August last, between the hours of 3 & 5 O'clock P.M. and then and there proceeded to sell said Real Estate as follows, to wit: Your Trustee first offend at public sale to the highest bidder a Vacant lot of land in Winchester fronting on the Public Road and lying between the property of Christopher Strong and Morris Bros. and containing three fourths of an acre of land in two several parcels, One half thereof next to Strongs to Benjamin Atkinson and Christopher Strong, trading as Atkinson & Strong they being then and there the highest bidder therefor, at and for \$90.00 who has paid the purchase money therefor the other half thereof to Richard E. Bryan he being then and there the highest bidder therefor at \$85.00 who thereafter sold off about feet front to Joseph Morris at and for \$20.00 and who applied to your Trustee to be accordingly to that extent substituted as purchases, both of whom have made satisfactory settlement with your Trustee.---

In the next place your Trustee offered at Public Sale to the highest bidder a small lot of land in the vicinity of Winchester and adjoining the property of Edward Mansfield and sold the same to Charles Mansfield he being then and there the highest bidder therefor, at and for \$8.25 who has made satisfactory compliance therefor.

In the next place your Trustee offered at public sale to the highest bidder a tract of Woodland, adjoining Winchester and the property of the heirs of the late James Wright of Kent Island, Queen Anne's County aforesaid, deceased in lots of an acre and more and less than an acre, then in several parcels and then as a whole, and sold in parcels as follows, to wit: Lots No. 1, 2, 3, 4, & 5 comprising Parcel No. 1, was sold to Charles Mansfield he being then and there the highest bidder therefor, at and for \$40 in the several lots, who has made Compliance with Terms of sale. Lots Nos. 6, 7, 8, 9, 10 & 12, 13, 14 & 15, comprising Parcel No. 2 to Valtine B. Clements he being then and there the highest bidder therefor, at and for \$140.00. who has made satisfactory compliances with terms of sale.

Your trustee also offered at public auction an acre of land, not referred to in the advertisement the time and at public auction to the highest bidder, and sold the same being a lot adjoining the lot heretofore sold Charles Mansfield, to the said Charles Mansfield he being then and there the highest bidder therefor at and for \$16.00 who has made satisfactory compliance therefor.

Your trustee also discovered that John Williams had purchased of James J. Taylor an acre of land No. 11, at and for \$50.00 and had paid to Jas. J. Taylor while same a large proportion of the purchase money and desires the authority of this Court to pay to your Trustee the residue.

Your trustee also discovered that James J. Taylor while sane had sold one quarter of an acre of land, adjoining the property of James Foster to James Bostic at and for \$5.00 which your Trustee thinks had better be confirmed.

Total sales of Real Estate as actually made by your Trustee is the sum of \$399.25

Your Trustee also after advertising the Personal Estate pursuant by said order sold the same to Sundry Persons at and for the aggregate sum of \$182.37 and submits herewith as part of this report an account of said sale

Sales of Real Estate actually made by your Trustee	\$399.25
Personal Estate	182.37
Balances due on sales of Real Estate when confirmed by	20.00
Total Sales	\$601.62

All which is respectfully submitted.

B. T. Winchester, Trustee.

STATE OF MARYLAND)
QUEEN ANNE'S COUNTY) to wit:

I hereby certify that on this 14th day of May in the year Eighteen hundred and Eighty five, personally appeared before the subscriber a Justice of the Peace of the State in and for the County aforesaid Benjamin T. Winchester Trustee and made affidavit that the matters and things stated in the foregoing Report of Sale are true and that the sale therein reported were fairly made.

JOHN E. HARMAN J.P.

JOHN TAYLOR	)	NO. 754 CIRCUIT COURT FOR QUEEN ANNE'S COUNTY
VS.	)	IN EQUITY.
JAMES J. TAYLOR)	

ORDERED, on this 15th day of May 1885 that the Sales of Real and personal property made and reported by Benjamin T. Winchester, Trustee under and by virtue of a decree in the above entitled cause, 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 at Centreville once in each of three successive weeks before the 18th day of June next.

The report states the amount of sales to be \$601.62.

S. C. DUDLEY, Clerk

Sales of Personal Property of James J. Taylor July 26, 1884 by Dr. B.T. Winchester

1 Cider Barrel	John Taylor	.25
1/2 Bushel Measure	"	.05
2 Baskets	"	.06
1 Pork Barrell 15 1 Cultivator	"	.45
1 Carpet 1.00 1 Bedstead 1.35	"	2.35
1/2 Doz Chairs 3.00 1 Bureau 1.30	"	4.30
1 lot dishes 30 Knives Forks & spoons 50 1 teapot	"	.80
1 lot cups & saucers 45 1/2 doz plates .60	"	1.05
1 " tins 13 1 lot do - 7	"	.20
1 Stone Jar 10 1 do 10 1 table cloth 17	"	1.39
1 sheet 41 1 pr. sheets .31 1 Pr. slips .23	"	.95
1 1 pr. slips & cases 18 2 pillow cases 26 2 slips	"	.70
1 Quilt .40 1 stove 15.25 1 cupboard 2.55	"	18.20
1 mash boiler .40 1 clock .80	"	1.20
	Pd. \$32.52	
1 fish Barrell	Pd. John Thawley	
2 " "	" Benj. T. Winchester	.05
1 iron square		.35
		<u>32.93</u>

1 Hand Saw .60 1 Set plastering tools .80 B.T. Winchester		1.40
3 Pork Barrels 60 1 Hoe .05 1 Cider Mill 10.00	"	10.65
1 Writing Desk 75 1 table 2.60 1 lot books.40	"	3.75
2 stone jars 15 2 quilts 2.75 3 — 15	"	3.05
1 pr. tongs 10 lot chickens 2.91	"	3.01
1 keg 30 1 keg vinegar 1.55 L.B. Stafford		1.85
1 wagon 36.50		
1 shoat 1.25 1 auger 1 mallet L.B. Sadler		1.75
1 pitchfork 25 Cross cut saw 2.00 1 lot barrels		2.77
1 lot barrells .02 1 Plow 1.00 2 Blankets 92		1.94
1 ox yokes 10 1 lot Ims. .05 1 chain 05		.30
1 ox yokes 03 2/3 doz jars 50		.53
1 prs. scales 25		.25
1 coat I.f. Brown 1 yoke.01		10.00
1 draw knife 1 chisel I.F. Bryan pd.		.45
1 Auger 1 Smoothing plane C. Perks		.51
1 auger 35 1 hatchet & chisel 50 Dr. Adams		.85
1 Foreplane 1.00 1 axe 65 1 shovel 10		1.75
1 Doz Jars. 1.30 1 Dictionary .40 1 twine .45		2.15
3 Quilts 3.10 1 Bee hive 50¢		3.60
1 hand saw .55	\$8.35	.55
1 hack plane .08	JOHN DADDS	.08
		<u>\$121.25</u>

DECREE FOR THE SALE OF LAND
Filed May 29, 1885

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY

JOHN TAYLOR PLAINTIFF

VS

JAMES J. TAYLOR Defendant

TO THE HONORABLE COURT AFORESAID

The, Petition of Benjamin T. Winchester, Trustee, sets forth.

1st. That James J. Taylor, Lunatic is still confined at Mount Hope Hospital for the Insane and that his condition is continuously growing worse, necessitating and requiring that he shall be kept there for treatment and security.

2nd That the resources furnished your Trustee under the previous order of this Court by a sale of Personal property and a portion of his real Estate and about exhausted and that it is necessary that the residue be sold under the order of this Court in order to keep up and defray current expenses.

3rd. That there is a full description of all his property among the proceedings in this cause.

Your trustee prays that an order or decree may be filled with papers for a sale of the residue of his Real Estate for the purpose of meeting and defraying the expenses incident to his hospital bills---that he cannot be kept elsewhere---than in the hospital at less expense.

B.T. Winchester, Trustee

J. B. & E.H. Brown
attys. for Petitioner

STATE OF MARYLAND)
QUEEN ANNE'S COUNTY) TO WIT:

I hereby certify that in this 14th day of May in the year eighteen hundred and eighty five personally appeared before the subscriber, a Justice of the Peace of the State in and for the county aforesaid Benjamin T. Winchester,

and made affidavit that the matters and things stated in the foregoing Petition are just and true as stated to the best of his knowledge and belief.

JOHN H. HARMAN J.P.

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

JOHN TAYLOR PLAINTIFF)
 VS.)
 JAMES J. TAYLOR)
 DEFT.)

On the foregoing Petition of Benjamin T. Winchester, Permanent Trustee of James J. Taylor Lunatic, supported by his affidavit.

It is on this 27th day of May Eighteen hundred and eighty five by the Circuit Court for Queen Annes County in Equity, and by the authority thereof, adjudged ordered and decreed, that the small farm of the said James J. Taylor on Winchester Creek in the Fifth Election District of Queen Annes County, Maryland, containing about 30 acres of land, be sold for the purpose of meeting and defraying the expenses incident to the hospital bills of the said Lunatic.

And that Benjamin T. Winchester of Queen Annes County aforesaid Permanent Trustee in this cause be and he hereby is appointed Trustee to make said sale, and that the course and manner of his proceedings shall be as follows.

He shall first give at least three weeks previous notice inserted in some newspaper printed and published in Queen Annes County aforesaid, and such other notice as he may think proper of the time place manner and terms of sale, which terms shall be as follows, to wit:- One fourth of the purchase money to be paid in cash on the day of sale, and the residue in three equal instalments of One, Two, and Three years from the day of sale, bearing interest and secured by the bonds and notes of the purchaser, with security approved by 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 the same, with an affidavit of the truth thereof and the fairness of such sale by the Circuit Court for Queen Annes County in Equity 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 to him, her or them sold, free, clear and discharged, from any and all claim of the parties to this cause and of any person or persons claiming by, from or under them, And the said Trustees shall bring into this Court the money arising or such sale or sales and the bonds or notes which may be taken for the same, to be disposed of under the order and direction of this Court after deducting the expense of making said sale.

FREDERICK STUMP

SECOND REPORT OF SALE
 AND ORDER NISI
 Filed July 10, 1885

IN THE MATTER OF THE LUNACY OF JAMES J. TAYLOR

IN THE CIRCUIT COURT
 FOR QUEEN ANNE'S COUNTY
 IN EQUITY.

TO THE HONORABLE JUDGES OF THE CIRCUIT COURT FOR QUEEN ANNES COUNTY IN EQUITY.

The Report of Benjamin T. Winchester, M.D. Permanent Trustee of James J. Taylor, Lunatic, to your Honors respectfully sets forth, that in pursuance of the Decree of this Court and after giving notice of the time, place, manner and terms of sale by advertisement in the Centreville Observer and the "Centreville Record" two newspapers printed and published in Queen Anne's County, Maryland and by handbills extensively circulated throughout said County and elsewhere he did pursuant to said notice attend at Winchester in front of Christopher Strong's Storehouse on Thursday, the Second day of July (1885) between the hours of 3 & 4 O'clock P.M. and then and there proceeded to sell said Real Estate decreed to be sold, as follows, to wit:---

In the first place your Trustee offered at public auction to the highest bidders all that small farm wherein the said James J. Taylor recently resided situate on Winchester Creek, in the Fifth Election District of Queen Anne's County, State of Maryland, adjoining the lands of B.S. Evans, Wm. W. Ford, Mrs. Marvel, and on the Road running from the residence of Lloyd Ford to Public School House at Winchester and containing according to survey had and made of your Trustee by L.L. Beatty County Surveyor or 21 acres & 26 perches in fourteen lots and in several divisions and then lastly as a whole and sold the said farm as a whole to James R. Cook, he being then and there the highest bidder therefor, and his bid for the property as a whole containing the aggregate of the sums paid for the property in lots and divisions at and for the round sum of \$1500.00

Your Trustee submits herewith an advertisement of said sale.

TRUSTEE'S SALE OF A
 SMALL FARM

By virtue of a Decree of the Circuit Court for Queen Anne's County in Equity, the undersigned, as Permanent Trustee of James J. Taylor, Lunatic will sell at public auction, in front of Christopher Strong's storehouse, at Winchester, Queen Anne's County, Maryland, on Thursday, the 2nd day of July 1885, be-

tween the hours of 3 and 4 o'clock P.M., ALL THAT SMALL FARM whereon the said James J. Taylor recently resided, situate on Winchester Creek, in the Fifth Election District of County and State aforesaid, adjoining the lands of Capt., B.S. Evans, Mrs. W.F. Ford, Mrs. Marvel, and on public road running from residence of Lbyd Ford to public school house at Winchester, and containing about 30 ACRES OF LAND, Mostly Arable, improved by a FRAME DWELLING, 1½ Stories high, with Frame Kitchen attached, New Carriage House and Barn under one roof, and Old Barn and Stable. SMALL APPLE: AND SMALL PEACH ORCHARD and divided unto several fields and lot, and under comparatively good fencing. This property will be offered as a whole, and may be offered in lots. The soil is of fine quality, productive and easily improved.

TERMS OF SALE.-One-Fourth of the purchase money in cash on day of sale, or on note at 60 to 90 days with approved security and payable in bank; and residue in three equal instalments of 1, 2 and 3 years from day of sale bearing interest and secured by bonds or notes of purchaser with approved security. Further particulars made known on day of sale.

BENJ. T. WINCHESTER, M.D.
Permanent Trustee
J.B. & E.H. BROWN
Attorneys

J. H. COSTIN, Auct.

The said James R. Cook at once paid to your Trustee \$100.00 in cash and passed to him his note at 2 days payable at Centreville National Bank of Maryland for the residue of the cash payment of \$275.00 in the sum of \$277.94, including interest. He is to make further compliance

The taxes assessed are to be paid by your Trustee--And he receives the rents of this year and interest on purchase money from day of sale.

All which is respectfully submitted.

B. T. WINCHESTER, M.D.
Permanent Trustee.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit: I hereby certify that on this 10th day of July in the year Eighteen Hundred and Eighty five personally appeared before me, the subscriber, a Trustee of the Peace of the State in and for the County aforesaid Benjamin T. Winchester M.D. Trustee, and made affidavit in the Holy Evangely of Almighty God that the matter and things stated in the aforesaid Report of Sale are true and bona fide as therein set forth and that said sale was fairly made.

JOHN E. HARMAN J.P.

10¢ Paid

In the Circuit Court for Queen Anne's County in Equity. July 10th 1885

ORDERED that the sale of the Real Estate of James J. Taylor lunatic made and separated by B.T. Winchester, M.D. Permanent Trustee of said Jas. J. Taylor Lunatic, to the Circuit Court for Queen Anne's County sitting in Equity be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of December next; provided a copy of the order be inserted and published once in each of three successive weeks before the 15th day of August next. The Report of Sale states the amount of sales to be \$1500.00.

S.C. DUDLEY, Clerk

Filed July 10, 1885

Order of Final Ratification
Filed June 28, 1887

IN THE MATTER OF THE
LUNACY OF JAMES J.
TAYLOR

) IN THE CIRCUIT COURT
) FOR QUEEN ANNE'S COUNTY
) IN EQUITY.

No. 754 Chancery Docket

ORDERED on This 27th day of June in the year eighteen hundred and eighty seven by The Circuit Court for Queen Anne's County in Equity and by The authority thereof That the sales of The real and personal estate of James J. Taylor, lunatic, made and reported in this cause by Benjamin T. Winchester Trustee 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 in pursuance of the conditional order or orders nisi passed in this cause on the 15th day of May 1885 and on the 10th day of July 1885.

JNO. N. ROBINSON

AUDITOR REPORT AND ACCOUNT
Filed Dec. 10, 1887

IN THE MATTER OF THE
LUNACY OF JAMES J. TAYLOR

) IN THE CIRCUIT COURT
) FOR QUEEN ANNE'S COUNTY,
) IN EQUITY.

No. 754

TO THE HONORABLE JUDGES OF THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, IN EQUITY.

The Report of A. T. Emory, Auditor to your Honors respectfully shows that in stating the within account he has charged the Trustee and committee with sales of Real Estate and personal property per reports of sales; and with interest collected by Trustee for interest statement--And allowed him for Trustees commissions on principal of said sales; Advertising costs, Attorney's fee, Auctioneer fee, taxes for 1884 and 1885, surveyors Bills, Expenses Account, Court Costs and your Auditors fee,- He then allowed him for disbursements for 1884, 1885 and 1886 for board and clothing of Lunatic &c. as per statement of same; and for amount paid Mount Hope Retreat, and amount still due and unpaid said Retreat, and 5pr. at commissions on total disbursements and 5 per ct. commissions on interest collected by Trustee and charged in this account--

Thereby obtaining a balance of \$301.10 now remaining in hands of Trustee, and which will be payable to the administrator of James J. Taylor, Lunatic, the said James J. Taylor having departed this life, and administration on his personal estate having been committed to Benjamin T. Winchester by the Orphans Court for Queen Anne's County as per Exemplification of letters of administration filed herewith.

Respectfully submitted,

Albert T. Emory, Auditor
Dec. 10, 1887

THE PROCEEDS OF REAL ESTATE AND PERSONAL PROPERTY OF JAS. J. TAYLOR LUNATIC; IN
ACCOUNT WITH BENJ. T. WINCHESTER, TRUSTEE OF COMMITTEE

To Benj. T. Winchester, Trustees Coms on \$210.93		\$126.93
" Busted & Bros. Advertising		24.50
" W. Scott Roberts "		12.50
" J.B. & E.H. Brown, Attys		115.00
" S.A. Thomas Auctioneer		1.50
" Jas. H. Costin Auctioneer		10.00
" " " " "		15.00
" Jno. M. Aker, Handbills		1.50
	Taxes for 1884	16.30
	" " 1885	13.47
" L.L. Beatty, Surveyor		9.00
" " " "		20.00
" Expense Account		22.45
" Reg. of Wills		4.88
" S.C. Dudley Clerk	\$13.50	
" 14 Jurors @ \$1.00	14.00	
" Witnesses	3.00	
" Solicitors	10.00	40.50
" A.T. Emory Auditor		22.50
" This Balance		<u>1756.71</u>
		\$2212.74

	To Disbursements for 1884 pr. Statement.	123.76
To Disbursements for 1885 pr. Statement		95.88
" " " 1886 " "		52.62
" Aggregate Amt. paid Mount Hope Retreat per statement	531.00	
" Balance due and unpaid said Retreat	<u>561.63</u>	1092.63
" 5 pr. ct. commissions on Disbursements	\$1711.44	85.57
" " " " " on Interest (\$103.12)		5.15
" This Balance		<u>301.10</u>
		\$1756.71

Albert T. Emory,
Auditor.

1884		Cr.
July 24	By Sales of Personal property	\$182.37
Aug. 8	" " " Real Estate	399.25
	" Balance due on sale Real Estate by J.J. Taylor while sane-----	28.00
1885		
July 2	By Sale Real Estate	<u>1500.00</u>
		2109.62
	By interest collected	<u>103.12</u>
		\$2212.74
		\$2212.74
By Balance		<u>1756.71</u>
		1756.71

ORDERED, this 31st day of January 1888 by me Joseph A. Wickes and of the Judges of the Circuit Court for Queen Anne's County sitting as a Court of Equity and by the authority of said Court that the within and foregoing report and account of the auditor be and the same are hereby finally ratified and confirmed and the Trustee and committee is allowed the commissions and allowances therein

contained so far as he has paid same, and so far as any of said allowances are now unpaid, he is hereby directed to pay the same accordingly and he is furthermore allowed and directed to retain and receive the balance therein undistributed to himself as the administrator of James J. Taylor, the Lunatic, now deceased.

JOS. A. WICKES

Petition and Exhibit B
Filed January 31, 1888

IN THE MATTER OF THE LUNACY)
OF JAMES J. TAYLOR) IN THE CIRCUIT COURT
) FOR QUEEN ANNE'S COUNTY,
) IN EQUITY.
)

TO THE HONORABLE THE JUDGES OF SAID COURT:

Your petitioner, Benjamin T. Winchester, Trustee and committee, humbly shows:

1st That said James J. Taylor, Lunatic, has departed this life, and that letters of administration on his estate were granted unto your petitioner, as will fully appear from Exemplification of said Letters of administration, herewith filed as part of this petition, marked Exhibit B.

2nd And that balance of the sales of the real and personal property of said Lunatic appearing by the audit in this cause, is properly due and payable to your petitioner as administrator of said James J. Taylor and to be accounted for by him as said administrator in the settlement of the personal estate of said Lunatic, and as said personal estate;

Your petitioner therefore prays your honors, in the order ratifying said report and account to award said balance to him as the administrator of said lunatic; and as in duty &c.

J. B. & E.H. BROWN
Attys. for Petrs.

Petition and Order of Court
Filed April 13, 1889

IN THE CIRCUIT COURT)
FOR QUEEN ANNE'S COUNTY) IN EQUITY.

IN THE MATTER OF THE LUNACY OF
JAMES J. TAYLOR

TO THE HONORABLE THE JUDGES OF SAID COURT.

The petition of Benjamin Adkinson and Christopher Strong late trading as Adkinson & Strong to your Honors respectfully sets forth that they as Adkinson & Strong purchased a small lot of land in Winchester, Queen Anne's County, Maryland of Benjamin T. Winchester Trustee in lunacy of James J. Taylor, sold by order of this Court, at \$90.00 which sale, having been reported to this Court, has been ratified and confirmed. They set forth that they made sale of the said lot to Henrietta B. Ford of Queen Anne's County, Maryland, who has paid for the same. They pray that Henrietta B. Ford may be substituted as the purchaser of said property.

P. B. HOPPER
Atty. for Petitioners

Representing Benjamin T. Winchester The trustee we admit the facts stated in the foregoing petition, and consent to the order as passed.

J. B. & E. H. BROWN
Attys for Trustee

ORDERED on this 12th day of April 1889 by the Circuit Court for Queen Anne's County in equity, and by the authority thereof, in the foregoing petition that Henrietta B. Ford be substituted as the purchaser of the property described in the petition and the trustee is authorized to convey the same accordingly.

JNO. M. ROBINSON

EXHIBIT B.
Filed January 31, 1888

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, to wit:

The subscriber, Register of Wills in and for Queen Anne's County doth hereby certify that it appears from the "record of Proceedings" in the Orphans' Court for Queen Anne's County that letters of administration of all and singular the goods, chattels, and personal estate of James J. Taylor, deceased, were, by the Orphans' Court for Queen Anne's County, on the seventh day of June 1887, granted and committed unto Dr. B.T. Winchester, of said County who then and there duly bonded and qualified as such administrator.

In testimony whereof I hereunto subscribe my name and affix the seal of the Orphan's Court for Queen Annes County, this 22nd day of 11 of November in the year Eighteen Hundred and Eighty seven.

Test: Thomas A. Bryan
Register of Wills

Cont. 50¢

C A U S E N O. 597

.....
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 this
Twenty-fourth day of September, in the year eighteen hundred and eighty seven the
following Third Report of Sale was filed for record, to wit:

IN THE MATTER OF THE TRUST) IN THE CIRCUIT COURT
ESTATE OF CHARLES I.B. MITCHELL) FOR QUEEN ANNE'S COUNTY, IN EQUITY.

TO THE HONORABLE THE JUDGES OF THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

The third report of sale of real estate by Thomas J. & B. Palmer Keating, Trustees of C.I.B. Mitchell under a deed, a copy of which was filed with first report in these proceedings respectfully shows that, after giving notice of the time place and terms manner of sale by advertisement in the "Centreville Observer" and in the "Centreville Record" two newspapers printed at Centreville, for more than three successive weeks before the day of sale, and by handbills extensively circulated throughout Queen Annes County and elsewhere they/said Trustees did, pursuant to said advertisements, a copy of which is assessed to this report, attend in front of the Court House door in Centreville, on Tuesday the thirteenth day of August in the year eighteen hundred and eighty one, at Three O'clock P.M. and then and there proceeded to sell the hereinafter described real estate of the said Chas. I.B. Mitchell in manner foregoing, to wit:---

In the first place your trustees offered at public sale to the highest bidder, first whole and then as a whole as advertised, all that tract or part of a tract or parcel of land called "Lord's Gift" & situate in Queen Annes County aforesaid and bounded on the north by the public road leading from Centreville to Queenstown and on the West, south and East by the Protestant Episcopal Church property, the property formerly owned by the late Benjamin Sherwood the public road leading from Queenstown to Wye Mills the woodlot of the Hemsley Farm and the public road leading from the Catholic Church to the Queenstown and Centreville road and containing one hundred and ninety eight acres three roods and seven perches of land more or less, and sold the same as a whole to William C. Dudley he being then and there the highest bidder therefor, at and for the sum of thirty six dollars and ninety cents per acre or the aggregate sum of seven thousand three hundred and thirty five dollars and forty nine cents. The only improvements upon this land are three small tenant houses on the road leading from Queenstown to Wye Mills

In the next place your trustees offered sale to the highest bidder all that tract or part of a tract of land called "Beaver Dams Field" being part of "Overton", situate on the right of the public road leading from Queenstown to Wye Mills, adjoining the lands of George D. Rostburns the land known as "Wheatland" where William H. Reeves now resides and the farm known as the "Gacrous Field" and containing sixty eight acres, one rood and twelve perches of land more or less, and sold the same to William W. Busted, he being then and there the highest bidder therefor, at and for the sum of twenty two dollars per acre or the aggregate sum of Fifteen hundred and three dollars and fifteen cents. This tract is the same tract of land conveyed to the said Charles J. B. Mitchell by the Executors of Dr. Thos. Willson by deed dated the fifteenth day of June eighteen hundred and sixty four and recorded among the Land Records of Queen Annes County and is improved by a storey and half frame dwelling and good outbuildings.

In the third place Your Trustees offered for sale to the highest bidder, all that lot of land in Queenstown on the left side of the road leading through Queenstown to Kent Island, improved by an old frame building out of repair and containing one acre and ten perches of land more or less and sold the same to Richard E. Greaves, he being the highest bidder therefor at and for the sum of one hundred and seventy four dollars This is the same lot that was purchased by the said Charles I.B. Mitchell from the Trustees of Harry S. Mitchell.

Your Trustees then offered the Granary with the privileges belonging thereto as advertised situate at the foot of the Chester River Steamboat Company wharf and received therefor a bid of fifteen hundred dollars this bid inadequate to the value of the property and being requested thereto by the said Charles I.B. Mitchell they withdrew the same.

The terms of sale upon which the property so sold as aforesaid was offered and sold are one fourth of the purchase money in cash on the day of sale; and the balance in three equal instalments in one two and three yrs. an from the day of sale, the defined payments to bear interest from the first day of January eighteen hundred and eighty two and to be secured by the bonds or notes of the respective purchasers with security approved by the Trustees possession to be given after the first day of January eighteen hundred and eighty two and the purchasers to have the usual privileges of breaking fallow and seeding wheat this fall--the purchaser of the first tract to have also the privileges of erecting thereon any building or buildings he may desire this fall.

Your Trustees, having full confidence in the willingness and ability of the respective purchasers to comply with the terms of sale, and having made the above sales with the consent and approbation of the said Charles J. B. Mitchell and of the lien creditors, respectfully submit the same for the ratification of this honorable Court.

THOS J. KEATING
B. PALMER KEATING
Trustees

State of Maryland and Queen Annes County, to wit:

On this Twenty fourth day of September in the year one thousand eight hundred and eighty one before me the subscriber a Justice of the Peace in and for the said County personally appeared Thomas J. Keating and B. Palmer Keating, the above named Trustees and each made oath that the matters and things stated in the foregoing report are true to the best of their knowledge and belief and that the sales therein reported were fairly made

J. GOLDSBOROUGH J.P.

TRUSTEE'S SALE
VALUABLE Filed September 24, 1887.
REAL ESTATE

in and adjoining.

QUEENSTOWN.

By virtue of a Deed of Trust from Charles I. B. Mitchell, bearing date the 14th day of October, 1878 and recorded in Liber J.W., No. 8 folios 438 &c. one of the Land Record Books for Queen Anne's County, the undersigned, as Trustees will offer at public sale, in front of the Court House door, in the town of Centreville, on Tuesday, August 30th. 1881, at 3 o'clock, P.M., the following Real Estate of the said Chas. I.B. Mitchell, situate in the Fifth Election District of Queen Anne's County, here, in and adjoining Queenstown, to wit:

PARCEL NO. 1.

ALL THAT TRACT OR PART OF A TRACT OF LAND CALLED "LORD'S GIFT", &c., bounded on the North by the public road leading from Centreville to Queenstown, and on the West South and East by the Protestant Episcopal Church, the property formerly owned by the late Benjamin Sherwood, deceased, and the public road leading from Queenstown to Wye Mills or Wye Neck, and containing 198 ACRES 3 ROODS AND 7 PERCHES of land, more or less.

The improvements on this part consist of 3 SMALL TENANT HOUSES on the road leading from Queenstown to Wye Mills, or Wye Neck.

Part No. 1 is divided into three fields, each field will be offered as a separate field as follows:

LOT A.--The field adjoining the Sherwood property and the church lot containing 34 ACRES 3 ROODS and 10 PERCHES of land, more or less.

81 ACRES; 1 ROOD and 13 PERCHES of land, more or less.

LOT C.--Adjoining Lot B, and containing 82 ACRES, 2 ROODS and 24 PERCHES of land, more or less.

The three small Tenant Houses mentioned above are upon lot C.

We will then offer Part No. 1 as a whole sale to be determined by the manner which bring the more money.

PART NO. 2

ALL THAT TRACT OR PART OF A TRACT OF LAND CALLED "BEAVER DAMS FIELD" part of "OVERTON", situate on the right of the public road leading from Queenstown to Wye Mills or Wye Neck, containing 68 ACRES 1 ROOD & 12 PERCHES of land more or less. adjoining the lands of George De Rochbrune the land known as "Wheatlands", where W.H. Reeves resides, and the farm known as the "Gallows Field". Said Part No. 2 being the same tract or part of a tract of land conveyed to the said Charles I.B. Mitchell by the Executors of Dr. Thomas Wilson, by deed dated the 15th day of June, 1864, and recorded among the Land Records of Queen Anne's County.

The improvements consist of a STORY AND A HALF FRAME DWELLING nearly new, good and complete outbuildings.

PARCEL NO. 3.

ALL THAT LOT OF GROUND IN QUEENSTOWN on the left of the road leading from Queenstown to Kent Island, improved by an old FRAME BUILDING out of repair, and containing 1 ACRE & 10 Perches of land, more or less. and was purchased by the said Charles I.B. Mitchell from the trustees of Henry S. Mitchell.

PART NO. 4

THE VALUABLE GRANARY

now in the tenancy of the Capt. Daniel Friel, Jr., and the land upon which it is built situate at the foot of the wharf owned by the Chester River Steamboat Company, known as Queenstown wharf, with the privileges appurtenant thereto, consisting of a right-of-way thereto over the road leading from Queenstown to the Chester River Steamboat Company's property, and the use of the Chester River Steamboat Company's Wharf and wharf property by the owner or lessee of the said granary house for freighting purposes who may pay or run a sailing vessel or sailing vessels from and to Queenstown Creek under the following stipulations and restrictions set forth in a deed from Charles I.B. Mitchell and wife to Chester River Steamboat Company, dated May 5th. 1873, and recorded in Liber J.W., No. 4, folios 82 and 83 a Land Record Book for Queen Annes County, to wit: "No grain or other country produce is to be delivered on board said vessel or vessels from said wharf except the same is first received and deposited in said granary and when grain or other country produce is conveyed from said granary to said vessel or vessels over said wharf, not more than twenty bushels is to be conveyed at any one load; all back freight is to be landed from said vessel or vessels on the shore, except hogshead, which can be landed on said wharf not to remain over twenty-four hours. Any and all of said vessels must give place for the steamers of the said Chester River Steamboat Company or its assigns to come up to such portion of said wharf as the agent of the said Company or its assigns may designate.

THE TERMS OF SALE ARE:

One-fourth of the purchase money in cash on the day of sale, and the balance in three equal instalments in one, two and three years from the day of sale, the deferred payments to bear interest from the 1st day of January, 1882, and to be secured by the bonds or notes of the purchasers with sureties approved by the Trustees.

Possession will be given on the 1st day of January, 1882, and the purchasers will have the usual privilege of breaking fallow and seeding wheat this fall. The purchaser of Part No.1 will also have the privilege of erecting thereon any building or buildings he may desire this fall.

THOMAS J. KEATING
B. PALMER KEATING
Trustees

J.H. Costin, Auct.

I hereby signify my consent to and approbation of the above sale and invite the intention of purchasers thereto.

CHAS. I.B. MITCHELL

IN THE MATTER OF THE TRUST ESTATE)
OF CHARLES I.B. MITCHELL) IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY,
IN EQUITY.

Ordered, this 24th day of September eighteen hundred and eighty one, that the sales made and reported by Thos. J. & B.P. Keating Trustees of Charles I.B. Mitchell as set forth in their third report of sale, of real estate filed in this cause, be ratified and confirmed, unless cause to the contrary thereof be shown, on or before the 24th day of November next; provided, a copy of this order be inserted in some newspaper printed at Centreville, once in each of three successive weeks before the 24th day of October next.

The amount of sales reported is \$9012.64.

JAMES WOOTERS, Clerk

Filed September 24, 1881.

ORDER NISI

IN THE MATTER OF THE TRUST ESTATE OF CHARLES I. B. MITCHELL
IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY.

Ordered, this 24th day of September, eighteen hundred and eighty-one, that the sales made and reported by Thos. J. & B.P. Keating, Trustees of Charles J. B. Mitchell, as set forth in their third report of sales of real estate filed in this cause, be ratified and confirmed, unless cause to the contrary thereof be shown, on or before the 24th day of November next; provided, a copy of this order be inserted in some newspaper printed at Centreville, once in each of three successive weeks before the 24th day of October next.

the report states the amount of sales to be \$9,012.64

JAMES WOOTERS

Clerk

Test:--James Wooters,
Clerk

True Copy,

Sept. 27

Centrev

We hereby certify that the annexed advertisement was inserted in the Centreville Observer, a newspaper printed and published at Centreville in Queen Anne's County, Maryland, once in each of three successive weeks before the 24th day of October, 1881.

W.W. Busted & BW

IN THE MATTER OF THE TRUST ESTATE)
OF CHARLES I.B. MITCHELL) IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY
IN EQUITY.

Ordered this 15th day of August eighteen hundred and eighty two that the sales above reported be and the same are hereby ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been as directed by the order. The trustees are allowed the commissions provided for in the Deed of Trust and all expenses not personal, on the production of the proper vouchers therefor before auditor.

JNO. M. ROBINSON

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this First day of May in the year nineteen hundred and fifty-one, the following Bill for Specific Performance was brought to be filed for record, to wit:

CAUSE NO. 3734

JAMES E. LEAGER
Centreville, Maryland

IN THE CIRCUIT COURT

vs.

FOR

JOHN CANNON
Centreville, Maryland

QUEEN ANNE'S COUNTY

IN EQUITY.

No. 3734

BILL OF COMPLAINT
FOR SPECIFIC PERFORMANCE OF CONTRACT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orator, complaining says:

1. That your Orator is the owner in fee simple of all that lot of land lying in the Third Election District of Queen Anne's County, State of Maryland, in the Town of Centreville, known as "The Joseph Dawson Property", "The Anna A. Skinner Property", "The Emma Lela Bailey Property", lying on the West side of Tilghman Avenue, and being more fully described in a deed from Emma Lela Bailey unto James E. Leager, dated June 13, 1947, and recorded among the Land Records of Queen Anne's County in Liber A.S.G., Jr. No. 17, folio 336, a certified copy of said deed being filed herewith, marked "Complainant's Exhibit A", and is prayed to be made a part hereof.

2. That heretofore, to wit, on or about the 20th day of March, 1951, your Orator offered for sale at public auction in the Town of Centreville the lot or parcel above described and the improvements thereon; that the said John Cannon was then and there the bidder at and for the sum of Five Thousand and Fifty Dollars (\$5050.00); that afterwards, on or about the 24th day of March 1951, the said John Cannon entered into a written contract of sale, a copy of which is filed herewith, marked "Complainant's Exhibit B", and is prayed to be made a part hereof, to purchase all that lot or parcel above set forth, with the improvements thereon, at and for the sum of Five Thousand and Fifty Dollars (\$5050.00), of which Sixteen Hundred and Eighty-three Dollars and thirty-three cents (\$1683.33) was paid unto your Orator upon the signing of said contract as provided therein.

3. That the said contract provided that settlement take place on the 1st day of May, 1951, but that the said Defendant has evaded the performance of his contract and refuses to pay unto your Orator the balance of the aforesaid purchase price, although your Orator was always, and still is, willing and able to complete the settlement of said property and to give the said Defendants a proper conveyance of a good and unencumbered estate in fee in said premises.

TO THE END THEREFORE:

(a) That the said contract may be specifically enforced and that the said Defendant may be decreed to pay unto your Orator the balance of the purchase money agreed to be paid with all arrears of interest accrued thereon, and to accept from your Orator a conveyance of the aforesaid lot or parcel of land with the improvements thereon.

(b) 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 a writ or subpoena directed to the said John Cannon, Centreville, Maryland, commanding him to 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 herein.

AND AS IN DUTY BOUND, ETC.

RICHARD T. EARLE
Atty. for Complainant.

Filed May 1, 1951.

COPY

COPY

COPY

COPY "Complainant's Exhibit B" COPY

THIS AGREEMENT OF SALE, made this 24th day of March, 1951, between James Edmond Leager, single man, Vendor and John Cannon, single, man, Vendee.

WITNESSETH: That the said Vendor does hereby bargain and sell unto the Vendee and the latter doth hereby purchase from the former All that residential property located on the west side of Tilghman Avenue, in the Town of Centreville, Maryland, improved by a frame dwelling house and outbuildings, including a private garage, bounded on one side by the lands of Mrs. George Mullikin, and on the other side by David Skinner, and now in the occupancy of Earle Benton, at and for the

price of Five Thousand and Fifty Dollars (\$5050.00), of which Sixteen Hundred and Eighty-three Dollars and thirty-three cents (\$1683.33) have been paid at or prior to the signing hereof, and the balance of Three Thousand three hundred and sixty-six dollars and sixty-seven cents (\$3,366.67) to be paid on May 1st, 1951. Date of final settlement to be May 1st, 1951, at the hour of 10 A.M. Possession May 1st, 1951. And upon the payment as above of the unpaid purchase money, a deed which shall convey the property by a good and merchantable unencumbered title to the Vendee shall be executed by the Vendor at the Vendees expense, all costs of title examination, preparing of title papers and all stamps on deed to be at the expense of Vendee. Taxes, State, County and Town, and water and sewer rents, to be adjusted as of May 1st, 1951.

Witness our hands and seals.

Witness Richard T. Earle as to: James Edmond Leager
James Edmond Leager
Vendor.

Witness John Palmer Smith as to: John Cannon
John Cannon.
Vendee.

Filed May 1, 1951

Subpoena
Filed

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place QUEEN ANNE'S COUNTY, TO WIT:
TO

John Cannon
Centreville, Maryland

We command and enjoin you that you do within the time limited by law beginning on the first Monday of May next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of James E. Leager, Centreville Maryland against you exhibited in the Circuit Court for Queen Anne's County, Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of March, 1951

Issued the 1st. day of May, 1951

TO THE DEFENDANT(s):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Richard T. Earle

Address Centreville, Maryland

T. SORDEN PIPPIN, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

"To lie in office"

ANSWER
Filed May 1, 1951

JAMES E. LEAGER
Centreville, Maryland

vs.

JOHN CANNON
Centreville, Maryland

IN THE
CIRCUIT COURT
for
QUEEN ANNE'S COUNTY
IN EQUITY.

No. 3734

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of John Cannon to the Bill of Complaint against him in this Honorable Court Exhibited.

The defendant, answering says:

1. That he admits the matters and facts set forth in paragraph 1 of the Bill of Complaint.

2. That he admits the matters and facts set forth in paragraph 2 of the Bill of Complaint.

3. That as to paragraph 3 of the Bill of Complaint, he admits that the settlement of the sale was to take place on May 1, 1951, but that a title examination of the real estate set forth in the Bill of Sale reveals a mortgage from Joseph Dawson to the Workmen's Permanent Building and Loan Association of Queen Anne's County, dated December 12, 1885, and recorded among the Land Records of Queen Anne's County in Liber S.C.D. No. 7, folio 435, in the sum of Five Hundred Dollars (\$500.00); that there is no evidence that the principal and interest due under the terms and provisions of said mortgage have ever been paid and no release of said mortgage is recorded among the Land Records aforesaid and there is no presumption of payment in favor of the Complainant since he has not been in possession of the real estate herein mentioned for a period of twenty years; that the said mortgage constitutes a lien on said real estate and the Complainant will not allow for said mortgage in the settlement of sale; and that, therefore, the Complaint cannot convey unto the respondent a good and merchantable title to said real estate, a certified copy of the aforesaid mortgage being attached hereto, marked "Respondant's Exhibit A", and is prayed to be made a part hereof.

AND AS IN DUTY BOUND, ETC.

Service Admitted May 1, 1951
Richard T. Earle
Atty for Complainant
Filed May 1, 1951

JOHN PALMER SMITH
VACHEL A. DOWNES JR.
Solicitors for Defendant

Complainant's Exhibit A
Filed May 4, 1951

.....
#25,641. QUEEN ANNE'S COUNTY, TO WIT:
Be it remembered that on this Fourteen day of June in the year nineteen hundred and forty seven, the following Deed was brought to be recorded, to wit:-

Two-One Dollar and One-Twenty Cent
Int. Rev. Stamps. Endorsed JEL 6/14/47

One-Two Dollar and One-Twenty Cent
Recordation Tax Stamps. Endorsed RTE
6-14-47

THIS DEED made this 13th day of June in the year nineteen hundred and forty seven by Emma Lela Bailey, unmarried, of Queen Anne's County, State of Maryland, WITNESSETH;

WHEREAS, I am indebted unto my nephew, James E. Leager, in the sum of TWELVE HUNDRED DOLLARS and interest thereon accrued, as Assignee of two mortgages given by me, on the hereinafter described real estate, recorded respectively in Libers A.S.G. Jr. No. 4 folios 56 & etc., and A.S.G. Jr., No. 5, folios 375 & etc., the assignment of said latter mortgage being recorded in Liber A.S.G. Jr., No. 5, folio 603, all Land Record Books for Queen Anne's County, and being further indebted unto my said nephew for various and sundry sums of money advanced and loaned me; and being further indebted unto my said nephew for sundry and various obligations due and to become due by me, which he has assumed and by these presents do assume:

AND, WHEREAS, it is my desire to deed to my said nephew the within described real estate in full satisfaction of all accounts and obligations due by me to him and which real estate he has agreed to accept in full settlement of all accounts now due him and all obligations assumed by him:

Now therefore in consideration of the premises and the sum of one dollar, the receipt of which is hereby acknowledged, the said Emma Lela Bailey does hereby grant and convey unto and to James E. Leager, his heirs and assigns, in fee simple, all that lot or tract of land, situate, lying and being on the West side of Tilghman's Avenue, in the town of Centreville, Queen Anne's County, State of Maryland, more particularly described as follows, to wit: Beginning for the same at a point, where the property hereby conveys corners with the property of George L. and Grace E. Mullikin, and running thence with the division line between the said properties in a Westerly until it intereseects the Eastern Boundary of the property of Joseph Holden; thence with said Eastern boundary in a Southerly direction to a point, on the Northern boundary of the real estate owned by the Heirs of Mrs. Samuel Rhodes, marked by a stone; thence with said Eastern Boundary, a distance of one hundred and sixty feet, to a point on the said West side of Tilghman Avenue; thence with said Tilghman Avenue in a Northern direction to the point of beginning; being the same real estate granted and conveyed to the grantor hereof be deed dated July 2nd., 1926, from Annie H. Skinner, which deed is recorded in Liber B.H.T. No. 5, folio 391, & etc., a Land Record Book for Queen Anne's County, to which deed reference is hereby made for a fuller description.

TOGETHER with all buildings and improvements thereon erected, made or being and all rights, roads, ways, waters, privileges and advantages thereto attached or appertaining to the same.

TO HAVE AND TO HOLD the aforesaid premises, appurtenancies and advantages unto the use and benefit of the said James E. Leager, his heirs and assigns, forever.

AND the said Emma Lela Bailey hereby covenants that she will warrant specially the title to the property hereby granted and conveyed or intended to be so granted and conveyed, save and except as to the two mortgages herein mentioned, and that she will execute such other and further assurances of title to the same as may be now or shall hereafter become requisite or necessary.

In witness whereof I have hereunto subscribed my name and affixed my seal.

Witness as to Emma Lela Bailey

EMMA LELA BAILEY (SEAL)
Emma Lela Bailey

ANNA H. RHODES
Anna H. Rhodes

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 13th day of June, 1947, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Emma Lela Bailey, the above named grantor, and acknowledged the within and foregoing deed to be her act and deed. In witness whereof I have hereunto subscribed my name and affixed my Notarial Seal.

ANNA H. RHODES
Anna H. Rhodes

Notary Public My commission expires May 2nd 1949.

Notary
Public
Seal.

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

I hereby certify that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 17, folios 336, etc., a Land Record Book for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 3rd day of May, in the year nineteen hundred and fifty one.

Clerk's Seal.

T. SORDEN PIPPIN
Clerk

Respondent's Exhibit A
Filed May 4, 1951

.....
QUEEN ANNE'S COUNTY, TO WIT:
Be it remembered that on the twelfth day of December in the year eighteen hundred and eighty-five the following mortgage was brought to be recorded, to wit:

This mortgage made this twelfth day of December in the year eighteen hundred and eighty five, by Joseph G. Dawson and Charlotte Dawson, his wife, of Queen Anne's County, State of Maryland, Mortgagors and "The Workingmen's Permanent Building and Loan Association of Queen Anne's County", a body corporate duly incorporated, Mortgagee, Whereas the said Joseph G. Dawson being a number of said body corporate has received and advance of Five Hundred Dollars therefrom, or from shares of its stock subscribed for by him, being the par value of said shares and being now indebted unto the said body corporate in the said sum of Five Hundred Dollars for the advance as aforesaid. Now therefor, this mortgage witnesseth that in consideration of the premises and the sum of five dollars the said Joseph G. Dawson and Charlotte Dawson, his wife, do grant and convey in fee simple, unto the said body corporate "The Workingmen's Permanent Building and Loan Association of Queen Anne's County" its successors and assigns, all that lot of land situate, lying and being in Queen Anne's County, State of Maryland, in the town of Centreville, in the Eastern Section thereof, fronting on Tilghman Avenue and beginning for Same where the lot hereby granted and conveyed and lot No. 9 belonging to E.A. Peony Corner on said Tilghman Avenue and running thence with the dividing line between this lot and the E.A. lot one hundred and sixty feet to Lot No. 10 belonging to George M. Smith and thence with the dividing line between this and the said George M. Smith lot forty one and a half feet to where this lot and Lot No. 7 belonging to George T. Faithful corner on the Smith line, and thence with the dividing line between this and the Faithful lot one hundred and sixty feet to Tilghman avenue and thence with said avenue forty one and a half feet to the place of beginning, the same land conveyed to Joseph G. Dawson by Mary J. Tilghman and others and recorded in Liber S.C.D. No. 6 folios 426 and 427, a Land Record Book for Queen Anne's County, provided however, if the said Joseph G. Dawson shall make the payments and perform the covenants herein contained and on his part to be made and performed, then this mortgage shall be void and the said Joseph G. Dawson for himself, his heirs, executors, administrators, and assigns covenants with the said body corporate, "The Workingmen's Permanent Building and Loan Association of Queen Anne's County, and its successors and assigns, that he the said Joseph G. Dawson, his heirs, executors, administrators and assigns will well and truly pay and perform as follows that is to say will pay the said mortgage and its successors and assigns on the first Saturday Evening in the months of June and December in the year eighteen hundred and eighty six, and on each and every successor first Saturday evening in the months of June and December during each and every year thereafter the sum of six dollars and twenty five cents on each of said four shares of stock as payment of installments on contributions on the principal thereof or the sum of Twenty five dollars, the aggregate of each annual payment or the installments or contributions or the principal of the said four shares until the said semi-annual payments or confirmed shall amount to the said sum of five hundred dollars the par value of the principal of the said shares advanced as aforesaid will pay to the said mortgagee or its assigns at the time and during the period of the semi-annual payments on

account of the advance aforesaid on each of said shares the further sum of Five Dollars and eight cents as the semi-annual premium agreed on for the advance aforesaid on each of four said shares on the sum of eight dollars and thirty two cents the aggregate amount of the premium agreed to be paid semi-annually as aforesaid for the advance on said four shares, will pay the mortgagee or its assignees at the time and during the period of the semi-annual payments aforesaid the interest on the par value of each and every of said four shares in semi-annual instalments of three dollars and security five cents on each of said shares making the aggregate of the semi-annual payments for interest or the par value of said four shares advanced as aforesaid the sum of fifteen dollars, will pay the further sum of five cents weekly on each of said four shares as a weekly five for and on the failure or neglect promptly to make the semi-annually payments of interest as aforesaid on said shares and during the continuance of such non-payment will pay the further sum of five cents weekly on each of said four shares as a five for and on each failure or neglect to make the semi-annual payments on the principal of said shares weekly during the continuance of such non-payment will pay all ground rents, charges and taxes for which the property hereby mortgaged and this mortgaged debt may become liable on charged thereon, will keep the buildings on the said mortgaged property fully insured from loss, by fire for use of the Mortgagee or its successors or assigns and will pay the premium on said policy of insurance at least three weeks before it expires and in the event of failure thus to pay it shall be lawful for said mortgagee or its successors or assigns to pay the same and that they or either of them will repay the mortgagee or its successor or assigns the sums paid by it or them and the additional sum of three dollars as a fine for each failure to pay said premium of insurance as aforesaid; all which payments and covenants shall continue in force until the semi-annual payments made to said body corporate or its successors or assigns, as installments or contributions of said principal sum advanced as aforesaid and credited thereon shall amount to said principal sum of Five Hundred Dollars advanced as aforesaid, and if not paid and performed herein stipulated shall be and become apart of said mortgage debt and a lien on the property hereby mortgaged and Edwin H. Brown of County aforesaid its or their duly constituted and appointed solicitor and attorney is hereby authorized to sell the aforesaid mortgaged property for cash in the event of failure or default of said Joseph G. Dawson his heirs, executors and administrators for five months to pay said mortgagee or its successors or assigns any of the semi-annual instalments or contributions on principal, interest or premiums and the fines covenanted to be paid as aforesaid, provided public notice of such sale which sale shall be at public auction shall be previously given by advertisement in some newspaper published or printed in Queen Anne's County aforesaid inserted once a week for three successive weeks and such other notice as the party making said sale may deem necessary and apply the proceeds of such sale first to pay the expenses of such sale including attorney's commission, secondly, to pay all arrears of instalments or contributions on the principal sum aforesaid interest premiums and fines due the mortgagee or its successors or assigns on the date of said sale, and then the residue of said principal sum of five hundred dollars rendering unpaid after the application of the said installments on principal paid on account of said principal as aforesaid and the balance of said proceeds of sale to pay out to said Joseph G. Dawson his heirs or assigns.

Witness their hands and seals.

WITNESS

JOSEPH G. DAWSON (SEAL)

JOHN E. HARMON

CHARLOTTE DAWSON (SEAL)

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that on this twelfth day of December in the year eighteen hundred and eighty five, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, personally appeared Joseph G. Dawson and Charlotte Dawson, his wife Mortgagors and did each acknowledge the aforesaid Mortgage to be their respective act; and at the same time before me the said subscriber, a Justice of the Peace aforesaid personally appeared also John B. Brown President of the said body corporate, "The Workingmen's Permanent Building and Loan Association of Queen Anne's County", the within mortgagee, and made oath on the Holy Evangely of Almighty God that he is the President of said body corporate, and authorized to make the following oath and did further make oath and affidavit as aforesaid that the consideration in the said mortgage is true and bona fide as therein set forth and stated.

JOHN E. HARMON, J.P.

State of Maryland,

County of Queen Anne's, to wit:

I hereby certify that the aforesaid is truly taken and copied from Liber S.C.D. No. 7, folio 435, etc., a Land Record Book for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 3rd day of May, in the year nineteen hundred and fifty one.

Clerk's Seal.

T. SORDEN PIPPIN
Clerk

Replication
Filed May 4, 1951.

JAMES E. LEAGER,
Centreville, Maryland,

VS.

John Cannon,
Centreville, Md.

#

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

REPLICATION

TO THE HONORABLE, THE JUDGES OF SAID COURT:

James E. Leager, Complainant, by Richard T. Earle, his attorney for replication to the Answer of the Defendant, says:

That the Complainant denies that the mortgage, alleged in the Third Paragraph of the Answer of the Defendant filed in this cause, is a lien against the real estate in question, for that the said mortgage although not released as of record has not been recognized by the title holders of the property for over twenty years, and no interest paid thereon for that time and that the same has been paid, and that the Complainant can deliver a good and merchantable title for said real estate in accordance the contract of sale filed herein.

Respectfully submitted,

RICHARD T. EARLE
Atty. for Complainant.

Served upon Vachael Downes, Jr., one of the Solicitors for Defendant and copy left, this 4th day of May, 1951.

RICHARD T. EARLE

Filed May 4, 1951

Report of Examiner and Depositions
Filed May 8, 1951

JAMES E. LEAGER

VS.

JOHN CANNON

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

No. 3634

REPORT OF EXAMINER AND DEPOSITIONS

The undersigned examiner at the request of Richard T. Earle, Attorney for the Complainant, and Vachel A. Downes, Jr., Attorney for the Defendant appeared at my office in Centreville, Queen Anne's County, Maryland, on Monday, May 7, 1951, at 1:45 P.M. and took the following depositions. There were present the witnesses whose depositions are hereto attached and the Attorneys for the Complainant and Defendant and I took the attached depositions.

HARRY C. BUTLER
Harry C. Butler, Examiner

Filed May 8, 1951

First Witness: Called by the Complainant deposes and states:

- Q. State your name, age and residence.
- A. Spencer Wright - 79 in September - Home on Corsica River.
- Q. Did you know and have any connections with the Workemen's Permanent Building and Loan Association - formerly with their main office in the town of Centreville, Maryland?
- A. Yes - I was one of the Directors of said Corporation.
- Q. Mr. Wright, can you state about how long this corporation has ceased to function in this town?
- A. I just can't state but it has been at least forty years.

Examiner's Special

Answer - No.

SPENCER WRIGHT

Second Witness called by the Complainant deposes and says:

- Q. State your name, age, residence and occupation?
- A. James E. Leager - 37 - Wye Mills, Maryland - Farmer
- Q. Are you the complainant in this cause?
- A. Yes.
- Q. This is a Bill for Specific Performance brought by you against John Cannon - how long have you owned this property?
- A. I bought this property June 13, 1947 from Miss E. Lela Bailey, my aunt.
- Q. Can you state how long Miss Bailey owned this property?
- A. She bought this property July 2, 1926.
- Q. Between July 2, 1926 and the time in which you bought this property were you familiar with all your aunt, Miss Bailey's business, did she advise with you on all her business matters?

A. Yes.

Q. Have you any knowledge of any mortgages resting against the property in question given by Miss Bailey, your aunt, to The Talbot Bank at Easton, Maryland?

A. Yes, Miss Bailey placed at different times two mortgages against this property with The Talbot Bank at Easton both of which mortgages I paid off and they were assigned to me.

Q. You being familiar and actually advising with your aunt concerning all of her business matters, did you ever at any time hear her speak of a mortgage resting against this property due the Workmen's Permanent Building and Loan Association?

A. I did not.

Q. From your association that you have testified to, can you state that this mortgage in favor of the Workmen's Permanent Building and Loan Association was never recognized by your aunt when she held title to it nor by yourself after title vested in you?

A. I can state positively that neither my aunt during the time the title was vested in her nor by myself since I have owned this property has this mortgage ever been recognized or any interest paid thereon.

Examiner's Special

A. No.

JAMES E. LEAGER

Third Witness called by the Complainant deposes and says:

Q. State your name, age, residence and occupation?

A. Anna Q. Skinner, over twenty-one, Centreville, Maryland, Clerk.

Q. Mrs. Skinner, the land record books of Queen Anne's County disclose the fact that on January 28, 1920, you purchased a piece of property from Mr. Joseph Dawson which property forms the basis of this action. How long did you own this property and which disposition did you make of it?

A. I bought this property from Mr. Joseph Dawson on January 28, 1920 and I sold the property to Miss E. Lela Bailey on July 2, 1926.

Q. Now Mrs. Skinner, during the time that you were seized and possessed of this property did you know that the Workmen's Permanent Building and Loan Association with its main office in Centreville, Maryland, had a mortgage resting against this property?

A. I knew of no mortgage that rested against this property at any time during my possession.

Q. At any time while you held this property was there ever any demand made of you by the Workmen's Permanent Building and Loan Association for either interest or principal on a mortgage claimed to be resting against this property?

A. No.

Q. When was the first time you knew that a mortgage held by the Workmen's Permanent Building and Loan Association rested against this property?

A. I knew nothing about this mortgage until Mr. Earle spoke to me about this mortgage.

Examiner's Special:

A. No.

ANNA Q. SKINNER

Cross-examination by Mr. Downes

Q. At the time you purchased this property did you buy it directly from Mr. Dawson?

A. Yes.

Q. In Making settlement for this property with Mr. Jos. Dawson did he deduct from the purchase price the amount of this mortgage or was there anything at all said about this mortgage?

A. Nothing was deducted from the purchase price and nothing was said at that time or at any other time about this mortgage until about a month ago when it was brought to my attention by Mr. Earle.

ANNA Q. SKINNER

After taking said depositions both Attorneys advised me that they had not further depositions to offer and requested that these depositions be reported in Court.

Two witnesses each waived expenses and fee

Marie Shortall - Stenographer - - - - - \$ 5.00
Harry C. Butler, Examiner, - - - - - 1/2 - - - - - 8.00

Respectfully submitted,

HARRY C. BUTLER
Harry C. Butler, Examiner

Filed May 8, 1951

Agreement to Submit
for Decree
Filed May 9, 1951

JAMES E. LEAGER,
VS.
JOHN CANNON

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY, IN EQUITY
#

It is hereby stipulated and agreed by the Attorneys for the Com-
plainant and the attorneys for the Defendant that these papers in this cause be
submitted forth with for a Decree, waiving the ten days for the depositions to
lie in Court before submission.

RICHARD T. EARLE
Atty. for Complainant

JOHN PALMER SMITH

VACHEL A. DOWNES JR.
Attys for Defendant

Filed May 9, 1951

MEMORANDUM
Filed May 14, 1951

JAMES E. LEAGER
VS.
JOHN CANNON

*
*
*
* * * * *

MEMORANDUM

In this proceedings the plaintiff, James E. Leager, seeks the
specific performance of a contract between him and the defendant, John Cannon,
by which the defendant agreed to purchase the property, known as "The Emma Lela
Bailey Property", situate on the west side of Tilghman Avenue, in the town of
Centreville, Maryland.

The defendant, in his answer, to the bill of complaint, asserts
that the plaintiff is unable to convey a good and merchantable title because the
mortgage from Joseph Dawson to the Workmens' Permanent Building and Loan Associa-
tion of Queen Anne's County, dated December 12th. 1885, has not been released,
and there is no evidence that it has been paid.

The testimony, taken before an examiner, shows that the association
referred to ceased to function more than forty years ago; a certified copy of the
mortgage, filed in this proceeding, discloses that said mortgage was never assigned
to anyone; and that no payments on account of principal or interest have been made
since January 28th, 1920, when Anna Q. Skinner purchased the property from the
mortgagor, and further that no mention was made of said mortgage at the time the
property was purchased, which indicates that the mortgage had then been paid or
satisfied.

Non-payment of the principal and interest on a mortgage for
more than twenty years raises a presumption that the mortgage has been paid, but
this presumption may be rebutted. *Cunningham vs. Davloff*, 188 Md. 437, 445. In
this case there is ample evidenced that no payments have been made on either the
principal or interest for more than thirty years, and there has been no rebuttal
whatsoever of the presumption of payment which has arisen.

For the reasons assigned specific performance will be decreed,
and a decree will be passed, when presented, requiring the defendant to accept
conveyance of the property in question; the plaintiff to pay the costs of this
proceeding.

WM. R. HORNEY
Judge

Filed May 14, 1951

DECREE OF COURT
Filed May 16, 1951

JAMES E. LEAGER
Complainant,
VS.
JOHN CANNON
Defendant

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY; IN

EQUITY Cause No. 3734
#

DECREE OF COURT.

In conformity with Its's Opinion filed in this Cause, it is thereupon this 16th day of May, 1951, ADJUDGED, ORDERED AND DECREED by the Circuit Court for Queen Anne's County, in Equity and by the authority of said Court, that the Complainant, James E. Leager, have specific performance of the Contract of Sale, a copy of which is filed in this cause, and the Defendant, John Cannon, his hereby directed to forthwith comply with the terms of said contract.

WM. R. HORNEY
Judge

Filed May 16, 1951

.....
QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Eighteenth day of April in the year nineteen hundred and fifty, the following Bill of Complaint was filed for record to wit:

C A U S E N O. 3677

Moses Blue, Guardian of Sarah Delores Blue, infant, and Anna Carbaugh, Grasonville, Maryland, Plaintiffs

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

vs.

Cause No. 3677

Sarah Delores Blue, infant, 1313 Biddle Street, Baltimore 13, Maryland, Defendant.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your orators, complaining, say:

1. That your orator Moses Blue is a single person, and is the father, sole surviving parent and natural guardian of Sarah Delores Blue, infant Defendant, no legal guardian having ever been appointed as guardian to said infant by any Court.

2. That your orator, Moses Blue, and the defendant, Sarah Delores Blue, are seized and possessed in fee simple, as joint tenants, of a certain lot of land situate at or near "Well Cove" at the Kent Island Narrows, in the Fifth Election District of Queen Anne's County, Maryland, on the north side of the State Highway which leads from Grasonville to Kent Narrows, bounded on the west by land of Earl Meredith and on the north and east by land of Guaranteed Realty Corporation, and containing 5,000 square feet of land, more or less; being the same land which was granted and conveyed unto Moses Blue and Sarah Delores Blue, as joint tenants, by Medford E. Golt, et al., by deed bearing date the 18th day of February, 1946, recorded among the land records of said County in Liber A.S. G. Jr. No. 13, folios 66, etc., and filed herewith as a part hereof, marked "Exhibit A".

3. That said lot of land is entirely unimproved, producing no income whatsoever, and is incapable of producing any income by rental or otherwise.

4. That it would be for the benefit and advantages of the said infant that this real estate be sold and her one-half share of the proceeds thereof be invested in some productive fund for her benefit.

5. That said natural guardian, desiring to sell his own interest in said land, and deeming it to the interest and advantage of said infant, entered into a contract of sale, in his individual capacity and for and in behalf of said infant, agreeing to sell the said lot of land unto your orator, Anna Carbaugh, subject to the approval and ratification of such sale by this Court, at and for the sum of Seventy-Five Dollars (\$75.00), the terms of sale being fully set forth in a written Contract of Sale, bearing date the 16th day of November, 1949, executed in duplicate, one of the originals thereof being filed herewith, as a part hereof, marked "Exhibit B".

6. That the said Moses Blue is an adult, residing in Baltimore City, Maryland.

7. That the said Anna Carbaugh is an adult, residing in Queen Anne's County, Maryland.

8. That the said Sarah Delores Blue is an infant under the age of twenty-one years, residing with her father, the said Moses Blue, in Baltimore City, Maryland.

TO THE END; THEREFORE:

(1) That said land be sold, and one-half of the purchase price therefor be reinvested in some productive fund for the benefit of said infant.

(2) That the contract of sale hereinbefore mentioned may be confirmed and ratified by this Honorable Court.

(3) That a trustee may be appointed by this Honorable Court to convey said real estate unto the said Anna Carbaugh, her heirs and assigns, after the payment in full of the purchase price, by a good and sufficient deed conveying said lot of land free, clear and discharged of the rights of said Moses Blue and Sarah Delores Blue.

(4) That the trustee may be vested with the power and authority to collect the purchase money and bring it into this Honorable Court to be invested under its order and direction.

(5) That your orator may have such other and further relief as their case may require.

AND as in duty bound, etc.,

Gibson and Wood

By HOWARD WOOD, 3rd.
Solicitors for Plaintiffs.

Filed April 18, 1950

"Exhibit A"
Filed April 18, 1950

T H I S D E E D, made this 18th day of February, in the year nineteen hundred and forty-six, by Medford E. Golt and Lola C. Golt, his wife, and Roy E. Golt, single-man, all of Queen Anne's County, Maryland.

WITNESSETH: That, in consideration of the sum of Ten Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Medford E. Golt and Lola C. Golt, his wife, and Roy E. Golt, single-man, do hereby grant and convey unto Moses Blue and Sarah Delores Blue as joint tenants and not as tenants in common and unto the survivor of them and unto their heirs and assigns, in fee simple, the following described real estate, to wit:

All that lot or parcel of land situate at "Well Cove" or near "Well Cove, at the Kent Island Narrows, in the Fifth Election District of Queen Anne's County, Maryland, lying on the northern side of the State Highway leading from Grasonville to Kent Narrows, bounded on the west by the lands of Rose Hantuick but now of Earle Meredith, and bounded on the north, east by the lands of the heirs of Elmer Golt, and on the south by the aforesaid State Highway, the lot hereby conveyed Beginning for the same at a point where the Earle Meredith land and this lot corner on the aforesaid State Highway on the north side of said Highway, and running thence from the Earle Meredith line (where a persimmon tree once stood) in an easterly direction a distance with the north side of said State Highway a distance of fifty (50) feet; thence running in a Northerly direction a distance of one hundred feet to a point; thence running in a westerly direction a distance of fifty feet to a point; and thence running in a southerly direction a distance of one hundred feet to the place of beginning, containing 5,000 square feet of land, more or less.

Being part of the property conveyed unto Elmer Golt by Mary McCready, and which property descended unto Medford E. Golt and Roy E. Golt, the only children and heirs at law of the said Elmer Golt, late of Queen Anne's County, deceased.

TOGETHER with the improvements thereon, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto the said Moses Blue and Sarah Delores Blue, their heirs, and assigns, as joint tenants and not as tenants in common and unto the survivor of them, forever in fee simple.

AND the said Medford E. Golt and Roy E. Golt do hereby covenant that they will warrant specially the above described property, and that they will execute such further assurance of said land as may be requisite.

AS WITNESS the hands and seals of the Grantors.

TEST as to all Grantors:-

PAUL B. SMITH
Paul B. Smith

MEDFORD E. GOLT (SEAL)
Medford E. Golt

LOLA C. GOLT (SEAL)
Lola C. Golt

ROY E. GOLT (SEAL)
Roy E. Golt

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 18th day of February, 1946, before the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Medford E. Golt and Lola C. Golt, his wife, and Medford E. Golt, single-man, the Grantors above named, to me personally known, and each acknowledged the foregoing DEED to be their respective act.

Witness my hand and notarial seal.

PAUL B. SMITH
Paul B. Smith
Notary Public

Notary
Public
Seal.

My commission expires: May 5th, 1947

"Exhibit B"
Filed April 18, 1950

THIS CONTRACT OF SALE, made this 16th day of November, 1949, by and between Moses Blue, single, of Baltimore City, in the State of Maryland, in his individual capacity, and Sarah Delores Blue, infant, by Moses Blue aforesaid, her father and natural guardian, parties of the first part, hereinafter called "Sellers, and Anna Carbaugh, of Queen Anne's County, in the State of Maryland, party of the second part, hereinafter called "Purchaser;

WHEREAS, the said Moses Blue and Sarah Delores Blue, infant, are seised and possessed in fee simple, as joint tenants, of the lot or parcel of land hereinafter fully described; and

WHEREAS, the said lot or parcel of land is unimproved, producing no income whatsoever, and incapable of producing any income by rental or otherwise; and

WHEREAS, it is deemed by said Moses Blue, guardian as aforesaid, to be for the benefit and advantage of said infant that the said land be sold and one-half the proceeds thereof invested in some productive fund for the benefit of said infant; and

WHEREAS, the said guardian, so as aforesaid deeming it to be for the benefit and advantage of said infant to sell her interest in said land, has agreed to sell said land unto the said Anna Carbaugh, at and for the sum of Seventy-Five Dollars, upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, THIS CONTRACT OF SALE WITNESSETH THAT, in consideration of the sum of Seventy-Five Dollars (\$75.00), to be paid as hereinafter set forth, the said Moses Blue, in his individual capacity, and the said Moses Blue, guardian as aforesaid, for and in behalf of the said Sarah Delores Blue, infant, does hereby agree to sell unto the said Anna Carbaugh, and the said Anna Carbaugh does hereby agree to buy from said Moses Blue and from said infant, subject to the approval and ratification of such sale by the Circuit Court for Queen Anne's County, in Equity, the following described real estate, to wit:

ALL that lot or parcel of land situate at "Well Cove" or near "Well Cove", at the Kent Island Narrows, in the Fifth Election District of Queen Anne's County, Maryland, lying on the northern side of the State Highway leading from Grasonville to Kent Narrows, bounded on the west by lands formerly of Rose Hnatuick but now of Earl Meredith, and bounded on the north and on the east by lands formerly of the heirs of Elmer Golt but now of Guaranteed Realty Corporation, and more particularly described as follows, to wit: BEGINNING for the same at a point where the Earl Meredith land and this lot corner on the aforesaid State Highway, on the north side of said Highway, and running thence from the Earl Meredith line (where a persimmon tree once stood) in an easterly direction a distance with the north side of said State Highway of fifty feet; thence running in a northerly direction a distance of one hundred feet to a point; thence running in a westerly direction a distance of fifty feet to the Earl Meredith line; and thence running in a southerly direction a distance of one hundred feet to the place of beginning, containing 5,000 square feet of land, more or less; being the same land which was granted and conveyed unto the said Moses Blue and the said Sarah Delores Blue as joint tenants, by Medford E. Golt, et al., by deed bearing date the 18th day of February, 1946, and recorded among the land records of Queen Anne's County, aforesaid, in Liber A.S.G. Jr. No. 13, folios 66, etc.

TOGETHER with the rights, roads, ways, waters, appurtenances, privileges and advantages thereto belonging or in anywise appertaining.

AND THAT THE TERMS OF SAID SALE ARE AS FOLLOWS, TO WIT:

- 1. PAYMENT OF PURCHASE MONEY. The purchase money shall be paid as follows, that is to say: the sum of Sixty Dollars (\$60.00) has been paid prior to the execution hereof, receipt of which is hereby acknowledged by said Sellers; and shall be paid in cash upon final ratification of this sale by the Circuit Court for Queen Anne's County, in Equity, and the passing of deed.
- 2. POSSESSION. Full possession of said property shall be given to the Purchaser upon the date of execution of this Contract of Sale.
- 3. TAXES. All State, County and School taxes for the year 1949 shall be adjusted as of the date of execution of this Contract of Sale.
- 4. TITLE. The Purchaser shall have the right, at her own cost, to have the title to said land examined or guaranteed, and the Sellers covenant that there shall be conveyed to said Purchaser, and/or to such person or persons as she may designate, a good and merchantable title to said land, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee-simple deed but without warranties, which said deed shall be executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement herein provided for.

The Chancery proceedings to procure ratification of this sale by the said Court shall be brought in the name of Moses Blue, individually, Moses Blue, Guardian of Sarah Delores Blue, infant, and Anna Carbaugh, as plaintiffs, against Sarah Delores Blue, infant, defendant.

All costs and expenses incident to the said Chancery proceeding, including the usual commissions allowed trustees for selling land under a decree of said Court, shall be borne by the Purchaser, who shall also pay for the preparation of said deed and all recording costs, revenue and recordation stamps and notary fees incident to the recording thereof.

In the event that the Sellers shall be unable to deliver a good and merchantable fee-simple title to said land unto the Purchaser or this sale be not ratified by said Court, the Sellers agree to return all moneys paid hereunder, and this Contract shall become null and void.

SHOULD the sellers tender to the Purchaser a deed conveying a good and merchantable title to said land as herein provided for, and the Purchaser fail to make payment of the balance of the purchase money as herein provided, then the aforesaid down payment of Sixty Dollars (\$60.00), as an initial deposit under this Contract, shall be retained by the Sellers as liquidated damages.

5. MISCELLANEOUS. It is understood that Howard Wood, 3rd, of Queen Anne's County aforesaid, shall receive the sum of Thirty Dollars (\$30.00) of said initial payment and deposit the same to his credit as trustee in the case of "Blue v. Blue" in The Centreville National Bank of Maryland, subject to the future order of said Court.

WITNESS the hands and seals of the parties to this Contract of Sale, in duplicate, the day and year first above written:

TEST (as to Sellers):	<u>MOSES BLUE</u> (SEAL)
	(Moses Blue)
<u>JAMES KEENE</u>	SARAH DELORES BLUE
TEST (as to Purchaser):	by <u>MOSES BLUE</u> (SEAL)
	(Moses Blue) Her Father and
<u>HOWARD WOOD, 3rd.</u>	Natural Guardian,
	SELLERS
	<u>ANNA CARBAUGH</u> (SEAL)
	(Anna Carbaugh)
	PURCHASER

SUBPOENA
Filed April 22, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Sarah Delores Blue, infant,
1313 Biddle Street,
Baltimore 13, Maryland

GREETING:

We command and enjoin you that you do with the time limited by law, beginning on the first Monday of May next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Father Moses Blue, individually, 1313 Biddle Street, Baltimore 13, Md., Moses Blue, Guardian of Sarah Delores Blue, infant, and Anna Carbaugh, Grasonville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof, fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th day of March, 1950.

Issued the 18th. day of April, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name HOWARD WOOD, 3rd.,

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing subpoena is the following endorsement, to wit:

Summoned by reading summons to Sarah Delores Blue Infant and a copy of the process with a copy of the Bill of Complaint left with said Infant, also a copy of the process left with Moses Blue Father of and Party having care of said infant named in Writ on the 20th day of April 1950 in the presence of Joseph Kalinowski

JOSEPH C. DUGAN
Sheriff

Fees \$2.70

Petition to withdraw as a
Party Complainant
Filed June 6, 1950

Moses Blue, et al.,

vs.

Sarah Delores Blue, infant

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

Cause No. 3677.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Moses Blue unto Your Honors respectfully shows:

1. That he is one of the plaintiffs in this cause, which is in the nature of a suit for sale of the infant defendant's one-half interest as joint tenant in the land described in the bill of complaint heretofore filed;

2. That he is advised that he is not a necessary party plaintiff to said cause; the infant's benefit and advantage alone being the ground of sale.

Wherefore, your petitioner prays this Honorable Court to pass an order permitting him to withdraw as a party complaint in this proceeding.

Respectfully submitted,

Gibson and Wood

By HOWARD WOOD, 3rd.
Attorneys for Petitioner.

Filed June 3, 1950.

Petition for appointment of
Auardian Ad Litem
Filed June 3, 1950

Moses Blue, individually, et al.	¶	In The Circuit Court for
Plaintiffs,	¶	Queen Anne's County
vs.	¶	in Equity.
Sarah Delores Blue, infant,	¶	Cause No. 3677
Defendant.	¶	

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Moses Blue, Guardian of Sarah Delores Blue, infant, and Anna Carbaugh, Plaintiffs in the above entitled cause, unto your Honors, respectfully shows:

1. That as will appear by reference to the Bill of Complaint in this cause, the Defendant, Sarah Delores Blue, is an infant under the age of twenty-one years.

2. That the writ of subpoena heretofore issued in this cause against the said Sarah Delores Blue, infant, has been duly served according to law upon the said infant, as will appear from the return of the Sheriff of Baltimore City endorsed on the said writ of subpoena and filed in this cause on the 22nd day of April, 1950.

3. That your petitioners are advised that because of the infancy of the said Sarah Delores Blue, it is necessary that a Guardian Ad Litem be appointed by this Honorable Court to answer and defend this suit for the said infant.

Wherefore, your petitioners pray this Honorable Court to pass an order appointing some suitable person within the jurisdiction of this Court as Guardian Ad Litem for the said Sarah Delores Blue, infant, with instructions to said Guardian Ad Litem to answer and defend the said suit for said infant.

Respectfully submitted,

Gibson and Wood

By HOWARD WOOD, 3rd.
Solicitors for petitioners.

Filed June 3, 1950.

Order of Court
Filed June 6, 1950

ORDER OF COURT

Upon the foregoing Petition, IT IS ORDERED, this 6th day of June, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that Moses Blue be and he is hereby given leave to withdraw as a party complainant in this cause, and that the Clerk of this Court make this amendment by interlineation in the Bill of Complaint filed in said cause.

WM. R. HORNEY
Judge.

Filed June 6, 1950

ORDER OF COURT
Filed June 6, 1950

ORDER OF COURT

Upon the foregoing petition, IT IS ORDERED, this 6th day of June, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the

authority of said Court, that Caroline T. Wilson, of Queen Anne's County, State of Maryland, be and she is hereby appointed Guardian Ad Litem of Sarah Delores Blue, infant, with instructions to her to answer and defend the suit instituted against the said infant by the Bill of Complaint filed in the above entitled cause.

WM. R. HORNEY
Judge.

Filed June 6, 1950

ANSWER OF GUARDIAN AD LITEM
Filed June 13, 1950

Moses Blue, individually, et al.,
Plaintiffs,

vs.

Sarah Delores Blue, infant,

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

Cause No. 3677.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of Sarah Delores Blue, infant, under the age of twenty-one years, by Caroline T. Wilson, her Guardian Ad Litem, to the Bill of Complaint of Moses Blue, Moses Blue, Guardian of Sarah Delores Blue, infant, and Anna Carbaugh, exhibited against her in the above entitled cause, says:

That this Defendant cannot admit any of the matters and things alleged in said Bill of Complaint, and being an infant, of tender years, submits her rights to the protection of this Honorable Court.

CAROLINE T. WILSON
Guardian Ad Litem

State of Maryland)
Queen Anne's County) To Wit:

I Hereby Certify that on this 13 day of May, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Caroline T. Wilson, the above named Guardian Ad Litem for Sarah Delores Blue, infant, and made oath, in due form of law, that the matters and things stated in the foregoing ANSWER are true, to the best of her knowledge and belief.

NELLIE B. WHITELEY
Clerk of the Circuit Court.

Filed June 13, 1950

Report of Examiner and Depositions
Filed June 13, 1950

Moses Blue, individually, et al.,

VS.

Sarah Delores Blue, Infant,

IN THE CIRCUIT COURT FOR QUEEN
ANNE'S COUNTY, IN EQUITY.
No. 3677.

Report of Examiner and Depositions.

The undersigned, one of the standing examiners of this Court, at the solicitation of Howard Wood, 3rd., Atty. for the Plaintiff, attended at the Office of Gibson & Wood in Centreville, on Tuesday, June 13th., 1950, and after swearing the witnesses and Caroline J. Wilson the Stenographer, proceeded to take the attached depositions.

Respectfully submitted.

RICHARD T. EARLE
One of the Standing Examiners.

The first witness called by the Plaintiffs was Joseph W.A. Evans, who, being duly sworn, did depose as follows:

By Wood:

Q. State your name, age, residence and occupation.

A. Joseph W.A. Evans, 1887, 62 years old, Grasonville, Maryland, oyster packer.

Q. Are you acquainted with the parties to this suit?

A. Yes

Q. What is the relationship between Moses Blue and Sarah Delores Blue?

A. She is his daughter.

Q. What is the approximate age of Sarah Delores Blue, the defendant?

A. I believe she was born on my place. I would say about 13 yrs. old.

Q. I hand you a paper marked "Exhibit A". Will you please look at it and state what it is?

A. This is a deed from Medford E. Golt, Lola C. Golt, his wife, and Roy E. Golt, single-man, to Moses Blue and Sarah Delores Blue, as joint tenants, in fee simple dated February 18, 1946, and recorded in Liber A.S.G. Jr. No. 13, folios 66, etc. a Land Record Book for Queen Anne's County, Maryland, conveying a lot of land containing 5000 square feet of land on the North side of the State Highway leading from Grasonville to Kent Narrows at or near Well Cove.

Q. Now, I hand you a paper marked Exhibit B, which is an original of the Contract of Sale between Moses Blue, individually, and as Father and Natural Guardian of Sarah Delores Blue, infant, as Sellers and Anna Carbaugh as Purchaser for the sale of the above mentioned property dated November 16, 1949, for the price of \$75.00, the purchaser to pay all costs of the Court proceedings necessary to obtain the approval of said sale as to the infant's one-half share. Do you consider that these terms would be to the interest, and advantage of the infant defendant?

A. Yes.

Q. Do therefore consider that the ratification of this sale by the Court would be to the interest and advantage of the infant defendant?
yes,

A. Owing to the conditions of the lot before it was improved, part of it marshy land and no privacy could be had, so close to the adjoining beer property, it is not a desirable lot.

Q. Would you or not say that Moses Blue and his daughter could rent the property to any advantage, if they did not sell it?

A. No, unless improvements were made.

Q. You spoke of improvements having already been made. Was this done by the Sellers?

A. No. After Mrs. Carbaugh bought this lot, I know that she had a lot of dirt dumped in there to improve the marshy part of it.

Q. State whether or not in your opinion Mrs. Carbaugh is financially able to comply with the terms of the contract.

A. Yes.

Q. State whether or not she is an adult residing at Grasonville Maryland.

A. Yes.

Q. State whether or not Moses Blue and the Defendant, Sarah Delores Blue reside in Baltimore, City, Maryland.

A. I know Moses Blue resides in Baltimore. As to the daughter she sometimes stays in Grasonville and sometimes with him in Baltimore.

EXAMINERS SPECIAL:

A. No.

JOSEPH W. A. EVANS

The second witness called by the Plaintiffs was William T. Carey who, being duly sworn, did depose as follows:

Q. State your name, age, residence and occupation.

A. William T. Carey, 75, Grasonville, Maryland, general store, gas station, waterman.

Q. Are you acquainted with the parties to this suit?

A. Yes. I have known Mrs. Carbaugh twenty-five years, and known Moses and his daughter about ten years.

Q. You have heard the terms of the contract, submitted in evidenced. Are you familiar with the property.

A. Yes.

Q. Are you familiar with other property values in the neighborhood as a landowner yourself?

A. Yes.

Q. Do you consider that the terms of the contract represent a fair value for this property?

A. I do.

Q. State whether or not in your opinion it would be to the interest and advantage of the infant defendant that the Court should ratify the terms of the contract.

A. I do. Well the lot was in very bad condition, down in the marsh, was grown up in weeds. willows and poplars.

Q. Is it improved in any way?

A. No improvements.

Q. State whether or not it could be rented to any advantage.

A. No, I don't think so.

EXAMINERS SPECIAL:

A. No.

WILLIAM T. CAREY

No further depositions been offered by Mr. Wood, who then asked that that the attached depositions be filed.

Both witnesses waived their fee.

Richard T. Earle, Examiner -----\$8.00

RICHARD T. EARLE
One of Standing Examiners

Filed June 13, 1950

DECREE

Filed July 11, 1950

MOSES BLUE, Guardian of Sarah
Delores Blue, infant, and
ANNA CARBAUGH, Plaintiffs,

vs.

SARAH DELORES BLUE, infant,
Defendant.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY
IN EQUITY.

Cause No. 3677.

DECREE

This 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 11th day of July, 1950, 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 Sarah Delores Blue, infant, mentioned and described in these proceedings be sold, it appearing to the Court that a sale thereof will be to the interest and advantage of said infant, and that Howard Wood, 3rd, of Queen Anne's County, State of Maryland, be and he is hereby appointed trustee to make said sale.

And it is further adjudged, ordered and decreed as follows:

(a) That before proceeding to make any sale hereunder the said trustee shall first file with the Clerk of this Court a bond to the State of Maryland to be executed by himself with a surety or sureties thereon to be approved by this court, or the Clerk thereof, in the penalty of One Hundred Twenty Five Dollars (\$125.00) if corporate surety 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.

(b) That said trustee shall then proceed to sell said real estate, namely all the right, title and interest of the said Sarah Delores Blue, infant, inand to the real estate mentioned and described in these proceedings, at private sale unto Anna Carbaugh, at and for the sum of Thirty-seven dollars and Fifty Cents (\$37.50) and the costs and expenses of these proceedings, the sum of Seven Dollars and Fifty Cents (\$7.50) and the aforementioned costs and expenses of these proceedings to be paid upon the final ratification of said sale by this Court, without interest.

(c) That as soon as may be convenient after such sale the said Trustee shall return to said Court a full and particular account of said sale, with an affidavit of the truth and fairness thereof annexed, whereupon the Court will pass the usual order nisi without which (and the due publication thereof) the sale hereinbefore directed to be made shall not be final.

(d) That upon the final ratification of said sale by this Court and upon the whole payment of the purchase money and said costs and expenses, and not before, the said trustee, by a good and sufficient deed to be executed and acknowledged by him agreeably to law, shall convey to the purchaser, her heirs and assigns, the interest of said infant in said real estate so sold to her, free, clear and discharged of all claims of the parties to this cause, and of any person or persons claiming by, through or under them.

(e) And the said trustee shall bring into this Court the money arising from said sale to be disposed of under the direction of this Court, without deducting from the said purchase money to be paid him as aforesaid the costs of this cause, which are to be paid as aforesaid by the purchaser.

And it is further adjudged, ordered and decreed that if for any reason the sale hereinbefore authorized to be made at private sale shall not be made, then the said trustee before proceeding to make sale of said real estate in any other manner shall first apply to this Court for further direction as to the course and manner of his proceedings.

WM. R. HORNEY
Judge

Filed July 11, 1950

Certified Copy of Trustee's
Bond
July 11, 1950

Queen Anne's County, to wit: Be it remembered that on this Eleventh day of July, in the year nineteen hundred and fifty, the following Bond was filed for record, to wit:

STATE OF MARYLAND,)
) TO WIT:
QUEEN ANNE'S COUNTY,)

KNOW ALL MEN BY THESE PRESENTS, that we, Howard Wood, 3rd, of Queen Anne's County, in the State of Maryland, as principal, and A. Sydney Gadd, Jr., and W. Layton Holton of the same place, as sureties, are held and firmly bound unto the State of Maryland in the full and just sum of Two Hundred Fifty and 00/100 Dollars (\$250.00) current money of the United States of America, 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 our heirs, executors and administrators, and assigns, in the whole and for the whole, jointly and severally firmly by these presents, sealed with our seals and dated this 11th. day of July, 1950;

WHEREAS, the above bounden Howard Wood, 3rd, has been appointed by a decree of the Circuit Court for Queen Anne's County, in Equity, passed on the 11th day of July, 1950, trustee to carry out the terms of the contract of sale for the sale of real estate mentioned and described in the cause in said Court entitled "Moses Blue, Guardian of Sarah Delores Blue, infant, and Anna Carbaugh, Plaintiffs, vs. Sarah Delores Blue, infant, Defendant", being Cause No. 3677 on the Chancery Docket of said Court:

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Howard Wood, 3rd, do and shall well and truly perform and execute the trust 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 shall be void; otherwise to be and remain in full force and virtue in law.

SIGNED, Sealed and delivered HOWARD WOOD 3rd. (SEAL)
in the presence of: (Howard Wood 3rd)

KATHERINE C. O'NEAL A. SYDNEY GADD JR. (SEAL)
 W. LAYTON HOLTON (SEAL)

And at the foot of the foregoing Bond is thus endorsed, to wit:

Security approved and Bond filed July 11, 1950

Nellie B. Whiteley, Clerk

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G.Jr. No. 1, folio 171, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 11th. day of July, in the year nineteen hundred and fifty.

Circuit Court Seal.

NELLIE B. WHITELEY
Clerk

Report of Sale
Filed July 11, 1950

MOSES BLUE, Guardian of Sarah Delores Blue, infant, and ANNA CARBAUGH, Plaintiffs,

vs.

SARAH DELORES BLUE, infant, Defendant.

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

Cause No. 3677.

TO THE HONORABLE; THE JUDGES OF SAID COURT:

The Report of Sale of the real estate made in this cause by Howard Wood, 3rd, Trustee appointed to make said sale and to carry out the terms of the contract for the sale thereof, unto your Honors, respectfully shows:

1. That pursuant to the terms of the decree of this Honorable

Court passed on the 11th day of July, 1950, your trustee filed in this cause a bond in the penalty of Two Hundred Fifty Dollars with personal surety thereon, which said bond was duly approved by the Clerk of this Court.

2. That thereupon, pursuant to said decree, you trustee on the 11th day of July, 1950, proceeded to carry out the terms of the said contract of sale, and sold all the right, title and interest of Sarah Delores Blue, infant, in and to all of that lot of land mentioned and described in these proceedings, which is described as follows, to wit:

ALL that lot or parcel of land situate at "Well Cove" or near "Well Cove" at the Kent Island Narrows, in the Fifth Election District of Queen Anne's County, in the State of Maryland, lying on the northern side of the State Highway leading from Grasonville to Kent Narrows, bounded on the west by lands formerly of Rose Hnatuick lands formerly of the heirs of Elmer Golt but now of Guaranteed Realty Corporation, containing 5,000 square feet of land, more or less, and which is more particularly described by metes and bounds, courses and distances, in the deed therefor from Medford E. Golt et al., to Moses Blue and Sarah Delores Blue as joint tenants, dated February 18, 1946, and recorded in Liber A.S.G. Jr. No. 13, folios 66, etc., a Land Record Book for Queen Anne's County, aforesaid,

unto Anna Carbaugh, of Queen Anne's County, aforesaid, at and for the sum of Thirty-Seven Dollars and Fifth Cents (\$37.50) and the costs of these proceedings, upon the terms and conditions set forth in the contract of sale mentioned in this cause and filed herein.

3. That said Anna Carbaugh has paid the sum of Thirty Dollars (\$30.00) on account of said purchase price, in accordance with the terms of said contract of sale and of the said decree of this Honorable Court.

Respectfully submitted,

HOWARD WOOD, 3rd.
(Howard Wood, 3rd)
Trustee.

STATE OF MARYLAND,)
) TO WIT:
QUEEN ANNE'S COUNTY,)

I HEREBY CERTIFY, that on this 11th day of July, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's county, personally appeared Howard Wood, 3rd, the trustee in the above entitled cause, and made oath in due form of law that the matters and fact set forth in the foregoing REPORT OF SALE are true and bona fide as therein stated, and that the sale was fairly made.

Filed July 11, 1950

Nellie B. Whiteley
Clerk

ORDER NISI
Filed July 11, 1950

N I S I

Moses Blue, Guardian of
Sarah Delores Blue, infant, and
Anna Carbaugh, Plaintiffs

VS.

Sarah Delores Blue, infant,
Defendant

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY
)
) CHANCERY NO. 3677

ORDERED, This 11th. day of July A.D. 1950, that the sale of reale state made and reported in this cause by Howard Wood, 3rd., Trustee be ratified and confirmed unless cause to the contrary thereof be shown on or before the 12th. 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 14th. day of August next.

The Report states the amount of sales to be \$37.50

NELLIE B. WHITELEY Clerk.

Filed July 11, 1950

NISI

Moses Blue, Guardian of
Sarah Delores Blue, infant, and
Anna Carbaugh, PLAINTIFFS

Vs.

Sarah Delores Blue, infant,
DEFENDANT

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY.
)
) CHANCERY NO. 3677

ORDERED, This 11th day of July A.D., 1950, that the sale of real estate made and reported in this cause by Howard Wood, 3rd., Trustee, be ratified and confirmed,

unless cause to the contrary thereof be shown on or before the 12th 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 14th day of August next.

The Report states the amount of sales to be \$37.50.

Filed July 11, 1950.

NELLIE B. WHITELEY, Clerk

True Copy

Test: NELLIE B. WHITELEY, Clerk.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Sept. 26 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi in the case/estate of Moses Blue guardian of Sarah Delores Blue, infant and Anna Carbaugh, vs. Sarah Delores Blue, infant a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 14th day of August 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 13th day of July 1950, and the last insertion on the 3rd day of August 1950

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Sept. 26, 1950

FINAL ORDER OF RATIFICATION
Filed Sept. 26, 1950

Moses Blue, Guardian of
Sarah Delores Blue, infant,
and Anna Carbaugh, Plaintiffs,

vs.

Sarah Delores Blue, infant,
Defendant

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

No. 3677

FINAL ORDER OF RATIFICATION

ORDERED, this 26th day of September, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the sale of real estate made by Howard Wood, 3rd, Trustee, in this 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 duly given as required by the preceding order nisi heretofore passed in this cause; that Harry C. Butler, Esquire, is hereby appointed to act as Special Auditor to state an audit of the proceeds of said sale; that, upon the qualification of such Special Auditor by taking the oath required by law, the proceedings in the above entitled cause be forthwith referred to him for such purpose; and that said Howard Wood, 3rd, Trustee, as aforesaid, is allowed the usual commissions allowed by this Court upon sales of real estate and for all expenses, not personal, upon producing the vouchers therefor before the Special Auditor hereinabove appointed.

WM. R. HORNEY
Judge.

Filed Sept. 26, 1950

.....
QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this
Twenty-ninth day of December in the year nineteen hundred and forty-nine the following
Order to Docket Suit and Affidavit was filed for record, to wit:

C A U S E N O. 3662

HARRY C. BUTLER, * IN THE CIRCUIT COURT FOR
Assignee, *
vs. * QUEEN ANNE'S COUNTY,
ARTHUR PAUL NESTLER * IN EQUITY.
Mortgagor * Cause No. 3662.
*

** **

TO: Nellie B. Whiteley, Clerk:

ORDER TO DOCKET SUIT

Please docket suit as per the above titling, for foreclosure of the
Mortgage from Arthur Paul Nestler to Finley E. MacFarland, Jr. and Hazel Marie Mac-
Farland, his wife, bearing date the 4th day of May 1946 and recorded in Liber A.S.G.
#13, folio 530, a land record book for Queen Anne's County, default having occurred
in the terms thereof by reason of non-payment of interest and the payments specified
in said Mortgage upon the principal indebtedness; and you will file in said suit a
certified copy of said mortgage and all assignments thereof, as well as the accompany-
ing affidavit.

HARRY C. BUTLER
Harry C. Butler, Assignee.

AFFIDAVIT

I HEREBY CERTIFY that on this 29th day of December, 1949, before me,
the subscriber, the Clerk of the Circuit Court for Queen Anne's County, Maryland,
personally appeared Harry C. Butler, Assignee, and made oath in due form of law
that Arthur Paul Nestler, the Mortgagor named in the mortgage referred to in the afore-
going Order to Docket Suit is not now, nor has been within six months prior hereto,
in the Military Service of the United States, that the said Mortgagor resides in RFD
Marydel, Queen Anne's County, Maryland.

NELLIE B. WHITELEY
Nellie B. Whiteley, Clerk.

Filed Dec. 29, 1949

Certified Copy of Mortgage.
Filed Dec. 29, 1949

.....
#24,154. QUEEN ANNE'S COUNTY, TO WIT: Be
it remembered that on the Eighth day of May, in the year nineteen hundred and forty-
six, the following Purchase Money Mortgage was brought to be recorded, to wit:

THIS PURCHASE MONEY MORTGAGE, made this 4th day of May, in the year
nineteen hundred and forty-six, by Arthur Paul Nestler, single, of New Castle County,
State of Delaware;

WHEREAS, the said Arthur Paul Nestler is justly indebted unto Finley
E. McFarland, Jr. and Hazel Marie McFarland, his wife, of Queen Anne's County, State
of Maryland, in the full sum of Two Thousand Four Hundred Dollars (\$2,400.00) for
balance of purchase price due them, the said Finley E. McFarland, Jr. and Hazel Marie
McFarland, his wife, by the said Arthur Paul Nestler, on the purchase of the herein-
after described property; and

WHEREAS, it is hereby agreed by and between the parties to this mort-
gage that the aforesaid sum of Two Thousand Four Hundred Dollars (\$2,400.00) shall
be repaid unto the said Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife,
at the expiration of five (5) years from the date of said mortgage with interest
thereon in the meantime at the rate of five (5%) per cent per annum, payable semi-
annually; and

WHEREAS, it is hereby agreed by and between the parties to this mort-
gage that the aforesaid sum of Two Thousand Four Hundred Dollars (\$2,400.00) shall be
repaid unto the said Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, in
the following manner, to wit: the sum of Two Hundred Dollars (\$200.00) with interest
on the principal indebtedness shall be paid on the principal indebtedness with the
interest then due at the expiration of the first six (6) months after the date of this
mortgage and the sum of Two Hundred Dollars (\$200.00) with interest on the principal
indebtedness shall be paid at the expiration of twelve (12) months from the date of
this mortgage and Two Hundred Fifty Dollars (\$250.00) with interest on the principal
indebtedness shall be paid each six (6) months thereafter until the whole debt in-
terest and principal has been paid; and

WHEREAS, it was an express precedent agreement to the said loan that
the aforesaid principal sum of Two Thousand Four Hundred Dollars (\$2,400.00) 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;

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that for and in consideration of the premises and of the sum of One (\$1.00) Dollar, the receipt of which is hereby acknowledged, the said Arthur Paul Nestler, single, does hereby grant and convey unto the said Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, as tenants by the entireties, their assigns and unto the survivor of them his or her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or tract of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the west side of the public road leading from Schneck's Corner to Anderson's Corner, and on the public road leading from the Sudlersville-Peter's Corner road to intersect the road first above mentioned, adjoining property of or formerly of William B. Garrett and Clara V. Garrett, his wife, and more particularly described as follows, to wit: BEGINNING for the same in the center of the public road first above mentioned opposite a lane known as the meadow lane and running from thence through a stone planted in the center of said lane and continuing with the center of said lane in a straight line through another stone planted along side of the public road secondly mentioned until it intersects the center of the said public road first above mentioned; and thence by and with the center of said public road first above mentioned to the said place of beginning, being a triangular piece of land, and containing five (5) acres of land more or less; being the same land granted and conveyed to Finley E. McFarland Jr. and Hazel Marie McFarland, his wife, by William Rhomann, single man, by deed dated 26th day of April 1945 and recorded in Liber ASG Jr. No. 11, folio 119, a land record book for Queen Anne's County aforesaid; and being the same land that was granted and conveyed to Arthur Paul Nestler, single, by Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, by deed bearing even date herewith and recorded or intended to be recorded immediately preceding the recording of this mortgage.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

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 Arthur Paul Nestler, himself, or his heirs, executors, administrators or assigns, shall well and truly pay to the said Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, their executors, administrators or assigns, the aforesaid sum of Two Thousand Four Hundred Dollars (\$2,400.00) 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 his and their part to be performed, then this mortgage shall be void; and until default be made in the premises the said Arthur Paul Nestler, himself, or his heirs and assigns, shall possess said property.

AND the said Arthur Paul Nestler, 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 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 Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, 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, the when the whole debt intended hereby to be secured and all moneys owing hereunder or secured hereby shall be due and demandable and the said Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, their executors, administrators or assigns, or HARRY C. BUTLER, of Queen Anne's County, State of Maryland, 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 the party or parties selling may deem expedient, for cash, or for cash and credit, at the option of the person or persons 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 or purchasers, with security to be approved by the person or persons 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 or 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 Arthur Paul Nestler, 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 Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, their executors, administrators or assigns, or the said HARRY C. BUTLER, his and their said Attorney, shall not be required to receive and accept the principal

KNOW ALL MEN BY THESE PRESENTS, that we, Harry C. Butler, of Queen Anne's County, State of Maryland, as principal, and The Maryland Casualty 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 Two Thousand (\$2000.00) Dollars current 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 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 29th day of December, 1949;

WHEREAS the above bounden Harry C. Butler, by virtue of the power contained in a Mortgage from Arthur Paul Nestler to Finley E. MacFarland and Hazel Marie MacFarland, his wife, bearing date the 4th day of May 1946 and recorded in Liber A.S.G. #13, folio 530, a land record book for Queen Anne's County, State of Maryland duly assigned unto the said Harry C. Butler, for collection by foreclosure or otherwise, the said Harry C. Butler, Assignee, is about to sell the land described in said Mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden Harry C. Butler do and shall well, 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 shall be void, otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered
in the presence of:

HARRY C. BUTLER (SEAL)
Harry C. Butler

JANE B. WRIGHT

THE MARYLAND CASUALTY COMPANY

ATTEST:

BY HARRY C. BUTLER
Its Attorney-in-fact.

JANE B. WRIGHT

(Corporate Seal Place.)

And at the foot of the foregoing BOND is thus endorsed, to wit:

Security approved and Bond filed Dec. 29, 1949

NELLIE B. WHITELEY, Clerk

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 1, folio 149, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Twenty Ninth day of December, in the year nineteen hundred and forty nine.

Circuit Court
Seal.

NELLIE B. WHITELEY
Clerk

Report of Sale
Filed Feb. 13, 1950

HARRY C. BUTLER,

Assignee

vs.

ARTHUR PAUL NESTLER,

Mortgagor

* IN THE CIRCUIT COURT FOR
* QUEEN ANNE'S COUNTY,
* IN EQUITY.
* Cause No. 3662.

*** ****

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of Harry C. Butler, the above named Plaintiff and party making the sale hereinafter mentioned, hereby called and referred to as "Vendor" unto your Honors, respectfully sets forth:

1. That by the Purchase Money Mortgage, dated the 4th day of May, 1946, Arthur Paul Nestler, single, Defendant above named, conveyed unto Finley E. MacFarland, Jr. and Hazel Marie MacFarland, his wife, of Queen Anne's County, State of Maryland, to secure unto them the payment of the debt therein specified the land herein after described as sold and this Mortgage was by mense assignments duly assigned on the 29th day of December, 1949 unto your Vendor (who is an Attorney-at-Law) for the purpose of foreclosure and collection for failure to pay the balance due under said mortgage, including unpaid taxes and insurance with certain interest due and owing on the day of sale hereinafter mentioned. Said mortgage was duly recorded among the Land Records of Queen Anne's County, State of Maryland in Liber A.S.G. #13, folio 530, etc., and the aforesaid assignment of said mortgage has been recorded in said Liber as part of the record of said mortgage. A certified copy

of said mortgage and of the assignment thereof has been filed in the preceding of this cause.

2. That as will appear by reference to said mortgage, the same authorized and empowers the assignee of the mortgagee thereof to sell the mortgaged property in case of default of the mortgagor in the covenants thereof.

3. That before making sale hereinafter mentioned, your Vendor gave more than twenty (20) days previous notice of the time, place, manner and terms of said sale by notice or advertisement of the sale in the Queen Anne's Record-Observer, a newspaper published weekly, at Centreville, Queen Anne's County, Maryland, once in each of three (3) successive weeks before the day of sale. The first advertisement of said sale appearing in the edition of said newspaper published or issued on Thursday, January 5th, 1950. A certified copy of said advertisement is filed with this report, as a part thereof.

4. That before the day of sale hereinafter mentioned your Vendor filed with the Clerk of this Court his bond to the State of Maryland in the penal sum of Two Thousand (\$2000.00) Dollars with the Maryland Casualty Company, as surety thereon, containing that condition required by law in case of foreclosure of said mortgage under the power of sale above mentioned. Said bond was accepted and approved by the Clerk of this Court and filed in her office by him.

5. That your Vendor pursuant to said notice of sale did attend in front of the Court House door, in Centreville on Tuesday February 7th, 1950 at 1:30 p.m. and did then and there proceed to sell the mortgaged property at public auction and did then and (in execution of the power of sale contained in said mortgage and because default had occurred in the terms of said mortgage) sell the mortgaged property unto the Mortgagee, Russell F. Garrow, he being then and there the highest bidder thereof, at and for the sum of Fifteen Hundred (\$1500.00) Dollars.

6. The property sold is known as "The Arthur Paul Nestler" Property situate in the First Election District of Queen Anne's County and is fully described in the annexed advertisement of sale made a part of this report.

7. The terms of said sale are those set forth in the advertisement of sale with the understanding that the costs of insurance of the property from the date of sale shall be borne by the Purchaser.

Which is respectfully submitted.

HARRY C. BUTLER

Harry C. Butler, Assignee and Vendor.

The report states that the amount of the sale to be \$1500.00

STATE OF MARYLAND,)
QUEEN ANNE'S COUNTY.) TO WIT:

I HEREBY CERTIFY that on this 13th day of February, in the year nineteen hundred and fifty, before me, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Harry C. Butler, the party who filed the above report of sale as above set forth and he did make oath in due form of law that the matters and things set forth in the report of sale are true and correct to the best of his knowledge and belief and that the sale mentioned was fairly made.

NELLIE B. WHITELEY

Nellie B. Whiteley, Clerk of the Circuit Court for Queen Anne's County, Maryland.

Filed Feb. 13, 1950

ASSIGNEE'S SALE
OF
VALUABLE SMALL FARM
AND IMPROVEMENTS

Default having occurred in the terms of the mortgage from Arthur Paul Nestler to Finley S. McFarland and Hazel Marie McFarland, his wife, said mortgage being dated the 4th day of May, 1946 and recorded in Liber A.S.G. Jr. No. 13, folio 530, etc., a land record book for Queen Anne's County and which mortgage has been assigned to Harry C. Butler for collection by foreclosure or otherwise.

The undersigned Assignee, by virtue of the power of sale contained in said mortgage will offer at public sale to the highest bidders in front of the Court House door in the Town of Centreville, Queen Anne's County, Maryland on TUESDAY, FEBRUARY, 7th, 1950 beginning at the hour of 1:30 P.M.

The following described property, to wit:

ALL that lot or tract of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the West side of the public road leading from Schneck's Corner to Anderson's Corner, and on the public

road leading from the Sudlersville-Peter's Corner road to intersect the road first above mentioned, adjoining property of or formerly of William B. Garrett and Clara V. Garrett, his wife, and more particularly described as follows, to wit:

BEGINNING for the same in the center of the public road first above mentioned opposite a lane known as the meadow lane and running from thence through a stone planted in the center of said lane and continuing with the center of said lane in a straight line through another stone planted along side of the public road secondly mentioned and continuing in said straight line to the center of said public road secondly mentioned; thence by and with the center of said public road second mentioned until it intersects the center of the said public road above mentioned; and thence by and with the center of said public road first above mentioned to the said place of beginning, being a triangular piece of land, and containing five (5) ACRES of land, more or less; being the same land granted and conveyed to Arthur Paul Nestler, single, by Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, by deed dated the 4th day of May 1946 and recorded in Liber A.S.G., Jr. No. 13 folio 528, a Land record book for Queen Anne's County, aforesaid.

TERMS of Sale; 1/3 of the purchase price will be required on the day of sale, the balance to be paid in cash or certified check upon ratification of the sale by the Court (approximately 60 days after the sale). Taxes and Insurance premiums will be adjusted as of the day of sale, title papers and revenue and recordation stamps at purchaser's expense. Time of possession will be announced on the day of sale.

HARRY C. BUTLER,
Assignee.

J. Elmer Anthony, Auctioneer.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. February 13, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Assignee's Sale of valuable small farm and Improvements in the case/estate of Harry C. Butler assignee default in mortgage from Arthur Paul Nestler to Finley S. McFarland and Hazel Marie McFarland a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 5 successive weeks before the 7th day of February 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 5th day of January 1950, and the last insertion on the 2nd day of February 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed Feb. 13, 1950

ORDER NISI
Filed Feb. 13, 1950

N I S I

Harry C. Butler,
Assignee

VS.

Arthur Paul Nestler,
Mortgagor.

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY.
)
) CHANCERY NO. 3662

ORDERED, This 13th. day of February A.D., 1950, that the sale of real estate made and reported in this cause by Harry C. Butler, Assignee and Vendor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th. 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 18th. day of March next.

The Report states the amount of sales to be \$1500.00

NELLIE B. WHITELEY Clerk.

Filed February 13, 1950.

Exceptions to Ratification
of Sale
Filed Mar. 30, 1950

Harry C. Butler,
Assignee,

Vs.

Arthur P. Nestler

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

No. 3662

EXCEPTIONS TO RATIFICATION OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

YOUR PETITIONER, U. L. Harman, respectfully shows unto your Honors:

1. That on the 22nd day of July, 1949, your Petitioner, U.L. Harman, entered judgment (Law #180) under a confessed judgment note against Arthur P. Nestler and Elsie G. Moore, in the amount of \$401.47 and that said judgment became a lien secondary to the mortgage on the property hereinafter sold, or purported to have been sold by a sale to which your Petitioner files these Exceptions to the Ratification thereof.

2. That on the 7th day of February, 1950, Harry C. Butler, Assignee of a mortgage dated May 8th, 1946, from Arthur P. Nestler to Finley McFarland, and recorded in land Liber of Queen Anne's County, A.S.G. Jr. No. 13, folio 530, sold, or purported to sell, the mortgaged property unto Russell Garrow, Assignee of said mortgage, at and for the sum of \$1500.00

3. That the first and second insertions of the advertisement of sale, under said mortgage, were on January 5, 1950, and January 12, respectively, each of which stated that the sale would be held on January 24th, 1950; that a full 20 days notice as required under the terms of said mortgage was not given under said first two advertisements; and that a subsequent advertisement (apparently to correct the first), the first of which was on January 19th, the second January 26th, the third, February 2nd, stated the sale would be held on February 7, 1950, which is not a twenty days notice prior to sale as was required under the terms of the mortgage.

4. That the Certificate of Publication of the Advertisement of the Sale is incorrect in that it states that the sale was advertised five successive weeks before the 7th of February, 1950, the day of sale.

The first advertisement, in which the property was to be sold on January 24th, ran in the issues of the Queen Anne Record Observer of January 5th and 12th; the second advertisement in which the property was listed for sale on February 7th ran in the issues of January 19th, January 26th and February 2nd; neither advertisement ran the full 20 days required by the terms of the mortgage. The advertisements published two different dates of sale, neither of which ran twenty days.

5. That the only disinterested bid on said property was one in the amount of \$1200.00; the \$1500.00 bid being on behalf of the assignee by the auctioneer, Mr. Temple.

6. That the said price of \$1500.00 is grossly inadequate and does not represent the fair value of the property purported to have been sold.

7. That your Petitioner was surprised by the grossly inadequate price the property brought, as his attorney, B. Hackett Turner, Jr., had been reliably informed that the property would bring from \$3500.00 to \$4500.00 at the sale and that his judgment would be paid out of the proceeds.

Wherefore, your Petitioner prays this Honorable Court that said sale be not ratified and that a re-sale be Ordered.

And as in duty bound, etc.,

U. L. HARMAN
Petitioner

STATE OF MARYLAND)
) TO WIT:
CAROLINE COUNTY)

I Hereby Certify that on this 27th day of March, 1950, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared U.L. Harman, the within named Petitioner and made oath in due form of law that the matters and facts set forth in the foregoing PETITION are true as therein set forth, to the best of his knowledge and belief.

In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written.

Notary
Public
Seal.

MARGARET L. SMITH
Notary Public

This Is to Certify that I served a copy of the foregoing Exceptions upon Harry C. Butler, Attorney, Assignee, by leaving a copy of sale with him at his office at Centreville, Maryland, on the 30th day of March, 1950.

B. H. TURNER, Jr.
Attorney for Petitioner

Filed March 30, 1950

Certified copy of Judgment
Filed Dec. 29, 1949

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, MARYLAND

July TERM, 1949

T & T U. L. Harman
Marydel, Maryland
Plaintiff

Clerk \$ 3.75
Shff. 1.50
Appr. 5.00
\$10.25

Law No.
180

Arthur P. Nestler and
Elsie G. Moore
Defendants
Marydel, Maryland

) Filed July 22, 1940. Order to docket
) suit, Narr, Affidavit as to Indebtedness
) Military Affidavit, Statement of Indebt-
) ness, Note with power to enter judgment
) by confession.
) July 22, 1949. Judgment entered by con-
) fession by the defendants in favor of
) the plaintiff for the sum of Four Hun-
) dred and One Dollars and Forty-Seven
) Cents (\$401.47) with interest from date
) hereof until paid, costs of suit, with
) all exemptions waived, and \$40.15 attor-
) neys' commissions.
) July 22, 1949. Summons after judgment
) issued.
) July 23, 1949. Fi Fa issued returnable
) the 1st. Monday of August.
) July 30, 1949. Summons returned served.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, SCT:

I hereby certify that the above is a true short copy of the original Judgment rendered in the Circuit Court for Queen Anne's County in the State of Maryland, at the above entitled term, and also of the subsequent docket entries in said case; and that there is no entry or proceeding in the said Court to show that the said Judgment, or any part thereof, hath been paid or satisfied.

Circuit Court Seal

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, on this 14th. day of April in the year of our Lord, nineteen hundred and fifty.

NELLIE B. WHITELEY
Clerk of the Circuit for Queen Anne's
County.

Brief of Authorities
Filed April 19, 1950

Harry C. Butler, Assignee

Vs.

Chancery No. 3662

Arthur C. Nestler

Brief of Law

There is submitted herewith authorities to sustain the position of the judgment creditor, U. L. Harman, of Marydel, Delaware, that the sale made under the foreclosure proceeding should be set aside and a new sale ordered.

The authorities indicate that an advertisement of property for sale at public auction must contain sufficient facts concerning the property to inform the public of any building or convenience on the property that will attract prospective purchasers and have a tendency to increase its value. The advertisement lacking those essentials the sale will be set aside if the property brings an inadequate price.

The sale in this instance should be set aside and a new sale ordered in view of the testimony showing that this property had located on it valuable improvements and that it was well worth \$3500.00 to \$4500.00, but only brought \$1200.00 by an outside bidder, the high bid being \$1500.00 by the assignee on behalf of Russell Garrow to whom the mortgage had been assigned and who had made the assignment to Mr. Butler for foreclosure. The advertisement of sale failed to give any facts about the buildings on the land, except to mention them as improvements.

It is to be noted that the first advertisement of sale stated the 24th day of January as the day of sale, and although the other corrected dates set out 7th February as the day of sale, a prospective purchaser could have been confused by the publication of the different dates of sale.

Attention is also called to the fact that the Judgment Creditor is a non-resident of the State of Maryland who did not have actual notice of the sale.

It is to be further noted that Harry C. Butler, Attorney and Assignee and the undersigned were both surprised that the property did not bring a price more in line with its worth. Although neither had been on the property various persons had told them of its value.

The property has since the sale been re-sold by Mr. Garrow privately for \$2800.00

Respectfully submitted

B. HACKETT TURNER JR.
Atty for Judgement Creditor

American & English Cyc. Page 257 - Vol. 8

Foreclosure of mortgages - confirmation of Sale - is the judicial sanction of the sale by the decree of Court, based on the report of the sale by the

master or special commissioner appointed to conduct the sale. The confirmation of the sale rests in the sound discretion of the Court, due regard being had to the rights and interests of all persons concerned, and to the stability of judicial sales. The Court should be satisfied that the sale has been made in conformity to the terms and requirements of the decree ordering the sale; that it has been fairly conducted, and a substantial justice has been attained in behalf of all parties in interest. These elements existing, the refusal to confirm would be an abuse of judicial discretion.

Page 258 - Setting aside sale and resale -

Very different considerations govern the Court upon application to set aside the sale after confirmation from those which influence its action where the application is before confirmation. In the former case the policy of the Court is to observe great strictness as to the grounds upon which such application will be entertained. There must be something more than irregularities in the conduct of the sale, or than inadequacy of price, some element of fraud, accident, surprise, mistake beyond the control of the party complaining and unmixed with negligence on this part.

144 Md. 269 - Shirk Individ. & as Admr. Vs. Soper et al, Trustees et al

On exceptions to the ratification of a contract for the sale of certain lands by trustees, it appearing from actual sales of adjoining land, and from the testimony of practical quarry men familiar with the property, that its greatest value lay in a deposit of stone, and its availability for quarry purposes, and it further appearing that no effort was made to sell it as a quarry property, and that it was not advertised as such, although parts of the same tract had been previously sold for quarry purposes at prices two or three times that named in the contract; Held, that the proposed sale not be approved.

The Court in this case speaking through Judge Offutt, reviewed many cases on the point involved. He laid special emphasis on the case of Boyd vs. Smith 127 Md. 364 where Judge Pattison said: "The law is well settled in this State by a long line of decisions that where inadequacy of price, standing alone, is not sufficient to vacate a sale unless it is so gross and inordinate as to indicate some mistake or unfairness in the sale, for which the purchaser is responsible, or misconduct or fraud on the part of the trustee making the sale." Glenn vs. Clapp 11 G. & J. 1. Cohn vs. Wagner, 6 Gill 236; Johnson vs. Dorsey 7 Gill, 269.

The general rule as stated by the Court in that case, is, however, subject to this qualification, that the "inadequacy" of price necessary to justify such an inference cannot be separated from the circumstances under which it was offered.

9 Md. 229 Hiram Kauffman vs. Emily J. Walker

A trustee's advertisement of the sale of a house and lot in the city of Baltimore, described the property as situated on "the south side of Lombard street, at the distance of 391 feet, or thereabouts, from the south-west corner of intersection of Lombard and Canal streets, fronting on Lombard street about 24 feet, and extending back about 100 feet, to the midway between Lombard and Granby streets, and is improved by a good and substantial three-story brick dwelling-house, with a brick back-building." Held:

That this was an insufficient description of the property, and, in connection with the fact that it sold for \$1500 which was much less than its value, will avoid the sale.

The advertisement is designed not only to let the public know what property is thus brought into market, but also to afford the owner an opportunity to redeem it from sale, or to prevent its being sacrificed.

Judicial sales will not be set aside for causes that the parties in interest might, with reasonable diligence, have obviated; every intendment will be made to support them.

But where the court can see that injustice will be inflicted, by the ratification of a sale, upon a party not in default by reason of the carelessness or omission of the trustee, the sale should not be ratified. There was evidence that the property was worth \$3000.

In such sales the Court acts for all parties, through its officer, the trustee, and all parties look to the court for protection against the consequences of his acts or omissions.

140 Md. 551 Laura Cockey et al vs. Joseph Hampson, Jr.

A provision in a mortgage that, in case of default, "it shall be lawful" for the mortgagee, her personal representatives or assigns, to sell the property described in the mortgage, is sufficient to confer authority to sell in case of default.

In this case the fact that the advertisement of a mortgage sale made no mention of the improvements on the land, except by a reference in the head line thereof to the property as "valuable improved property," was not ground for setting aside the sale, in the absence of evidence that such omission was prejudicial to the sale of the property at a fair and adequate sum, and that at a resale a greater amount would probably be received therefor.

55 Md. 1 Johann F.M. Loeber and Johanna Herring vs. John Eckes

Where it appeared from the testimony taken under exceptions to the ratification of an attorney's sale of mortgaged property under a power contained in the mortgage that the property, which sold for \$4550, was worth largely over \$6000, and that at least one bona fide bidder, willing, able and anxious to buy, and who would have bid a

much larger sum than that at which the property sold, was kept away from the sale by the direct agency of the mortgagee's president, and in consequence of representations and an agreement which he made, but which he afterwards failed to carry out, it was Held:

That the sale should be vacated and new one made.

It is well settled that mere inadequacy of price by itself is not sufficient to set aside a sale made by a trustee under a decree in equity, unless it be so gross and inordinate as to indicate want of reasonable judgment and discretion, or misconduct or fraud, in the trustee, or some mistake or unfairness for which the purchaser is responsible. This is the doctrine of all the Maryland authorities, but at the same time they all declare that where it appears there is any other just cause to doubt the propriety of the sale, it is a consideration very proper to be viewed in connection with it, that the sale has been made at a reduced price. That was the doctrine announced in *Glenn vs. Clapp*, 11 G & J., 9; and in *Johnson vs. Dorsey*, 7 Gill, 294, the leading case on this subject, the Court say: "It is certainly true that inadequacy of price is to be regarded as a strong auxiliary argument in combination with circumstances calculated to cast doubt or suspicion upon the correctness of the sale." Here the sale was not under a regular decree in equity, but under a power in a mortgage, and was made at the instance and for the benefit of the mortgagee. In such a case what has been thus said in these decisions is peculiarly applicable, and we are clearly of opinion that if it appears there has been anything like fraud or unfairness on the part of the mortgagee or his agents in reference to the sale and calculated to affect it injuriously, that fact, in connection with great inadequacy of price, is good ground for setting it aside.

160 Md. 674 *Walter M. Weber vs. Issac Merowitz*

A sale under a mortgage should not be set aside for inadequacy of price unless this is gross, the circumstances indicate that there was no real competition, and there is a prospect of a better price at a resale, it not being proper to order a resale as a mere experiment.

The fact that the advertisement of sale, while stating the amount of certain subrents, and that the property was part of a larger tract which was subject to an original rent, failed to name the amount of the original rent, or the proportion thereof to which the property sold was subject, could not be availed of by the mortgagor as ground for setting aside the sale, he not having objected to the advertisement at the time of the sale though present thereafter.

It is to be noted that in this case the advertisement called attention to the fact that there were 7 - three story brick buildings on the property.

88 Md. 676 *John N. Carroll vs. Celeste M.W. Hutton*

A Mortgage sale of a tract of land containing 1,800 acres was set aside when reported to the Court for ratification, and a resale was ordered to be made in separate farms so far as practicable, as well as in its entirety. The land had been worked in five separate farms and upon the whole tract there were 15 dwelling houses and many out-buildings. The trustee directed a surveyor to divide the property into five farms as formerly occupied. The advertisement of the sale described the property by name and stated that it would be first offered in five farms, a plat of which could be seen at the office of the mortgagee's attorney, and in the event of the prices obtained for them not being sufficient to cover the mortgage indebtedness then the property would be sold as a whole. There was nothing in the advertisement to identify the several farms that were to be sold, or to show their exact outlines and the type improvements thereon, or the proportion of arable land in each, and no copies of a plat of the property were distributed at the sale. The plat was kept at an office in Baltimore City while the property sold was situated in Baltimore County. At the sale the mortgagee became the purchaser of the entire tract at a price the adequacy of which was disputed. Held, that the trustee should have made an examination of the property and caused a division thereof for sale to be made in the most advantageous manner, not necessarily according to the five farms; that the advertisement did not contain a sufficient description of the different tracts or the number of buildings and their condition and that consequently the sale to the Mortgagee should be set aside and a re-sale made.

161 Md. 1 *Jacob Kres, Executor, vs. Isaac L. Hornstein*

A foreclosure sale to the mortgagee, who, holding a subsequent mortgage, had purchased the prior mortgage in order to foreclose it, held improperly ratified, in view of the fact that the advertisement described the property, and unusually deep lot, only by its front, without mentioning its depth in feet, and did not mention that the entire lot was covered by a large warehouse or factory, ending in a garage, or that the property was leased for five years at an annual rent of \$2,000, with a right of renewal at a rent of \$2,400, it further appearing by uncontradicted testimony that the property was worth over \$14,000, though sold for only \$8,000.

That the property is sold at an inadequate price does not of itself invalidate a sale, but if there is great disparity in this respect, the court will be astute in extracting from the facts of the case sufficient to justify it in annulling the sale by reason of mistake, surprise, inadvertence, or unfair conduct.

The failure to produce any one who would bid more at a resale is not a sine qua non to the setting aside of a sale.

The fact that an exceptant to a mortgage sale could have objected to the advertisement before the sale does not estop him from objecting to the ratification of the sale for insufficiency of the advertisement.

It is said in *Tiffany on Real Property* (2nd Ed.), Page 2724: "The fact that the property is sold at an inadequate price does not of itself invalidate a sale, but in the case of a very great disparity in this respect the court will be astute in extracting from the facts of the case sufficient to justify it in annulling the sale by reason of mistake, surprise, inadvertence or unfair conduct." And, in the same paragraph:

" A failure to conduct the sale in such manner as to secure the highest possible price for the property will usually be regarded as ground for setting aside the sale."

The advertisement should "direct the attention of the public to any important fact or facts connected therewith, having a tendency to increase the value of the property." Welch v. Byerly, 150 Md. 107 132 A. 616.

It is apprent from the testimony of the trustee in this case that he failed to appreciate the extent of his duty. He made no inquiries or investigation, but was content to give to the auctioneer a reference to the place of record of the mortgage and leave the rest to him. He seemed to think that the description in the mortgage was all that was necessary. His action in the matter seems to have been entirely casual.

"A provident owner coming into possession of this property, and not knowing the extent of the improvements thereon or the rights belonging thereto, would not have attempted to advertise it for sale without first having informed himself as to the character and extent of such improvements and the rights and advantages belonging thereto." Robertson Mfg. Co. v. Chambers, supra. 113 Md. 232.

136 Md. 227 - WEINSTEIN v. BOYD

In this case authority to sell was given under a will; exceptant alleged that executor sold to one having an unenforceable option for a less price than offered by other persons. The executor was not acting for the best interests of the estate and the sale so make was set aside.

Tiffany Real Property - 2nd Ed. 2724 - Mortgages, Setting sale aside - A failure to conduct the sale in such a manner as to secure the highest possible price for the property will usually be regarded as ground for setting aside the sale.

In case of a private sale slight inadequacy and a reasonable expectation of a better price are sometimes sufficient to justify the setting aside of the sale where the approval of a court is necessary, or where it is invoked; while in the case of public sales the inadequacy must be gross, and the prospect of a better price practically demonstrable, or the circumstances such as to indicate the absence of fair competition.

166 Md. 373 PARK & TILFORD IMPORT CORPORATION v. RICHARD NASH et al.

It appearing, on exceptions to a private sale by an administrator of the good will and trade mark of a business, that while the sale complied with an order of the orphans' court for such a sale at not less than the appraised value the sale was actually made, as was the appraisal, before the order was passed, that no adequate effort was made to ascertain the value of the property, that the sale was made without advertisement, and that the price paid, though the amount fixed by the appraisal, was less than was fair and adequate, held that the exceptions were properly sustained.

Mere inadequacy of price is not sufficient to vacate a sale, unless it is so gross and inordinate as to indicate some mistake or unfairness in the sale, for which the purchaser is responsible, or misconduct or fraud on the part of the trustee making the sale.

But inadequacy of price may be considered in estimating the effect of any error, default, or dereliction of an assignee or trustee in selling property.

The Court further said, speaking through Judge Offutt, in Lont v. Worden, 148 Md. 115, 128 A. 745, 748, while "mere inadequacy of price is not sufficient to justify the court in setting aside a sale, unless it be so gross as to itself afford evidence of negligence or bad faith; yet it may be considered by the court in estimating the effect of any error, default, or dereliction of an assignee or trustee in selling property."

In the sale of the trade-mark and good will, it was the duty of the administrator to exercise the same degree of judgment and prudence as an owner would have done in the sale of his own property. If the administrator was without knowledge of the value of the trade-mark and good will, it would have made proper effort to have learned its value, and the greater the difficulty of learning its value, the greater was the effort required of the administrator. There can be no assurance of a sale being fair and just to the owners, unless the seller has some adequate knowledge of the value of the property which he is to sell. Robertson Mfg. Co. v. Chambers, 113 Md. 232, 77 A 287; Hubbard v. Jarrell, 23 Md. 83; Hopper v. Hopper, 79 Md. 402, 29 A. 611; Carroll v. Hutton, 88 Md. 676, 41 A. 1081. In this case we do not think the evidence discloses that the administrator made the proper effort to ascertain the value of the property and to bring it property into the market, as a result of which it did not obtain therefor a fair and adequate price.

113 Md. 232 - JAMES ROBERTSON MFG. CO. vs. LEVI L. CHAMBERS

The advertisement of a mortgage sale of leasehold property which was subject to a ground rent of \$120 a year with the right to collect a sub-rent of \$49 a year, and which was improved by a three-story brick dwelling house and a one-story office building and a stable, after describing the property by metes and bounds, added: "Ground rent \$120, improved by a three-story brick dwelling." After the first publication of the advertisement, it was amended so as to read: "Subject to an annual ground rent \$120, with a right to collect a sub-rent of \$49." The notice of the sale was put in the window of the office building, but not on the dwelling house. The property was sold for \$1,725. Upon exceptions to the ratification of the sale, the evidence was uncontradicted to the effect that the fair market value of the property was \$3,500. Held, that on account of the inadequate price obtained, considered in connection with the failure to advertise the property so as to show the extent and type of the improvements, and the omission of any reference to the sub-rent in the first notice, the sale should be set aside and a re-sale ordered.

Filed April 19, 1950

Brief of Authorities
Filed April 19, 1950

BOARD OF COUNTY COMMISSIONERS

For Queen Anne's County

Centreville, Maryland

Claude Lowery, President
Casper T. Seney
W. Walter Hollingsworth

Frances C. Legg, Clerk

April 19, 1950

TO WHOM IT MAY CONCERN:

I hereby certify the property of Arthur P. Nestler, located in the First Election District of the State of Maryland in Queen Anne's County is recorded on the assessment records of said County as follows:

Land	5 acres	Assessment
		\$125.00
House		300.00
Other Improvements		35.00
	Total Assessment	\$460.00

County Seal

FRANCES C. LEGG
Frances C. Legg
Clerk:

RE: ADVERTISED DESCRIPTION
AND INADEQUACY OF PRICE

Mahoney vs. MacKubin, 52 Md., 357. In this case there were five objections filed to the ratification of the sale.

No. 2 Objection, 364. The objection as to insufficiency of description of property in the advertisements is equally untenable. The property consisted of three parcels all of which were advertised as adjoining, and each not only specially described by reference to Liber and page of the land records of Baltimore County, but the property was described as the former residence of Mr. A., a prominent citizen, and also as adjoining the famous "Hayfield Estate" of Mr. John Merryman and as being one and one half miles west of Cockeysville station on the Northern Central Railroad in the limestone valley of the Beaver Dams. The Description seems to us more than usually full and is certainly sufficiently so to give notice to anyone wishing to buy such property, where it was, and to enable him to find it for examination.

No. 5 Objection, 365, the last objection is that the price obtained was wholly inadequate. It is very clear that the property has not brought as much money as it did bring a few years before and as other property of like character had brought great depreciation in property values, and especially real estate had taken place after appellant's purchase, so as to make it difficult to put a safe estimate on the real value of this property. A large real estate owner, in the immediate vicinity of this property, advised Mr. MacKubin to require a reduction of the debt to make sure of his security being adequate, in the same person, although he was a man of abundant means, did not think there was prospect of enough speculation to join the purchaser in the purchase. The testimony under the hammer, is purely speculative, and is not sustained by the comparative prices brought by other property lately before sold in that region. It may be the property is worth more money, even on a cash sales as this is, and that Mrs. Mahoney is a great sufferer by her purchase, subject of this mortgage is abundantly clear; but we do not see in this sale which is very nearly for the appraised value of the property, for the purpose of taxation good ground to disturb it. This court has repeatedly decided that mere inadequacy of price is not sufficient to set aside a sale. It may be evidence of fraud or misconduct on the part of the trustee and in connection with other evidence may be regarded as a reason for setting aside a sale.

INADEQUACY OF PRICE

L. Gann v. Clapp, 11 G. & J. 1, 9; Horsey v. Hough, 30 Md, 130, 137; Loeber v. Eckes, 55 Md. 1, 2; Hintze v. Stingel, 1 Md. Ch. 283, 284; Gibbs v. Cunningham, 1 Md. Ch. 44, 48; Affirmed in Cunningham v. Schley, 6 Gl 207, 231; Chilton v. Brooks, 69 Md. 584, 587; Condon v. Maynard, 71 Md. 601, 606. 608.

In Johnson v. Dorsey, 7 G. 269, 292, it was held that a public sale of property would not be set aside on the ground that property worth twenty thousand dollars sold for about twelve thousand and five hundred; see the other instances cited in this case; state in Mahoney v. Mackubin, 52 Md. 357, 367.

In Cohen v. Wagner, 6 G 236, 251, a sale of property said to be well worth fifteen twenty thousand dollars or more, was made for thirteen thousand, and the court declined to disturb the sale; stated in Johnson v. Dorsey, 7 G. 269, 293-294.

In Shidy v. Cutter, 54 Md. 674, 678, it is said that the value place upon property by its owner when exchanged for other property is no safe or just criterion of its market value.

In Glenn v. Wootten, 3 Md. Ch. 514, 520, it is said that the true test of the value of property is what it will bring in the market at public sale; see also Johnson v. Dorsey, 7 G. 269, 292.

2. Johnson v. Dorsey, 7 G. 269, 290-296; Chilton v. Brooks 69 Md. 584, 587; Garritte v. Popplein, 73 Md. 322, 325-326; Bank v. Lanahan, 45 Md. 396, 412; Warfield v. Ross, 38 Md. 85, 92; Loeber v. Eckes, 55 Md. 1, 2; Hubbard v. Jarrell, 23 Md. 66, 83; Dircks v. Logsdon, 50 Md. 173, 178; House v Walker, 4 Md. Ch. 62, 64; Gould v. Cahppell, 42 Md. 466, 473; Condon v. Maynard, 71 Md. 601, 606.

3. Cohen v. Wagner, 6 G 236, 251, 254.

In Mahoney v. Mackubin, 52 Md. 357, 366, it is said that inadequacy of price may be evidence of fraud or misconduct on the part of the trustee and in connection with other evidence, may be regarded as a reason for setting aside a sale.

Compare Robinson v. Robinson, 4 Md. Ch. 176. 188, and on appeal as Wilson v. Farquharson, 5 Md. 134, 138-139.

4. Garrit v. Popplein, 73 Md. 322, 325; Farmers' Bank v Clarke, 28 Md. 145, 155.

Compare Chilton v. Brooks, 71 Md. 445, 455; Bank v. Lannahan 45 Md. 396, 411; Johnson v. Dorsey, 7 G. 269, 291; Schwanebeck v. Smith, 77 Md. 314, 321; Glenn v. Wootten, 3 Md. Ch. 514, 520.

5. Bank v. Lanahan, 45 Md. 396, 411-412; Garritte v. Popplein, 73 Md. 322, 326.

6. Tyson v. Mickle, 2 G. 376, 384; Gibbs v. Cunningham, 1 Md. Ch. 44, 49; affirmed in Cunningham v. Schley, 6 G. 207, 231; Kelso v. Jessop, 59 Md. 114, 121.

INADEQUACY OF PRICE WITH OTHER CIRCUMSTANCES

1. Glenn v. Clapp, 11 G. & J. 1, 9; Loeber v. Eckes, 55 Md. 1, 3; Hintze v. Stingle, 1 Md. Ch. 283, 284; Chilton v. Brooks, 69 Md. 584, 587; Condon v. Maynard, 71 Md. 601, 606. Compare Schroeder v. Young, 161 U.S. 334, 338.

2. Johnson v. Dorsey, 7 G. 269, 294; Warfield v. Ross, 38 Md. 85, 92; Loeber v. Eckes, 55 Md. 1, 3.

The fact that a mortgagee is the purchaser at a sale to foreclose a mortgage subjects the sale to a stricter construction of the rules than usual, and makes the inadequacy of price a weightier reason for interfering on behalf of the mortgagor; Mahoney v. Mackubin, 52 Md. 357, 366; Hornsey v. Hough, 38 Md. 130, 139; Hubbard v. Jarrell, 23 Md. 66, 85; Chilton v. Brooks, 69, Md. 584, 587; Loeber v. Eckes, 55 Md. 1, 3; see ante, sec. 456.

3. See the following cases in which private sales were made; Gould v. Chappell, 42 Md. 466, 473; Gibbs v. Cunningham, 1 Md. Ch. 44, 48, affirmed in Cunningham v. Schley, 6 G. 207, 231.

4. Latrobe v. Herbert, 3 Md. Ch. 375, 380-381; Kelso v. Jessop 59 Md. 114, 120; compare Gould v. Chappell, 42 Md. 466, 473.

5. Gould v. Chappell, 42 Md. 466, 473.

Kauffman vs. Wallace, 9 Md. 229

Bonds vs. Clark 28 Md. at 155 *

HARRY C. BUTLER, Assignee : IN THE CIRCUIT COURT
vs. : FOR
ARTHUR PAUL NESTLER : QUEEN ANNE'S COUNTY
: No. 3662 Chancery

The above entitled matter having come on for hearing on Friday April 14, 1950, at two o'clock, P.M., in the Circuit Court for Queen Anne's County, Maryland, at Centreville, Maryland, before the Honorable Wm. Raymond Horney, Chief Judge of said Court, and Harry C. Butler, Esq., appearing in behalf of himself as Assignee, and B. Hackett Turner, Jr., Esq., appearing in behalf of the Exceptants, a record of the proceedings and testimony at said hearing, as taken down and transcribed by Ernest J. Gretzinger, Court Stenographer, is as follows:

Mr. Turner made the opening statement in behalf of the Exceptants, and Mr. Butler reserved his statement in behalf of the Assignee.

Mr. Turner then offered in evidence four copies of newspapers. Mr. Butler stated he had no objection, and the same were admitted by the Court and marked as Exceptant's Exhibits, Nos. 1, 2, 3 and 4, respectively.

MRS. DENNY JAMES, produced as a witness in behalf of the Exceptants, upon being duly sworn, was examined, and testified as follows:

Direct Examination. By Mr. Turner.

Q. Now Mrs. James, you are an employee and your husband is the Editor of the Queen Anne's Record-Observer, is that not correct?

A. Yes.

Q. And you are familiar with all the methods of advertisement that is undertaken by your publication, are you not?

A. The majority of them, yes.

Q. Now I will hand you this report of sale of the property involved in this case. Now this is the certificate of publication of the sale. Now would you explain to the Court just how those figures were arrived at as to the dates of publication?

A. Well, when a person brings a sale, an authorized person brings a sale in, we put the name on the advertising schedule, plus the number of times they wish for it to appear, and, after the '3t' or '4t' number of times, we put the number of the month and the number of the last date of publication. In this case that was changed because of the change in the date here.

The Court: The change in the sale date?

A. That's right, and there is one mistake in this one.

The Court: Which one?

A. In this certificate that was given.

The Court: Point it out.

A. It says it appeared once a week for five successive weeks before the 7th day of February. Well, the first issue was, the sale was supposed to have been January 24th, and it should have been four times because the one February 7th was issued four times before, instead of five. The girl made a mistake because the advertisement went in five times. She took it from the card.

Q. Now Mrs. James, what is the meaning of this symbol in the corner?

A. When it was brought it it was asked to be published in the first time three times, and that '3t', and that the last issue was to be published January, the 1st month, the 19th day, but when the change was made, then automatically it went on. Mr. Butler requested that it be repeated, and the key was changed on the next issue, which only made it '2t', '2~~2~~'.

The Court: The last one means the date on which you would kill the advertisement?

A. That's right. Sometimes the linotype operator forgets to change it.

Q. Mrs. James, we have here the paper of January 12th. Now in this paper the advertisement appears on a page dated January 26th.

A. Well, every page, if you notice, every page is dated January 12th except that one, and that is the last page that's put together, and usually a lot of legal work advertisements are brought in the last minute, and evidently the man upstairs put the wrong date.

The Court: But it did go out with that issue, did it not, even though it is dated wrong?

A. Oh, yes. If you will notice, it's part of a whole section here, and this heading is 26. This one here in back of it is 12, and this one here is 12, and this one is 12. It's just a slip of the man putting it together.

The Court: But that's in the make-up of the paper and not in the advertisement, is it?

A. It's in the heading.

The Court: And you do that always in making up the paper, each page of your paper?

A. The form is made up. All the outside and heading is made up ahead of time, and the ads are placed within. They have nothing to do with the ads at all.

The Court: I understand what you mean.

Mr. Turner: I think that's all.

Cross Examination. By Mr. Butler.

Q. Mrs. James, the ad that appeared in the paper advertising the sale of the property on February 7th, appeared in your issues of January 12th, January 19th, January 26th and February 2nd, did they not?

A. Yes, sir.

Mr. Butler: No further questions.

The Court: Did all of the advertisements state that the day of sale was on February 7th?

A. Yes, sir, as in the paper.

The Court: All right.

JAMES TEMPLE, produced as a witness in behalf of the Exceptants,

upon being duly sworn, was examined, and testified as follows:

Direct Examination. By Mr. Turner.

Q. Your name is?

A. James Temple.

Q. From Denton, Caroline County?

A. Yes, sir.

Q. Mr. Temple, you were engaged to cry the sale of this property, were you not?

A. Yes, sir.

Q. Were you engaged by Mr. Anthony or Mr. Butler?

A. Yes, sir, Mr. Anthony asked me to sell for him.

Q. He was the one who was scheduled to cry the sale?

A. That's right.

Q. And you were called by him?

A. Yes, sir.

Q. Who put a bid on this property, if you recall, in the first instance, and what was that bid?

A. \$1,200.00.

Q. And do you recall who put that bid on the property?

A. The man that put that first bid on?

Q. Yes .

A. Mr. Butler.

Q. Who put the next bid?

A. I don't know the man. He was a big stout man, put on a \$50.00 bid.

Q. Well, he put \$1,250.00, is that right?

A. Yes, sir.

Q. And who put the next bid?

A. Mr. Butler: \$1,500.00.

Mr. Turner: That's all.

The Court: Mr. Butler was, I assume, bidding for the mortgagor?

A. Yes sir.

The Court: Or rather, the mortgagee?

A. That's what he told me, yes.

The Court: And he authorized you to place those bids for the owner of the mortgage?

A. For the owner of the mortgage, yes, sir.

The Court: The person who placed that bid was not the gentleman sitting at the table there, was it?

A. No, sir.

The Court: That's all.

Mr. Butler: No questions.

U. L. HARMON, produced as a witness in behalf of the Exceptants, upon being duly sworn, was examined, and testified as follows:

Direct Examination. By Mr. Turner.

Q. Your name is Mr. U. L. Harmon, and you are from Marydel, Maryland?

A. Yes, sir.

Q. Mr. Harmon, you are in business there, are you not?

A. That's right.

Q. On the 22nd of July, 1949, you entered a judgment against Mr. Nestler, did you not?

A. That's right, yes, sir.

- Q. In other words, you were, after the mortgage that was foreclosed, you were a judgment creditor second to that?
- A. That's right.
- Q. And you are here today as a judgment creditor to set this sale aside on the grounds that there was an inadequacy of consideration and confusion in the matter of the advertisement?
- A. That's correct, sir.
- Q. Are you familiar with this property?
- A. Yes sir.
- Q. What do you say that it is worth, or was it worth at the day of sale?
- A. Well, I would say around \$2,700.00, \$2,800.00, possibly \$3,000.00, in that general neighborhood.
- Q. You feel that the sum of \$1,250.00, which was the only bid on this property, was grossly inadequate?
- A. I do.
- Q. And to your prejudice as a judgment creditor?
- A. That's right, absolutely.
- Q. Is the property in fairly good condition?
- A. Yes.
- Q. Would you not buy it yourself at a reasonable figure?
- A. I would. May I verify that by saying that I would buy it to protect my interest, I mean to the extent to cover my judgment.
- Mr. Turner; That's all, sir.

(Questions propounded by the Court)

- Q. Why weren't you here on the day of sale?
- A. I didn't know about the sale, your Honor.
- Q. You didn't see it advertised?
- A. No, sir. I don't happen to take a Centreville paper and didn't know about it.
- Q. And you live where?
- A. At Marydel.
- Q. And you had had no knowledge of the fact that it was going to be sold?
- A. None whatever.
- Q. Had had no knowledge whatever that the mortgage was in default and it was likely to be sold?
- A. None whatever, sir.

(Further re-direct examination by Mr. Turner)

- Q. Mr. Harmon, do you feel that anybody would be prejudiced if a re-sale would be ordered by this Honorable Court? I mean by that, don't you feel that it would bring more than it did at the sale on February 7th?
- A. I am sure it would. I might say, if I might be permitted, that I would be inclined to bid it high enough to pay my judgment. If anyone was interested to buy it from there on, they could do it. The place is worth far more than \$1,500.00 and, in fact, my bill is for building materials and lumber, etc., used on the place about two years ago, I believe it was. This happened to be for a rabbitry. This man was raising rabbits, and that's what this particular bill was, to partly cover the cost of the materials on that building. He had paid some on the bill.
- Q. And he had made many promises to you to pay that bill, had he not?
- The Court: That's beside the point.

(Further questions propounded by the Court)

- Q. I heard you say you live in Marydel. That's in Caroline County?
- A. In Caroline County.
- Q. Also partly in Delaware?
- A. Yes, sir.
- Q. And do you live in Maryland or Delaware?

A. I live in Delaware. One of my warehouses is in Maryland, but my house is in Delaware.

Q. Are you a voter in Maryland or Delaware?

A. I vote in Delaware; pay alot of taxes in Maryland.

Cross Examination. By Mr. Butler.

Q. Did you see the property the day of sale, sir?

A. No, sir.

Q. Or a few days prior to the sale?

A. No.

Q. You don't know the condition it was in at that time?

A. I am assuming it was in approximately the condition it is now. I had seen the place a number of times, a great many times, in fact.

Q. What were the buildings that were destroyed by fire on that property?

A. What was the building?

Q. Yes, sir; where they the ones for which you furnished lumber?

A. No, I don't think so, no. No, this rabbit house is right in back of this bungalow, is what I furnished materials for, and its's still there.

Q. What other buildings were on the property?

A. At the time I furnished this material?

Q. Yes.

A. So far as I can recall. At the time my men were delivering materials on the place, I don't think I was out there when this was being built with the exception of a chicken house and a couple more small buildings and a smoke house there, I believe it was the only one there, so far as I know.

Q. What buildings are on the place at the present time besides the bungalow.

A. Well, there is this rabbitry and the bungalow and a small chicken house, and a smoke house which stands off from the bungalow, probably ten by twelve, something like that.

Q. When is the last time you saw the property?

A. This afternoon.

Q. Has it been cleaned up?

A. I can't observe it's been cleaned up much, no, sir.

Q. But you didn't see it prior to the sale?

A. Not immediately prior to the sale. I saw it some time along in the early Winter, I was there. I went out to see Mr. Nestler about this note. In fact, I was out there a couple times and, as far as I can recall, it was in the early part of the Winter I was there.

Q. Do you know when he left or abandoned the property?

A. No, sir, I do not.

Q. Do you know whether he was living on the property at the time of the sale?

A. I can't answer that, no, sir. The first thing I knew about this, one of the neighbors was down at Marydel to a fireman's meeting and remarked to one of the men that works for me that Nestler had moved, and immediately I became suspicious and contacted Mr. Turner, and this whole thing developed. I didn't know anything about it prior to that time.

Q. Was that prior or subsequent to the entering of your judgment?

A. You mean that I discovered about it being sold?

Q. Yes, sir.

A. Yes, It was since the judgment was entered. The judgment was entered in July.

Mr. Butler: No further questions.

The Court: I assume that you mean that you didn't know the property was sold until you had interviewed Mr. Turner, after you had heard that this gentleman had left this farm?

A. That's right, yes, sir.

The Court: What does the advertisement show; does it describe the buildings?

Mr. Turner: No, sir, it doesn't.

The Court: Let me ask you this question, sir. Was the property in the same condition when you last saw it the early part of the Winter as it is today?

A. I would say approximately the same, yes, sir.

The Court: Had any buildings burned in the meantime?

A. Not that I noticed.

The Court: Step down, sir.

B. HACKETT TURNER, JR., produced as a witness in behalf of the Exceptants, and not required to be sworn, testified as follows:

A. The day that this property was sold was the day of the Constable-Cleves case, and we were engaged in the trial of that matter. I had been told prior to this sale by Mr. Garrow, whom I met out here in front of the Queen Anne's Record-Observer, who was the Assignee of the mortgage, and who was the purchaser at the sale, that every body was going to come out all right because there was somebody that would give thirty-five to forty-five hundred dollars for the property. I had also talked to Mr. Butler prior to the sale, and, as I recall it, he said that he hadn't seen the property, nor had I, but that we both felt reasonably sure, from what we had heard of the property through the real estate dealers who were also trying to sell it, that the property was well worth thirty-five to forty-five hundred dollars, and that's what it would bring, for which reason at the time of the sale, I did not go to the sale myself, feeling confident that Mr. Harmon's judgment would be amply taken care of by the purchase price, and I was very surprised when I learned that actually the only bid on the property was by one man for \$1,200.00 and some dollars, and that the actual sale price was by the Assignee on behalf of Mr. Garrow. I have talked to Mr. Butler and I have talked about the value of the property and both felt, as I said, the property was worth much more than it brought.

The Court: That is on or before the day of sale, not since?

A. Yes, sir.

Mr. Turner: Harry, is there anything else?

The Court: Let me ask you this. Had you had any authority from your client, Mr. Harmon, to bid at the sale on February 7th on his behalf?

A. No, sir, I had had no authority, but I had the obligation, I feel, and to possibly have been there to see that that property did bring enough to take care of him at least.

The Court: All right.

Mr. Butler: No questions.

Mr. Turner: That's our case.

The Court: Mr Butler, you have any evidence?

Mr. Butler: No, sir.

The Court: Gentlemen, you wish to be heard now or later.

Mr. Turner: Just a few words.

(Brief arguments were then made by Counsel, and the Court concluded the hearing)

Filed May 25, 1950.

Petition to Dismiss Exceptions
Filed July 5, 1950

Harry C. Butler, Assignee : In The Circuit Court
Vs. : For
Arthur C. Nestler : Queen Anne's County,
: In Equity, No. 3662

: : : : : : : : :

PETITION TO DISMISS EXCEPTIONS TO RATIFICATION OF SALE

TO THE HONORABLE, the Judges of said Court:

The Petition of U. L. Harman, Exceptant, by his attorneys, Turner & Turner respectfully shows:

That the exceptant, has been satisfied as to the payment of his judgment and is no longer interested in prosecuting his objections to the ratification of the sale of the real estate sold by the assignee in this cause.

Wherefore, your Petitioner prays your Honors to pass an Order dismissing said exceptions.

And as in duty bound, etc.,

TURNER & TURNER
B. H. TURNER JR.
Attorneys for Petitioners

Filed July 5, 1950

ORDER OF COURT

UPON the foregoing Petition, It Is ORDERED, by the Circuit Court for Queen Anne's County, In Equity, that the Petitioner, U. L. Harman, be and he is hereby authorized to dismiss his Exceptions to the Ratification of the Sale filed herein on the 30th day of March, 1950.

WM. R. HORNEY
Judge

Filed July 5, 1950

ASSIGNEE'S SALE
OF
VALUABLE SMALL FARM
AND IMPROVEMENTS

Default having occurred in the terms of the mortgage from Arthur Paul Nestler to Finley S. McFarland and Hazel Marie McFarland, his wife, said mortgage being dated the 4th day of May, 1946, and recorded in Liber A.S.G., Jr. No. 13, folio 530, etc., a land record book for Queen Anne's County and which mortgage has by mense assignments been duly assigned unto Harry C. Butler for collection by foreclosure or otherwise.

The undersigned Assignee, by virtue of the power of sale contained in said mortgage will offer at public sale to the highest bidders in front of the Court House door in the Town of Centreville, Queen Anne's County, Maryland on TUESDAY, FEBRUARY 7th, 1950 beginning at the hour of 1:30 P.M.

The following described property, to wit:

ALL that lot or tract of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the West side of the public road leading from Schneck's Corner to Anderson's Corner, and on the public road leading from the Sudlersville-Peter's Corner road to intersect the road first above mentioned, adjoining the property of or formerly of William B. Garrett and Clara V. Garrett, his wife, and more particularly described as follows, to wit:

BEGINNING for the same in the center of the public road first above mentioned opposite a lane known as the meadow lane and running from thence through a stone planted in the center of said land and continuing with the center of said lane in a straight line through another stone planted along side of the public road secondly mentioned and continuing in said straight line to the center of said public road secondly mentioned; thence by and with the center of said public road second mentioned until it intersects the center of the said public road above mentioned; and thence by and with the center of said public road first above mentioned to the said place of beginning, being a triangular piece of land, and containing five (5) ACRES of land, more or less; being the same land granted and conveyed to Arthur Paul Nestler, single, by Finley E. McFarland, Jr. and Hazel Marie McFarland, his wife, by deed dated the 4th day of May 1946 and recorded in Liber A.S.G. Jr. No. 13, folio 528, a land record book for Queen Anne's County, aforesaid.

TERMS of Sale: 1/3 of the purchase price will be required on the day of sale, the balance to be paid in cash or certified check upon ratification of the sale by the Court (approximately 60 days after the sale). Taxes and Insurance premiums will be adjusted as of the day of sale, title papers and revenue and recordation stamps at purchaser's expense. Time of possession will be announced on the day of sale.

HARRY C. BUTLER
Assignee.

J. Elmer Anthony, Auctioneer

Amended Certificate of Publication

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. April 13, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Assignee's Sale in the case of Arthur Paul Nestler to Finley S. McFarland and Hazel Marie McFarland his wife Harry C. Butler, Assignee a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for successive weeks before the 7th day of February 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 12th day of January 1950, and the last insertion on the 2nd day of February 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By EVELYN W. JAMES

Filed July 11, 1950

Harry C. Butler, Assignee

Vs.

Arthur C. Nestler

* In The Circuit Court
* for
* Queen Anne's County,
* In Equity, No. 3662

** **

ORDER OF COURT

WHEREAS on the 30th day of March, 1950, exceptions to the Ratification of the sale having been filed in the above cause and on the 5th day of July 1950, a petition having been filed, to dismiss said exceptions, said petition of dismissal having been granted by this Court on the 5th day of July, 1950, it is ordered by the Circuit Court for Queen Anne's County, in Equity this 25th day of July, 1950, that the sale of real estate made and reported in this cause as set forth in the foregoing report of sale by Harry C. Butler, assignee, 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 required by the proceeding nisi, and the assignee is allowed the usual commissions, and such proper expenses, not personal, as he shall produce vouchers for the auditor.

WM. R. HORNEY

JUDGE.

Filed July 25, 1950

STATEMENT OF MORTGAGE DEBT
October 23, 1951

Harry C. Butler,
Assignee

VS

Arthur Paul Nestler,
Mortgagor

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* IN EQUITY.
* Cause No. 3662

STATEMENT OF MORTGAGE DEBT

To amount of balance due on Mortgage from Arthur Paul Nestler to Finley E. McFarland and Hazel Marie McFarland, his wife, dated May 4, 1946 and recorded in Liber # folio a land record book for Queen Anne's County and by mesne assignments was assigned to Ressel F. Garrow and by him assigned to Harry C. Butler for the purpose of foreclosure and collection.

\$2400.00

Less the following Credits:

11-2-46	Payment on Principal		\$200.00	
11-2-46	Interest to date	\$60.00		
7-18-47	Payment on Principal		200.00	
7-18-47	Interest to Date	55.00		
11-26-47	Interest to Date	50.00		
11-18-47	Received from Insurance on fire to building	\$700.00		
	Paid M. L. Harmon, Repairs	445.00		
	Balance applied on Principal	255.00	255.00	655.00
	Balance due on Principal			\$1745.00
	Interest due from 11-26-47 To 7-17-50, date of Sale			294.83
10-7-49	Ins. Premiums 1948, 1949, 1950			44.74
	Taxes for years 1948, 1949			12.75
	Total amount of debt			\$2097.32

Before me, the subscriber, a notary public for the State of Maryland, in and for Queen Anne's County, personally appeared Harry C. Butler, the above named Assignee and made oath in due form of law that the above Statement of Debt is true as therein set forth, on this 23rd day of October 1951.

ANNA Q. SKINNER

Notary Public

Notary
Public
Seal.

My Commission Expires: May 3, 1953

Filed Oct. 23, 1951

NISI

Harry C. Butler, Assignee

VS.

Arthur Paul Nestler, Mortgagor

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

Chancery No. 3662.

ORDERED, This 13th. day of February A.D., 1950 that the sale of real estate made and reported in this cause by Harry C. Butler, Assignee and Vendor be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th 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 18th. day of March next.

The Report states the amount of sales to be \$1,500.00.

NELLIE B. WHITELEY, Clerk

Filed: February 13, 1950
True Copy
Test: NELLIE B. WHITELEY, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. October 17 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi in the case/estate of Harry C. Butler, Assignee vs. Arthur Paul Nestler, Mortgagor a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published in the ~~QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published in the QUEEN ANNE'S~~ County at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 18 day of March 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 16 day of February 1950, and the last insertion on the 9 day of March 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By MARY JANE WHITE

Filed Oct. 24, 1951

AUDIT
Filed Oct. 24, 1951

Harry C. Butler, Assignee

vs.

Arthur Paul Nestler, Mortgagor

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

Cause No. 3662.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your Auditor, unto your Honors, respectfully shows:

1. That this account is stated at the request of Harry C. Butler, Assignee of the mortgage foreclosed in this cause for the purpose of collection, and vendor in these proceedings; and it appears that the net proceeds of the mortgage sale were insufficient for the payment of the mortgage debt and interest, insurance premiums, repairs and taxes in the total amount of \$2,097.32 as of the day of sale, per statement of mortgage indebtedness filed herein, that such deficiency amounts to the sum of \$887.62, and that such deficiency is due Russell F. Garrow, prior holder of said mortgage, with interest thereon from February 7, 1950.

2. That, in the within account said Assignee is charged with the gross proceeds of the sale made by him, per report of sale filed; and that he is then allowed thereout for his commission in accordance with the terms of said mortgage, the court costs of the cause, the costs of advertising notice of the sale and the several orders nisi of the cause, the cost of said Assignee's corporate surety bond, the fee of the auditor and, finally, the net proceeds of sale, in the sum of \$1,209.70, on account of the aforesaid items making up the total mortgage debt, per statement thereof filed.

Respectfully submitted,

HOWARD WOOD, 3rd.
Auditor.

October 23, 1951
Filed Oct. 24, 1951

Cause No. 3662

The proceeds of the sale of the land reported in this cause, in account with Harry C. Butler, Assignee of the Mortgage foreclosed in these proceedings (and vendor of said land).

Cr.

1950
Feb. 7

By gross proceeds of the sale of said land, per report of said vendor, to wit: \$1,500.00

Dr.

To Harry C. Butler, Assignee of said Mortgage (and vendor), for his commissions for making the sale, per terms of mortgage \$97.50
To do., for court costs of this cause, per Clerk's statement, to wit: 83.55
To do., for amounts paid The Queen Anne's Record-Observer, per receipts for same, exhibited, to wit:
Advertising notice of sale \$ 63.25
Advertising order nisi on sale 7.50 70.75
To do., for amounts paid Harry C. Butler, Agent, for the cost of said Assignee's corporate

Surety bond, per receipt exhibited, to wit:	20.00	
To do., for the cost of advertising the order nisi to be passed as to this audit in the Queen Anne's Record-Observer	5.00	
To Howard Wood, 3rd, for stating this audit . . .	13.50	
To Harry C. Butler, Assignee of Mortgage for Collection, on account of the indebtedness accrued under said mortgage to the date of sale in the sum of \$2,097.32, per statement of debt filed, to wit:	\$1,209.70	
	<u>\$1,500.00</u>	\$1,500.00

HOWARD WOOD, 3rd.
Auditor

October 23, 1951

Filed Octo. 24, 1951.

NISI RATIFICATION OF AUDIT
Filed October 24, 1951

NISI RATIFICATION OF AUDIT

Harry C. Butler, Assignee	)	IN THE CIRCUIT COURT
)	
Vs.	)	FOR QUEEN ANNE'S COUNTY
)	
Arthur Paul Nestler, Mortgagor	)	IN EQUITY.
	)	Cause No. <u>3662.</u>

ORDERED, This 24th day of October in the year nineteen hundred and fifty one, that the Report and Account filed in these proceedings by Howard Wood, 3rd. Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th. day of November, 1951; provided a copy of this order be published once a week in each of two successive weeks before the 9th. day of November, 1951, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk

Filed October 24, 1951

NISI RATIFICATION OF AUDIT

Harry C. Butler, Assignee		In the Circuit Court for
		Queen Anne's County
vs.		in Equity
		Cause No. 3662
Arthur Paul Neslter, Mortgagor		

ORDERED, This 24th day of October, in the year nineteen hundred and fifty-one, that the Report and Account filed in these proceedings by Howard Wood, 3rd., Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of November, 1951, provided a copy of this order be published once a week in each of two successive weeks before the 9th day of November, 1951, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

True Copy
Test: T. SORDEN PIPPIN, Clerk
Filed October 24, 1951

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. July 28, 1953

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/estate of Arthur Paul Nestler, Mortgagor a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published in Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 9 day of Nov. 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 25 day of Nov. 1951, and the last insertion on the 1 day of Dec. 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By DOLORES DADDS

Filed July 29, 1953

FINAL ORDER OF RATIFICATION

ORDERED this 7th day of August, 1953, by the Circuit Court for Queen Anne's County, in Equity, that the report and account filed in these proceedings by Howard Wood, III, 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 required by the preceding order nisi; and the Assignee is directed to apply the proceeds of sale accordingly with a due proportion of interest as the same has been or may be received.

WM. R. HORNEY
Judge

Filed:

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Fifth day of October in the year nineteen hundred and forty nine the following Bill of Complaint was filed for record, to wit:

C A U S E N O. 3651

Claude J. Lloyd,
Grasonville, Maryland.
Myrtle Lloyd,
Grasonville, Maryland.
Darwin M. Lloyd
Chester, Maryland.
Reba E. Lloyd,
Chester, Maryland
Roy E. Golt,
Chester, Maryland.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY
IN EQUITY
Chancery No. 3651

PLAINTIFFS.

Vs.

Evelyn Jones, incompetent,
Eastern Shore State Hospital,
Dorchester County, Maryland.
Joyce C. Roe, infant,
The Children's Home,
Easton, Maryland.
James E. Roe, infant,
Rosewood State Training School,
Owings Mills, Maryland.
Cleveland Johnson, Administrator
of Viola Jones, deceased,
Chester, Maryland

* * * * *

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orators, complaining, say:

1. That Samuel L. Jones died seized and possessed of a tract of land acquired under two conveyances to him; the first by deed conveying two acres more or less from William H. Jones, dated the 21st day of February, 1863, and recorded among the Land Records of aforesaid county in Liber M.B., No. 2, folio 342; and the third by deed conveying fifteen acres more or less from the heirs of William H. Jones, dated the 31st day of May, 1873, and recorded among the Land Records of the aforesaid County in Liber J.W., No. 4, folio 140, certified copies of said deeds being attached hereto and marked respectively, Plaintiff Exhibits No 1, No. 2.

2. That Samuel L. Jones died on or about the 9th day of July, 1901, seized and possessed of the aforesaid parcels of land, testate, leaving a last will and testament bearing date January 27, 1900, and probated July 16, 1901, in the Orphans' Court of Queen Anne's County, which said last will is recorded among the will records of the aforesaid county in Wills Liber F.R., No. 2, folio 226, devising by the tenth item therein the balance of his real estate, comprising about eight acres after the death of his wife or until her remarriage, equally, unto his sons, Benjamin F. Jones and James E. Jones, for life, and after their death the land thereby devised to go to their children, if any, and if not, then to the balance of his heirs, share and share alike; said tenth item of the aforesaid will being more fully set forth as follows:

"10 I will and bequeath to my other two and remaining children, Benjamin F. Jones and James E. Jones after my wife's death or should she remarry, the balance of my real estate containing about eight acres of land, more or less being unimproved with buildings, to be equally divided between the said Benjamin F. Jones and James E. Jones, the said Benjamin F. Jones taking as his part, the land adjoining him, and James E. Jones as his part the land adjoining him, and after their death the land hereby devised, to go to their children if any, and if not then to the balance of my heirs, share and share alike."

A Certified copy of said will is attached hereto and marked Plaintiff's Exhibit No. 3.

3. That Susan Catherine Jones, widow of Samuel L. Jones, died on or about the 31st day of December, 1923, vesting title of the parcel devised by the tenth item of the aforesaid will unto her sons, Benjamin F. Jones and James E. Jones, for life.

4. That by mutual agreement between them, the parcel devised by the tenth item of the aforesaid will was equally divided between the said Benjamin F. Jones and James E. Jones, the said James E. Jones receiving as his portion to hold until his death with remainder over to his children, all as provided in the aforementioned will, a parcel containing approximately four and fifty-three one hundredths acres, more or less, in pursuance of said mutual agreement, the said portion being more fully described in a survey made by S. Chester Coursey, Surveyor for Queen Anne's County, State of Maryland in the year 1924, which said survey and plat thereof are dated February 7, 1924, and are recorded among the Land Records of Queen Anne's County in Liber B.H.T. No. 1, folio 291 and 292; the original copies thereof being attached hereto and marked respectively Plaintiff's Exhibits No. 4 and No. 5.

5. That the said James E. Jones died, testate, a resident of Queen Anne's County, 1st day of June, 1948, seized and possessed of the following described real estate devised to him under the last will and testament of his father Samuel L. Jones, and being more definitely set off by the aforementioned family agreement, which said property is described as follows:

ALL that lot, parcel and tract of land, situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland, in Crab Alley Neck, at Dominion, and located on the west side of (but not immediately adjoining) the public road leading through Dominion to the Public Landing at Little Creek, and which said property is located also on the north side of the right of way leading into said property, bounded on the south by said right of way, bounded on the southwest by the Lucy Roe lot, bounded on the west by the Edgar Jones residential property, bounded on the northwest by the Elsa Jones lot, bounded on the north by the Deway Jones lands, and the residential property of the late James E. Jones, and bounded on the east by the Alexander Watson lot, formerly Lot No. 3 of the Benjamin Franklin Jones lots, and more particularly described as follows, to wit:

BEGINNING at a stone along the north side of the aforesaid right of way and along the eastern line of the lot of Lucy Sidney Jones (now Roe) and running with the northern side of the aforesaid right of way, South 66 degrees East, 27.6 rods; thence South 75 degrees East, 18.92 rods to a stone a corner for lot No. 3 devised unto Benjamin Franklin Jones; thence North 18 degrees 45 minutes East 7.16 rods to the end of the second line of the B.F. Jones lot; thence North 72 degrees West, 19 rods; thence North 15 degrees 45 minutes East, 4.18 rods; thence North 76 degrees West, 12.58 rods; thence North 16 degrees 45 minutes East, 13.22 rods; thence North 78 degrees 15 minutes West, 16.28 rods to a stone at the end of the first line of Clara T. Thomas lot; thence South 20 degrees 30 minutes East, 15.08 rods to a stone along the line of the lot devised unto Lucy Sidney Jones (now Roe); thence South 68 degrees 15 minutes East, 4 rods; thence South 20 degrees 30 minutes West, 4.44 rods to the place of beginning, containing 4.053 acres of land; EXCEPTING THEREFROM, NEVERTHELESS, THE LOT AND parcel of land conveyed by James E. Jones and Viola Jones, his wife, Lawrence Jones, single man and Eveylyn Jones, single woman, to Elsa Jones by deed dated April 24, 1929, and recorded among the land records of Queen Anne's County in Liber B.H.T., No. 9, folio 378, being part of the property conveyed unto Samuel L. Jones by David Jones, et al, by deed dated May 31, 1873, and recorded among the Land Records in Liber J.W., No. 4, folio 140; and being part of the property conveyed unto William H. Jones by Charles Stevens by deed dated March 9, 1859, and recorded in Liber M.B., No. 1, folio 151, a Land Record Book for Queen Anne's County;

6. That the said James E. Jones was the father of three children; a daughter, Evelyn Jones, who survived him; a predeceased son, Lawrence Jones, who died on or about the 9th day of April, 1946, intestate, a resident of said County, unmarried and without issue, leaving as his only heirs at law, his mother and father, James E. and Viola Jones, and a predeceased daughter, Lena Jones Lloyd, who died on or about the 25 day of November, 1917, intestate, survived by her husband, Claude J. Lloyd, a son, Darwin M. Lloyd, and two grandchildren, James L. Roe and Joyce C. Roe, both children of Nateline Lloyd Roe, a daughter of Lena Jones Lloyd, who died unmarried and intestate on or about the 20 day of September, 1943, predeceasing James E. Jones;

7. That by the will of James E. Jones, a heir of Lawrence Jones, said will is dated the 25th day of February, 1946, probated the 18th day of October, 1948, in the Orphans' Court of Queen Anne's County and recorded among the Will Records of said Court in Wills, Liber N.S.D., No. 1, folio 515, all the rest, residue and remainder of said testators estate was devised unto his son, Lawrence Jones, and unto his heirs, executors, administrators and assigns, absolutely and forever, a certified copy of said will being attached hereto and marked Plaintiff's Exhibit No. 6.

8. That Viola Jones, as heir of her son, Lawrence Jones, died seized and possessed of an interest in the aforesaid described property on or about the 23rd day of July, 1948, a resident of Queen Anne's County, intestate; and that letters of administration upon her personal estate were granted and committed unto Cleveland Johnson on the 18th day of October, 1948, as is evidenced by the Certificate of the Register of Wills of said County, attached hereto and marked Plaintiffs Exhibit No. 7.

9. That Viola Jones, deceased, left surviving her as her only heirs at law a daughter Evelyn, adult, incompetent; Darwin M. Lloyd, adult, a grandson, James L. Roe, infant, born February 9, 1934; a great-grandson, and Joyce C. Roe, infant, born October 22, 1936, a great-granddaughter, all as above set forth in Paragraph 6.

10. That the said Darwin M. Lloyd is intermarried with Reba E. Lloyd, who is made a party to this suit, and the said Claude J. Lloyd, after the death of Lena Jones Lloyd, has since intermarried with Myrtle Lloyd, who is made a party to this suit.

That the said parcel of land cannot be divided without loss or injury to the parties interested therein as above set forth, and your Orators are advised that they are entitled to have said real estate sold under 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 and interests.

11. That on the 26 day of January, 1949, Darwin M. Lloyd and Reba E. Lloyd, his wife, and Claude J. Lloyd and Myrtle Lloyd, his wife, entered into a contract of sale of the parcel of land hereinbefore described, selling unto Roy E. Golt, a single-man, subject to the approval and ratification this court, and for the sum of Four Hundred and Fifty Dollars (\$450.00) upon delivery of the property by good and sufficient deed, the terms of said sale being set forth in a written contract, the original copy thereof being attached hereto and marked Plaintiff's Exhibit No. 8.

12. That your Orators are advised that because Evelyn Jones, who is incompetent by reason of mental disability, and James L. Roe and Joyce Roe, who are infants under the age of twenty-one years, are vested with an interest therein,

the contract of sale cannot be fulfilled and legal title to the said parcel cannot be transferred without the aid of this court.

13. That your Orators aver it will be to the interest and advantage of all parties having any interest in the aforesaid parcel of land as set forth in the contract of sale, that the said contract of sale be ratified and confirmed by this Honorable Court, for the reason that the purchase price, to wit: the sum of Four Hundred and Fifty Dollars (\$450.00) named in said contract, is a fair market value for said parcel of land and is as much, if not more, than the same would bring at public sale, and for other reasons to be made known at the hearing.

14. That Evelyn Jones, unmarried, is an adult, but in incompetent residing in the Eastern Shore State Hospital, Dorchester County, State of Maryland, that Darwin M. Lloyd and Reba E. Lloyd, his wife, are adults residing in Queen Anne's County, State of Maryland, that Claude J. Lloyd and Myrtle Lloyd, his wife, are adults residing in Queen Anne's County, State of Maryland, that James L. Roe is an infant residing in the Rosewood State Training School, Owings Mills, Baltimore County, State of Maryland, and that Joyce C. Roe is an infant residing in The Children Home of Easton, Talbot County, State of Maryland, and that Cleveland Johnson is an adult and resides in Queen Anne's County, Maryland.

TO THE END, THEREFORE:

(1) That the said parcel of land hereinbefore described may be sold under a decree of this Court and the proceeds be distributed among the parties entitled thereto according to their respective rights and interest therein.

(2) That the said contract of sale hereinbefore mentioned may be ratified and confirmed by this Court.

(3) That a Trustee may be appointed by this Honorable Court to convey the said parcel of land unto the said Roy E. Golt, vendee, his heirs and assigns, after the payment in full of the purchase price, by a good and sufficient deed conveying the fee simple title of, in and to the said parcel of land free, clear and discharged of and from the rights and interests of all the parties to this Bill of Complaint, and the said contract of sale.

(4) That the said Trustee may be vested with the power and authority to receive said purchase money and bring the same into this Honorable Court for distribution under its order and direction.

(5) That notice to creditors be published against the estate of James E. Jones, Viola Jones, Lena Jones Lloyd, Lawrence Jones, Nateline Lloyd Roe,

(6) That your orators may have such other and further relief as their cause may require.

May it please your Honors to grant unto your Orators writs of subpoena against the Defendants, Evelyn Jones, incompetent directed to the Sheriff of Dorchester County, Joyce Roe, infant, directed to the Sheriff of Talbot County, James L. Roe, infant, directed to the Sheriff of Baltimore County and Cleveland Johnson of Queen Anne's County, commanding them to be and appear in this Court 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.

JOHN PALMER SMITH

VACHEL A. DOWNES JR.

Solicitors for the Plaintiffs
Centreville, Maryland

Filed Oct. 5, 1949

Plaintiffs' Exhibit No. 1
Filed Oct. 5, 1949

QUEEN ANN'S COUNTY, to wit: Be it remembered that on the second day of May eighteen hundred and fifty nine, the following deed was brought to be recorded, to wit:

This deed made this the 9th day of March in the year eighteen hundred and fifty nine by Charles Stevens and Mary A. Stevens, his wife of Kent Island in Queen Anns County in the State of Maryland witnesseth that in consideration of Twelve hundred dollars the said Charles Stevens and Mary A. his wife doth grant unto William H. Jones his heirs and assigns of said County and State, all that lot or parcel of ground situated on Kent Island in Queen Anne's County which is described as follows, Beginning at Crab Alley Creek at the end of the second line of a lot sold to Capt Hause Nelson and running with said lot South seventy nine degrees East sixty two perches and a half perch, thence North fifteen degrees East forty eight perches and one tenth of a perch, thence North seventy nine degrees West seventy perches and seven tenths of a perch, and thence South four degrees West forty eight perches and six tenths of a perch to the beginning containing twenty acres of land in fee simple the said land being a part of a tract called Broad Oak

Witness our hands and seals

Test RICHARD BENTON.

CHAS. STEVENS (SEAL)

MARY ANN STEVENS (SEAL)

State of Maryland Queen Ann's County to wit: I hereby Certify that on this 9th day of March in the year 1859 before the subscriber a justice of the peace personally

appeared Charles Stevens and Mary A. Stevens his wife and acknowledged the foregoing deed to be their respective act-

Acknowledged before RICHARD BENTON J.P.

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

This is to certify that the foregoing is truly taken and copied from Liber M.B. No. 1, Folios 151, etc., a Land Record Book for Queen Anne's County.

Clerk's Seal.

In Testimony Whereof I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 24th day of January in the year nineteen hundred forty nine.

NELLIE B. WHITELEY
Clerk

Filed Oct. 5, 1949

Plaintiff's Exhibit No. 2
Filed Oct. 5, 1949

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this tenth day of June in the year Eighteen hundred and Seventy-three, the following Deed was brought to be recorded, to wit:

This Deed made this thirty first day of May in the year One thousand Eight hundred and Seventy three by us David Jones, Julia A. Jones, his wife Jackson Jones, Martha A. Jones, his wife, Martin Jones, Lavenia Jones, his wife, William Jones, Collumbus Jones, John R. Thomas and Sarah M. Thomas, his wife of Kent Island Queen Anne's County State of Maryland. Witnesseth, that in consideration of the Sum of Four hundred and fifty dollars, we the David Jones, Julia A. Jones, Jackson Jones, Martha A. Jones, Martin Jones, Lavenia Jones, William Jones, Collumbus Jones John R. Thomas and Sarah M. Thomas, have granted bargained and sold and by these presents do grant bargain & sell in fee simple to Samuel L. Jones. A lot or parcel of land in "Crab Alley Neck" being a part of "Broad Oaks" formerly owned by Charles Stevens & Mary A. Stevens, his wife, and sold & conveyed by deed to William Jones Marth the Ninth Eighteen hundred and fifty nine as will more fully appear by reference to the Land records Books of Q.A. County, Liber M.B. No. 1 folio 151. The metes and bounds of said Lot or Parcel of land being setforth in the conveyance or Deed to William Jones from the said Charles Stevens & Mary A. Stevens, his wife containing twenty acres, the said William Jones in his life time did sell and convey to one Samuel W. Jones One acre of said lot or parcel of land in fee simple. On the north East-corner of said Lot or Parcel of land, and did sell and convey to one John Thompson two acres in fee simple on the north East corner of said lot or parcel of land, and did sell and convey to one Samuel L. Jones two Acres of land in fee simple on the North East corner of said lot or parcel of land as will more fully appear by reference to the deeds of conveyance made by William Jones to Samuel W. Jones, John Thompson & Samuel L. Jones, leaving fifteen acres of land possessed by William Jones at his death as herein described.

To him the said Samuel L. Jones his heirs or assigns, to have and to hold in fee simple the said grantors covenant that they will warrant generally & specially the property hereby conveyed.

As witness our hands and seals

Test

JOHN C. TOLSON

his
DAVID X JONES (SEAL)
mark

JULIA A. JONES (SEAL)
his
JACKSON X JONES (SEAL)
mark

MARTHA A. JONES (SEAL)
his
MARTIN X JONES (SEAL)
mark

LAVENIA JONES (SEAL)
his
WILLIAM X JONES (SEAL)
mark

his
COLLUMBUS X JONES (SEAL)
mark

JOHN R. THOMAS (SEAL)

SARAH M. THOMAS (SEAL)

Queen Anne's County, to wit: On this 31st day of May Eighteen hundred and Seventythree personally appeared David Jones; Julia A. Jones; Jackson Jones Martha A. Jones; Martin Jones; Lavenie Jones; William Jones; Collumbus Jones and John R. Thomas, Sarah M. Thomas before me the subscriber a Justice of the Peace in and for said county and did each acknowledged the within deed to be their respective act.

Acknowledged Before

JOHN C. TOLSON J.P.

STATE of Maryland

to wit:

COUNTY of Queen Anne.

This is to certify that the foregoing is truly taken and copied from Liber J.W. No. 4, folios 140, etc., a Land Record Book for Queen Anne's County.

In Testimony Whereof I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 24th day of January in the year nineteen hundred forty nine.

Clerk's Seal.

NELLIE B. WHITELEY
Clerk.

Certified Copy of Last Will
and Testament
Filed Oct. 5, 1949

In the name of God, Amen. I Samuel L. Jones of Kent Island, Queen Anne's County State of Maryland, being in ordinarily good health of body, and of sound and disposing mind, memory and understanding, considering the certainty of death, and the uncertainty of the time thereof, and being desirous to settle my worldly affairs, and thereby be the better prepared to leave this world, when it shall please God to call me hence, do therefore make and publish this, my last will and testament, in manner and form following, that is to say:

First and principally, I commit my soul into the hands of Almighty God and my body to the earth to be decently buried at the discretion of my executrix hereafter named herein, and after my debts and funeral expenses are paid, I devise and bequeath as follows,

Item. 1st I give and bequeath to my dear wife Susan Catharine Jones, all of my property of all kinds, both personal and real. for the period of her natural life, or until she again remarries in which event her interest ceases to exist, except her dower, which she will be entitled to under the laws of the State. And in the event of her death, or in the event of her remarriage I will and bequeath as follows: 2" To my son Leonard Harrison Jones I will and bequeath the house and lot where he now resides, with an additional amount of land adjoining, to make one acre. 3rd To my ^{son} Samuel Washington Jones I will and devise, the house and lot of ground where he now resides, with an additional amount of land adjoining to make one acre. 4" To my daughter Mary Aviline Thomas the House and lot where she and her husband now resides, with an additional amount of land adjoining to make one acre. 5th To my daughter Marie Belle Marshall the house and lot where she and her husband now resides with an additional amount of land adjoining to make one acre. 6" To my daughter Lucy Sidney Jones, the house and lot where I now reside being my home residence and appertunances thereto attached, with an additional amount of land adjoining to make one acre. 7" To my daughter Clarie Lavinia Thomas the house and lot known as the George A Gardner house and lot now occupied by James T. Thompson, and an additional amount of land adjoining to make one acre. 8" To my wife Susan Catharine Jones I will and bequeath in fee simple the house and lot known as the Wm. W. Thompson purchased by Deed by me from the said Wm. W. Thompson containing a dwelling and about 1/2 of an acre of land more or less. 9" It is further my will that in case that any of my children, or either of them, should die leaving no issue, then the property hereby devised to him, her, or them, as the case may be, shall revert to the other heirs of my estate to be divided equally between the surviving heirs, share and share alike. And it is further my will that in the event of the death of any or either of my children, then the property hereby devised and bequeathed, shall at once descend to their children if any, and if not then to the remaining heirs in equal parts, share and share alike. 10" I will and bequeath to my other two and remaining children, Benjamin F. Jones and James E. Jones after my wife's death or should she re-marry, the balance of my real estate containing about eight acres of land more or less being unimproved with buildings, to be equally divided between the said Benjamin F. Jones and James E. Jones, the said Benjamin F. Jones taking as his part, the land adjoining him, and James E. Jones as his part the land adjoining him, and after his death the land hereby devised, to go to their children if any, and if not then to the balance of my heirs, share and share alike.

And Lastly, I do hereby constitute and apoint my dear wife Susan Catharine Jones to be sole Executrix of this my last will and testament, revoking and annulling all former wills by me heretofore made, ratifying and confirming this and none other to be my last will and testament.

In testimony Whereof I hereto set my hand and seal this 27th day of Jan. 1900.

Samuel L Jones (Seal)

Signed, Sealed, published and declared by the above named Samuel L. Jones as and for his last will and testament in our presence, who at his request in his presence, and in the presence of each other have hereto set our hands as Witnesses thereto.

John O. Phillips.
John M. Dorsett.
James A. Roe.

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, SCT:

16 day of July A.D., 1901 Then came John O Phillips subscribing witness to the foregoing last Will and Testament of Samuel L. Jones late of the County aforesaid, deceased, and in the presence of Almighty God he did solemnly promise or declare, with uplifted hand, in due form of law, that he did see the testator therein named, sign and seal the said Will; that he hear 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 John M. Dorsett and James A. Roe the other subscribing witnesses, respectively subscribed their names as witnesses to said Will, in the presence and at the request of said testator and in the presence and at the request of said testator and in the presence of each other.

Cert: per

Finley Roberts
Register of Wills for Queen Anne's
County, Md.

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, SCT:

16 day of July A.D., 1901 } Then came J. M. Dorsett & Jas. A. Roe, subscribing witnesses to the foregoing last Will and Testament of Samuel L. Jones late of the County aforesaid, deceased, and in the presence of Almighty God they did solemnly promise or declare, with uplifted hand, in due form of law, that they did see the testator 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, 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 John O. Phillips the other subscribing witness, respectively subscribed their names as witnesses to said Will, in the presence and at the request of said testator and in the presence of each other.

Cert: per

Finley Roberts
Register of Wills for Queen Anne's
County, Md.

In the Orphan's Court for Queen Anne's County Md July 16 1901 The foregoing last will and Testament of Samuel L Jones, deceased was duly examined and approved by Court and the same ordered to be received filed and recorded.

Finley Roberts
Reg of Wills

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 foregoing is a true copy of the last Will and Testament of SAMUEL L. JONES, late of Queen Anne's County, deceased, as filed and passed in this office on July 16, 1901 and recorded in Liber F. R. No. 2 Folio 226, etc. in Record Book of WILLS in the Orphans' Court for Queen Anne's County, Maryland.

In testimony whereof I hereunto subscribe my name and affix the seal of my office this 25th day of January, 1948.

Orphans' Court Seal

Filed Oct. 5, 1949

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

Certificate of Survey

Filed Oct. 5, 1949

I H E R E B Y C E R T I F Y, That, at the request of the heirs of the late Samuel L. Jones, all of them being present and agreeing, I surveyed on January 31st, 1924, all of the land of the said Samuel L. Jones and divided the same into lots or tracts of land as provided in the will of the said Samuel L. Jones. The real estate is situate in Crab Alley Neck, on Kent Island, Queen Anne County, Maryland, on the west side of the public road leading through Dominion to a Public Landing. The description and metes and bounds, courses and distances on the lot devised unto James E. Jones is as follows: It is located on the north side of the right of way into the property, adjoining land now owned by the said James E. Jones and being that part of the real estate left after the land was laid out to the other heirs.

Beginning at a stone along the north side of the aforesaid right of way and along the eastern line of the lot of Lucy Sidney Jones (now Roe) and running with the northern side of the aforesaid right of way, South 66 degrees East, 27.6 rods; thence South 75 degrees East, 18.92 rods to a stone a corner for lot number 3 devised unto Benjamin Franklin Jones; thence North 18 degrees 45 minutes East, 7.16 rods to the end of the second line of the B. F. Jones lot; thence North 72 degrees West, 19 rods; thence North 15 degrees 45 minutes East, 4.18 rods; thence North 76 degrees West, 12.58 rods; thence North 16 degrees 45 minutes East, 13.22 rods; thence North 78 degrees 15 minutes West; 16.28 rods to a stone at the end of the first line of Clara T. Thomas Lot; thence South 20 degrees 30 minutes East, 15.08 to a stone along the line of the lot devised unto Lucy Sidney Jones (now Roe); thence South 68 degrees 15 minutes East, 4 rods; thence South 20 degrees, 30 minutes West, 4.44 rods to the place of beginning, containing 4.053 Acres of land.

This property has a right of way between the property of Lucy Sidney Jones (now Roe) and the property devised unto Clara T. Thomas to the creek which is 11 feet and 10 inches wide. The right of way into the property is 19 feet and 6 inches in width.

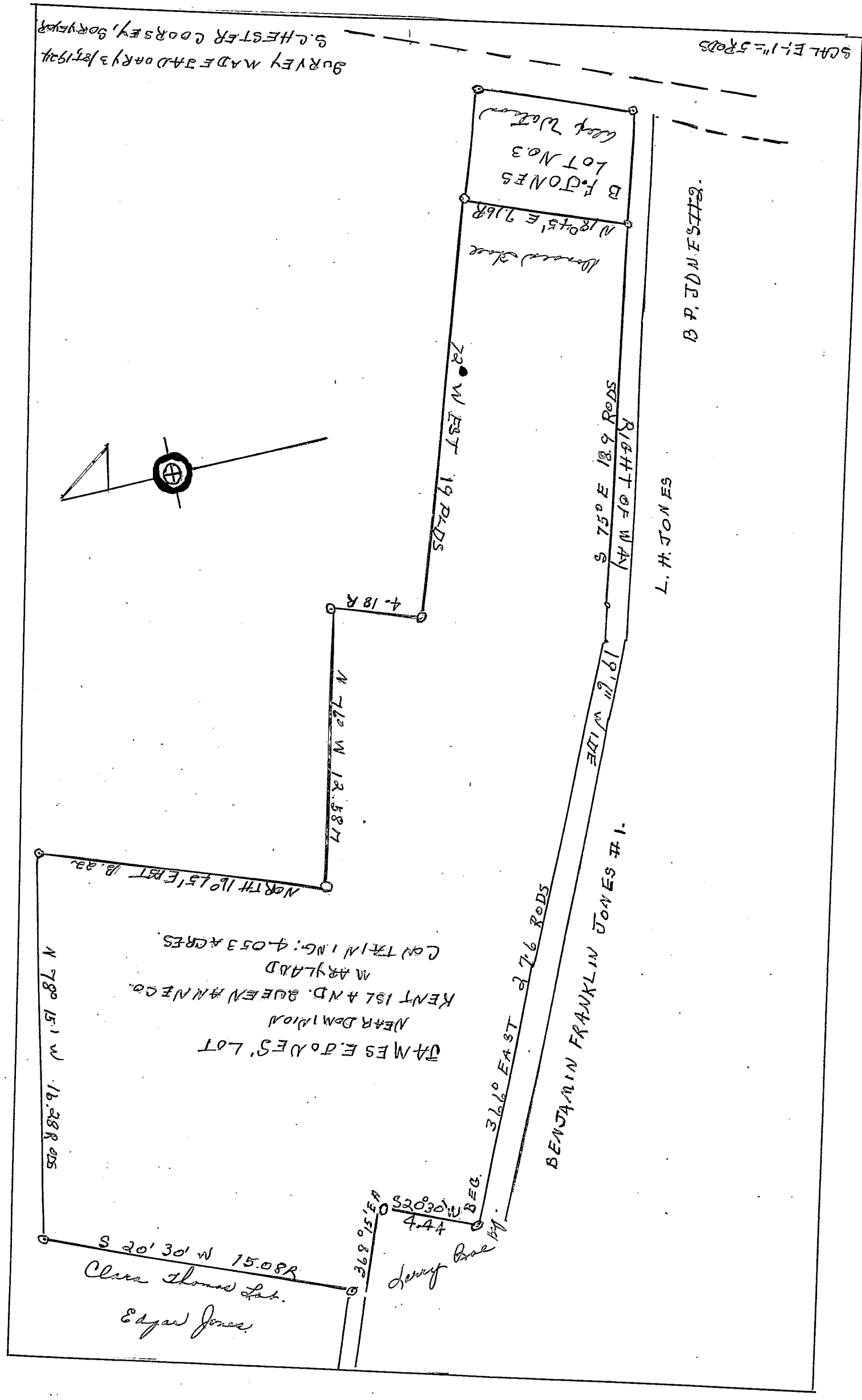
Centreville, Maryland,

February 7th, 1924.

Filed Oct. 5, 1949

S. CHESTER COURSEY

Surveyor for Queen Anne County, Md.



In the name of God!

I, James E. Jones, of Queen Anne's County in the State of Maryland, do make this the following as and for my last Will and Testament, that is to say:

First, I hereby revoke all former wills by me made.

Second, I do hereby give and bequeath unto my wife, Viola Jones, the sum of One Dollar and no more and in lieu of her legal rights in both my personal property and in my land.

Third, I do hereby give and bequeath unto my daughter, Evelyn Jones, the sum of One Dollar and no more.

Fourth: All the rest, residue and remainder of my estate and property, meaning both my personal property and my land I do hereby give, bequeath and devise unto my son, Lawrence Jones and unto his heirs, executors, administrators and assigns, absolutely and forever.

Fifth, I do hereby nominate and appoint my said son to be the executor of this my last Will and Testament.

IN TESTIMONY WHEREOF I do hereunto sign my name and affix my Seal this twenty-fifth day of February in the year nineteen hundred and forty six.

J.
Jones Jones (SEAL)

Signed, sealed, published, pronounced and declared by the above named Testator, James E. Jones, to be his last Will and Testament in our presence, who, in his presence, at his request and in the presence of each other have thereunto signed our names as witnesses.

Naomi Crouch

Melvin Crouch

Filed Oct. 5, 1949

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

On the 18th day of October A.D., 1948, came Cleveland Johnson, Custodian of the within and foregoing instrument of writing, purporting to be the last Will and Testament of James E. Jones, late of Queen Anne's County, deceased, and made oath in due form of law, that the foregoing 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 Melvin Crouch and Naomi Crouch, his wife on or about the 4th day of October, A.D., 1948.

Sworn before

EDWARD E. COURSEY
 Register of Wills for Queen Anne's
 County, Md.

Filed Oct. 5, 1949

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

On the 18th day of October 1948, came Naomi Crouch and Melvin Crouch of Chester, Maryland, the two subscribing witnesses to the foregoing last Will and Testament of James E. Jones, 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, that they heard him publish, pronounce and declare the same to be his last Will and Testament, and 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 together with each other 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:

EDWARD E. COURSEY
 Register of Wills of
 Queen Anne's County, Md.

Filed Oct. 5, 1949

STATE OF MARYLAND,

IN THE ORPHANS' COURT

FOR QUEEN ANNE'S COUNTY:

The foregoing Instrument of Writing, purporting to be the last Will and Testament of JAMES E. JONES 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 Register of Wills after having examined the said Instrument of Writing and also the evidence adduced as to its validity, ORDERS and DECREES, this 18th day of October, A.D., 1948, that the same be admitted in this Court as the true and genuine last Will and Testament of the said JAMES E. JONES, deceased.

Edward E. Coursey

Filed Oct. 5, 1949

Register of Wills 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 foregoing is a true copy of the last Will and Testament of JAMES E. JONES, late of Queen Anne's County, deceased, as filed and passed in this office on October 18, 1948 and recorded in Liber N.S.D. No. 1 Folio 515 in Record Book of WILLS in the Orphans' Court for Queen Anne's County, Maryland.

IN TESTIMONY WHEREOF I hereunto subscribed my name and affix the seal of my office this 3rd day of October 1949.

Orphans' Court Seal

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

Filed Oct. 5, 1949

Plaintiff's Exhibit No. 7
Filed Oct. 5, 1949

SEAL

THE STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, SCT:

THE SUBSCRIBER, Register of Wills for Queen Anne's County, doth hereby certify that it appears by the Records in his office, that Letters of Administration of all the goods, chattels, credits and personal estate of VIOLA JONES, late of Queen Anne's County, deceased were on the 18th day of October in the year of our Lord one thousand nine hundred and forty-eight granted and committed unto Cleveland Johnson who was then and there appointed ADMINISTRATOR of the said deceased, and that said letters are at this date in full force and effect.

In Testimony Whereof, I hereunto subscribe my name and affix the Seal of my office, this 3rd day of October in the year of our Lord, nineteen hundred and forty-nine.

Orphans' Court Seal

Test:

EDWARD E. COURSEY
Register of Wills for Queen Anne's
County

Filed Oct. 5, 1949

Contract of Sale
Filed Oct. 5, 1949

THIS AGREEMENT OF SALE made this 26th day of January 1949, by and between Darwin M. Lloyd and Reba E. Lloyd, his wife, and Claude J. Lloyd and Myrtle Lloyd, his wife, Vendors, parties of the first part, and Roy E. Golt, single man, Vendee, party of the second part.

Whereas, one Samuel L. Jones, late of Queen Anne's County, deceased, departed this life on or about the ninth day of July, 1901, testate, leaving a last will and testament bearing date the twenty-seventh day of January, 1900, and probated on the sixteenth day of July, 1901, and recorded among the will records of Queen Anne's County in Liber F.R. No. 2, folio 226, etc. wherein by Item No. 10, the said Samuel L. Jones devised unto one James E. Jones, a son, for life, certain real estate containing as his portion approximately four (4) acres of land; and

Whereas, the said real estate devised by the said Samuel L. Jones to the said James E. Jones was surveyed on February 7, 1924, by S. Chester Coursey, Surveyor for Queen Anne's County, Maryland, in pursuance of family agreement, and a certificate and a plat thereof made of said property and recorded in Liber B.H.T. #1, folio 291 and 292, a Land Record for Queen Anne's County, said survey and plat showing an area of 4.053 acres of land as belonging to the said James E. Jones for and during the term of his natural life; and

Whereas, the said James E. Jones, late of Queen Anne's County, deceased, departed this life on or about the 1st day of June 1948, leaving surviving him his widow, Viola Jones, and leaving surviving a daughter, Evelyn Jones, who is non compos mentis, an adult, and Darwin M. Lloyd, an adult, a grandson, who is the son of Lena Jones Lloyd, a deceased daughter of James E. Jones, and leaving surviving him two minor grandchildren, namely James L. Roe and Joyce Roe, children of Nateline Lloyd Roe, who is a deceased daughter of the said Lena Jones Lloyd, the said Lena Jones Lloyd having left surviving her, Claude J. Lloyd, her surviving husband, who has since inter-married with the said Myrtle Lloyd, and two children, the said Darwin M. Lloyd and Nateline Lloyd Roe, divorced, now deceased. The said James E. Jones also had a son by the name of Lawrence Jones, single man, adult, who pre-deceased the said James E. Jones, and the said Lena Jones Lloyd pre-deceased the said James E. Jones, and the said Nateline Lloyd Roe pre-deceased the said James E. Jones; and

Whereas, the said Viola Jones, widow of the said James E. Jones, departed this life on or about the 22nd day of July 1948; and

Whereas, the real estate hereinafter described and above referred to has become vested in fee simple in the said Evelyn Jones, N.C.M. Darwin M. Lloyd, James L. Roe, infant, Joyce Roe, infant, and Claude J. Lloyd; and

Whereas, the said Roy E. Golt, desiring to purchase the real estate hereinafter described, has, under these presents, entered into this contract of sale with the said Darwin M. Lloyd and Reba E. Lloyd, his wife and Claude J. Lloyd and Myrtle Lloyd, his wife, whereby said Vendee purchases said real estate hereinafter described upon the condition that the said Vendors institute proper proceedings in the Chancery Court of Queen Anne's County in order to obtain the power and authority of said court to sell and transfer the interest and estate of the said Evelyn Jones, n.c.m. and James L. Roe, and Joyce Roe, infants, in said real estate by a trustee appointed in their behalf.

Now, therefore, this agreement of sale witnesseth: that, the said Vendors, do hereby bargain and sell unto said Vendee, and the latter does hereby purchase from the former, inclusive of the interest and estate of Evelyn Jones, n.c.m., and James L. Roe and Joyce Roe, infants, the following described real estate, to wit:

ALL that lot, parcel and tract of land, situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland, in Crab Alley Neck, at Dominion, and located on the west side of (but not immediately adjoining) the public road leading through Dominion to the Public Landing at Little Creek, and which said property is located also on the north side of the right of way leading into said property, bounded on the south by said right of way, bounded on the southwest by the Lucy Roe lot, bounded on the west by the Edgar Jones residential property, bounded on the northwest by the Elsa Jones lot, bounded on the north by the Dewey Jones lands, and the Residential property of the late James E. Jones, and bounded on the east by the Alexander Watson lot, formerly Lot No. 3 of the Benjamin Franklin Jones lots, and more particularly described as follows, to wit:

Beginning at a stone along the north side of the aforesaid right of way and along the eastern line of the lot of Lucy Sidney Jones (Now Roe) and running with the northern side of the aforesaid right of way, South 66 degrees East, 27.6 rods; thence South 75 degrees East, 18.92 rods to a stone a corner for Lot No. 3 devised unto Benjamin Franklin Jones; thence North 18 degrees 45 minutes East, 7.16 rods to the end of the second line of the B.F. Jones lot; thence North 72 degrees West, 19 rods; thence North 15 degrees 45 minutes East, 4.18 minutes East, 4.18 rods; thence north 76 degrees West, 12.58 rods; thence North 16 degrees 45 minutes East, 13.22 rods; thence North 78 degrees 15 minutes West, 16.28 rods to a stone at the end of the first line of Clara T. Thomas lot; thence South 20 degrees 30 minutes East, 15.08 to a stone along the line of the lot devised unto Lucy Sidney Jones (now Roe); thence South 68 degrees 15 minutes East, 4 rods; thence South 20 degrees 30 minutes West, 4.44 rods to the place of beginning, containing 4.053 acres of land; EXCEPTING THEREFROM, NEVERTHELESS, THE LOT AND parcel of land conveyed by James E. Jones and Viola Jones, his wife, Lawrence Jones, single man and Evelyn Jones, single woman, to Elsa Jones by deed dated April 24, 1929, and recorded among the land records of Queen Anne's County in Liber B.H.T. No. 9, folio 378, being part of the property conveyed unto Samuel L. Jones by David Jones, et al, by deed dated May 31, 1873, and recorded among the Land Records in Liber J.W. No. 4, folio 140; and being part of the property conveyed unto William H. Jones by Charles Stevens by deed dated March 9, 1859, and recorded in Liber M.B. No. 1, folio 151, a Land Record book for Queen Anne's County;

At and for the price of four hundred and fifty dollars (\$450.00), which said sum the said Vendee is paying in full upon delivery of a deed to said property.

A deed which shall convey said property by good and merchantable title to the Vendee shall be executed by the Vendors and by a trustee for Evelyn Jones, n.c.m. and James L. Roe and Joyce Roe, infants, at the Vendee's expense. The date of delivery of said deed shall be upon the final ratification of said sale and when the Court of Chancery of Queen Anne's County, by its order and decree shall have authorized and directed its trustee for the said Evelyn Jones, n.c.m., and for James L. Roe and Joyce Roe, infants, to join in said deed with the Vendors to the Vendee. It is agreed that the cost of the Chancery Court proceedings shall be at the expense of the said vendee. The Vendee shall pay all the taxes beginning for the calendar year 1949 and the Vendors shall pay for all taxes prior thereto. Possession of the said property and premises shall be given to the Vendee immediately. Costs of all documentary stamps required by law and all record costs and all costs of transfers shall be at the expense of the Vendee. It is agreed that the purchase price of four hundred and fifty dollars (\$450.00) shall be based on the valuation of the whole property, a sum of two hundred and twenty-five dollars (\$225.00) for the portion due the said Evelyn Jones and the sum of two hundred and twenty-five dollars due for the portion of the said Lena J. Lloyd, heirs.

WITNESS in duplicate the hands and seals of the parties hereto; the day and year first above written.

WITNESS:-

<u>MARY E. TODD</u>	AS TO	<u>DARWIN M. LLOYD</u> (SEAL) Darwin M. Lloyd
<u>MARY E. TODD</u>	AS TO	<u>REBA E. LLOYD</u> (SEAL) Reba E. Lloyd
<u>MARY E. TODD</u>	AS TO	<u>CLAUDE J. LLOYD</u> (SEAL) Claude J. Lloyd
<u>MARY E. TODD</u>	AS TO	<u>MYRTLE LLOYD</u> (SEAL) Myrtle Lloyd
		SELLERS
<u>MARY E. TODD</u>	AS TO	<u>ROY E. GOLT</u> (SEAL) Roy E. Golt

Filed Oct. 5, 1949

BUYER

Subpoena for Respondent
Filed Oct. 10, 1949

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

TO

Evelyn Jones, incompetent,
Easton Shore State Hospital,
Dorchester County, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Claude J. Lloyd, Grasonville, Maryland, Myrtle Lloyd, Grasonville, Maryland, Darwin M. Lloyd, Chester, Maryland, Reba E. Lloyd, Chester, Maryland, and Roy E. Golt, Chester, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of September, 1949.

Issued the 5th. day of October, 1949.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name John Palmer Smith
Vachel A. Downes Jr.

Address Centreville, Maryland

NELLIE B. WHITELEY ; Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:

Summoned, this 8th day of October, 1949. Copy of Subpoena read to and Copies Subpoena and Bill of Complaint left with Defendant, also Copies of Subpoena and Bill of Complaint left with Dr. Robert S. May, Supt. of Eastern Shore State Hospital.

WALDO H. ROBINSON
Sheriff.

Subpoena for Respondent
Filed Oct. 12, 1949

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

TO

James L. Roe, infant,
Rosewood State Training School
Owings Mills, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Claude J. Lloyd, Grasonville, Maryland, Myrtle Lloyd Grasonville, Maryland, Darwin M. Lloyd, Chester, Maryland, Reba E. Lloyd, Chester, Maryland, and Roy E. Golt, Chester, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of September, 1949.

Issued the 5th. day of October, 1949.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant's) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name John Palmer Smith
Vachel A. Downes Jr.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:

Summoned James L. Roe, infant this 10th day of October, 1949 by reading subpoena and Bill of Complaint to said Infant, and a copy of subpoena and Bill of Complaint left with James L. Roe, an Infant and a copy of subpoena, Bill of Complaint, left with Dr. George A. Johns Superintendent Rosewood State Training School where James L. Roe, infant is now confined.

\$1.90
 Costs

CLARENCE E. DEITZ
 Clarence E. Deitz
 Shff.

Subpoena for Respondent
 Filed Oct. 14, 1949

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

Joyce C. Roe, infant,
 The Children's Home
 Easton, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Claude J. Lloyd, Grasonville, Maryland, Myrtle Lloyd, Grasonville, Maryland, Darwin M. Lloyd, Chester, Maryland, Reba E. Lloyd, Chester, Maryland, and Roy E. Golt, Chester, Maryland, against you exhibited in the Circuit Court for Queen Anne's County, Hereof fail not, as you will answer contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of September, 1949.

Issued the 5th. day of October, 1949

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name John Palmer Smith
Vachel A. Downes, Jr.
 Address Centreville, Maryland

NELLIE B. WHITELEY Clerk

Subpoena for Respondent
 Filed Oct. 17, 1949

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

Cleveland Johnson, Administrator
 of Viola Jones, deceased,
 Chester, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Claude J. Lloyd, Grasonville, Maryland, Myrtle Lloyd, Grasonville, Maryland, Darwin M. Lloyd, Chester, Maryland, Reba E. Lloyd, Chester, Maryland, and Roy E. Golt, Chester, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of September, 1949.

Issued the 5th. day of October, 1949

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s), may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name John Palmer Smith
Vachel A. Downes Jr.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing Subpoena is the following endorsement, to wit:

Within subpoena served by reading to and leaving copy and copy of Bill of Complaint with Cleveland Johnson this 17th day of October 1949.

Oscar W. Tarr
Sheriff

ANSWER
Filed Oct. 26, 1949

Claude J. Lloyd, et al.,
Plaintiffs,

vs.

Evelyn Jones, Incompetent,
et al.,
Defendants.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY.

CHANCERY NO. 3651.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Cleveland Johnson, Administrator of Viola Jones, deceased, unto your Honors, respectfully states:

That he admits the matters and facts set forth in the several paragraphs of the Bill of Complaint in this Cause as he is familiar with the parties and the property, and further states that it will be of benefit and advantage to sell said property and to divide the proceeds of sale unto the parties entitled thereto.

And as in duty bound, etc.

CLEVELAND JOHNSON
Administrator of Viola Jones,
deceased.

Filed Oct. 26, 1949

Petition for Guardian Ad Litem
Filed Oct. 26, 1949

Claude J. Lloyd, et al.

vs.

Evelyn Jones, incompetent,
et al.

: In the Circuit Court for

: Queen Anne's County

: in Equity

::: Chancery No.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Claude J. Lloyd, et. al., Plaintiffs, unto your Honors, respectfully sets forth:

1. That as will appear by reference to the Bill of Complaint filed in this Cause, the Defendant Evelyn Jones, is confined in the Eastern Shore State Hospital because of mental disability; and that said mental disability renders her incompetent to answer and defend this suit in her own behalf.

2. That no Committee or Trustee has been appointed for said Defendant, by any Court of Competent jurisdiction, who can answer in her behalf in this cause, so far as is known by your petitioner.

3. That the writ of subpoena heretofore issued as requested by the Bill of Complaint in this Cause against the said Evelyn Jones, incompetent, has been duly served according to law upon the said incompetent as will appear from the return of the Sheriff of Dorchester County endorsed on the writ and filed in this cause on the 10th day of October, 1949.

4. That as will further appear by reference to the Bill of Complaint,

the Defendants, James L. Roe and Joyce C. Roe, are infants under the age of twenty-one years, unable to answer and defend this suit, respectively, in their own behalf; and that no guardian for either of the said infant defendants by any Court, who can answer in their behalf, respectively, in this Cause, so far as is known by our petitioner.

5. That the writs of subpoena heretofore issued, as requested by the said Bill of Complaint, in this Cause against the said infant defendants, James L. Roe and Joyce C. Roe, have duly been served according to law upon the said infant defendants, as will appear from the returns of the Sheriffs of Baltimore and Talbot Counties, endorsed on said respective writs and filed in this Cause on the 12 & 14 day of October, 1949, respectively.

Wherefore your Petitioner prays this Honorable Court to pass an order appointing some suitable person within the jurisdiction of this Court as Guardian Ad Litem for the said Evelyn Jones, incompetent, and also for the said James L. Roe, infant, and for the said Joyce C. Roe, infant, with instructions to the said Guardian Ad Litem to answer and defend the said suit for said incompetent and for said infants.

Respectively submitted,

JOHN PALMER SMITH
Solicitor for Petitioner

Filed Oct. 26, 1949

ORDER OF COURT

Upon the foregoing petition, IT IS ORDERED, this 29th day of October, 1949, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that Paul B. Smith, of Queen Anne's County, in the State of Maryland, be and she or he is hereby appointed Guardian Ad Litem of Evelyn Jones, incompetent, and of James L. Roe, infant, and of Joyce C. Roe, infant, with instructions to her or him to answer and defend the suit instituted against the said incompetent and in infants by the Bill of Complaint filed in the above entitle Cause.

WM. R. HORNEY
Judge.

Filed Oct. 28, 1949.

Answer of Guardian Ad Litem.
Filed Oct. 31, 1949

Claude J. Lloyd, et al.,
Plaintiffs

vs.

Evelyn Jones, incompetent,
et al., Defendants

In the Circuit Court For
Queen Anne's County
in Equity.
Chancery No. 3651

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Evelyn Jones, incompetent, of James L. Roe, infant, and of Joyce C. Roe, infant, by Paul B. Smith, their Guardian Ad Litem, to the Bill of Complaint of Claude J. Lloyd, et al., Plaintiffs against them in the above entitle Cause, says:

That the defendants cannot admit any of the matters and things alleged in said Bill of Complaint, and submit their respective rights to the protection of this Honorable Court.

PAUL B. SMITH
Guardian Ad Litem

Filed Oct. 31, 1949

State of Maryland:

to wit:

Queen Anne's County:

I HEREBY CERTIFY, that on this 31st day of October 1949, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Paul B. Smith, the above named Guardian Ad Litem for Evelyn Jones, incompetent, James L. Roe, infant, and made oath in due form of law, that the matters and things stated in the foregoing answer are true, to best of his knowledge and belief.

NELLIE B. WHITELEY
Clerk of the Circuit Court

Filed Oct. 31, 1949

Petition to take Testimony
Filed Jan. 10, 1950

Claude J. Lloyd, et al.

Vs.

Evelyn Jones, et al.,

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.
Chancery No. 3651.

TO THE HONORABLE, THE JUDGES OF SAID COURT:-

The Petition of Claude J. Lloyd, et al., by John Palmer Smith, their solicitor, respectfully shows:

1. That the parties defendant have answered in the premises in proper form.

2. That the parties plaintiff desire to take testimony in the premises, and pray this Honorable Court to pass an Order permitting the papers in this Cause be sent before one of the regular examiners of this Court so that your Petitioners may have an opportunity to prove the allegations of the Bill.

And as induty bound etc.,

JOHN PALMER SMITH
Solicitors for Plaintiff.

Filed Jan. 10, 1950

ORDER OF COURT.

Upon the foregoing Petition, it is thereupon Ordered by the Circuit Court for Queen Anne's County, in Equity, this 10th day of January, 1950, that the papers in this Cause be sent before one of the regular examiners of this Court so that the Petitioners-Plaintiff may have an opportunity to prove the allegations of their Bill; provided however that before taking the said testimony, the Examiner shall give to the Defendants the usual notice of taking same so that they may be present either in person or by solicitor and take testimony.

WM. R. HORNEY
Judge.

Filed Jan. 10, 1950

Depositions
Filed Feb. 3, 1950

CLAUDE J. LLOYD, et al	*	IN THE CIRCUIT COURT FOR
vs.	*	QUEEN ANNE'S COUNTY,
EVELYN JONES, Incompetent et al.	*	IN EQUITY.
	*	Cause No. 3651.
	** **	

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The undersigned Examiner having been notified by John Palmer Smith, Esq., Solicitor for Complainant, that he wished to take testimony in the above case, did on January 31st, at 7:30 p.m. 1950 at the office of said John Palmer Smith examined the following witnesses who after being sworn did depose as follows, to wit:

HARRY C. BUTLER
Harry C. Butler
One of Regular Examiners.

Filed Feb. 3, 1950

Claude J. Lloyd, et al.,

vs.

Evelyn Jones, Incompetent, et al.,

Solicitor for the Plaintiff, John Palmer Smith, Esq., having notified the Subscriber, one of the Standing Examiners for this Honorable Court, of his desire to take testimony in this case, your Examiner did attend, on the 31st day of January, 1940, in the law office of John Palmer Smith, in the town of Centreville Queen Anne's County, Maryland, at the hour of 7.30 P.M. there being present John Palmer Smith, solicitor for the Plaintiffs in this case, Howard Thompson, Cleveland Johnson, Roy Golt, and Paul B. Smith, Guardian Ad Litem for Evelyn Jones, incompetent, and Joyce C. Roe and James L. Roe, infants.

Cleveland Johnson, the first witness of lawful age, produced on the part of the Plaintiffs, being duly sworn and examined, did depose and say:

State your name, age, residence and occupation?

Cleveland Johnson, I am 65 years of age, I reside at Chester, Maryland, and I am a waterman.

Are you one of the Defendants in this case.

Yes, as Administrator of the state of Viola Jones, deceased.

Do you know all the parties to this suit?

Yes I do. Claude J. Lloyd was the husband of Lena Jones Lloyd. Lena Lloyd was formerly Lena Jones, and she was the daughter of James and Viola Jones. Myrtle Lloyd is the present wife of Claude J. Lloyd. Darwin M. Lloyd is the son of Claude J. Lloyd and Lena Jones Lloyd. Reba E. Lloyd is the wife of Darwin Lloyd. Roy E. Golt

I have known for years and he is the buyer of the property under a contract. As to Evelyn Jones, she is the daughter of James E. and Viola Jones, and she is now an inmate of Cambridge Hospital for the mental patients. Joyce C. Roe is the infant daughter of Nataline Lloyd Roe; and Nataline Lloyd Roe was the daughter of Claude J. Lloyd and Lena Jones Lloyd. Nataline Lloyd Roe is dead, she was killed in an automobile accident several years ago and she left two children, Joyce C. Roe and James L. Roe, and they are the children of Nataline Lloyd Roe by Winfield Roe, but Nataline just before her death divorced Winfield Roe. James L. Roe, as I said before is the son of Nataline Lloyd Roe. I forget to say that Lena Jones Lloyd, the mother of Nataline and of Darwin M. Lloyd died leaving surviving her Claude J. Lloyd, her husband, and Darwin and Nataline. Viola Jones was the wife of James E. Jones. James E. Jones died before Viola Jones, and both James E. Jones and Viola Jones, his wife, outlived their daughter, Lena Jones Lloyd, and Nataline Lloyd Roe, and also Lawrence Jones, their son. Lawrence Jones died before his father and mother, James E. and Viola Jones, and he left surviving him as his only heirs at law, his father, James E. Jones, and his mother Viola Jones; and Lawrence Jones also left surviving him his sister, Evelyn Jones. Lena Jones Lloyd died before Lawrence Jones did. Viola Jones left a will, and I was later appointed her Administrator. All the parties to this suit are of legal age except Joyce C. Roe and James L. Roe, Lawrence Jones was of age when he died. Evelyn Jones is about 42 or 43 years of age.

I show you a paper writing which is a contract of sale between Claude J. Lloyd and others and Roe E. Golt, purchaser, in which the property in this case is described. Are you familiar with this property? and if so, will you kindly give an estimate of its value.

Yes, I know the property very well. It originally belonged to Samuel L. Jones. He died leaving a will and a wife, Susan Catherine Jones. Samuel L. Jones died leaving two sons, James E. Jones and Benjamin Jones. This James E. Jones is the party mentioned in this case and whose property is shown on the Plat of survey you have handed to me. The property has about 4 acres of land and it is worth not more than \$450.00.

Do you consider the ratification of this sale to be to the interest and advantage of Evelyn Jones, Joyce C. Roe and James L. Roe,

I do. I consider it to be to the interest and advantage of them and of all concerned.

Please give a few of your reasons for the above answer?

Well, in the first place \$450.00 is a big price for this land, it sets back from the road, it is on a narrow lane, it has grown up in bushes and has not been attended to for a long time, it has been held as a life estate for a long time and has been neglected, I don't think it would bring \$450.00 at public sale.

Are the residences of the parties to this case property shown in the Bill of Complaint which I hand to you.

Yes sir. And all are of legal age except Joyce and James Roe; and Evelyn is incompetent.

Do you know the property well enough to testify with certainty as to its value and if so, do you consider \$450.00 to be a fair price?

I consider \$450.00 a good price and a fair price and to be to the advantage of all the parties who own the land. It is more than I would pay for it, or more than anyone else would pay for it in my opinion. Roy has offered a big price.

Examiner's Special.

No sir.

CLEVELAND JOHNSON
Cleveland Johnson

Mr. Cleveland Johnson, being recalled, on this 18th day of March, 1950 for the purpose of giving further testimony in the matter of these proceedings, after being again sworn, does depose and say:

Q. Mr. Johnson, you have already testified in this case, to the effect that the sale of this property would be to the interest and benefit of the parties entitled thereto. What I wish to ask you now is: Is this Property susceptible of partition among the parties entitled thereto without loss or injury to them? In other words, can partition or division of this property be made without loss or injury to the parties entitled to the property if you tried to divide the property among them according to their several interests without the aid of the Equity Court?

A. This property cannot be partitioned among the parties entitled thereto, according to their several interest therein without loss or injury to them, and only way you can possibly divide among them is to sell the land and divide among them is to sell the land and divide the money. The property is so located, and is of such a shape and of different type, that it would be impossible to partition it among the heirs.

CLEVELAND JOHNSON

Filed Mar. 18, 1950

Sworn to and subscribed to before me this 18th day of March, 1950.

HARRY C. BUTLER
Examiner.

Filed Mar. 18, 1950

Howard Thompson, the next witness of lawful age produced on the part of the Plaintiffs, being duly sworn and examined, did depose and say:

By Mr. Smith:

State your name, age, residence and occupation?

Howard Thompson, I a 65 years old, I live at Chester, in Dominion, on Kent Island, in Queen Anne's County, Maryland. I am a store keeper.

Do you know the parties to this suit?

Yes, I know all of them.

Do you know the property as "The James E. Jones Dominion Property", in which James E. Jones held a life estate and located on the north side of a road or lane leading from the Dominion-Little Creek road westerly toward the property now of Lucy Rose and others, and as shown on the Plat of Survey I am now handing to you which is marked "Plaintiffs' Exhibit No. 5"?

Yes, I have known the property all my life.

Do you know this property well enough to testify as to its value, and if so, do you consider Four Hundred and Fifty Dollars (\$450.00) to be a fair price?

I do. I consider this a very good price for this property. It contains a little over 4 acres in its original survey, and a part has been sold off to Elsa Jones and wife, leaving it less than 4 acres now, and I consider \$100.00 an acre a big price for land in this section, and that \$450.00 is a a good and fair price for this land.

Examiner's Special.

No sir.

HOWARD THOMPSON
Howard Thompson.

Filed Mar. 18, 1950

The Attorney for the Plaintiff stating that there were no other witnesses, your Examiner hereby certifies that he was present during the examination of the above witnesses, that he felt that it was not necessary to ask any questions of said witnesses as the examination was properly conducted by the Solicitor for the Plaintiff and from my observation there was no irregularities in the proceedings. After asking each witness the Examiner's Special, I wish to state that the above witnesses waived their fees.

Harry C. Butler, Examiner \$8.00

HARRY C. BUTLER
Harry C. Butler
One of Regular Examiners.

Filed Feb. 3, 1950

Decree
Filed Mar. 20, 1950

Claude J. Lloyd,
Myrtle Lloyd,
Darwin M. Lloyd,
Reba E. Lloyd,
Roy E. Golt,

Plaintiffs

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY,

In Equity.

Chancery No. 3651

VS.

Evelyn Jones, incompetent,
Joyce G. Roe, infant,
James L. Roe, infant,
Cleveland Johnson, Administrator
of Viola Jones, deceased.

DEFENDANTS

DECREE

This Cause standing ready for hearing, and being submitted without argument, the Bill of Complaint and other proceedings were read and considered.

It appearing to the Court that sale of the property mentioned and described in these proceedings will be to the interest and advantage of all parties herein, it is thereupon, this 20th day of March, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDERED and DECREED that the said real estate in these proceedings mentioned and described be sold for the purpose of partition of the proceeds of sale among those entitled thereto, to Roy E. Golt, at and for the sum of Four Hundred and Fifty (\$450.00) Dollars upon the terms set forth in the written contract of sale filed in these proceedings and designated as "Plaintiffs' Exhibit No. 8", which contract is subject to the final ratification of said sale by this Court.

That John Palmer Smith, of Queen Anne's County, State of Maryland be and he is hereby appointed Trustee to carry out the terms of said contract and to make said sale, but before he shall proceed to act as such Trustee, he shall file with the Clerk of this Court a bond to the State of Maryland to be executed by himself with a Surety or sureties thereon to be approved by this Court or the Clerk thereof in the penalty of Five Hundred (\$500.00) Dollars if corporate surety is to be given and in double that amount if personal surety be given, conditioned upon the faithful performance of the trust reposed in him by this Decree or which may be re-

posed in him by any future Decree or Order in the premises.

That as soon as may be convenient thereafter, said Trustee shall return to this Court a full and particular account of said sale with an affidavit of the truth and fairness thereof annexed.

That upon the final ratification of said sale by this Court after the passage of the usual Order Nisi thereon and upon the payment to him of the whole purchase price, and not before, said Trustee shall be a good and sufficient deed to be by him executed and acknowledged agreeably to law, conveyed to the purchaser the property and estate so sold to him, free, clear and discharged of all claims of the parties to this Cause, and of all those claiming by, through and under them, or any of them.

That the said Trustee shall bring into this Court all of the money arising from said sale to be distributed under the future Order of this Court, the said purchaser to pay the costs of this proceeding and such commissions to said Trustee as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

WM. R. HORNEY
Judge.

Filed March 20, 1950

And the Trustee at the time of advertising the Order Nisi of said sale shall cause the following Notice to Creditors to be published, that is to say:

Claude J. Lloyd,
Myrtle Lloyd,
Darwin M. Lloyd,
Reba E. Lloyd,
Roy E. Golt

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

PLAINTIFFS

VS.

CHANCERY No. 3651

Evelyn Jones, incompetent,
Joyce C. Roe, infant,
James L. Roe, infant,
Cleveland Johnson, Administrator
of Viola Jones, deceased

DEFENDANTS

NOTICE TO CREDITORS

ORDERED, this 20th day of March, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the creditors of James E. Jones, Viola Jones, Lena Jones Lloyd, Lawrence Jones and Natalie Lloyd Roe, all deceased, file their claims, properly authenticated, with the Clerk of said Court, on or before the 26th day of June, 1950, or be excluded from participation in the distribution of the proceeds of the sale of the real estate mentioned in this proceeding; provided a copy of this Order be inserted in a newspaper printed and published in Queen Anne's County, Maryland, once a week for four successive weeks before the 25th day of April, 1950.

WM. R. HORNEY
Judge.

Filed Mar. 20, 1950

Certified Copy of Bond
Filed Mar. 20, 1950

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this Twentieth day of March, in the year nineteen hundred and fifty, the following BOND was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS: that we, John Palmer Smith, of Queen Anne's County, State of Maryland, as principal, and the Glens Falls Indemnity Company, a body corporate, duly authorized by its charter to become surety on bonds, are held and firmly bound unto the State of Maryland, in the full and just sum of Five Hundred Dollars (\$500.00), current 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, in the whole and for the whole, jointly and severally, firmly by these presents, sealed with our seals and dated this 20th day of March, 1950.

Whereas, the above named bounden John Palmer Smith has been appointed by a decree of the Circuit Court for Queen Anne's County, in Equity, passed on the 20th day of March, 1950, Trustee to make sale of the real estate mentioned and described in the Cause in said Court entitled "Claude J. Lloyd, et al., Plaintiffs, vs. Evelyn Jones, incompetent, et al., Defendants", being Cause No. 3651 on the Chancery Docks of said Court.

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden, John Palmer Smith, do 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 order or decree in the premises, then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

JOHN PALMER SMITH (SEAL)
John Palmer Smith

Signed, sealed and delivered in the presence of:

GLENS FALLS INDEMNITY COMPANY,

SHIRLEY T. FREESTATE
Shirley T. Freestate

Corporate
Seals Place.

BY L. Herman Meredith
L. Herman Meredith,
Its Attorney in fact.

ATTEST:-

Shirley T. Freestate
Shirley T. Freestate

And at the foot of the foregoing BOND is thus endorsed, to wit:
Security approved and Bond filed Mar. 20, 1950.
NELLY B. WHITELEY, Clerk.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A. S. G. Jr. No. 1, folio 158, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Twenty First day of March, in the year nineteen hundred and fifty.

Clerk's Seal.

NELLIE B. WHITELEY
Clerk

REPORT OF SALE
Filed Mar. 20, 1950

Claude J. Lloyd,
Myrtle Lloyd,
Darwin M. Lloyd,
Reba E. Lloyd,
Roy E. Golt,
Plaintiffs,

vs.

Evelyn Jones, incompetent,
Joyce G. Roe, infant,
James L. Roe, infant,
Cleveland Johnson, Administrator
of Viola Jones, deceased,
Defendants,

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY.

Chancery No. 3651.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the real estate made in this Cause by John Palmer Smith, the Trustee appointed to make such sale and to carry out the terms of the contract of the sale thereof, unto your Honors respectfully shows:

1. That pursuant to the decree of this Honorable Court passed on the 20th day of March, 1950, your Trustee filed in this Cause a bond in the penalty of Five Hundred Dollars (\$500.00) with a corporate surety thereon, which said bond was duly approved by the Clerk of this Court.

2. That thereupon, pursuant to said decree, your Trustee on the 20th day of March, 1950, proceeded to carry out the terms of the contract for the sale of and sold the property mentioned and described in these proceedings which is described as follows, to wit:

All that lot, parcel and tract of land, situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland, in Crab Alley Neck, at Dominion, and located on the west side of (but no immediately adjoining) the Public Road leading through Dominion to the Public Landing at Little Creek, and which said property is located also on the north side of the right of way leading into said property, bounded on the south by said right of way, bounded on the southwest by the Lucy Roe lot, bounded on the west by the Edgar Jones residential property, bounded on the northwest by the Elsa Jones lot, bounded on the north by the Dewey Jones lands, and the residential property of the late James E. Jones, and bounded on the east by the Alexander Watson lot, formerly lot No. 3 of the Benjamin Franklin Jones lots, and more particularly described as follows, to wit: BEGINNING at a stone along the north side of the aforesaid right of way and along the eastern line of the lot of Lucy Sidney Jones (now Roe) and running with the northern side of the aforesaid right of way, South 66 deg. east, 27.6 rods; thence South 75 deg. east, 18.92 rods to a stone a corner for the Lot No. 3 devised unto Benjamin Franklin Jones; thence North 18 deg. 45 min. East, 7.16 rods to the end of the second line of the B. F. Jones lot; thence North 72 deg. West, 19 rods; thence North 15 deg. 45 min. East, 4.18 rods; thence North 76 deg. west, 12.58 rods; thence North 16 deg. 45 min. East, 13.22 rods; thence North 78 deg. 15 min. West, 16.28 rods to a stone at the end of the firstline of Clara T. Thomas lot; thence South 20 deg. 30 in. east, 15.08 rods to a stone along the line of the lot devised unto Lucy Sidney Jones (now Roe); thence South 68 deg. 15.min. east, 4 rods; thence South 20 deg. 30 min. west, 4.44 rods to the place of beginning, containing

4.053 acres of land; EXCEPTING THEREFROM, NEVERTHELESS, the lot and parcel of land conveyed by James E. Jones and Viola Jones, his wife, Lawrence Jones, single man, and Evelyn Jones, single woman, to Elsa Jones by deed dated April 24th, 1929, and recorded among the land records of Queen Anne's County in Liber B.H.T. No. 9, folio 378; being part of the property conveyed unto Samuel L. Jones By David Jones, et al., by deed dated May 31st, 1873, and recorded among the land records in Liber J.W. No. 4, folio 140; and being part of the property conveyed unto Wm. H. Jones by Charles Stevens by deed dated March 9th, 1859, and recorded among the land records of Queen Anne's County in Liber M.B. No. 1, folio 151;

unto Roy E. Golt, at and for the sum of Four Hundred and Fifty Dollars (\$450.00), upon the terms and conditions set forth in the contract of sale mentioned in this Cause, which said contract of sale is designated "Exhibit No. 8" and has heretofore been filed in this Cause as "Plaintiffs' Exhibit No. 8".

That the said Purchaser has paid the full sum of \$450.00 in cash.

Respectfully submitted,

JOHN PALMER SMITH.
John Palmer Smith.
Trustee.

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify, that on this 20th day of March, 1950, before the Subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared John Palmer Smith, the Trustee in the above entitled Cause, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale are true and bona fide as therein stated and that the sale was fairly made.

NELLIE B. WHITELEY
Clerk of the Court.

Filed Mar. 20, 1950

Order Nisi
Filed Mar. 20, 1950

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, MARYLAND.
Chancery No. 3651

COMES NOW

Claude J. Lloyd,
Myrtle Lloyd,
Darwin M. Lloyd,
Reba E. Lloyd,
Roy E. Golt, Plaintiffs.

VS.

Evelyn Jones, incompetent,
Joyce C. Roe, infant,
James L. Roe, infant,
Cleveland Johnson, Administrator
of Viola Jones, deceased.

IN THE CIRCUIT COURT
FOR QUEEN ANNE'S COUNTY
IN EQUITY
Chancery No. 3651

ORDERED, This 20th. day of March A.D., 1950, that the sale of real estate made and reported in this cause by John Palmer Smith, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd. 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 22nd. day of April next.

The Report states the amount of sales to be \$450.00.

NELLIE B. WHITELEY Clerk.

Filed March 20, 1950.

NISI

Claude J. Lloyd
Myrtle Lloyd
Darwin M. Lloyd
Reba E. Lloyd
Roy E. Golt, Plaintiffs

vs.

Evelyn Jones, incompetent
Joyce C. Roe, infant,
James L. Roe, infant.
Cleveland Johnson, Administrator
of Viola Jones, deceased
Defendants

IN THE CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
IN EQUITY
Chancery No. 3651

ORDERED, This 20th. day of March A.D. 1950, that the sale of real estate made and reported in this cause by John Palmer Smith, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd. 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 22nd. day of April next.

The Report states the amount of sales to be \$450.00

Nellie B. Whiteley, Clerk

Filed March 20, 1950
True Copy
Test: Nellie B. Whiteley, Clerk.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. May 23, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi in the case/estate of Claude J. Lloyd, Myrtle Lloyd, Darwin M. Lloyd, Reba E. Golt, Plaintiffs, vs. Evelyn Jones, incompetent Joyce C. Roe, infant, James L. Roe, infant, Cleveland Johnson, Administrator of Viola Jones, deceased, Defendants, Chancery No. 3651 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 22nd day of April 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 23rd day of March 1950, and the last insertion on the 13th day of April 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

Filed May 23, 1950

By BARBARA L. BINEBRINK

Notice to Creditors
Filed May 23, 1950

Claude J. Lloyd
Myrtle Lloyd
Darwin M. Lloyd
Reba F. Lloyd
Roy E. Golt
PLAINTIFFS

In the Circuit Court for
Queen Anne's County
in Equity.
Chancery No. 3651

Vs.

Evelyn Jones, incompetent
Joyce C. Roe, infant
James L. Roe, infant
Cleveland Johnson, Administrator
of Viola Jones, deceased
DEFENDANTS

NOTICE TO CREDITORS

ORDERED, this 20th day of March, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the creditors of James E. Jones, Viola Jones, Lena Jones, Lloyd, Lawrence Jones and Nataline Lloyd Roe, all deceased, file their claims, properly authenticated, with the Clerk of said Court, on or before the 26th day of June, 1950, or before the 26th day of June, 1950, or be excluded from participation in the distribution of the proceeds of the sale of the real estate mentioned in this proceeding provided a copy of this Order be inserted in a newspaper printed and published in Queen Anne's County, Maryland, once a week for four successive weeks before the 25th day of April, 1950.

WM. R. HORNEY, Judge.

Filed: March 20, 1950
True Copy
Test: Nellie B. Whiteley, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. May 23, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate does hereby certify that the Notice to Creditors in the case/estate of Claude J. Lloyd Myrtle Lloyd, Darwin M. Lloyd, Reba E. Lloyd, Roy E. Golt, Plaintiffs vs. Evelyn Jones, incompetent, Joyce C. Roe, infant, James L. Roe, infant, Cleveland Johnson Administrator of Viola Jones, Dec. Defendants. Chancery No. 3651 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 25th day of April, 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 23rd day of March 1950, and the last insertion on the 13th day of April 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

BY BARBARA L. BINEBRINK

Filed May 23, 1950

Claude J. Lloyd, et al.,

vs.

Evelyn Jones, et al.,

IN THE CIRCUIT COURT FOR QUEEN
ANNE'S COUNTY, IN EQUITY.
Chancery No. 3651.

FINAL ORDER OF RATIFICATION.

ORDERED, this 24th day of May, 1950, 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 John Palmer Smith, Trustee, and reported in this 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 give as required by the Order Nisi heretofore passed in this cause, and said John Palmer Smith, Trustee as aforesaid, is allowed the usual commissions allowed by this Court upon the sale of real estate and for all expenses, not personal, upon producing the vouchers therefor before the auditor.

WM. R. HORNEY

Judge.

Filed May 24, 1950

CLAUDE J. LLOYD, et al.,

vs.

EVELYN JONES, Incompetent,
et al.In the Circuit Court for
Queen Anne's County
in Equity.

Cause No. 3651

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Howard Wood, 3rd, your Auditor, unto your Honors respectfully shows:

1. That he is the general attorney for the Queen Anne's County Welfare Board which has filed a claim against James E. Jones, deceased, and a claim against Viola Jones, deceased.

2. That your petitioner therefore feels himself disqualified to state the audit in this cause.

Wherefore your petitioner prays your Honors to pass an order appointing some person as Special Auditor in these proceedings.

Respectfully submitted,

HOWARD WOOD 3rd.

(Howard Wood 3rd.)

Petitioner

Filed Aug. 7, 1951

ORDER OF COURT

Upon the foregoing petition IT IS ORDERED this 8th day of August, 1951, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that Harry C. Butler be and he is hereby appointed as Special Auditor in this Cause, to state an Audit between the proceeds of sale of the land sold in these proceedings and the Trustee who reported said sale; provided that he shall first make the oath required by law, in order to qualify as such Special Auditor before the Clerk of this Court.

WM. R. HORNEY

Judge

Filed Aug. 8, 1951

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Ninth day of June, in the year eighteen hundred and seventy three, the following Report of Sale and Order of Ratification Nisi was filed for record, to wit:

C A U S E N O. 425

James J. Redstrake) In the Circuit Court
vs.) for Queen Anne's County
Robert Cross and Eliza) In Equity.
Jane Cross, his wife.)

To the Honorable, the Judges of the Circuit Court for Queen Anne's County.

The Report of Sale of James J. Redstrake Mortgagee to your Honors respectfully sets forth that the said Robert Cross, mortgagor, having committed default in the payment of the mortgage debt and interest as called for by the terms of the mortgagee from the said Robert Cross and Eliza Jane Cross, his wife to the said James J. Redstrake, a certified copy whereof is herewith filed marked Exhibit A and still containing in default in the payment of the mortgage debt and interest as aforesaid. The said James J. Redstrake in pursuance of the power and authority vested in me by the provisions of said mortgage, having filed with the Clerk of the Circuit Court for Queen Anne's County my Bond in penalty and with security approved agreeably to law conditioned for the faithful discharge of my duties in the premises, all of which will appear by the proceedings in this cause, and having first given public notice of the time place manner and terms of sale by advertisement inserted once a week for three successive weeks previous to the day of sale in The Maryland Citizen a newspaper published at Centreville, Queen Anne's County, Md. did attend in pursuance of the terms of said notice in front of Pryor Armstrong's place of business, at Crumpton, on Saturday the seventh day of June, eighteen hundred and seventy three, between the hours of one and four o'clock p.m. and then and there proceeded to sell the mortgaged property, to wit: I offered at public sale to the highest bidder all that farm, tract or parcel of land, lying and being in Queen Anne's County, Maryland, called "Tilghman's Discovery, containing one hundred and seventy five acres, more or less, being the same land which is described and mentioned in a Deed from said James J. Redstrake to Robert Cross and in the aforesaid mortgage, and which is situated about one mile from Chester River and about two miles from Deep Landing, adjoining the lands of B. S. Ford, James W. Sparks, Samuel Bostick and others; the aforesaid Farm, tract or parcel of land was offered in accordance with the terms of sale to the highest bidder, the purchase money to be paid in cash on the day of sale, and I, the said James J. Redstrake, mortgagee, being then and there the highest bidder therefor became the purchaser thereof at and for the sum of one thousand dollars, which said sum is greatly insufficient to pay said mortgage debt and in trust.

All which is respectfully submitted.

James J. Redstrake

State of Maryland,

Queen Anne's County, to wit: I hereby certify that on this seventh day of June 1873, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, personally appeared, the within named James J. Redstrake, mortgagee aforesaid, and made oath on the Holy Evangely of Almighty God that the matters and things stated in the aforesaid Report of Sale are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

William D. Tarbutton, J.P.

ORDERED, this 9th day of June 1873, by the Clerk of the Circuit Court for Queen Anne's County, that the sale made and reported by James J. Redstrake Mortgagee of Robert Cross and Eliza J. Cross, his wife, be ratified and confirmed unless cause to the contrary thereof be shown on or before the ninth day of August next; provided, a copy of this order be inserted in some paper printed at Centreville once in each of three successive weeks before the ninth day of July next.

The Report states the amount of sales to be \$1000.00

James Wooters, Clerk

Filed June 9, 1873

Exhibit A
Filed June 9, 1873

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the fifteenth day of August, in the year eighteen hundred & Seventy one, the following Mortgage was brought to be recorded, to wit:

U.S. Inter Rev. 2\$ Stamp 2\$ 18 R. C. 71 Aug. 11"
U.S. Inter Rev. 50¢ Stamp 50¢ 18 R.C. 71 Aug. 11

This Indenture, made this Eleventh day of August, in the year of Our Lord, one thousand Eight hundred and Seventy one, between Robert Cross & Eliza Jane his wife, of Crumpton Queen Anne's County & State of Maryland, of the first part and James J. Redstrake of the City and County of Salem, and State of New Jersey, of the second part; Whereas, the said Robert Cross in and by his certain obligation or writing obligation under his hand and Seal duly executed, and bearing even date herewith, stand bound unto the said party of the second part in the sum of five thousand dollars, conditioned for the

payment of the sum of twenty five hundred Dollars, as follows: four hundred dollars on the first day of January eighteen hundred and seventy two, with lawful interest on the whole sum. Four hundred dollars on the first day of January eighteen hundred and seventy three with Lawful interest on the whole sum unpaid. Five hundred dollars on the first day of January Eighteen hundred and seventy four with lawful interest on the whole sum unpaid; five hundred Dollars on the first day of January eighteen hundred and seventy five with lawful interest on the whole sum unpaid; and seven hundred dollars on the first day of January Eighteen hundred and Seventy six with Lawful interest thereon; Provided that until default of payment of the aforesaid several sums of money and interest the said Robert Cross shall possess the premises as of his present estate therein, and provided that if default shall be made in any of the payments of the aforesaid sums of money and the interest as aforesaid, at the times & in the manner hereinbefore limited for the payment thereof and any of said payments of principal and interest shall remain unpaid ninety days after it shall become due, then it shall be lawful for the said James J. Redstrake or his attorney or assigns to sell the said Mortgaged premises at Crumpton, Queen Anne's County aforesaid by public auction for cash, after giving at least twenty days public notice of the time, place, manners of terms of sale in some newspaper, published in Queen Anne's County aforesaid prior to the day of sale & apply the proceeds of the said Sale in the first place to payment of said Mortgage indebtedness & expenses & interest & the surplus if any, to the said Robert Cross his heirs & assigns without any fraud or further delay as in and by the said recited obligation and condition thereof relations to the same being had may more fully and lat large appear.

Now this Indenture, Witnesseth: that the said party of the first part, as well for and in consideration of the aforesaid debt or sum of twenty five hundred dollars and for the better securing the payment thereof, unto the said party of the second part his executors, administrators and assigns, in discharge of the said obligation above recited as for and in consideration of the further sum of one dollar, in Lawful money of the United States, well and truly paid to the said party of the first part by the said party of the second part, at and before the sealing and delivery hereof the receipt of which one dollar is hereby acknowledged have granted, bargained, sold, released, conveyed and confirmed, and by these presents do grant, bargain, sell, release and confirm unto the said party of, the second part his heirs and assigns all the following described farm, tract or piece of land, situate in the County of Queen Anne's & of State of Maryland and bounded as follows: It being all that tract, farm or parcel of land, lying and being in Queen Anne's County aforesaid called "Tilghman's Discovery" containing one hundred and seventy five acres, more or less as by reference to a Deed from Reuben J. Treas. & wife to Alfred S. Walker & wife to Reuben J. Treas, and is particularly described in a Deed of Mortgage from Alfred King & wife to Reuben J. Treas, duly executed, acknowledged and recorded in Queen Anne's County will fully appear which said land is situated about one mile from Chester River, and about two miles from Deep Landing, running also along by and with the public road to the corner of James Coleman's Band, thence to a corner adjoining Mrs. Leveridge & Meginnis Land, and thence to the place of beginning, being the same land and premises conveyed by George Vickers, Trustee, August 9th 1871 to the said James J. Redstrake and by the said Redstrake conveyed to the said Robert Cross by Deed bearing even date herewith, this Mortgage being given by the said Cross to secure the payment of a part of the consideration money therefor, Together with all and singular the buildings, improvements, woods, ways, rights, liberties privileges, hereditaments & appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions remainder and remainders rents, issues & profits thereof, to have and to hold the said hereditaments & premises above granted, or intended so to be, with the appurtenances, unto the said party of the second part, his heirs & assigns forever

Provided always, never the less, that if the said Robert Cross his heirs, executors, admrs. & assigns, do and shall well and truly pay or cause to be paid unto the said party of the second part, his executors, admrs. or assigns, the aforesaid debt or sum of twenty five hundred Dollars on the day & time herein before mentioned and appointed for the payment thereof, together with Lawful interest for the same, in like money, way and manner, as well this present indenture, and the estate hereby granted, as the obligation above recited, shall cease, determine and become absolutely null and void, to all intents and purposes, anything hereinbefore contained to the contrary thereof in anywise notwithstanding.

In Witness whereof, the said party of the first part have set their hands and seals hereunto the day and year first above written.

Signed, Sealed & delivered	)	ROBERT CROSS	(SEAL)
in the presence of)		
William D. Tarbutton	)	ELIZA J. CROSS	(SEAL)

State of Maryland, Queen Anne's County, SS:

Before me, the subscriber, a Justice of the Peace in and for the County and State aforesaid, personally appeared Robert Cross & Eliza Jane Cross his wife who being by me made acquainted with the contents of the foregoing Instrument, and to me personally known as the grantors therein named and duly acknowledged that they signed, Sealed & delivered the prefixed Deed as their voluntary act and Deed; and the said Eliza Jane Cross being by me examined apart from her said husband, did acknowledge that she signed, sealed and delivered the same voluntarily & freely, without fear, threat or compulsion from her said husband. Acknowledged before me this Eleventh day of August A.D. Eighteen hundred and Seventy one.

William D. Tarbutton (SEAL)

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

I hereby certify, that the foregoing is truly taken and copied from Liber J.W. No. 3, folios 72,73 & 74, one of the Land Record Books for Queen Anne's County.

Clerk's Seal.

In Testimony whereof, I hereto subscribe my name and the Seal of the Circuit Court affix this 7th day of June A.D. 1873.

James Wooters, Clerk.

NISI

Filed November 12, 1873

ORDERED, this 9th day of June, 1873, by the Clerk of the Circuit Court for Queen Anne's county, that the sale made and reported by James J. Redstrake, Mortgagee of Robert Cross and Eliza J. Cross, his wife, be ratified and confirmed, unless cause to the contrary thereof be shown, on or before the ninth day of August next; provided, a copy of this order be inserted in some newspaper printed at Centreville, once in each of three successive weeks before the ninth day of July next.

The report states the amount of sales to be \$1000.00

True Copy. JAMES WOOTERS
Test: James Wooters Clerk.
Clerk.

June 10, 1873

PUBLIC SALE OF
VALUABLE REAL ESTATE.
Filed November 12, 1873

PUBLIC SALE OF VALUABLE
REAL ESTATE

By virtue of a power of sale contained in a mortgage from Robert Cross and wife to James J. Redstrake, dated August 11, 1871, recorded in Liber J.W., No. 3, folios 72, 73, and 74 one of the land record books for Queen Anne's County, the undersigned will sell at public auction in front of Pryor Armstrong's place of business, at Crumpton, Queen Anne's County, Md., on SATURDAY, 7th Day of June, 1873, between the hours of 1 and 4 o'clock, P.m. the following valuable REAL ESTATE owned by said Robert Cross: ALL THAT FARM, Tract or Parcel of LAND, lying and being in Queen Anne's County, Maryland, called "TILGHMAN'S DISCOVERY, containing 175 acres, as by reference from a deed from James J. Redstrake to Robert Cross as also the mortgage above referred to will fully appear. Said land is situated about one mile from Deep Landing, adjoining the lands of B. S. Ford, James W. Sparks, Samuel Bostick and others, and is on the road from the Chestertown and Millington road to Deep Point on Chester River. The above tract is within a short distance of a Railroad station and public landing. There is a fine PEACH ORCHARD on the farm, and FAIR BUILDINGS

The land is well adapted to the growth of peaches and truck of various kinds.

TERMS OF SALE:

The purchase money, according to the terms of the mortgage, to be paid in cash on the day of sale. Title papers at the expense of the purchaser. Further particulars will be made known on day of sale.

JAMES J. REDSTRAKE,
Mortgagee.
J.H.Costin, Auct.

May 17, 1873

Office of
THE MARYLAND CITIZEN,

Centreville, Nov. 12, 1873

I hereby certify that the annexed advertisement was published in the "Maryland Citizen" a newspaper printed in Centreville, Queen Anne's County, Md. for three consecutive weeks, (being more than twenty days) prior to the day of sale, commencing May 17th, and ending June 7th, 1873

John T. Hand.

Ordered this twelfth day of November 1873 by the Circuit Court for Queen Anne's County in Equity, that the within and foregoing sale 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 by the proceeding order. The Mortgagee and Vendor is allowed the usual commissions and all expenses not personal.

Frederick Stump
Jos. A. Wickes

Filed Nov. 12, 1873

AUDITORS REPORT AND
ACCOUNT
Filed January 19, 1874

To the Honorable, the Judges of the Circuit Court for Queen Anne's County.

The Report of Edwin H. Brown, Auditor, to your Honors, respectfully sets forth that he has stated the within account between the proceeds of the mortgaged

Real Estate of Robert Cross and Eliza Jane Cross, his wife, and James J. Redstrake the Mortgagee and vendor, wherein he has charged said vendor with the proceeds of sale and allowed him the usual commissions, the costs of advertising sale and order nisi, the costs of crying sale, the court costs, the auditor's fee, and the residue he awarded to said James J. Redstrake in part payment of the mortgage debt secured by the mortgagee filed in the cause and marked Exhibit A, the said residue of \$897.90 being insufficient to pay said debt as appears from said Exhibit and the Report of Sale.

Respectfully submitted,

Edwin H. Brown
Auditor

DR. THE PROCEEDS OF MORTGAGED REAL ESTATE OF ROBERT CROSS & ELIZA J. CROSS

1873

June 7	To J. J. Redstrake, Mortgagee for his commissions		\$67.50
" "	" same for costs of advertising sale & order nisi		7.75
" "	" " cost of crying sale		10.00
" "	" " Court costs, to wit:		
	J. Wooters, late Clerk	\$ 3.50	
	W. A. G. Hobbs, Clerk	8.85	12.35
" "	E.H. Brown, Auditor, for his fee		4.50
" "	James J. Redstrake, Mortgagee, to residue of (
	proceeds applied in part payment of the (
	Mortgage filed marked Exhibit A (		897.90
			<u>\$1000.00</u>

IN ACCOUNT WITH JAMES J. REDSTRAKE, MORTGAGEE

CR

1873

June 7	By gross proceeds of sales per Report	\$1000.00
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\$1000.00

Edwin H. Brown
Auditor

ORDERED, on this Fourth day of February in the year eighteen hundred and Seventy Four by the Circuit Court for Queen Anne's County in Equity and by the authority thereof that the within and aforegoing Report of the Auditor be and the same is hereby ratified and confirmed and the Mortgagee is directed to pay over and retain accordingly.

JOS. A WICKES

Filed February 4, 1874

Petition to have Trustee Appointed
Filed Nov. 19, 1938

JAMES J. REDSTRAKE,

vs.

ROBERT CROSS and
ELIZA J. CROSS, his wife.

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

Cause No. 425.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Elizabeth H. Baxter and C. Norman Jefferson, surviving executors of the last will and testament of Charles H. Jefferson, late of Kent County, Maryland, deceased, unto your Honors, respectfully sets forth:

1. That as will appear by reference to the proceedings in this cause James J. Redstrake, the mortgagee named in the mortgage foreclosed herein, became the purchaser, at public sale, of the mortgaged property, to wit: all that tract of land or farm, called "Tilghman's Discovery", containing 175 acres of land, more or less, at and for the sum of One Thousand Dollars (\$1,000.00), which said sale, having been duly reported to the Court in this cause, was finally ratified and confirmed by its order passed on the 12th day of November, 1873, but the Court overlooked to appoint a trustee to convey said tract of land or farm to him, and he never received a deed therefor.

2. That the said James J. Redstrake entered into possession of said tract of land or farm and remained in possession thereof until his death sometime in the year 1898.

3. That the said James J. Redstrake, having died possessed of said tract of land or farm, and leaving a last will and testament, bearing date the 3rd day of January, 1893 devised said tract of land or farm, by item three of said will, to his nephew, Charles H. Jefferson. A certified copy of said will and the codicils thereto, marked "Petitioners' Exhibit A", is filed herewith as a part hereof.

4. That the said Charles H. Jefferson, upon the death of the said James J. Redstrake, entered into possession of said tract of land or farm and remained in possession thereof until his death sometime in the year 1932.

5. That the said Charles H. Jefferson, in his lifetime sold a part of said tract of land or farm containing 18.809 acres of land unto Elizabeth F.S. Jarrell, and granted and conveyed the same to her by the deed from himself and Margaret Jefferson, his wife, bearing date the 9th day of October, 1912, and recorded in Liber W.F.W. No. 2, folios 215, etc., a land record book for Queen Anne's County aforesaid. A certified copy of said deed, marked "Petitioners' Exhibit B" is filed herewith as a part hereof.

6. That the said Charles H. Jefferson, having died possessed of the remainder of said tract of land or farm, and leaving a last will and testament, bearing date the 10th day of January, 1922, directed his executors to convert all his real estate into cash and authorized and empowered them to sell said tract of land or farm (among other real estate) at public or private sale. A certified copy of said will, marked "Petitioners' Exhibit C", is filed herewith as a part hereof.

7. That your petitioners, the surviving executors of the last will and testament of said Charles H. Jefferson, deceased, (Harry F. Jefferson, the other executor appointed by said will, having died on or about the 15th day of February, 1933), having recently sold, at private sale, the remainder of said tract of land or farm unto Gilbert N. Brown and Anna B. Brown, his wife, are about to report said sale to the Orphans' Court of Kent County. A certificate of the letters testamentary of your petitioners, marked "Petitioners' Exhibit D", is filed herewith as a part hereof.

8. That Wilford Holden and Bertha Holden, his wife, are the present owners of said tract of land containing 18.809 acres of land, they having acquired title thereto, as tenants by the entireties, by the following described deeds, to wit: (a) the deed from Lydia Holden, et al., bearing date the 8th day of February, 1937, and recorded in Liber W.H.C. No. 4-A, folios 532, etc., a land record book for Queen Anne's County aforesaid; (b) the deed from Horace Holden, bearing date the 8th day of February, 1937, and recorded in Liber W.H.C. No. 4-A, folios 536, etc., a land record book for Queen Anne's County aforesaid, the said Wilford Holden, (his wife, the said Bertha Holden, uniting therein) having granted and conveyed his undivided one-twelfth interest and estate of, in and to said tract of land unto the said Horace Holden, by deed bearing date the 8th day of February, 1937, and recorded in Liber W.H.C. No. 4-A, folios 525, etc., a land record book for Queen Anne's County aforesaid; and (c) the confirmatory deed from William S. Collins, trustee, by deed bearing date the 26th day of February, 1937, and recorded in Liber W.H.C. No. 4-A, folios 538, etc., a land record book for Queen Anne's County aforesaid; that the said Lydia Holden, et al., acquired title to said tract of land from (Thomas) Wesley Holden upon his death, sometime in the year 1936, intestate, as his heirs at law; that the said Wesley Holden acquired title to said tract of land from the said William S. Collins, trustee as aforesaid, by deed bearing date the 3rd day of September, 1925, and recorded in Liber B.H.T. No. 4, folios 119, etc., a land record book for Queen Anne's County aforesaid; and that the said William S. Collins, trustee as aforesaid, acquired title to said tract of land from the said Elizabeth F. S. Jarrell, by deed of trust bearing date the 9th day of February, 1924, and recorded in Liber B.H.T. No. 5, folios 574, etc., a land record book for Queen Anne's County aforesaid. A certified copy of each of said deeds, marked "Petitioners' Exhibits E, F, G, H, I and J", is filed herewith as a part hereof.

9. That the said Gilbert N. Brown and Anna B. Brown, his wife, having caused the title to said tract of land or farm to be examined by The Maryland Title Guarantee Company, have notified your petitioners that they will refuse to accept title to the remainder of said tract of land or farm, so sold to them as aforesaid, unless your petitioners cause the defect in said title, (caused by the failure of said James J. Redstrake to receive a deed for said tract of land or farm from a duly appointed trustee to convey the same to him), to be corrected.

10. That your petitioners are advised that it is proper for them to apply to this Honorable Court to appoint a trustee in this cause, who, upon being satisfied of the payment of the purchase money, may be directed to join with your petitioners, (after the final ratification of the sale of the remainder of said tract of land or farm, so sold as aforesaid, by the Orphans' Court of Kent County), in a conveyance of said remainder of said tract of land or farm, so sold as aforesaid, unto the said Gilbert N. Brown and Anna B. Brown, his wife, and who may be further directed to grant and convey said tract of land (containing 18.809) acres of land unto the said Wilford Holden and Bertha Holden, his wife, to the end that the title of Robert Cross in the whole tract of land or farm may be vested in those now owning the same free of any defect caused by the failure of the said James J. Redstrake to receive a deed therefor from a duly appointed trustee to convey the same to him.

Your petitioners, therefore, pray this Honorable Court to appoint a trustee, who, upon being satisfied of the payment of the purchase money, may be directed;

1. To join with your petitioners, (after the final ratification of the sale of the remainder of said tract of land or farm, so sold as aforesaid, by the Orphans' Court of Kent County), in a conveyance of said remainder of said tract of land or farm, so sold as aforesaid, unto the said Gilbert N. Brown and Anna B. Brown, his wife; and

2. To grant and convey said tract of land (containing 18.809 acres of land) unto the said Wilford Holden and Bertha Holden, his wife.

Respectfully submitted,

ELIZABETH H. BAXTER

C. NORMAN JEFFERSON
petitioners.

SUBSCRIBED and SWORN to before me, the subscriber, a Notary Public of the State of Maryland in and for Kent County, by Elizabeth H. Baxter, one of the surviving executors of the last will and testament of Charles H. Jefferson, deceased, this 8th day of November, 1938.

Notary
Public
Seal

J. RAYMOND SIMPERS
Notary Public

SUBSCRIBED and SWORN to before me, the subscriber, a Notary Public of the State of Maryland in and for Talbot County, by C. Norman Jefferson, one of the surviving executors of the last will and testament of Charles H. Jefferson, deceased, this 7th day of November, 1938.

RALPH A. TOWNSEND
Notary Public Notary
Public
Seal.

Filed Nov. 19th, 1938

Petitioners' Exhibit A"
Filed Nov. 19, 1938

In the name of God, Amen:-

I, James J. Redstrake, of the City and County of Salem, in the State of New Jersey, being of sound and disposing mind, memory and understanding, do make and publish this my last will and Testament in manner and form following, that is to say:

First - It is my will and I do order that all my just debts and funeral expenses be duly paid and satisfied as soon as conveniently can be after my decease.

Item - I do give and bequeath unto the following children of the late Jonathan L. Brown deceased, that is to say unto Helen Brown, Harry Brown, Anna Brown, Kate Brown and Walter Brown, each the sum of Five Hundred dollars, to be paid to them within one month after my decease, and unto Sarah Brown Anna Brown and Rebecca Finley, the daughters of the late J. Thompson Brown deceased, each the sum of Five Hundred dollars to be paid to them within one month after my decease, said monies being the same which I received from my late wife Ann E. Redstrade deceased, provided however it is further my will and I do order and direct that said several legatees above named shall first sign a release to my executor releasing my estate from any claim that said legatees, or either or any of them shall have against my estate for any monies, goods or chattels, or other property which I may have received of or from my late wife and their Aunt, the said Ann E. Redstrake deceased, and may legatee or legatees above named, refusing or neglecting to sign said release as above mentioned, shall forfeit the legacy to him, her or them as aforesaid, and I do in such case annul such legacy and order the same to revert to and become a part of my residuary estate, and such legatee shall receive nothing from my estate, and in further consideration of above bequests no legatee shall have any claim against my estate for nursing care or attendance upon my said late wife Ann E. Redstrake, during her last illness.

Item - I do give unto my nephew, Charles Jefferson the Farm in Queen Ann's County State of Maryland, that I bought at the sale on suit of the assignees of Reuben J. Freas, on foreclosure of mortgage, to have ~~to~~ hold unto the said Charles Jefferson in fee simple, with immediate possession from the time of my decease, the said Charles Jefferson however to pay all rent accrued therefor up to the date of my decease, also I give unto my said nephew, the said Charles Jefferson, the sum of One Thousand dollars in money to be paid to him at the expiration of six months after my decease.

Item - I do give unto my nephew Thomas Jefferson all that certain farm in the State of Maryland that did formerly belong to John Holden in fee simple, with immediate possession thereof at the time of my decease, the said Thomas Jefferson however to pay all rent accrued therefor up to the date of my decease. I do also give unto my nephew the said Thomas Jefferson, the sum of Three Thousand Dollars in money, to be paid to him at the expiration of six months after my decease.

Item - I do give unto my nephew John Jefferson all that certain Farm and premises situate on the Hook road of Lower Penn's Neck, Salem County, New Jersey now in the tenure of David Taylor as a tenant, also Twenty acres of meadow and upland, in the Wright's Creek Meadow Company, in fee simple, I also give unto my nephew John Jefferson the sum of One Thousand Dollars to be paid to him at the expiration of six months after my decease.

Item - I do give and bequeath unto my niece Sarah Carpenter the sum of Three Thousand Dollars to be paid to her at the expiration of six months after my decease.

Item - I do give and bequeath unto John Dick the sum of Five Hundred dollars, also to the children of his sister, Sarah Ale, the sum of Five Hundred Dollars, to be divided between them equally, said legacies to be paid at the expiration of six months after my decease.

Item - I do give and bequeath unto Achsah Carpenter and Mary Hester Hall, children of my sister Ruth Hester Hall, each the sum of Five dollars, to be paid to them within six months after my decease.

Item - I do give and bequeath unto my present Housekeeper Laura Casler the sum of One Hundred Dollars, and if the said Laura Casler shall continue to keep house and care for me until my decease, then I do give her a further sum of Four Hundred Dollars, making in all Five Hundred Dollars to be paid to her at the expiration of six months after my decease. I do also give to her, the said Laura Casler, the small house and lot on the North side of West Broadway adjoining the Salem Branch Rail Road, now occupied by Mrs. Counsellor, and also upon consideration that my House-keeper,

Laura Casler, shall keep and take care of my pet Cat during its life, I do give her, said Laura Casler, my cow, my best willow rocking chair and cushion, my Bedstead, Bed, Bed springs and Winter Ed clothing on same being the same now in my Bed Room over my sitting room.

Item * I do give and bequeath unto James Bacon, Keziah Bacon and Rebecca Bacon the sum of Five Hundred Dollars each, to be paid to them at the expiration of six months after my decease, and if any of the said Bacons shall not be living at the time of my decease, the share of said deceased one shall revert to and become a part of my estate.

Item * I do give and bequeath unto Thomas V. Gibbon six large silver Table spoons marked E.G. a sample made by his aunt, and also the sum of fifty cents in money, as I do not want any of my property to go to the Gibbon family, only as I have named.

Item - I give and bequeath unto Amanda Smith, daughter of Louisanna Fox all the real estate which I purchased of Joseph Black, situate on Griffith Street and Second Streets in the City of Salem New Jersey, in fee simple, also the sum of Five Thousand Dollars in money, to be paid to her at the expiration of six months after my decease.

Item - I give and bequeath unto the colored man, Clinton Henry (whom I raised while I lived upon the Farm) the sum of One Hundred Dollars to be paid to him at the expiration of six months after my decease.

Item - I do give and bequeath unto the living children of John V. Hill, (at time of my decease) the sum of five hundred dollars, to be divided between them equally and to be paid to them within six months after my decease.

Item - It is my will, and I do order and direct that, if Mary S. Powers widow of John Powers deceased shall reside upon my farm in the Township of Lower Penn's Neck, at the time of my decease she shall have the said Farm free of rent for a term of one year from the 25th of March, next succeeding my death - she however to farm said premises in such tillages as the farm has been worked, and in the usual rotation of crops, and to pay to my executor what she owes me upon book account, bond or otherwise.

Item - I do give unto Catharine Sullivan and her son Daniel, if they or either of them shall reside upon my Farm in Lower Penn's Neck, known as the Ellis Jordan Farm, at the time of my decease, the rent of said Farm free for one year from the 25th day of March next succeeding my death, they or either of them to farm said premises in such tillages as the farm has been worked, and in the usual rotation of crops.

Item - I give and bequeath unto R. Elizabeth Fox, Sarah Branning and Emma Snitcher, the daughters of my deceased brother Edward D. Redstrake, each the sum of Five Thousand dollars, to be paid to them at the expiration of six months after my decease.

Item - I give and devise unto my nephew John S. Redstrake the house, barns, lot of land and premises, where I now reside, on West Broadway, in the City of Salem, New Jersey bounded by lands of Solomon H. Merritt dec'd. and others, also the double house and lot on the Westerly side of my Homestead property and adjoining Dallas Sinnickson also all the tract of land in the rear of the above properties and small house thereon, to the Alva Glassworks tract also about six acres of meadow below the said Glass works belonging to me which I do give unto the said John S. Redstrake, my nephew, in fee simple, hereby valuing said property in the distribution of my estate at the sum of Fifteen Thousand Dollars, the said John S. Redstrake taking the same at that valuation, and entitled first to a deduction of Five Thousand Dollars, to make him equal with his sisters, and the balance Ten Thousand dollars, I do order to be deducted first from his share of my residuary estate hereinafter mentioned, and if his share of my said residuary estate shall not amount to Ten Thousand Dollars, that he shall not be required to make up any deficiency, and if there shall be a surplus, it shall be paid to him.

Item - I give and bequeath unto my nephew John S. Redstrake, the sum of Five Thousand Dollars in trust, that he shall keep the same invested upon good and sufficient Bond and Mortgage security and pay the interest accruing thereon annually, less taxes and other expenses and charges upon the same, unto Mary Abbott, the Granddaughter of my brother Edward D. Redstrake deceased, for and during the full term of her natural life, and at her decease, to divide the principal sum and accrued interest between my residuary legatees hereinafter named - provided however that if the said Mary Abbott shall marry at any time prior to my decease, then and in that case I do order my said executor and interest to her the said Mary Abbott immediately, which I do give unto the said Mary Abbott in fee.

Item - I do give unto my nephew John S. Redstrake the sum of Three Thousand Dollars in trust, the same to be invested by him upon good and sufficient security, that he pay the income arising therefrom annually unto my Grand niece Esther Bush, now residing at Erie, Pennsylvania, for and during the full term of her natural life, and at her decease the said principal sum and accrued interest to revert to and become a part of my residuary estate, and to be divided as hereinafter provided for the distribution of my residuary estate

ITEM - I do give and bequeath unto each one of the tenants of my several dwelling houses who shall have lived in my houses for the space of at least six months prior to my decease, I give unto each of such tenants Three months rent and use of the House occupied by them.

Item - I do give and bequeath unto my nephew John S. Redstrake the sum of Five thousand Dollars, in trust that he shall keep the same invested upon good Bond and Mortgage security, and pay the interest accruing thereon annually less taxes and other expenses and charges upon the same unto my sister, Isabella Murphy, for and during the full term of her natural life, and at the decease of my said sister Isabella Murphy, to divide the principal sum and accrued interest, at the time of her decease,

between my residuary legatees hereinafter named

Item - I do give and bequeath unto my nephew John S. Redstrake the sum of Five Thousand Dollars in trust, that he shall keep the same invested upon good Bond and Mortgage security, and pay the interest accruing thereon, annually, less taxes and other expenses and charges upon the same, unto Mary Murphy, my niece and daughter of my sister Isabella Murphy, for and during the full term of her natural life, and, at her death, to divide the principal sum and accrued interest at the time of her decease, between my residuary legatees hereinafter named.

Item - for the payment of the two legacies above named, for the benefit of my sister Isabella Murphy and my niece Mary Murphy, I do charge the mortgages which I hold, one against the farm known as the Captain John Johnson farm for Eight thousand dollars, also a bond and Mortgage which I hold against Wesley Thompson for Two Thousand Dollars.

Item - It is my will and I order and direct aht the possession of the Farm which I have devised to my nephew John Jefferson shall be given to him in six months from my decease, all growing crops thereon shall be reserved for the benefit of my estate: The possession of the property which I have devised to Amanda Smith shall be given to her in thirty days after my decease, subject to tenants rights; except the legacy of money which is to be paid to her in six months as before specified: The real estate which I have devised to Laura Caslar if she heirs the same, possession to be given her immediately subject only to the tenants rights

Item - It is further my will and I do order and direct and my executor hereinafter named may at his discretion advertize and sell at public vendue all my real estate in the City of Salem New Jersey, at any time within one year after my decease, and to execute and deliver unto the purchaser or purchasers thereof good and sufficient conveyances in the law for the same, but that the farms that I have not disposed of in this will, it is my judgment it would be better not to sell under two years after my decease, so that the devises that I have made to Mary S. Powers and to Catharine and Daniel Sullivan may have expired, and the demand for real estate may be improved - I therefore order my executor hereinafter named at the expiration of two years after my decease, to sell my farms and premises in the County of Salem, New Jersey, at public sale, having first advertised the same according to law, and to make, execute and deliver unto the purchaser or purchasers thereof good and sufficient conveyances in the law for the same -

Item - As to all the rest, residue and remainder of my estate, of whatsoever name and kind and wheresoever situate, of which I may die seized and possessed and not hereinbefore otherwise disposed of, and which shall revert to my estate upon the deaths of Esther Bush, Mary Abbott, Isabella Murphy and Mary Murphy - I do order and direct that the same shall be equally divided into eight equal shares or parts and I do give unto my nephew John S. Redstrake the equal one share thereof, and do order and direct that the sum of Ten Thousand dollars balance due from him, from the former bequest of real estate to him and owing to my estate, if there shall be that amount due to him from said share, shall first be deducted, if not he shall not be required to make up any deficiency, and if there shall be any surplus, he shall receive such surplus - I do give unto Rebecca Elizabeth Fox my niece, one equal share or part - unto my niece Sarah Branning one equal share or part, unto my niece Emma Snitcher I do give one equal share or part, unto Mary Abbott, the Grand-daughter of my late brother Edward D. Redstrake I do give one equal share or part - that is to say I do give the said share of Mary Abbott unto my nephew, John S. Redstrake, in trust for the use and benefit of the said Mary Abbott, and subject in all respects to the same provisions and conditions which I have hereinbefore made in reference to a Legacy for the benefit of the said Mary Abbott, and in the event of the share of said Mary Abbott, as above, reverting to my estate, then I do order the said share to be equally divided between the remaining residuary legatees; and unto my nephew Thomas Jefferson I do give one equal share or part; and unto my nephew Charels Jefferson I do give one equal share or part; and unto my nephew John Jefferson I do give one equal share or part; and it is further my will and I do order and direct that in case of the decease of any of the legatees above named that the legal heirs of any such deceased legatee shall be entitled to the same share his or her parent would have been entitled unto if then living -

Lastly: I do hereby nominate and appoint my nephew John S. Restrake sole executor of this my last will and testament, and do order and direct that my said executor shall be allowed for all his services in the settlement of my estate the sum of One Thousand dollars and no more, and I do futher authorize and direct that the said John S. Redstrake, as Trustee for the benefit of Esther Bush Mary Abbott, Isabella Murphy and Mary Murphy shall be allowed to charge for his services four per cent on each income to be deducted by him as his expenses and charges before paying over the annual interest to either of said beneficiaries,

In testimony whereof I have hereunto set my hand and seal this third day of January A.D. Eighteen hundred and ninety three - 1893.

James J. Redstrake (SEAL)

Signed, published and declared by the said James J. Redstrake to be his last will and testament, in the presence of us who were present at the same time and subscribed our names as witnesses in the presence of the Testator

B. Frank Wood
Benjamin F. Wood

(First Codicil)

This is a codical to be added to the last will and testament of me James J. Redstrake, of the City and County of Salem in the State of New Jersey, which will bears date on or about the third day of January A.D. Eighteen hundred and ninety three-

First - I do hereby ratify and confirm my said will in all respects, save so far as any part thereof shall be revoked or altered by this present codical -

And in respect to that Item of my said will wherein I do order and direct that, if Mary S. Powers, widow of John Powers deceased shall reside upon my farm in the Township of Lower Penn's Neck, at the time of my decease, she shall have the said Farm free of rent for a term of one year from the 25th day of March next succeeding my death &c., I do hereby revoke and alter said Item of my said will and in lieu thereof I do give and bequeath unto the said Mary S. Powers the sum of Two Hundred Dollars to be paid to her within thirty days after my decease.

And in respect to that Item of my said will wherein I have directed that, if Catharine Sullivan and her son Daniel, they or either of them, shall reside upon my farm in Lower Penn's Neck known as the Ellis Jordan Farm, at the time of my decease, that they shall have the rent of said farm free for one year from the 25th day of March next succeeding my death; I do hereby revoke and alter said Item of my said will, and in lieu thereof I do give and bequeath unto Catharine Sullivan the sum of Two Hundred Dollars, to be paid to her within thirty days after my decease.

And in respect to that Item a part of my will, wherein I give and bequeath unto R. Elizabeth Fox, Sarah Branning and Emma Snitcher, the daughters of my deceased brother, Edward D. Redstrake, each the sum of Five thousand dollars, to be paid to them at the expiration of six months after my decease, so far as said Item directs that the sum of Five Thousand dollars shall be paid to Emma Snitcher I do alter and revoke that part of said bequest -

And in respect to that part of my will wherein I have provided for the distribution of my residuary estate, and have directed that any share or part shall be paid or given to my niece Emma Snitcher I do alter and revoke said bequest and do hereby order and direct that said residuary estate shall be divided into seven equal shares or parts, among the other residuary heirs, in the said Item of my said will mentioned, and in lieu thereof, of said bequest of Emma Snitcher revoked and altered, I do give and bequeath unto my nephew, John S. Redstrake, the sum of Five Thousand dollars, in trust, that he shall pay the interest accruing thereon annually, less taxes and other expenses and charges upon the same, unto my niece Emma Snitcher, wife of George Snitcher, for and during the full term of her natural life, and at the death of the said Emma Snitcher, to pay the principal to any child or children of the said Emma Snitcher that shall then be living, and if the said Emma Snitcher shall not leave any child or children living at the time of her decease then I do order said sum to become a part of my residuary estate and to be divided as I have hereinafter provided in my said will and this codical

In witness whereof, to this present writing, which I hereby declare to be a codical to my last will and testament, and which I direct to be added thereto and to be taken as a part thereof, I have set my hand and seal this twenty-first day of July, A.D. Eighteen Hundred and ninety-three.

James J. Redstrake (SEAL)

Signed, sealed, published and declared by the said James J. Redstrake as and for a codical to his last will and testament, and to be taken as part thereof, in the presence of two several persons whose names are hereunder subscribed as witnesses to the signing, sealing and publishing the same, which said two persons did so hereunder subscribe their names, at the request and in the presence of the said James J. Redstrake, and in the presence of each other.

B. Frank Wood

Benj. F. Wood

(Second Codicil)

This is a further codicil to be added to the last will and testament of me, James J. Redstrake, of the City and County of Salem and State of New Jersey, which will bears date on or about the third day of January, A.D. Eighteen Hundred and ninety-three-

First - I do hereby ratify and confirm my said will and former codicil in all respects, save so far as the same shall be altered and changed by this codicil -

And in respect to that Item of my said will wherein I directed that there shall be paid to my nephew Thomas Jefferson the sum of Three Thousand dollars in money - I do hereby revoke said bequest in money, and in lieu thereof I do give to my said nephew Thomas Jefferson the sum of Two Thousand dollars in money, to be paid to him at the expiration of six months after my decease -

And in respect to that Item of my said will wherein I have directed that the sum of Five Hundred Dollars shall be paid to Anna Brown, one of the Children of Jonathan L. Brown deceased - the said Anna Brown being now deceased - I do hereby revoke that part of said Item, and in lieu thereof I do order that the said sum of Five Hundred Dollars be paid to Helen, Kate, Harry and Walter Brown, her sisters and brothers, in addition to what I have ordered paid to them in the like time and manner as I have directed their other legacy paid, said sum of Five Hundred Dollars to be equally divided between said sisters and brothers named -

In witness whereof to this present writing which I hereby declare to be a further codicil to my last will and testament, and which I direct to be added thereto and to be taken as a part thereof, I have set my hand and seal this seventeenth day of June, A.D. Eighteen Hundred and ninety-five (1895)

James J. Redstrake (SEAL)

Signed, sealed, published and declared by the said James J. Redstrade as and for a further codicil to his last will and testament and to be taken as part thereof in the presence of two several persons whose names are hereunder subscribed as witnesses to the signing, sealing and publishing the same, which said two persons did so hereunder subscribe their names, at the request and in the presence of the said James J. Redstrake and in the presence of each other -

B. Frank Wood
Benjamin F. Wood

(Third Codicil)

This is a further Codicil to be added to the last will and testament of me James J. Redstrake, of the City and County of Salem, in the State of New Jersey - which will bears date on or about the third day of January, A.D. Eighteen Hundred and ninety-three, and a codicil to said will dated July Twenty-first A.D. Eighteen Hundred and ninety-three, and another codicil thereto dated the seventeenth day of June, A.D. Eighteen Hundred and ninety-five, to be added thereto and taken as a part thereof -

First - I do hereby ratify and confirm my said will and codicils in all respects, save so far as any part thereof shall be revoked or altered by this present codicil - and in respect to that Item of my said will wherein I have devised as follows:

"Item - I give and bequeath unto Amanda Smith daughter of Louisanna Fox all the real estate which I purchased of Joseph Black, situate on Griffith street and Second Streets, in the City of Salem New Jersey, in fee simple, also the sum of Five thousand dollars in money to be paid to her at the expiration of six months after my decease": I do now alter said bequest as follows, that part relating to the bequest of Five Thousand dollars in money, I do hereby revoke and annual that part of said Item, and in lieu thereof I do hereby give and devise to the said Amanda Smith all that farm and premises situate in the Township of Mannington County of Salem in the State of New Jersey, now occupied by Edward Dolbow, being a part of the same property that I purchased as the property of the late Matthias Kiger now deceased, the run through the swamp or Spring that runs through the whole of the tract which formerly belonged to the said Matthias Kiger to be the dividing line between the two farms, (provided however that all crops planted or sown at the time of my decease to be reserved for the benefit of my estate, the said Amanda Smith to have immediate possession of said farm at the date of my decease, subject to above reservation, which said bequest together with the property I bought of said Joseph Black in Salem as aforesaid, I do give and bequeath to the said Amanda Smith in fee simple -

And whereas in reference to the item in my said will wherein I have devised the sum of Three Thousand dollars to my nephew, John S. Redstrake in trust for the use and benefit of my Grand niece Esther Bush, now residing at Erie, Pennsylvania, for and during the full term of her natural life, and at her death to be added to my residuary estate, I do now further direct and order that if the said Esther Bush, or Hester Bush, my Grand-niece (whichever may be the correct way of spelling her name) shall have a lawful child and the said lawful child shall be living six months after my decease, then and in that case I do annul said trust and do change said bequest, and do order and direct that said principal sum of Three Thousand dollars shall be paid by my executor hereinafter named to the said Esther or Hester Bush whichever may be her correct name, at the expiration of six months after my decease, otherwise said Item to stand as directed in my said will -

In witness whereof to this present writing which I hereby declare to be a further codicil to my last will and testament, and which I direct to be added thereto and to be taken as a part thereof, I have set my hand and seal this twenty-first day of April A. D. Eighteen Hundred and ninety-six -

James J. Redstrake (SEAL)

Signed, sealed, published and declared by the same James J. Redstrake as a further codicil to his last will and testament, in the presence of us who were present at the same time and subscribed our names as witnesses in his presence

Mason M. Bennet

Benj. F. Wood

SALEM COUNTY, ss.

Benjamin F. Wood and B. Frank Wood witnesses to the within will, being duly sworn did depose and say that they saw James J. Redstrake the Testator therein named, sign and seal the same, and heard him publish, pronounce and declare the within writing to be his Last Will and Testament, and that at the doing thereof the said Testator was of sound and disposing mind and memory, as far as said deponents know and as they verily believe;

Benjamin F. Wood

Sworn and subscribed before me
at Salem this 11th day of
August A. D. 1898

B. Frank Wood

Loren P. Plummer Sgt.

SALEM COUNTY, ss.

John S. Redstrake the Executor in the within Testament named, being duly sworn did depose and say, that the within instrument contains the true Last Will and Testament of James J. Redstrake the Testator therein named, so far as he knows and as he verily believes; and that he will well and truly perform the same, by paying first the debts of the said deceased, and then the legacies in the said Testament specified, so far as the goods, chattels and credits of the said deceased can thereunto extend; and

that he will make and exhibit into the Surrrogate's Office at Salem a true and perfect inventory of all and singular the goods, chattels and credits of the said deceased that have or shall come to his knowledge or possession, or to the possession of any other person or persons for his use, and render a just and true account when thereunto lawfully required.

John S. Redstrake

Sworn and subscribed before me at
Salem this 11th day of August, A. D.
1898.

Loren P. Plummer Sgt.

SALEM COUNTY, ss.

Benjamin F. Wood and B. Frank Wood witnesses to the first codicil to the within will, being duly sworn did depose and say that they saw James J. Redstrake the Testator therein named, sign and seal the same, and heard him publish, pronounce and declare the said writing to be a codicil to his Last Will and Testament, and that at the doing thereof the said Testator was of sound and disposing mind and memory, as far as said deponents know and as they verily believe;

Benjamin F. Wood

Sworn and subscribed before me
at Salem this 11th day of
August, A. D. 1898.

B. Frank Wood

Loren S. Plummer Sgt.

SALEM COUNTY, ss.

John S. Redstrake the Executor in the within Testament named, being duly sworn did depose and say, that the within instrument contains the true first codicil to the Last Will and Testament of James J. Redstrake the Testator therein named, so far as he knows and as he verily believes; and that he will well and truly perform the same, by paying first the debts of the said deceased, and then the legacies in the said Testament specified, so far as the goods, chattels and credits of the said deceased can thereunto extend; and that he will make and exhibit into the Surrogate's Office at Salem a true and perfect inventory of all and singular the goods, chattels and credits of the said deceased that have or shall come to his knowledge or possession, or to the possession of any other person or persons for his use, and render a just and true account when thereunto lawfully required.

John S. Redstrake

Sworn and subscribed before me
at Salem this 11th day of August
A. D. 1898

Loren P. Plummer
Sgt.

SALEM COUNTY, ss.

Benjamin F. Wood and B. Frank Wood witnesses to the second codicil to the within will, being duly sworn did depose and say that they saw James J. Redstrake the Testator therein named, sign and seal the same, and heard him publish, pronounce and declare the said writing to be a codicil to his Last Will and Testament, and that at the doing thereof the said Testator was of sound and disposing mind and memory, as far as said deponents know and as they verily believe;

Benjamin F. Wood
B. Frank Wood

Sworn and subscribed before me
at Salem this 11th day of August
A. D. 1898

Loren P. Plummer
Sgt.

SALEM COUNTY, ss.

John S. Redstrake the Executor in the within Testament named being duly sworn did depose and say, that the within instrument contains the true second codicil to the Last Will and Testament of James J. Redstrake the Testator therein named, so far as he knows and as he verily believes; and that he will well and truly perform the same, by paying first the debts of the said deceased, and then the legacies in the said Testament specified, so far as the goods, chattels and credits of the said deceased can thereunto extend; and that he will make and exhibit into the Surrogate's Office at Salem a true and perfect inventory of all and singular the goods, chattels and credits of the said deceased that have or shall come to his knowledge or possession, or to the possession of any other person or persons for his use, and render a just and true account when thereunto lawfully required.

John S. Redstrake

Sworn and subscribed before me
at Salem this 11th day of
August A. D. 1898

Loren P. Plummer
Sgt.

SALEM COUNTY, ss.

Mason M. Bennett, and Benjamin F. Wood witnesses to the third codicil to the within will, being duly sworn did depose and say that they saw James J. Redstrake the Testator therein named, sign and seal the same, and heard him publish, pronounce and declare the said writing to be a codicil to his Last Will and Testament, and that at the doing thereof the said Testator was of sound and disposing mind and memory, as far as said deponents know and as they verily believe;

Mason M. Bennett

Sworn and subscribed before me
at Salem this 11th day of
August A.D. 1898

Benjamin F. Wood

Loren P. Plummer

Sgt.

SALEM COUNTY, ss.

John S. Redstrake the Executor in the within Testament named, being duly sworn did depose and say, that the within instrument contains the true third codicil to the Last Will and Testament of James J. Redstrake the Testator therein named, so far as he knows and as he verily believes; and that he will well and truly perform the same, by paying first the debts of the said deceased, and then the legacies in the said Testament specified, so far as the goods, chattels, and credits of the said deceased can thereunto extend; and that he will make and exhibit into the Surrrogate's Office at Salem a true and perfect inventory of all and singular the goods, chattels and credits of the said deceased that have or shall come to his knowledge or possession, or to the possession of any other person or persons for his use, and render a just and true account when thereunto lawfully required.

John S. Redstrake

Sworn and subscribed before me at
Salem this 11th day of August A.D. 1898

Loren P. Plummer Sgt.

SALEM COUNTY SURROGATE'S OFFICE

In the matter of the probate of
the alleged Will and codicils thereto
annexed of James J. Redstrake, deceased)
ORDER FOR PROBATE.

Application having been made by John S. Redstrake for probate of the last Will and codicils of James J. Redstrake deceased, and Letters Testamentary thereon, and the Surrrogate having inquired into the circumstances and taken proof, and being satisfied of the genuineness of the Will and codicils produced, the validity of their execution and the competency of the testator and it appearing that the Testator died more than ten days ago- and the probate of said Will having been contested and the matter having been heard and determined in the Orphans' Court of said County according to the Statute and the said Court on this sixth day of August, A.D., 1898 having adjudged, that the instruments offered for probate in this matter are the last Will and Testament and codicils of the said James J. Redstrake deceased, and ordered that the said Surrogate take and enter formal probate thereof - when the same are presented for that purpose of said executor the same are hereby admitted to probate and it is ordered that Letters Testamentary be issued thereon to John S. Redstrake the Executor named in said Will, who may qualify thereunder.

Loren P. Plummer
Surrogate of Salem County.

STATE OF NEW JERSEY,

COUNTY OF SALEM, ss.

(Place of Seal)

Surrogate's Office April 6th 1898

I Loren P. Plummer Surrogate and ex-officio Clerk of the Orphans' Court of the County of Salem, in the State of New Jersey, do certify the foregoing to be a true copy of the last Will and Testament and the codicils thereto annexed of James J. Redstrake, late of said County deceased - of the proofs of said Will and codicils and of the Order for Probate of said Will and Codicils, made in pursuance of an order of said Orphans' Court - and of the Letters Testamentary issued thereon as the same remain on file and of record in my office.

In Testimony whereof, I have hereunto set my
hand and official seal, at Salem, the date
above written.

Place of Seal

Loren P. Plummer
Surrogate and Ex-Officio Clerk of
the Orphans' Court.

STATE OF NEW JERSEY,

SALEM COUNTY, ss.

(Place of Seal)

I, Clement H. Sinnickson Judge of the Orphans' Court, holden in and for said County of Salem, do hereby certify that the foregoing Certificate and Attestation made by Loren P. Plummer Surrogate and ex-officio Clerk of the Orphans' Court of said County, whose name is thereto subscribed and seal of said

Court affixed, are in due form and made by the proper officer.

Place of Seal In testimony whereof, I have hereunto set my hand this Sixth day of April in the year of our Lord one thousand eight hundred and ninety-nine.

C.H. Sinnickson
Judge

STATE OF NEW JERSEY,

COUNTY OF SALEM, ss.

I, Loren P. Plummer Surrogate and ex-officio Clerk of the Orphans' Court of the County of Salem, do certify that the Honorable Clement H. Sinnickson by whom the foregoing Attestation was made, and who has thereunto subscribed his name, was at the time of the making thereof and still is Judge of the Orphans' Court of Salem County, duly commissioned and sworn: to all whose acts as such full faith and credit are and ought to be given, as well in Courts of Judicature as elsewhere.

Place of Seal

Place of Stamp

In Testimony whereof, I have hereunto set my hand and affixed the seal of said Court this Sixth day of April in the year of our Lord one thousand eight hundred and ninety-nine.

Loren P. Plummer
Surrogate and Ex-Officio Clerk of
the Orphans' Court.

STATE OF NEW JERSEY,

SALEM COUNTY, ss.

L. Loren P. Plummer Surrogate of the County of Salem, do certify the annexed to be a true copy of the Last Will and Testament and codicils of James J. Redstrake late of the County of Salem, deceased, and that John S. Redstrake the Executor therein named, proved the same before me, and is duly authorized to take upon himself the administration of the estate of the Testator agreeably to the said Will.

Witness my hand and seal of the office, the eleventh day of August in the year of our Lord one thousand eight hundred and ninety-eight.

(Seal)

Loren P. Plummer
Surrogate.

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 foregoing is a true copy of Exemplified Copy of the Last Will and Testament and Codicils thereto of James J. Redstrake, deceased, and Letters Testamentary as filed in this office on April 18, 1899 and recorded in Liber F.R. No. 2 Folio 118, etc., A Will Record in the Orphans' Court for Queen Anne's County, Maryland.

Seal's Place

In testimony whereof I hereunto subscribe my name and affix the seal of my office this 16th day of November 1938.

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

PETITIONER'S EXHIBIT B
Filed Nov. 19, 1938

#3307. QUEEN ANNE'S COUNTY, to wit: Be it remembered that on the nineteenth day of October, in the year nineteen hundred and twelve, the following DEED was brought to be recorded, to wit:-

T H I S D E E D, made this ninth day of October, in the year one thousand nine hundred and twelve, by and between Charles H. Jefferson and Margaret Jefferson, his wife, both of Kent County and State of Maryland, of the one part, and Elizabeth F. S. Jarrell of Kent County and State of Maryland of the other part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and for other good and valuable consideration, the receipt in full of which is hereby acknowledged the said Charles H. Jefferson and Margaret Jefferson, his wife, do grant and convey unto the said Elizabeth F. S. Jarrell, her heirs and assigns, in fee simple, all that piece, parcel or lot of land, situated, lying and being in the Seventh Election District of Queen Anne's County, State of Maryland, on the east side of the public road leading from Chestertown to Deep Landing, and described as follows, that is to say:

BEGINNING for the same at the northeast corner thereof, being in the division line between the lands of the heirs of George Snitcher and these lands and in the middle line of the public road leading from Chestertown to Deep Land and running thence with the said road north eighty seven degrees and thirty seven minutes west six hundred and sixty feet; thence across the lands of the said Charles H. Jeff-

erson, by a division line hereby established between the herein described lands and the remaining lands of the said Charles H. Jefferson, south three degrees and twenty five minutes west twelve hundred and forty two feet to a stone, a corner for these lands, the lands of the said Charles H. Jefferson, the lands of Joel T. McGinnis and the lands of George Snitcher's heirs; thence with the last named lands south eighty six degrees and eleven minutes east six hundred and sixty feet; thence still with the said Snitcher's lands north three degrees and twenty five minutes east twelve hundred and fifty eight feet and six inches to the place of beginning and containing 18.809 acres of land, more or less.

IT being a part of the same land and premises which was devised to the said Charles H. Jefferson by James J. Redstrake, by his last Will and Testament, a certified copy of which is filed in the Office of the Register of Wills for Queen Anne's County, Maryland, as on reference thereto will fully and at large appear.

TOGETHER with all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

To HAVE and To HOLD the lot of land 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 Elizabeth F. S. Jarrell, her heirs and assigns, in fee simple.

AND the said Charles H. Jefferson and Margaret Jefferson, his wife, covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said land as may be requisite.

Witness the hands and seals of the Grantors aforesaid:-

Test:-

Sam. L. Wright.

CHARLES H. JEFFERSON. (SEAL)

MARGARET JEFFERSON. (SEAL)

STATE OF MARYLAND,

KENT COUNTY, to wit:-

I hereby certify that on this ninth day of October, in the year one thousand nine hundred and twelve, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Kent County aforesaid, personally appeared Charles H. Jefferson and Margaret Jefferson, his wife, and they each acknowledged the aforegoing deed to be their respective act.

SAM L. WRIGHT. J. P.

Justice of the Peace.

STATE OF MARYLAND,

KENT COUNTY, Sct:-

I hereby certify, that Sam L. Wright Esquire, before whom the annexed acknowledgments were made, and who has hereto subscribed his name, was at the time of so doing a Justice of the Peace of the State of Maryland, in and for Kent County, duly commissioned and sworn and authorized by law to administer oaths and take acknowledgments. I further certify that I am acquainted with the hand-writing 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 Circuit Court for Kent County, this 9th. day of October, A. D. 1912.

Circuit
Court
S E A L

JAMES T. DIXON
Clerk of the Circuit Court for
Kent County.

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. 2, folios 215, etc., a Land Record Book for Queen Anne's County.

Seal's Place

In testimony whereof I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Nineteenth day of November, in the year nineteen hundred and thirty eight.

WILLIAM H. CARTER
Clerk

PETITIONER'S EXHIBIT C
Filed Nov. 19, 1938.

I, Charles H. Jefferson, of Chestertown, Kent County, Maryland, do make 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 as follows:

1. Having advanced money and incurred obligations to and for my son, James R. Jefferson, deceased, for his advancement and advantage, during his lifetime, in an amount equal to what would have been a one-seventh interest in my estate, I consider he had already enjoyed and had the benefit of an equal share of my estate. However, I give and bequeath to Margaret E. Jefferson, widow of my said son, James R. Jefferson, deceased, the sum of two hundred (\$200.00) Dollars.
2. I direct all the rest, residue, reversion and remainder of my estate, real, personal and mixed, to be converted into cash as soon as conveniently may be after my decease, and for that purpose I hereby authorize and empower my executors hereinafter named, and the survivor of them, to sell and dispose of all or any part of the residue of my real estate at public or private sale or sales, for such price or prices, and upon such terms and conditions as to them may seem best, or to the survivor of them; and to grant and convey the same to the purchaser or purchasers thereof, his, her or their heirs and assigns, free from all liability for or on account of the application of the purchase money.
3. One full equal sixth part of the net proceeds of the rest and residue of my estate I give and bequeath to my daughter, Elizabeth H. Baxter, widow of Wm. T. Baxter, absolutely.
4. One full equal sixth part of the net proceeds of the said rest and residue of my estate I give and bequeath to my son, Harry F. Jefferson, absolutely.
5. One full equal sixth part of the net proceeds of the said rest and residue of my estate I give and bequeath to my son, C. Norman Jefferson, absolutely.
6. One full equal sixth part of the net proceeds of the said rest and residue of my estate I give and bequeath to my grandchildren, Charles Tucker and Harry Tucker, the children of my daughter, Ruth Hettie Tucker, deceased, absolutely. I suggest the appointment of my son, Harry F. Jefferson, as Guardian for the two said grandchildren.
7. One full equal sixth part of the net proceeds of the said rest and residue of my estate I give and bequeath to my daughter, Helen J. Boggs, absolutely.
8. One full equal sixth part of the net proceeds of the said rest and residue of my estate I give and bequeath to my daughter, Mable T. Sylvester, absolutely.
9. I constitute and appoint my daughter, Elizabeth H. Baxter, my son, Harry F. Jefferson, and my son, C. Norman Jefferson, to be the executors of this my last will and testament, hereby revoking all other wills and codicils by me heretofore made. My executors to serve without bond, and to receive as compensation for their services the sum of One hundred (\$100.00) Dollars each.

In testimony whereof I have hereunto subscribed my name and affixed my seal this 10th day of January, in the year Nineteen hundred and twenty-two.

Charles H. Jefferson (SEAL)

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

Wm. Frazier Russell, Jr.

Mary E. Anderson

STATE OF MARYLAND, KENT COUNTY, SCT:

On the 13th day of August, 1932, came Harry F. Jefferson and in the presence of Almighty God solemnly declared that he does not know of any Will or Codicil of Charles H. Jefferson late of said county, deceased other than above Instrument of Writing, and that he received the same from Lock Box in Third National Bank on or about the 10th day of August 1932.

Sworn to before me,

Frank W. Smith

Register of Wills

STATE OF MARYLAND, KENT COUNTY, Sct.:

On this 16th day of August, 1932, then came Wm. Frazier Russell, Jr., and Mary E. Anderson subscribing witnesses to the within and aforegoing Will, before me, and made oath in due form of law, that they did see Charles H. Jefferson the Testator therein named, sign and seal this Will, and that they heard him publish, pronounce and declare the same to be his last Will and Testament. At the time of so doing they believed him to possess a sound disposing mind, memory and understanding, and that they with each other signed this Will as witnesses, at the request and in the presence of the Testator and in the presence of each other.

Sworn before

Frank W. Smith

Register of Wills

IN THE ORPHANS' COURT FOR KENT COUNTY, MARYLAND

The Court having carefully examined the above last Will and Testa-

ment of Charles H. Jefferson late of Kent county deceased, and also the evidence ad-
duced as to its validity, Orders and Decrees this 16th day of August 1932, that the
same be admitted to probate in this Court as the true and genuine last Will and Testa-
ment of the said Charles H. Jefferson deceased.

Edward A. Scott JUDGES OF THE
J. Henry Thompson ORPHANS' COURT FOR
James H. Groves KENT COUNTY, MD.

STATE OF MARYLAND,
KENT COUNTY, SCT:

The subscriber, Register of Wills, in and for Kent County, doth
hereby certify that the foregoing is a true copy of the Last Will and Testament of
Charles H. Jefferson, late of Kent County, deceased, and recorded in Liber "Wills"
F. W. S. No. 1, folio 71 as the same remains on file and of record in my office.

IN TESTIMONY WHEREOF, I hereunto set my hand
and affix the seal of my office this 24th day
of October in the year of our Lord 1938.

Place of
Court
Seal

T. Ringgold Jones
Register of Wills

In the Orphans' Court for Queen Anne's County, Maryland, Sct:

The Register of Wills for Queen Anne's County, Maryland, does here-
by certify that the within and foregoing is a true copy of Certified Copy of the last
Will and Testament of Charles H. Jefferson, late of Kent County, deceased, as filed
in the Orphans' Court for Queen Anne's County, Maryland.

In testimony whereof I hereunto subscribe
my name and affix the seal of my office
this 12th day of November 1938.

Seal's
Place

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

PETITIONER'S EXHIBIT D
Filed Nov. 19, 1938

KENT COUNTY, SC.:

THE SUBSCRIBER, REGISTER OF WILLS FOR KENT COUNTY
STATE OF MARYLAND

doth hereby certify that it appears by the records in this office, that letters of
administration of all goods, chattels and credits and personal estate of Charles H.
Jefferson late of Kent County, deceased, was on the 16th day of August in the year
of our Lord 1932 granted and committed unto Elizabeth H. Baxter, Harry F. Jefferson
and G. Norman Jefferson the Executors, by the last will and testament of said deceased,
who filed their bond in the penal sum of \$500.00 with security approved by the Orphans'
Court for said county.

IN TESTIMONY WHEREOF, I hereunto set my
hand and affix my seal this 7th day of
November A.D., 1938.

Seal's Place

TEST:
T. RINGGOLD JONES
Register of Wills.

PETITIONERS EXHIBIT E
Filed Nov. 19, 1938

.....
#18,255. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the
Twenty-second day of April, in the year nineteen hundred and thirty seven, the follow-
ing Deed was brought to be recorded, to wit:-

Two-two Dollar Int. Rev. Stamps.
Endorsed 2/8/37 L. H. et al.

THIS DEED, made this eighth day of February in the year nineteen
hundred and thirty seven between Lydia Holden, widow, of Queen Anne's County, State of
Maryland, party of the first part, and Mary Holden Carroll,.....
Bradford Holden,.....Mamie Russum,.....Ethel Leager,.....
Clifton Holden,.....Harriet R. Savington,.....Horace Holden, single man,
all of the same place,.....parties of the second part, Theodore Carroll, husband
of said Mary Holden Carroll, Lillian Holden, wife of said Bradford Holden,.....
Layton Russum, husband of said Mamie Russum,.....Nathaniel C. Leager, hus-
band of said Ethel Leager,.....Louise Holden, wife of said Clifton Holden,.....
Barrett E. Savington, husband of said Harriet R. Savington,.....parties of the
third part, and Wilford Holden and Bertha Holden, his wife, of the same place, parties
of the fourth part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of thirteen hundred thirty three dollars and thirty three cents to her in hand paid by the parties of the fourth part at or before the delivery of these presents, the receipt of which is hereby acknowledged, and the said parties of the second part and the said parties of the third part, for and in consideration of the sum of twenty three hundred thirty three dollars and thirty three cents to them in hand paid by the parties of the fourth part at or before the delivery of these presents, the receipt of which is hereby acknowledged, do hereby grant and convey unto the said parties of the fourth part, their heirs and assigns forever, as tenants by the entirety and not as tenants in common

all the eleven undivided twelve parts of them, the said parties of the first part and of the said parties of the second part in, to and of All that tract of land called or known as "The North Part of the Land Bought by Thomas Wesley Holden of the Trustee of Elizabeth F. S. Jarrell" situate, lying and being in the Seventh Election District of Queen Anne's County in the State of Maryland on the south side of the public road called "The New Road in Double Creek" (a section of said district) and also on the public road which is intersected by the road named and which runs from Deep Landing to McGinnes's Corner, bounded on the north by the first mentioned road, on the east by the second mentioned road and land of Spencer Coleman, on the south by the tract of land called or known as "The South Part of the Land bought by Thomas Wesley Holden of the Trustee of Elizabeth F. S. Jarrell" and on the west by the land of Joseph McGinnes and that of the heirs of Charles H. Jefferson, and contained with the following metes and bounds, courses and distances according to the survey hereinafter mentioned made by G. B. Taylor to wit:-

Beginning for the same at a point in the middle of the road called as aforesaid "The New Road in Double Creek" opposite a stone on the south side of said road and 16 $\frac{1}{2}$ feet distant therefrom and running thence with the said road South 85 $\frac{1}{2}$ degrees East, 3125 feet to intersect the public road from Deep Landing to McGinnes' Corner; thence with the last named road South 4 degrees West, 1272 feet to a point and stone, thence South 4 degrees East, 850 feet to a point marked by a stone; thence North 84 $\frac{3}{4}$ degrees West, 340 feet to a point marked by a stone; thence South 3 degrees West, 160 feet to the beginning of the line established as a division line between the north part and the south part of the land bought by said Thomas Wesley Holden of the Trustee of said Jarrell; thence with that division line North 84 $\frac{1}{2}$ degrees West, 3054 feet to the end of said line now marked by a stone; thence North 17 degrees East, 350 feet to a point marked by a stone; thence North 13 $\frac{3}{4}$ degrees East, 300 feet to a point marked by a stone; thence North 7 $\frac{1}{2}$ degrees East, 367 feet to a point marked by a stone set near a walnut tree; thence North 5 degrees 5 minutes East, 1239 feet, more or less, to the point of beginning, containing 163.04 acres of land, more or less,

On or about the 9th day of February, 1924, by a deed bearing that date on Elizabeth F. S. Jarrell, a widow, being seized and possessed of sundry tracts of land inclusive of those mentioned above, granted and conveyed, all of her land inclusive of course of those tracts above mentioned unto William S. Collins, trustee, in trust to sell the same and to apply the proceeds of sale to the payment of her creditors. (This deed is recorded among the land record books of Queen Anne's County in Liber B.H.T. No. 5, folio 574.)

The said William S. Collins accepted the said deed and executed the trust thereof under the jurisdiction of the Circuit Court for Kent County, in Equity. In execution of the power of sale contained in said deed he sold on or about the 2nd day of June, 1925, at a public sale which was duly reported to and ratified by said Court two several tracts of the land so conveyed unto Thomas Wesley Holden by the name of Wesley Holden which two tracts are adjacent one to the other and situate in the Seventh Election of Queen Anne's County, State of Maryland, one tract being called in his report made unto said Court by the name of "Faulkner Farm" and is situate on the public road leading from Chestertown to McGinnes' Corner adjoining the lands of Samuel Walls, and the other being called in his said report "The Black Farm" and is situate on the road from Round Top to Deep Landing, adjoining the lands of Charles H. Jefferson.

(All of which will appear from a record of his proceedings recorded in Liber B.H.T. No. 2, folio 209, etc., a Judgment In Extenso Record Book in the office of the Clerk of the Circuit Court for Queen Anne's County. See Cause No. 2269 of the Chancery Docket of said court.)

By deed dated September 3, 1925, recorded in Liber B.H.T. No. 4, on folio 119, a land record book of Queen Anne's County aforesaid, the said William S. Collins as trustee conveyed unto the said Thomas Wesley Holden, by the name of Wesley Holden, several parcels of land which are described in said deed in the first, second, fourth and fifth places thereof, which tracts are adjacent one to another and form one body although separately described in said deed and these several tracts or parcels of land constitute the two tracts of land or farms described in the said report of sale as sold by the trustee unto Wesley Holden.

The said Thomas Wesley Holden died intestate sometime in the year 1936 seized and possessed inter alia of the tracts of land he so bought of said trustee and which were so conveyed unto him by said trustee. He left surviving him as his only heirs at law said Lydia Holden, his widow, and eight children, who are the parties of the second part and the said Wilford Holden. These heirs sometime in the month of November, 1936, caused those tracts of land described in said deed, which were adjacent one to another as aforesaid, and which form and constitute one body of land as aforesaid, to be surveyed by Gilbert Taylor and by him divided into two parts, and the land hereinbefore described by metes and bounds, courses and distances and by the name of "The North Part of the land bought by Thomas Wesley Holden of said Trustee" is one of these parts.

NOTE: Tract described in the third place as "Standish Woods" and the tract described under the letter (b) in the fourth place in the deed from William S. Collins, trustee, to Wesley Holden above described are not included in the metes and bounds, courses

and distances of the land hereby conveyed.

The undivided parts of the land hereby conveyed are intended to be all those parts of the land mentioned which descended unto the parties of the first part and the parties of the second part as the heirs at law of the said Thomas Wesley Holden.

TO HAVE AND TO HOLD the land hereby conveyed with the appurtenances thereof unto the parties of the fourth part, their heirs and assigns forever, in fee simple, as tenants by the entireties and for no other purpose whatsoever.

AND the parties of the first part, the second part and of the third part covenant that they will warrant specially the property hereby granted and conveyed and that they will execute such further assurances of said land as may be requisite.

IN TESTIMONY WHEREOF the party of the first part, the parties of the second part and the parties of the third part have hereunto affixed their names and seals the day and year first hereinabove written.

Test: As to Lydia Holden Carroll FRANCES BUTLER	LYDIA A. HOLDEN (SEAL)
Test: As to Mary Holden Carroll and husband: FRANCES BUTLER	MARY HOLDEN CARROLL (SEAL) THEODORE CARROLL (SEAL)
Test: As to Bradford Holden and wife: FRANCES BUTLER	BRADFORD HOLDEN (SEAL) LILLIAN HOLDEN (SEAL)
Test: As to Mamie Russum and Husband: FRANCES BUTLER	MAMIE RUSSUM (SEAL)
Test: As to Ethel Leager and Husband: FRANCES BUTLER	LAYTON RUSSUM (SEAL)
Test: As to Clifton Holden and wife: FRANCES BUTLER	ETHEL V. LEAGER (SEAL) NATHANIEL LEAGER (SEAL)
Test: As to Harriet E. Savington and Husband: FRANCES BUTLER	CLIFTON HOLDEN (SEAL)
Test: As to Horace Holden: FRANCES BUTLER	LOUISE HOLDEN (SEAL) HARRIET SAVINGTON (SEAL) BARRETT E. SAVINGTON (SEAL) HORACE HOLDEN (SEAL)

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY That on this eighth day of February, in the year nineteen hundred and thirty seven before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Lydia Holden, Mary Holden Carroll and Theodore Carroll, her husband, Bradford Holden and Lillian Holden, his wife, Mamie Russum and Layton Russum, her husband, Ethel Leager and Nathaniel C. Leager, her husband, Clifton Holden and Louise Holden, his wife, Harriet R. Savington and Barrett E. Savington, her husband, and Horace Holden, above named grantors, and they did each acknowledge the foregoing Deed to be their respective act.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my seal Notarial the day and year above written.

FRANCES BUTLER
NOTARY PUBLIC.

Notary
Public
Seal.

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

I hereby certify that the foregoing is truly taken and copied from Liber W.H.C. No. 4A, folios 532, etc., a Land Record Book for Queen Anne's County.

Seal's Place

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Nineteenth day of November, in the year nineteen hundred and thirty eight.

WILLIAM H. CARTER Clerk

PETITIONERS EXHIBIT F
Filed Nov. 19, 1938

.....
#18,257. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Twenty-second day of April, in the year nineteen hundred and thirty seven, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this eighth day of February in the year nineteen hundred and thirty seven between Horace Holden, a single person, of Queen Anne's County in the State of Maryland, party of the first part and Wilford Holden and Bertha Holden, his wife, of the same place, parties of the second part.

WITNESSETH; that the party of the first part for and in consideration of the sum of one dollar and of other valuable considerations, him thereunto moving, the receipts of which are hereby acknowledged, does hereby grant and convey unto the said Wilford Holden and Bertha Holden, his wife, their heirs and assigns forever as tenants by the entireties and not as tenants in common.

All the one undivided twelfth part of the party of the first part int, to and of all that tract of land called or known as "The North Part of the Land bought by Thomas Wesley Holden of the Trustee of Elizabeth F.S. Jarrell" situate, lying and being in the Seventh Election District of Queen Anne's County, State of Maryland on the south side of the public road called or known as "The New Road in Double Creek" adjoining the land of Spencer Coleman and that of the heirs of Charles H. Jefferson, and contained within the following metes and bounds, courses and distances to wit: Beginning for the same at a point in the middle of the road called as aforesaid "The New Road in Double Creek" opposite a stone on the south side of said road and 16 1/2 feet distant therefrom and running thence with the said road South 85 1/2 degrees East, 3125 feet to intersect the public road from Deep Landing to McGinnes' Corner; thence with the last named road South 4 degrees West, 1272 feet to a point and stone; thence South 4 degrees East, 850 feet to a point marked by a stone; thence North 84 3/4 degrees West, 340 feet to a point marked by a stone; thence South 3 degrees West 160 feet to the beginning of the line established as a division line between the north part and the south part of the land bought by said Thomas Wesley Holden of the trustee of said Jarrell; thence with that division line North 84 1/2 degrees West, 3054 feet to the end of said line now marked by a stone; thence North 17 degrees East, 350 feet to a point marked by a stone; thence North 13 3/4 degrees East, 300 feet to a point marked by a stone; thence North 7 1/2 degrees East, 367 feet to a point marked by a stone set near a walnut tree; thence North 5 degrees 5 minutes East, 1239 feet, more or less, to the point of beginning, containing 163.04 acres of land, more or less. The undivided part of said land hereby conveyed is all the undivided part thereof conveyed unto the party of the first part by the parties of the second part by deed of even date herewith and intended to be filed for record among the land record books of Queen Anne's County so that the same can be recorded immediately preceding these presents. For description of title of the whole land see the deed referred to in the deed just mentioned.

AND the party of the first part 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.

IN TESTIMONY WHEREOF the party of the first part has hereunto subscribed his name and seal the day and year first hereinabove written.

Test: FRANCES BUTLER HORACE HOLDEN (SEAL)

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this eighth day of February in the year nineteen hundred and thirty seven before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Horace Holden, above named grantor, and he did acknowledge the aforesaid DEED to be his act.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my seal Notarial the day and year above written.

Notary Public Seal. FRANCES BUTLER NOTARY PUBLIC.

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

I hereby certify that the aforesaid is truly taken and copied from Liber W.H.G. No. 4A, folios 536, etc., a Land Record Book for Queen Anne's County aforesaid.

In testimony whereof I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Nineteenth day of November, in the year nineteen hundred and thirty eight. Seal's Place WILLIAM H. CARTER Clerk

PETITIONERS EXHIBIT G Filed Nov. 19, 1938

..... QUEEN ANNE'S COUNTY, TO WIT: #18,256. Be it remembered that on the Twenty-second day of April, in the year nineteen hundred and thirty seven, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this eighth day of February in the year nineteen hundred and thirty seven between Wilford Holden and Bertha Holden, his wife, of Queen

Anne's County in the State of Maryland, parties of the first part, and Horace Holden, of the same place, party of the second part.

WITNESSETH; that the said Wilford Holden and Bertha Holde, his wife, for and in consideration of the sum of one dollar, the receipt of which is hereby acknowledged, do hereby grant and convey unto the Horace Holden, his heirs and assigns forever,

all the one undivided twelfth part of him, the said Wilford Holden in, to and of all that tract of land called or known as "The North Part of the Land bought by Thomas Wesley Holden of the Trustee of Elizabeth F. S. Jarrell" situate, lying and being in the Seventh Election District of Queen Anne's County, State of Maryland, on the south side of public road called or known as "The New Road in Double Creek" and also on the public road which is intersected by said road and which runs to McGinnes' Corner, bounded on the east by the second mentioned road, the land of Spencer Coleman and adjoining on the south the tract of land called or known as "The South Part of the Land bought by Thomas Wesley Holden of the Trustee of Elizabeth F. S. Jarrell", bounded on the west by the land of the heirs of Charles H. Jefferson and contained within the following metes and bounds, courses and distances according to a survey of the same made by G. B. Taylor in the month of November, 1936, to wit:

Beginning for the same at a point in the middle of the road called as aforesaid "The New Road in Double Creek" opposite a stone on the south side of said road and 16 1/2 feet distant therefrom and running thence with the said road South 85 1/2 degrees East, 3125 feet to intersect the public road from Deep Landing to McGinnes' Corner thence with the last named road South 4 degrees West, 1272 feet to a point and stone thence South 4 degrees East, 850 feet to a point marked by a stone; thence North 84 3/4 degrees West, 340 feet to a point marked by a stone; thence South 3 degrees West, 160 feet to beginning of the line established as a division line between the north part and the south part of the land bought by said Thomas Wesley Holden of the trustee of said Jarrell; thence with that division line North 84 1/2 degrees West, 3054 feet to the end of said line now marked by a stone; thence North 17 degrees East, 350 feet to a point marked by a stone; thence North 13 3/4 degrees East, 300 feet, to a point marked by a stone; thence North 7 1/2 degrees East, 367 feet to a point marked by a stone set near a walnut tree; thence North 5 degrees 5 minutes East, 1239 feet, more or less, to the point of beginning, containing 163.04 acres of land, more or less.

For a description of the title of the land above mentioned reference is hereby made to a deed for said undivided parts of the same given by Lydian Holden and others unto the parties of the first part bearing date February 8, 1937 and intended to be filed for record among the land record books of said county prior to or simultaneously with these presents.

The undivided part of the land hereby conveyed is intended to be all that part of the same which the said Wilford Holden inherited from his father, Thomas Wesley Holden.

AND the parties of the first part covenant that they will warrant specially the property hereby granted and conveyed and that they will execute such further assurances of said land as may be requisite.

IN TESTIMONY WHEREOF the parties of the first part have hereunto subscribed their names and affixed their seals the day and year above written.

TEST: WILFORD HOLDEN (SEAL)
FRANCES BUTLER BERTHA HOLDEN (SEAL)

STATE OF MARYLAND,
QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this eighth day of February, in the year nineteen hundred and thirty seven before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Wilford Holden and Bertha Holden, his wife, above named grantors, and they did each acknowledge the foregoing DEED to be their respective act.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my seal Notarial the day and year above written.

Notary
Public
Seal.

FRANCES BUTLER
NOTARY PUBLIC.

State of Maryland,

Queen Anne's County, to wit:

I hereby certify that the foregoing is truly taken and copied from Liber W.H. C. No. 4-A, folios 535, etc., a Land Record Book for Queen Anne's County aforesaid.

In testimony whereof I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Nineteenth day of November, in the year nineteen hundred and thirty eight.

Seal's Place

WILLIAMH. CARTER
Clerk

PETITIONERS EXHIBIT H
Filed Nov. 19, 1938

.....
#18,258. QUEEN ANNE'S COUNTY, TO WIT:
Beit remembered that on this Twenty-second day of April, in the year nineteen hundred and thirty seven, the following Deed was brought to be recorded, to wit:-

THIS CONFIRMATORY DEED, made this twenty-sixth day of February in the year nineteen hundred and thirty seven between William S. Collins, of Kent County in the State of Maryland, trustees hereinafter set forth, hereinafter called "Trustee", party of the first part, and Wilford Holden and Bertha Holden, his wife, of Queen Anne's County, in the same State, parties of the second part.

WHEREAS one Elizabeth F. S. Jarrell, on or about the 9th day of February, 1924, by a deed bearing that date did convey certain land therein described unto said trustee in trust to sell the same and apply the proceeds of sales to the payment of her debts.

(See Liber B.H.T. No. 5, folio 574, a Land Record Book of Queen Anne's County for a record of this deed).

WHEREAS the said trustee, at a public sale held by him on the second day of June, 1925, did sell unto one Thomas Wesley Holden by the name of Wesley Holden, for the sum of \$5900.00, two several parcels of the land conveyed to said trustee by the deed above mentioned, the two parcels of land so sold unto the said Thomas Wesley Holden being described according to the proceedings of said trustee hereinafter mentioned as follows, to wit: All that farm or tract of land called "The Faulkner Farm" situate in the Seventh Election District of Queen Anne's County aforesaid on the road from Chestertown to McGinnes' Corner adjoining the "Back Farm" mentioned next. And also all that farm or tract of land called "The Back Farm" situate in the Seventh Election District of Queen Anne's County on the road from Round Top to Deep Landing, adjoining the "Faulkner Farm" above mentioned.

The sales so made were duly reported by said trustee to the Circuit Court for Kent County, in Equity in a cause therein entitled "In the Trust Estate of Elizabeth F.S. Jarrell" and numbered 2269 Chancery, and were by said court finally ratified and confirmed. (All of which will appear from a record of the proceedings of said trustee filed in a cause in the Circuit Court for Queen Anne's County, in Equity bearing the number "2624 Chancery" and recorded in Liber B.H.T. No. 2, folio 209, etc., a Judgment in Extenso Record Book in the office of the Clerk of the last named county.)

WHEREAS the said trustee, by his deed dated September 3, 1925, and now recorded among the land record books of Queen Anne's County in Liber B.H.T. No. 4, folios 119, etc., made in consideration of the payment of the purchase money above mentioned, did convey unto the said Thomas Wesley Holden under the name of Wesley Holden as and for the land so sold unto him as aforesaid five several parcels of land which are described in the first place, in the second place, in the fifth place and in the fourth place under sub-section (a) and in the fourth place under sub-section (c) in said deed, which parcels of land are adjacent one to another, form one body of land and which constitute and form the two farms mentioned above as sold by the trustee to said Thomas Wesley Holden, although the said deed does not so state.

(NOTE: The parcel of land described in the third place in said deed and under sub-section (b) of the fourth place of said deed do not constitute nor form parts of the two farms so sold as aforesaid by said trustee to said Holden and have been excluded from the survey hereinafter mentioned.)

The said Thomas Wesley Holden died intestate in Queen Anne's County sometime in the year 1936 seized and possessed of the two farms he so bought of said trustee and of the several parcels of land constituting the same as above set forth, leaving as his heirs at law his widow, Lydia A. Holden, and eight children who since the death of the said Thomas Wesley Holden have caused the two farms above mentioned and the several parcels composing or comprising the same as aforesaid to be surveyed by Gilbert S. Taylor, surveyor, and to be by him divided by metes and bounds, courses and distances into two parts, one of which is now known as "The North Part of the Land bought by Thomas Wesley Holden of the Trustee of Elizabeth F. S. Jarrell" and which is contained within the following metes and bounds, courses and distances according to the survey above mentioned, to wit;

Beginning for the same at a point in the middle of the road called as aforesaid "The New Road in Double Creek" opposite a stone on the south side of said road and 16 1/2 feet distant therefrom and running thence with said road South 85 1/2 degrees East, 3125 feet to intersect the public road from Deep Landing to McGinnes' Corner, thence with the last named road South 4 degrees West, 1272 feet to a point and stone; thence South 4 degrees East, 850 feet to a point marked by a stone; thence North 84 3/4 degrees West, 340 feet to a point marked by a stone; thence South 3 degrees West, 160 feet to the beginning of the line established as a division line between the north part and the south part of the land bought by said Thomas Wesley Holden of the trustee of said Jarrell; thence with that division line North 84 1/2 degrees West, 3054 feet to the end of said line now marked by a stone; thence North 17 degrees East, 350 feet to a point marked by a stone; thence North 13 3/4 degrees East, 300 feet to a point marked by a stone; thence North 7 1/2 degrees East, 367 feet to a point marked by a stone set near a walnut tree; thence North 5 degrees 5 minutes East, 1239 feet, more or less, to the point of beginning, containing 163.04 acres of land, more or less.

TOGETHER with the buildings and improvements thereon and all the roads, rights, ways, waters, advantages and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD all and singularly the above described premises with the appurtenances thereof and every part thereof unto the parties of the second part, their heirs and assigns forever, as tenants by the entireties and not

as tenants in common.

IN TESTIMONY WHEREOF the party of the first part has hereunto affixed his name and seal the day and year first above written.

TEST:

WILLIAM S. COLLINS (SEAL)
Trustee.

MARY A. PENNINGTON

STATE OF MARYLAND,
KENT COUNTY, TO WIT:

I HEREBY CERTIFY that on this twenty-sixth day of February in the year nineteen hundred and thirty seven before me, the subscriber, a Notary Public of the State of Maryland in and for Kent County aforesaid, personally appeared William S. Collins, above named grantors, and he did acknowledge the foregoing DEED to be his act.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my seal Notarial the day and year above written.

MARY A. PENNINGTON
NOTARY PUBLIC.

Notary Public
Seal.

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

I hereby certify that the foregoing is truly taken and copied from Liber W. H. G. No. 5A, folios 538, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Nineteenth day of November, in the year nineteen hundred and thirty eight.

Clerk's Seal.

WILLIAM H. CARTER
Clerk

Petitioners Exhibit I
Filed Nov. 19, 1938

.....
#11,478. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the eighth day of September, in the year nineteen hundred and twenty five, the following Deed was brought to be recorded, to wit:

THIS DEED, made this 3 day of September, in the year nineteen hundred and twenty-five, by William S. Collins of Kent County, Maryland, Trustee as hereinafter set forth, of the one part, and Wesley Holden of Queen Anne's County, Maryland, of the other part.

WHEREAS, the said William S. Collins was made Trustee by Elizabeth F. S. Jarrell, by Deed of Trust, dated February 9th. 1924, and filed in the Circuit Court for Kent County, Maryland, in Equity, in Equity, in the case entitled, the Trust Estate of Elizabeth F. S. Jarrell, No. 2269.

AND WHEREAS, by Order of Court passed 14th. day of February, 1924, the Court took jurisdiction of said Trust Estate.

AND WHEREAS, the said Trustee having given bond and complied with all the other requisites of the said Court by decree passed May 5th., 1925, was authorized to sell the hereinafter described real estate at public sale free of allincumbrances, and the proceeds of sale to be distributed among the Creditors, according to their legal and equitable priorities.

AND WHEREAS, the said Trustee in pursuance of said authority did give notice of the time, place, manner and terms of sale by advertisement, did on the 2nd day of June 1925, sell the property hereinafter described to the said Wesley Holden, at public sale for the sum of Five thousand nine hundred (\$5900.00) dollars, which said sale has been duly reported to and ratified by said Court, and the purchase money fully paid to the said Trustee.

NOW, THEREFORE, this deed witnesseth that in consideration of the premises and of the sum of \$1.00, the said William S. Collins, Trustee as aforesaid, does grant and convey unto the said Wesley Holden, his heirs and assigns in fee simple.

FIRST: All that lot or tract of land, situate, lying and being in the Seventh Election District of Queen Anne's County, Maryland, on the West side of the Public Road from Forman's Branch to Godwin's Mill, adjoining the lands of B. S. Ford heirs and the land of George H. Snitcher got from W. H. Faulkner, called or known as "Back Farm", of Sarah A. Smith or Sarah A. Leverage, containing 100 acres of land more or less.

BEING, the same parcel of land designated as No. 4 in which Emma B. Snitcher released her right of dower to Elizabeth F. S. Jarrell and husband, and

Emma B. Snitcher, dated 30th. day of August, 1904, and recorded in Liber J.E.G. No. 6, folio 491, etc., Land Record Book for said Queen Anne's County.

SECOND: All that lot or parcel of land, situate, lying and being in Queen Anne's County aforesaid, on the road from Deep Landing Road to Double Creek Point, and adjoining the tract described above as the "Back Farm", and containing 65 acres of land, more or less.

BEING the same parcel of land designated as No. 5 in which Emma B. Snitcher released her right of dower to Elizabeth F. S. Jarrell, in a deed between Elizabeth F. S. Jarrell and husband, and Emma B. Snitcher, dated 30th. day of August, 1904, and recorded in Liber J.E.G. No. 6, folio 491, etc., Land Record Book for said Queen Anne's County.

THIRD: All that lot or parcel of land, situate, lying and being in Seventh Election District of Queen Anne's County aforesaid, called "Standish Woods", on the east side of the road from Church Hill to Forman's Branch, adjoining the Levi Corson land of Dr. Wallis, and the lands of B.S. Fords heirs, containing 15 acres, 19 perches of land, more or less.

BEING, the same parcel of land designated as No. 6 in which Emma B. Snitcher released her right of dower to Elizabeth F. S. Jarrell, in a deed between Elizabeth F. S. Jarrell and husband, and Emma B. Snitcher, dated 30th. day of August, 1904, and recorded in Liber J.E.G. No. 6, folio 491, etc., Land Record Book for said Queen Anne's County.

FOURTH: (a) All that tract or part of a tract, situate in Seventh Election District of Queen Anne's County aforesaid, on the North side of the public road leading from Chestertown to Millington, and being the same that was conveyed to Wm. H. Faulkner by Sarah A. Leverage and husband, by deed dated 1st. day of August, 1872, and recorded in Liber J.W. No. 3, folio 448, and containing 7⁴ acres of land more or less.

(b) All that tract or part of a tract, situate, in Seventh Election District, on the west side of public road leading from Smith's Corner, now McGinnis Postoffice, to Deep Landing, on Chester River, and containing 10 acres of land more or less, and being the same which was conveyed to the same Wm. H. Faulkner by John Blackiston, and wife, by deed dated 10th. day of December, 1890, and recorded in Liber W.D., No. 5, folio 188, etc.

(c) All that lot or parcel of land known as "Bodker Lot", situated in the Seventh Election District of Queen Anne's County aforesaid, on the North side of public road leading from Chester Bridge to Millington, and containing 3 acres of land, more or less, and being the same conveyed to said Wm. H. Faulkner, by W. Scott Roberts by deed dated 30th. day of June, 1874, and recorded in Liber W.A.G.H., folio 139.

The three parcels (four, a, b, c,) being, the same three tracts described in a deed from Wm. H. Faulkner and wife to George H. Snitcher, by deed dated 4th. day of August, 1894, Land Record Book for said Queen Anne's County.

FIFTH: All that lot or parcel of land, situated in Seventh Election District of Queen Anne's County aforesaid, on East side of Public road from Chestertown to Deep Landing adjoining other lands of Charles H. Jefferson, and containing 18.809 acres of land, more or less.

BEING the same property described in the deed from Charles H. Jefferson and wife to Elizabeth F. S. Jarrell, dated the 9th. day of October, 1912, and recorded in Liber W.F.W. No. 2, folio 215.

All of the said above five tracts or parcels of land being the same as described as the second and third parcels in the advertisement of sale, June 2nd., 1925, by the said Wm. S. Collins, Trustee aforesaid.

Together with the improvements thereon, and the rights and appurtenances thereto belonging or appertaining.

To have and to hold the above granted property unto the said Wesley Holden, his heirs and assigns, forever in fee simple.

As witness my hand and seal the day and year first above written.

TEST:

Wm. S. Collins (SEAL)
Trustee.

Mary E. Anderson.

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I hereby certify that on this 3 day of September, in the year nineteen hundred and twenty-five, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County aforesaid, personally appeared Wm. S. Collins, Trustee, and acknowledged the foregoing Deed to be his act.

Mary E. Anderson
Notary Public
Seal

Three 2-dollar Int.
Rev. Stamps, endorsed:
HP 9/4/25/

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

I hereby certify that the foregoing is truly taken and copied from Liber B.H.T. No. 4, folios 119, etc., a Land Record Book for Queen Anne's County.

In testimony whereof I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Nineteenth day of November, in theyear nineteen hundred and thirty eight.

Clerk's Seal.

WILLIAM H. CARTER
Clerk

Petitioners Exhibit J
Filed Nov. 19, 1938

.....
#12,078. QUEEN ANNE'S COUNTY, TO WIT:

Be it remembered that on the 7th. day of September, in the year nineteen hundred and twenty six, the following Deed of Trust was brought to be recorded, to wit:

This Deed, made this 9th. day of February, in the year nineteen hundred and twenty-four by Elizabeth F. S. Jarrell (Widow) of Kent County, in the State of Maryland.

Whereas, the said Elizabeth F. S. Jarrell is a widow with eight minor children allof whom are attending the public schools of Kent County.

And Whereas, all of her interests are in agriculture pursuits being the owner of various pieces of real estate located principally in Queen Anne's County but also in Kent County, Maryland, consisting of a farms of various sizes as hereinafter described.

AndWhereas she has become indebted unto various persons, firms and corporations in sums of money of such magnitude that she is unable to pay as they become due and demandable andshe desires to convey and assign all of her property and estate to William S. Collins of Kent County, Maryland, in trust for the benefit of her creditors as hereinafter set forth believing that she has ample property to pay all of her debts in full, dollar for dollar.

Now, therefore, this Deed witnesseth, that in consideration of the premises and the sum of five (\$5.00) Dollars, the said Elizabeth F. S. Jarrell doth grant, convey, bargain and sell, release and assign to the said William S. Collins all of her estate and property of every naturē, kind or description, real, personal and mixed, in possession or in expectancy and wheresoever the same may be located. The said properties being described as follows, to wit:-

No. 1. All that farm or tract of land situate, lying and being in Queen Annes County, Maryland, on the road leading from or though the Round Top Farm to the road leading from Chestertown to Millington, known as the "Comegys-Cosen Farm" containing three hundred and ninety-three acres of land more or less and being Lot No. 1 in the Deed of Partition between Clifton L. Jarrell and Elizabeth F. S. Jarrell and Emma B. Snitsher bearing date the 30th day of August in the year nineteen hundred and four and recorded amongst the Land Records of said Queen Anne's County in Liber J.E.G. No. 6, folio 491 etc.

No. 2. All that tract or part of a tract of land situate, lying and being in the seventh election district of Queen Anne's County aforesaid called "Tilghman's Discovery" or "Poplar Hill" on the "Round Top" road and adjoining the farm described above as theComegys Farm and lands of Charles H. Jefferson and containing forty-six acres three roods and thirty-seven perches of land more or less and being lot No. 2 in the aforesaid Deed of Partition.

No. 3 All that part of a tract of land situate, lying and being in the seventh election district of Queen Anne's County called "Tilghmans' Discovery" or Poplar Hill" adjoining the tract described above as No. 2 and the lands of Charles H. Jefferson containing thirty-two acres and eleven perches of land more or less, being the same land described in Lot No. 3 in the aforesaid Deed of Partition.

No. 4. All that tract, parcel or part of a tract of land situate, lying and being in Queen Anne's County aforesaid on the public road leading from Chestertown to Millington adjoining the lands formerly belonging to Peter Mariner, and known as the "Kibler Farm" containing two hundred and forty-three acres thirty-two and one-half perches of land more or less, being Lot No. 4 in the aforesaid Deed of Partition.

No. 5. All that lot or parcel of land situate lying and being in Queen Anne's County on the road from Millington and Chestertown road to Round Top Landing, adjoining the farm described above as the "Kibler Farm" containing two acres of land more or less and being the same land described as Lot No. 5 in the aforesaid Deed of Partition.

No. 6 All that farm, tract or parcel of land called or known as "Partnership" "Pratt Farm" "The Emma J. Catlin Farm" situate, lying and being in said Queen Anne's County on or near the public road leading from Barton's Corner to Union Church adjoining the lands of Charles H. Jefferson and W. H. Newnam (now Samuel G. Wilson) and others, containing one hundred and seventy-five acres of land more or less. It being Lot No. 6 in the aforesaid Deed of Partition.

No. 7. All that tract or part of a tract of land situate, lying and being in Queen Anne's County aforesaid on the road leading from Chestertown to Millington through Queen Anns County and containing seventy-four acres of land more or less and being Lot No. 7 in the aforesaid Deed of Partition.

No. 8. All that tract or parcel of land known as the "Booker Lot" situate, lying and being in said Queen Anne's County on the north side of the public road leading from Chester Bridge to Millington and containing three acres of land more or less and being Lot No. 9 in the aforesaid Deed of Partition.

No. 9. All that lot or parcel of land called "Tilghman's Discovery" situate, lying and being in said Queen Annes County, adjoining the lands of R. Hopper Smith and William H. Faulkner and others, containing twenty-two acres and five perches of land more or less and being Lot No. 10 described in the aforesaid Deed of Partition.

No. 10. All those tracts or parts of tracts or parcels of land situate, lying and being in Queen Anne's County aforesaid on the North side of the public road leading from McGinnis Corner to Foreman's Branch called "Father's Care", "Richardson Land" adjoining the lands of the heirs of B.S. Ford and the farm known as the Back Farm of Sara A. Leverage, now owned by the said Elizabeth F. S. Jarrell, and others and containing twenty-six acres of land more or less and being the land described in the aforesaid Deed of Partition as Lot No. 11.

The aforesaid properties being the properties which were conveyed to the late Emma B. Snitcher by the said deed of Partition and under the last Will and Testament of the said Emma B. Snitcher, deceased, were devised to the said Elizabeth F. S. Jarrell. The last Will and Testament of Emma B. Snitcher being recorded amongst the will Records in the Office of the Register of Wills for Kent County, Maryland.

And also the following real estate which was conveyed unto the said Elizabeth F. S. Jarrell by the aforesaid Deed of Partition, to wit:-

First: All that farm or tract of land situate lying and being in Queen Anne's County aforesaid composed of two tracts called "Lillingston Castle" and Partnership Addition" on the road from Church Hill to Round Top and on road from Chestertown to Crumpton adjoining the lands of S. E. Ford and others containing one hundred and sixteen acres and two roods of land more or less and described in the said Deed of Partition amongst the lands which were thereby conveyed to the said Elizabeth F. S. Jarrell in No. 1.

Second. All that lot or parcel of land called "Partnership Addition", adjoining the last above described tract of land containing twenty-four acres of land, more or less, and which is also described in said Deed of Partition as "2" of the lands conveyed to the said Elizabeth F. S. Jarrell.

Third. All that lot or parcel of land situate, lying and being in said Queen Anne County, being a part of the tract called "Lillingston's Castle" described above as First but not immediately adjoining the same and adjoining the lands of Mrs. H.H. Klinefelter and others containing thirty-one acres and 1 rood of land more or less being No. 3 of the Lands in said Deed of Partition conveyed to the said Elizabeth F. S. Jarrell.

Fourth. All that lot or tract or part of a tract of land situate, lying and being in said Queen Annes County on the west side of the public road from Foreman's Branch to Godwin's Mill adjoining the lands of B.S. Ford and others, called or known as the "Back Farm of Sara A. Smith or Sara A. Leverage" containing one hundred acres of land more or less being No. 4 of the lands conveyed by said Deed of Partition to the said Elizabeth F.S. Jarrell.

Fifth. All that lot or parcel of land situate, lying and being in Queen Annes County aforesaid on the road from Deep Landing to Double Creek Point and adjoining the land above described as the Back Farm, containing sixty-five acres of land more or less and being Lot No. 5 conveyed by said Deed of Partition to the said Elizabeth F. S. Jarrell.

Sixth. All that farm or tract of land situate, lying and being in said Queen Annes County facing and fronting on the public road from Roberts or McFadden's Mill to Crumpton generally known as the "Dudley Farm" adjoining the aforesaid Mill Property, land of Hiram G. Tarbutton, and containing one hundred and forty-nine acres of land, more or less. It being Lot No. 9 which was conveyed by said Deed of Partition to the said Elizabeth F. S. Jarrell.

Seventh. All that lot or tract of wood land situate, lying and being in Queen Anne's County aforesaid adjoining the Chase and Crane lands and the lot of Rebecca Williams containing about thirty-four acres of land more or less and being Lot No. 10 which was conveyed by said Deed of Partition to the said Elizabeth F. S. Jarrell.

Eighth. All that tract of land situate, lying and being in said Queen Annes County on the public road from I.B. to the public road from Millington to Chestertown Ferry, adjoining the lands of Samuel Logan, and the Blackiston land, and called or known as the "May Stevens" farm or "Pere Brown" containing one hundred acres of land more or less which is Lot No. 12 conveyed by the aforesaid Deed of Partition to the said Elizabeth F.S. Jarrell.

Ninth. All that lot of wood land situate, lying and being in said Queen Anne's County aforesaid and composed of three several tracts of land (contiguous one to the other) and adjoining the tract described immediately above known as the "May Stevens Farm" and containing together with "May Stevens Farm" one hundred and eighty-nine acres of land, more or less. This being the same as Lot No. 13 which is conveyed by said Deed of Partition to the said Elizabeth F. S. Jarrell and it will be noted here that Eighth and Ninth parcels of land herein conveyed should be taken together and the total area of both should be one hundred and eighty nine acres.

Tenth. All that lot or tract of land situate, lying and being in said Queen Anne's County near the town of Crumpton, being a part of the original tract called "Crumpton", adjoining the lands of John P. Hartley, Isaac Snitcher, Joseph Smith heirs and other containing one hundred and fifty-four acres of land more

or less. Said tract or parcel of land being composed of four separate parcels of land and being the same lands described as No. 14 in said Deed of Partition which was conveyed to the said Elizabeth F. S. Jarrell.

Together with the buildings and improvements thereon, the rights, ways, waters, and privileges thereto belonging or appertaining.

And also all that property located at the east corner of Queen Street and Maple Avenue in Chestertown, Kent County, Maryland, now occupied by me as a residence and which was devised to me by the said last Will and Testament of Emma B. Snitcher.

And also all that lot of land on the northeast side of Maple Avenue adjoining the property of the Rickey estate and improved by a garage and being also property which was devised to me by the said last Will and Testament of the said Emma B. Snitcher.

And also the following personal property, to wit:- 1 Sitting Room suite, 1 Dining Room suit, 1 Bedroom suit, 1 Ford Sedan, 1/3 interest in Threshing Rig, Bill of Sale from Benjamin Godwin, which said personal property is located in Chestertown, Maryland.

To have and to hold same unto the said William S. Collins, his heirs, personal representatives and assigns in trust and confidence, nevertheless, for the following purposes, to wit:-

First. To take charge of the said estate and property and without any unnecessary delay (subject to the recommendation and suggestions hereinafter made) to convert the same into money by the sale of so much thereof as is salable and the collection of so much thereof as is collectible, and to apply the proceeds after payment of the expenses of this Trustee including a reasonable commission to the Trustee for his services according to the law in such cases made and provided, to the payment in full of all debts due and owing by the said Elizabeth F. S. Jarrell, without preference or priority, except such as the law provides, if the net proceeds shall be sufficient therefor and if insufficient then to the payment of the aforesaid debts pro rata without preference or priority except as aforesaid.

Second. After the payments in full of all the expenses of this Trust and of all debts as aforesaid, and all claims and demands whatsoever against the said Elizabeth F. S. Jarrell, for which she may be liable, in trust to pay the surplus (if any there be) to the said Elizabeth F. S. Jarrell, her heirs, representatives and assigns.

And the said Elizabeth F. S. Jarrell, for the purposes aforesaid, do hereby make, constitute and appoint the said William S. Collins, her true and lawful attorney irrevocable in her name and otherwise, ask, demand, sue for, recover and receive any money, property, goods, chattels, wares, merchandise, debts or sums of money due from all and every person or persons to the said Elizabeth F. S. Jarrell, and for all receipts and delivery to make, execute and acknowledge due acquittance and to compound for any doubtful debts and further do all other acts required to be done in the premises as fully and effectually as she, the said Elizabeth F. S. Jarrell, might or could have done if these presents had not been executed.

And the said Elizabeth F. S. Jarrell recommends (but does not bind) the said William S. Collins that owing to the depressed state of agriculture and financial conditions that now prevail that it would be better for all concerned for the Trustee to offer the real estate at public sale at some later date when land values may be better than they now are. This, the said Elizabeth F. S. Jarrell makes only as a suggestion but does not attempt in any way to bind the said Trustee by such suggestion but is willing to leave it to his discretion under the guidance of the Circuit Court for Kent County.

And the said Elizabeth F. S. Jarrell makes, and executes this presence with the understanding that the same will be carried out subject to the approval of the Circuit Court for Kent County in Equity.

As witness my hand and seal the day and year first above written.

TEST:

Elizabeth F. S. Jarrell (SEAL)

R. R. Wilkins.

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I hereby certify that on this 9th day of February, in the year nineteen hundred and twenty-four, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, personally appeared Elizabeth F. S. Jarrell and acknowledged the foregoing Deed of Trust to be her act.

As witness my hand and Notarial Seal.

Notary
Public
Seal.

Raymond R. Wilkins
Notary Public.

State of Maryland,

Queen Anne's County, to wit:

I hereby certify that the foregoing is truly taken and copied from Liber B.H.T. No. 5, folios 574, etc., a Land Record Book for Queen Anne's County aforesaid.

In Testimony whereof I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Nineteenth day of November, in the year nineteen hundred and thirty eight.

Clerk's Seal.

WILLIAM H. CARTER
Clerk

ORDER TO RECORD PROCEEDINGS.
Filed Nov. 28, 1938

JAMES J. REDSTRAKE.

vs.

ROBERT CROSS and
ELIZA J. CROSS, his wife.

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

Cause No. 425.

TO THE CLERK OF SAID COURT:

You will please record the proceedings in the above entitled cause, including the petition filed therein on the 19th day of November, 1938, the exhibits filed therewith and the order of Court thereon, and render your bill therefor to Elizabeth H. Baxter and C. Norman Jefferson, surviving executors of the last will and testament of Charles H. Jefferson, deceased.

WM. R. HORNEY
Solicitor for Surviving Executors.

Filed Nov. 28, 1938

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Fifteenth day of October in the year nineteen hundred and fifty-one, the following Transcript was filed for record, to wit:

C A U S E N O. 3559.

HIRAM G. DUDLEY, JR.,
Executor and Trustee,

vs.

FRANK S. DUDLEY, and
THOMAS J. KEATING,
Executors and Trustees.

In the Circuit Court for
Baltimore City

in Equity.

Docket No. 113
1921 #10876

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Frank S. Dudley, Jr., Hiram G. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees in the above entitled proceedings, unto your Honors, respectfully shows:

1. That a part of the corpus of this trust estate consists of a two-thirds undivided interest in fee simple in, to and of the tract of land or farm known as "Cloverfields" or the "John Dodd Farm", situate, lying and being in the Third and Fifth Election Districts of Queen Anne's County, State of Maryland, on the public roads leading, respectively, from Centreville to Wye Mills, from Wye Camp Ground to Queenstown, and from Wye Mills to Queenstown, containing 255 acres of land, more or less, the remaining one-third undivided interest in fee simple in, to and of said real estate being held as tenants in common with your petitioners by Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, said last named trust estate being administered under the jurisdiction of this Honorable Court in the proceedings docketed thereon as No. 213A
1922
#11613.

2. That by the provisions of his last will and testament and the codicil thereto, Hiram G. Dudley, late of Baltimore City, deceased, empowered the trustees under said will and codicil, or their duly constituted successors, subject to the order of the Court which assumed jurisdiction of the trust, to make any change in the trust estate which they might deem expedient and judicious, and to that end to make change of investments and to sell and convey any property, real or personal.

3. That your petitioners have agreed, subject to the approval and decree of this Honorable Court, to sell unto the State of Maryland, to the use of the State Roads Commission of Maryland, for the price of \$1,664.80, payable upon delivery of the deed hereafter mentioned, all of their right, title and interest in and to that part of said real estate lying between the "right of way lines" as shown and/or indicated on State Roads Commission of Maryland's Plats Numbers 6537, 6538, 6539, 6540, and 6541, copies of which said Plats, together with accompanying State Roads Commission deed forms, are hereto attached and prayed to be taken as a part hereof, and that your petitioners have likewise agreed to convey the land so sold by a deed in the same general form as each of the said attached State Roads Commission deed forms, with the addition of one paragraph, in the following words:

"AND the grantors do further grant to the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns, the right to create, use and maintain on the land shown cross-hatched thus ~~XXXXXX~~ on the above mentioned plats, such stream changes and facilities as are necessary in the opinion of the State Roads Commission to care for whatever drainage structures which may be determined necessary by the State Roads Commission for the above mentioned project."

4. That your petitioners desire hereby to make known and report to this Honorable Court that the said sale is, in their opinion, a necessary and reasonable one, and that they deem it expedient, judicious, advantages and to the best interest of the trust estate in their hands to make the sale and conveyance above described, upon the terms above set forth; and your petitioners file herewith, as a part of this petition, the sworn certificate of two owners of large tracts of real estate bordering on improved roads in said Queen Anne's County, certifying that in their opinion the price stated is a fair consideration for the conveyance of the land so agreed to be sold, as aforesaid, and the sale is necessary for the purpose of the proposed highway improvement.

Your petitioners, therefore, pray this Honorable Court to pass decree authorizing the sale and conveyance above described to be made by your petitioners to the State of Maryland to the use of the State Roads Commission of Maryland.

And as in duty bound, etc.,

FRANK S. DUDLEY JR.

A. SYDNEY GADD JR.

HIRAM G. DUDLEY JR.
Trustees

STATE OF MARYLAND)
) TO WIT:
 QUEEN ANNE'S COUNTY)

I Hereby Certify, that on this 12 day of July, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees of the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing petition and supporting documents accompanying the same are true, to the best of his knowledge and belief.

(SEAL)

KATHERINE C. O'NEAL
 Notary Public

STATE OF MARYLAND)
) TO WIT:
)

I Hereby Certify, that on this 18 day of July, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Annes County, personally appeared Hiram G. Dudley, Jr., one of the Trustees of the will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing petition and the supporting documents accompanying the same are true, to the best of his knowledge and belief.

(SEAL)

HIRAM G. DUDLEY, JR.
 Notary Public

STATE OF MARYLAND)
) TO WIT:
 QUEEN ANNE'S COUNTY)

I hereby certify that on this 12 day of July, 1951, before me the subscriber, a Notary Public for the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees of the will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing petition and the supporting documents accompanying the same are true, to the best of his knowledge and belief.

(SEAL)

KATHERINE C. O'NEAL
 Notary Public

CERTIFICATE

THIS IS TO CERTIFY that we, the undersigned, resident land owners of Queen Anne's County, Maryland, are familiar with the matters and facts set forth in the attached petition; that, in our opinion the sum of \$1,664.80 is a fair and sufficient consideration for the conveyance of a two-thirds interest and estate in the land and easements therein mentioned, and the sale is necessary for the purpose of the proposed highway improvement.

H. F. CALLAHANJOHN MCKENNEY

STATE OF MARYLAND)
) TO WIT:
 QUEEN ANNE'S COUNTY)

I HEREBY CERTIFY, that on this 29th day of June, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Harry F. Callahan and John McKenney, and each made oath, in due form of law, that the matters and facts stated in the foregoing CERTIFICATE are true to the best of his knowledge and belief.

(SEAL)

HOWARD WOOD 3rd.
 Notary Public

DECREE

The foregoing petition and affidavit, the attached plats and deed forms accompanying the same, and the attached sworn certificate, having been read and considered, IT IS THEREUPON, this 14th day of August, 1951, by the Circuit Court for Baltimore City, in Equity, and by the authority of said Court, ADJUDGED, ORDERED and DECREED that Frank S. Dudley, Jr., Hiram G. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees of the will of Hiram G. Dudley, late of Baltimore City, deceased, be and they are hereby authorized, directed and empowered, upon receiving the fullsum of \$1,664.80 in payment of the purchase price therefor, to sell, grant and convey unto the State of Maryland, to the use of the State Roads Commission of Maryland, all of their right, title and interest of, in and to the land described in said petition and designated in the plats therein referred to, by a deed in the form set forth in the said deed forms, with the addition of the paragraph quoted at length in said petition.

ROBERT FRANCE

STATE OF MARYLAND,
 CITY OF BALTIMORE, SS:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify that the above is a true copy of the original Petition, Affidavits, and Order of Court now on file in this office in the cause therein entitled

as above

In Testimony Whereof, I hereto set my hand and affix the seal of the said CIRCUIT COURT, this 13th day of October A.D. 1951.

Seal's Place

HENRY J. RIPPERGER
Clerk

Filed Oct. 15, 1951

Transcript
Filed Dec. 13, 1951

IN THE CIRCUIT COURT OF BALTIMORE CITY

FRANK S. DUDLEY and THOMAS J. KEATING,
Executors and Trustees under the will
of Hiram G. Dudley, deceased

VS.

HIRAM G. DUDLEY, JR., Executor & Trustee.

TO THE HONORABLE THE JUDGE OF SAID COURT:

Your orators complaining says:

I.

That they together with the defendant, Hiram G. Dudley, are executors and Trustees under the will of Hiram G. Dudley, late of Baltimore City, deceased, said will having been admitted to probate in the Orphans Court of Baltimore City and recorded in Liber HWJ No. 130, Folio 526, etc. one of the Records of the Orphans Court, a copy of which is filed herewith, marked "Plaintiffs' Exhibit No. 1"; that the said will disposed of a valuable estate, consisting of farm lands located in Queen Anne's and Talbot Counties, in the State of Maryland, and mortgages on land in said Counties, together with certain bank stock, as will more particularly appear from the administration account filed by the Executors on the 22nd day of June, 1920; that the beneficiaries under the said will are the Testator's widow, Mary O. Dudley, Frank S. Dudley, a son, and one of your orators, Hiram G. Dudley, Jr., a son, James P. Dudley, a son, Mary Dudley Ives, wife of J. Lawrence Ives, a daughter Ethel D. Eareckson, wife of Leif Eareckson, a daughter, certain infant children of the said Mary D. Ives, an infant child of Hiram G. Dudley, Jr., an infant child of Ethel D. Eareckson, an infant child of Frank S. Dudley, Elizabeth L. Dudley, an infant daughter of Charles C. Dudley, son of the testator, who predeceased said Testator, and that the Safe Deposit & Trust Company is the guardian of the Estate of the said infant, Elizabeth L. Dudley.

II.

Your orators further show that said Safe Deposit & Trust Company, Guardian of the infant Elizabeth L. Dudley, have made a demand upon them for payment of \$5,000. to the estate of said Charles C. Dudley, deceased, or to his next of kin, or to the distributees of his estate, under the following provisions of the Testator's will:

"I do further will and direct that the Trustees shall pay over to each child as he or she, if living, shall arrive at 28 years of age, the amount of \$5,000. and shall also pay over to each child, if living, as he or she shall arrive at the age of 33 years, an additional sum of \$5,000., the income or interest on the amount paid each child under this provision to be deducted from his or her proportion of the share of the income from the date of such payment."

III.

And your orators further show that the said Charles C. Dudley at the time that he dies, anterior to the death of the testator, had arrived at 28 years of age, but that your orators, the majority of the Executors and Trustees acting under the will of said Testator, have been unable to determine whether under the above state of facts a duty is imposed upon them of making the said payment of \$5,000. and they have been advised by counsel that they cannot do so with proper protection to themselves as Executors and Trustees without a judicial construction of the clause of the Testator's will above quoted and referred to.

IV.

And your orators further show that there is reposed in them by the will of said testator a large measure of discretion, as will appear by a consideration of his will, as to the management and control of the said estate, both in the methods of accounting and in the distribution of income, and they have learned

that it will be in accord with the wishes of several of the beneficiaries to have this estate administered under the jurisdiction of some Court of competent jurisdiction, and are desirous of meeting the reasonable wishes of the said beneficiaries in this regard, but that owing to the fact that the location of the farms and mortgages which constitute the whole of the said estate, with the exception of certain shares of stock in the National Bank of Commerce and the Calvert Bank, amounting to approximately \$7500.00, are located in Queen Anne's County and Talbot County, which counties are in the second judicial Circuit of this State, and, therefore, it would appear, more immediately within the control and observation of the Judges and other officials of the Courts of Equity of the Second Judicial Circuit, and particularly in view of the provisions of the law of the State of Maryland requiring foreclosures and partitions to be made where the land concerned is located, your orators believe it would be to the best interest of the estate and of the beneficiaries to have the said estate administered under the jurisdiction of a Court of Equity in the Second Judicial Circuit of the State of Maryland, nor withstanding the fact that all the beneficiaries with the exception of the Trustee, Hiram G. Dudley, Jr. are residents of the City of Baltimore, and a majority desire the estate to be under the jurisdiction of a Court in said City, where Hiram G. Dudley, Sr. resided for many years.

TO THE END, THEREFORE:

(1) That this Court may construe the clause of the will of said Testator hereinabove referred to in the second paragraph of this bill of complaint, being a part of Item 3 of said will, and the right of the Safe Deposit & Trust Company as Guardian of the infant, Elizabeth L. Dudley, to any payments under the same, may be judicially determined.

(2) That this Court may determine whether the interests of the trust estate of the said Testator may be the better promoted and conserved by the administration of the trust estate under the jurisdiction of this Court or under the jurisdiction of a Court of Equity in the Second Judicial Circuit of the State of Maryland.

(3) That the steps necessary to be taken to complete the administration of the estate of said Testator by the Executors, be taken under the jurisdiction and in accordance with the practice of the Court of Equity which does assume jurisdiction of the said trust estate.

(4) That your orators may have such other and further relief as they may be properly entitled to under this Bill of Complaint,

MAY IT PLEASE YOUR HONOR to grant unto your orators a writ of subpoena, directed to the defendant, Hiram G. Dudley, Jr., a resident of Queen Anne's County in the State of Maryland, commanding him to be and appear in this Court on a day certain to be named in said writ, and to perform and abide by such order and decree as may be passed in the premises.

And they will every pray, etc.

Frank S. Dudley
Thos. J. Keating
Trustee--.

Ralph Robinson
Thos. J. Keating
Solicitors for Plaintiffs

STATE OF MARYLAND,

CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 2nd day of March in the year 1921, before me, the subscriber, Clerk of the Circuit Court of Baltimore City, personally appeared Frank S. Dudley, one of the plaintiffs in the aforesaid bill of complaint, and he made oath in due form of law that the matters and facts set out in the foregoing Bill are true to be best of his knowledge, information and belief.

WITNESS my hand.

Chas. R. Whiteford
Clerk

Frank S. Dudley, and
Thomas J. Keating,
Executors and Trustees
under the Will of Hiram G.
Dudley, dec'd.,

vs.

Hiram G. Dudley, Jr.,
Executor and Trustee.

: IN THE
: CIRCUIT COURT
: OF
: BALTIMORE CITY
:
:
:

A N S W E R

Hiram G. Dudley, Jr., Executor and Trustee, Defendant named in the above entitled cause, through L. Wethered Barroll, his Solicitor, for an Answer to the said Bill of Complaint, says:

(1) That this Defendant, so far as he is advised, admits the allegations contained in the first, second and third paragraphs of said Bill of Complaint.

(2) That as to the allegations contained in the fourth para-

graph thereof, this Defendant shows that there is reposed in him precisely the same discretion as to the management and control of the said estate, both in the methods of accounting and in the distribution of income, as is reposed in the said Frank S. Dudley and Thomas J. Keating; he admits that it is the wish of the several beneficiaries under the Will of the late Hiram G. Dudley to have this estate administered under the jurisdiction of a court competent jurisdiction, and it is especially the desire and wish of this Defendant as a Trustee and as a beneficiary, that the said trust should be administered under the control and jurisdiction of a Court of Equity; but he denies that any court in the Second Judicial Circuit of the State of Maryland is the proper forum in which this trust estate should be administered, for he shows that his father, Hiram G. Dudley, for some fifty years during his life, was a resident and citizen of Baltimore City, and was such at the time of his death, and upon his death his Will was regularly probated and the personal estate partly administered in the Orphans' Court for Baltimore City, where the administration is not completed and is still pending, a large portion of the same not yet having been accounted for in the said Court and distributed therein; that it is true that Hiram G. Dudley in his lifetime purchased a number of farms in Queen Anne's and Talbot Counties, in the State of Maryland, and owned same at the time of his death; but the beneficiaries under his Will reside in the City of Baltimore, where there is a large and extremely valuable personal estate to be distributed under the provisions of the said Will, and this Defendant states that this Court is the proper forum in which to administer and supervise the management of the trust estate, so that the trusts may all be effectuated.

Wherefore, this Defendant prays this Court: (a) to assume jurisdiction of the administration of this trust estate;

(b) To order and direct the filing of proper bonds, either joint or several, as the several Trustees may elect, in such penalty as the Court may prescribe.

(c) And that your Defendant may have such other and further relief as his case may require.

And having fully answered the Plaintiffs' Bill of Complaint in this cause exhibited, he prays to be hence dismissed with his costs.

L. Wethered Barroll
Solicitor for Defendant.

STATE OF MARYLAND,
CITY OF BALTIMORE,
TO WIT:

I hereby certify that on this 2nd day of March in the year 1921 before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, duly commissioned and qualified, personally appeared Hiram G. Dudley, Defendant in the foregoing Answer, and he made oath in due form of law that the matters and facts set out in the foregoing Answer are true, to the best of his knowledge, information and belief.

WITNESS my hand and Notarial Seal.

(SEAL) Julia B. Robinson
(PLACE) Notary Public

FRANK S. DUDLEY and : IN THE
THOMAS J. KEATING, :
Executors and Trustees : CIRCUIT COURT
under the will of :
Hiram G. Dudley, deceased, : OF
vs. : BALTIMORE CITY
HIRAM G. DUDLEY, JR., :
Executor and Trustee. :
:

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Mary D. Ives, wife of J. Lawrence Ives, and Ethel D. Eareckson, wife of F. Leif Eareckson, respectfully shows unto your honor that your petitioners are daughters of Hiram G. Dudley, deceased, and two of the beneficiaries referred to in the will marked "Plaintiffs' Exhibit No. 1"; consequently, that they are interested in the subject matter of said cause; and pray that your honor may pass an order directing that they shall be made parties defendant to said suit.

And as induty bound, etc.

Preston & Field
Solicitors for the Petitioners.

STATE OF MARYLAND,
CITY OF BALTIMORE,
To-Wit:

I hereby certify that before me the subscriber, a Notary Public of the said State in and for said City, personally appeared Mary D. Ives and Ethel D. Eareckson, and each made oath in due form of law that the matters and facts set forth in the foregoing petition are true to the best of their knowledge, information and belief.

WITNESS my hand and Notarial Seal, this 2nd day of March, 1921.

(SEAL)

E. Estelle Petts

(PLACE)

Notary Public

ORDER

Upon the foregoing petition and affidavit it is ordered by the Circuit Court of Baltimore City this 2nd day of March, 1921, that Mary D. Ives and Ethel D. Eareckson be, and they are hereby made parties defendant, in accordance with the prayer on the part of the defendant in the above cause and in accordance with the prayer of said petition.

Chas. W. Heuisler

FRANK S. DUDLEY and
THOMAS J. KEATING,
Executors and Trustees
under the will of
Hiram G. Dudley, deceased,

:

IN THE

:

CIRCUIT COURT

:

OF

vs.

:

BALTIMORE CITY

HIRAM G. DUDLEY, JR.,
Executor and Trustee.

:

:

TO THE HONORABLE, THE JUDGE OF SAID COURT:

These respondents, Mary D. Ives and Ethel D. Eareckson, answering the Bill of Complaint filed by Frank S. Dudley and Thomas J. Keating, executors and trustees under the will of Hiram G. Dudley, deceased, filed in the above cause, respectfully show unto your honor:

FIRST: The defendants admit the allegations of the first, second and third paragraphs of said Bill to be true as therein set forth.

SECOND: Replying to the allegation of the fourth paragraph of said Bill, these defendants say that they desire the Trust Estate referred to in the Bill of Complaint to be under the jurisdiction of a Court of competent jurisdiction; and that these defendants desire the Circuit Court of Baltimore City to assume jurisdiction of this trust, inasmuch as all the numerous parties interested in the said Trust Estate, except one, are residents of Baltimore City; that the books of said Trust Estate are kept in said City; and they are of the opinion that under the circumstances an administration under a Court situated in the locality of the resident beneficiaries would be more convenient and satisfactory than the jurisdiction of a Court located in a remote circuit of the State. In this connection, they further say that Hiram G. Dudley, Senior, was a resident of the city of Baltimore for the greater part of his life; that his will has been probated in this City, and that the administration of said Estate has been continuously administered in this jurisdiction.

Trust. They pray your honor, therefore, to assume jurisdiction of this

And as in duty bound, etc.

Preston & Field
Solicitors for said Respondents.

STATE OF MARYLAND,

To-Wit:

CITY OF BALTIMORE,

I hereby certify that before me the subscriber, a Notary Public of the said State, in and for said City, personally appeared Mary D. Ives and Ethel D. Eareckson, and each made oath in due form of law that the matters and facts set forth in the foregoing answer are true to the best of their knowledge, information and belief.

WITNESS my hand and Notarial Seal, this 2nd day of March, 1921.

(SEAL)

E. Estelle Petts

(PLACE)

Notary Public

IN THE CIRCUIT COURT OF BALTIMORE CITY

FRANK S. DUDLEY, and THOMAS J. KEATING,
Executors and Trustees under the will
of Hiram G. Dudley, deceased.

vs.

HIRAM G. DUDLEY, Jr., Executor and Trustee.

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Now comes Mary O. Dudley, by leave of Court first had and

received, and petitions this Honorable Court that she may be made a party respondent in this cause, in accordance with the provisions of Section 182, Article 16, of the Code of Public General Laws of Maryland, as in such cases made and provided.

And in answer to said Bill of Complaint exhibited says:-

That she is the widow of Hiram G. Dudley, who departed this life in the City of Baltimore and State of Maryland, on the fourth day of December A.D. 1918.

I..

Your Respondent admits all the matters and facts specifically set out in the first paragraph of your Orator's bill.

II.

Your Respondent neither admits nor denies the allegations set out in the second and third paragraphs of your Orator's Bill of Complaint, and requests this Honorable Court to judicially construe the specific clause of the Testator's Will quoted and referred to in paragraph one.

III.

Your Respondent answering the fourth paragraph of your Orator's Bill of Complaint, avers that as the widow of Hiram G. Dudley, Senior, deceased, she renounced the provisions of his Will, claiming the proportionate share or interest in and to his real and personal estate, to which she was entitled as widow, under the laws of the State of Maryland; and thereafter by deed of conveyance, dated January 16th, 1919, and now of record in the Circuit Court of Queen Anne County, appointed Frank S. Dudley, Mary D. Ives and Ethel Eareckson, Trustees of all her interest and estate under said Will, which consists of an undivided dower interest in fifteen farms and numerous mortgages on farm lands, situate in the Second Judicial Circuit of the State of Maryland.

Your Respondent further answering said allegations says that as she elected to record the deed of trust executed by her in the Second Judicial Circuit (Queen Anne) where the farm lands are located, and the mortgages on farm lands are recorded, she believes it would be to the best interest of the estate of her deceased husband, and all the beneficiaries under said Will, to have the estate administered under the jurisdiction of a Court of Equity in the Second Judicial Circuit; especially as all the farms and mortgages on farm lands are immediately within the control and personal observation of the Judges of the Second Judicial Circuit, and that it would be impracticable to have both trusts administered under the jurisdiction of different courts of equity.

AND as in duty bound, etc.

T. Howard Embert
Solicitor for Mary O. Dudley.

Mary O. Dudley respectfully prays leave of Court to be made a party respondent in this cause.

Leave of Court granted as prayed.

Chas. W. Heuisler

IN THE CIRCUIT COURT OF BALTIMORE CITY

FRANK S. DUDLEY and THOMAS J. KEATING,
Executors and Trustees under the will
of Hiram G. Dudley, deceased.

VS.

HIRAM G. DUDLEY, JR., Executor and Trustee.

TO THE HONORABLE THE JUDGE OF SAID COURT:

Now comes James P. Dudley, by leave of Court first had and received, and petitions this Honorable Court that he be made a party respondent in this cause, in accordance with the provisions of Section 182, Article 16, of the Code of Public General Laws of Maryland, as in such cases made and provided.

AND answering said bill of complaint, says:-

I.

Your Respondent admits all the matters and facts specifically set out in the first paragraph of your Orator's bill.

II.

Your Respondent neither admits nor denies the allegations set out in the second and third paragraphs of your Orator's Bill of Complaint, and requests this Honorable Court to judicially construe that specific clause of the Testator's Will quoted and referred to in paragraph one.

III.

Answering the matters and facts set out in paragraph four of said Bill of Complaint,

your Respondent says that he, as one of the sons of Hiram G. Dudley, Senior, deceased, and a beneficiary under his father's Will, duly probated in the Orphans' Court of Baltimore City, avers that as his mother's trust of an undivided dower interest in his father's estate is recorded in the second judicial circuit of Maryland, he believes it would be to the best interest of the estate, and all the beneficiaries under said Will, to have the estate administered under the jurisdiction of a Court of Equity in the Second Judicial Circuit, especially as all of the farms and mortgages on farm lands are immediately within the control and personal observation of the Judges of the Second Judicial Circuit, and that it would be well to have both trusts administered under the same Court of Equity.

AND, as in duty bound, etc.

T. Howard Embert,

Solicitor for James P. Dudley.

James P. Dudley respectfully prays leave of Court to be made a party respondent in this cause.

Leave of Court granted as prayed.

Chas. W. Heuisler.

Frank S. Dudley, et al.	:	IN THE
Executors, &c.	:	CIRCUIT COURT
vs.	:	OF
Hiram G. Dudley, Jr., Exec. &c.	:	BALTIMORE CITY

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of the Safe Deposit and Trust Co. of Baltimore Guardian of Elizabeth L. Dudley; and of Sadie Lamar Dudley, respectfully shows unto your Honor that your petitioners are interested parties in the subject matter of said cause, the said ward of your Petitioner The Safe Deposit & Trust Co. of Baltimore being the only child of Charles C. Dudley, deceased son of Hiram G. Dudley, the deceased testator, and your petitioner, Sadie L. Dudley being the widow of the said Charles C. Dudley, and your petitioners pray that this Court pass and order making them parties defendant to this suit.

Bernard B. Gaugh

Chester F. Morrow

Attorneys for Petitioners

ORDER

Upon the foregoing petition, it is ordered this 2nd day of March, 1921, that the Safe Deposit & Trust Co. of Baltimore, Guardian of Elizabeth L. Dudley; and Sadie L. Dudley be and they are hereby made parties defendant in this cause.

Chas. W. Heuisler

FRANK S. DUDLEY, ET AL.	:	IN THE
EXECUTORS, ETC.	:	CIRCUIT COURT
vs.	:	OF
HIRAM G. DUDLEY, JR.	:	BALTIMORE CITY
EXECUTOR AND TRUSTEE	:	

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The answer of the Safe Deposit and Trust Company of Baltimore, Guardian of Elizabeth L. Dudley, to the bill of complaint heretofore filed herein, respectfully shows:

FIRST: That this respondent admits that the complainants, together with the defendant, Hiram G. Dudley, Jr., are executors and trustees under the will of Hiram G. Dudley, late of Baltimore City, deceased, and that said will of said testator has been admitted to probate and recorded in the Orphans' Court, as alleged in the first paragraph of said bill of complaint; that said will disposed of a valuable estate consisting in large part of farm lands located in Queene Annes and Talbot Counties in the State of Maryland, and mortgages on land in said Counties, and that the beneficiaries under said will are the persons named and described in said first paragraph of said bill of complaint.

SECOND: That this respondent admits the allegations of the second paragraph of said bill of complaint.

THIRD: Answering the third paragraph of said bill of complaint this respondent says that Charles C. Dudley, the father of its said ward, at the time that he died anterior to the death of the testator, had arrived at twenty-eight years of age, and that this respondent has been advised and therefore avers that under these circumstances a duty and obligation is imposed upon the Executors and Trustees under the will of the said Hiram G. Dudley to make payment of five thousand dollars (\$5,000.00) to the estate of the said Charles C. Dudley, deceased, or to his next of kin or to the distributees of his estate, under the terms of the clause of the testator's will quoted in the second

paragraph of said bill of complaint.

FOURTH: Answering the fourth paragraph of said bill of complaint, this respondent, says that it desires to have this estate administered under the jurisdiction of this Honorable Court, and it avers that this Court or the Circuit Court #2 of Baltimore City is the only proper forum for the assumption of such jurisdiction, because the testator, Hiram G. Dudley, was a resident of Baltimore City at the time of his death, his estate is administered in the Orphans' Court of said City, and all of the beneficiaries under his will are residents of said City, except Hiram G. Dudley, Jr., who is a resident of Queene Annes County, Maryland. Further answering said fourth paragraph, this respondent says that the assumption of jurisdiction is not a question of title to land, but is a question of supervision of the acts of the trustees, and that the books and accounts of the trust estate are kept at the office of Frank S. Dudley, one of the trustees, in the City of Baltimore, and that the supervision of the administration of trusts is an entirely distinct question from the matter of foreclosing any mortgages which it may be necessary to foreclose, or making partition of the trust estate, and that the fact that this Court has jurisdiction of the trust estate will not in anywise interfere with the performance of either one of the contingencies of foreclosure or partition, should the occasion for such action ever arise, and this respondent believes it would be distinctly detrimental to the best interests of the trust estate and of the beneficiaries to have the said estate administered under the jurisdiction of any other Court than an equity court of the Eighth Judicial Circuit.

SAFE DEPOSIT AND TRUST COMPANY
OF BALTIMORE, GUARDIAN

By - W. R. Hubner, Asst. Sec'y.
Respondent.

Bernard B. Gaugh
Chester F. Morrow

Solicitors for Respondent.

IN THE CIRCUIT COURT OF BALTIMORE CITY

FRANK S. DUDLEY and THOMAS J. KEATING,
Executors and Trustees under the will
of Hiram G. Dudley, deceased.

VS.

HIRAM G. DUDLEY, JR., Executor and Trustee

TO THE HONORABLE THE JUDGE OF SAID COURT:

The amended answer (leave of Court to file said amended answer having been first sought and obtained) of Mary O. Dudley, to the Bill of Complaint of Frank S. Dudley and Thomas J. Keating, Executors and Trustees under the will of Hiram G. Dudley, deceased; the said Mary O. Dudley, having been made a party defendant upon petition by an order of this Honorable Court, signed on the second day of March, 1921.

This defendant answering says:

I.

That she is the widow of Hiram G. Dudley, the Testator, mentioned in said Bill of Complaint, the testator having departed this life on the 4th day of December, 1918, and is the mother of those individuals mentioned in the first paragraph of said bill of complaint as the children of said Testator, and she admits all the matters and facts specifically set out in the said first paragraph of said bill of complaint.

II.

This defendant neither admits nor denies the allegations set out in the second and third paragraphs of the bill of complaint, having only hearsay information in regard to the same, but requests this Honorable Court to judicially construe that specific clause in the Testator's Will quoted and referred to in paragraph two of said bill of complaint.

III.

Answering the fourth paragraph of said bill of complaint, this defendant avers that as the widow of Hiram G. Dudley, the deceased, she renounced the provisions of his will claiming the proportionate share or interest in and to his real and personal estate to which she was entitled as widow under the laws of the State of Maryland, and thereafter by deed of conveyance dated January 16th, 1919, and now of record in the Circuit Court of Queen Anne's County, she appointed Frank S. Dudley, Mary D. Ives and Ethel Eareckson, the son and two daughters of this defendant, Trustees of all her interest and estate under said will, which consist of an undivided one-third interest in the farms and mortgages on farm lands, mentioned in the first paragraph of the said Bill of Complaint, all situate in Queen Anne's and Talbot Counties, in the Second Judicial Circuit of the State of Maryland; and that as she elected to record a deed of trust executed by her in Queen Anne's County in the said Second Judicial Circuit she believes it would be to the best interest of her deceased husband and all the beneficiaries under said will to have the estate administered under the jurisdiction of a Court of Equity in said Second Judicial Circuit, inasmuch as the corpus of said estate is immediately within the control and personal observation of the Judges of the said Second Judicial Circuit,

and it would not facilitate the administration of the trust estates to have same under separate jurisdictions.

And further answering the said fourth paragraph of the said Bill of Complaint, this defendant says:

That apart from the allegations in said Bill of Complaint she has been personally advised of the perference of the majority of the Trustees, namely, Frank S. Dudley and Thomas J. Keating, that this trust, if administered under the jurisdiction of a Court, should be administered under the jurisdiction of a Court in the Second Judicial Circuit of the State of Maryland, and that even if her personal perference were for the administration of the trust estate by a Court in Baltimore City, which, however, is not the fact, she could not assume responsibility of taking steps to have the estate administered otherwise than in accordance with the judgment of the said majority Trustees, convinced as she is of the intimate knowledge which the said Trustees have as to the estate of the said Testator and being personally cognizant of the fidelity and skill which they have uniformly displayed in the management and control of the said estate; that said estate left by her husband, the Testator, comprises fifteen farms of the approximate value of \$400,000, and farm mortgages amounting at the present time, to approximately \$170,000, which, together comprise the total estate the shares of bank stock mentioned in the 4th paragraph of the said Bill of Complaint; that the said farms are all rented to tenants on the share system, which is the custom of the country where said farms are located; a system requiring the very closest supervision in order to secure the best operating results; that with respect to the said majority Trustees the plaintiffs in this cause, this defendant avers that Thomas J. Keating, a member of the Bar, residing at Centreville, had acted as personal counsel for her deceased husband for more than twenty-five years prior to his decease, and that she is personally aware of the faith and confidence which Testator had in his legal ability and sound business judgment; that her said deceased husband, the Testator, on numerous occasions expressed to this defendant his implicit confidence in the integrity and sound judgment of their son, Frank S. Dudley, and admiration for his expert knowledge in handling the farms belonging to the Testator; the management of which devolved on the said Frank S. Dudley for a number of years prior to Testator's death, because of the physical incapacity of the Testator due to illness, thereby affording him full opportunity to become intimately acquainted with the large landed estate, as well as Testator's appreciation and satisfaction with the manner in which the said son conducted the business of Dudley & Carpenter, in which he was a partner with his father, and with the investments which he was called upon from time to time to make, and which are now represented by the mortgages belonging to the trust estate,

And this defendant further avers that the wisdom displayed by her son, Frank S. Dudley, in making these investments is shown by the fact that despite the period of deflation which the country has been passing through in the last twelve months, the estate of the testator shows no depreciation whatsoever from the valuations which were placed upon it at the time of Testator's death.

IV

Further answering the said Bill of Complaint, this defendant avers that although her husband was at the time of his death a resident of Baltimore City he had been for a number of years prior thereto a resident of Baltimore County, and became a resident of Baltimore City only at the time that the limits of the City were extended, in the year 1918, some six months prior to his death, and in addition thereto, he maintained for many years a furnished residence in Queen Anne County, Maryland, that so far as she is aware, no reason has been urged for overriding the judgment of the majority trustees that this estate, when and if administered under the supervision of a Court, should be administered under a Court in the Second Judicial Circuit, other than for the convenience of certain beneficiaries who have no responsibilities as to the management of the said trust estate, at this time, nor any prospect of ever being clothed with the same, and it would, therefore, appear that this Honorable Court has been called on to disregard the judgment of the majority trustees, who are both men of large experience in their several fields of endeavor, possession knowledge of an expert character with reference to the management of the farms which comprise the vast bulk of Testator's estate, and who are the plaintiffs in this cause, for the sold purpose of promoting the convenience of certain beneficiaries who are residents of Baltimore City in inspecting the various accounts and other proceedings which will be filed and taken, respectively, from time to time, after the assumption of the jurisdiction of the estate by a Court, inasmuch as this defendant is informed, and, therefore, avers that the methods of accounting required of Trustees by Courts of Equity in the Second Judicial Circuit of the State of Maryland are the same as those required of Trustees in a Court of Equity in Baltimore City, under the 31st Equity Rule.

And having fully answered said Bill of Complaint this defendant prays that she may be hence dismissed with her proper costs in such behalf incurred.

And she will ever pray.

Mary O. Dudley
Respondent.

T. Howard Embert
Solicitor for Mary O. Dudley.

STATE OF MARYLAND

BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY that on this third day of March in the year 1921, before me, the subscriber a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, duly commissioned and qualified, personally appeared Mary O. Dudley, and she made oath in due form of law that the matters and facts set forth in the foregoing answer are true to the best of her knowledge, information and belief.

WITNESS my hand and notarial seal.

(SEAL)

Jeannette S. Fleischer
Notary Public

(PLACE)

Mary O. Dudley having respectfully prayed leave of Court to file the foregoing answer, leave is hereby granted by the Court this 4th day of March, 1921.

Chas. W. Heuisler
Judge.

FRANKS AND DUDLEY, et al. Executors, etc.	:	IN THE
	:	CIRCUIT COURT
vs.	:	OF
HIRAM C. DUDLEY, JR. EXECUTOR & TRUSTEE	:	BALTIMORE CITY

TO THE HONORABLE,

THE JUDGE OF SAID COURT:

The Answer of Sada Lamar Dudley to the Bill of Complaint heretofore filed herein, respectfully shows:-

FIRST:- THAT this respondent admits the allegations in the first paragraph of the Bill of Complaint.

SECOND:- THAT this respondent admits the allegations of the second paragraph of said Bill of Complaint except that said demand was made not only by the Safe Deposit and Trust Company of Baltimore, Guardian of her infant child, Elizabeth L. Dudley, but also made by her in her individual capacity as widow and distributee of the estate of her deceased husband, Charles C. Dudley - and by her and Bernard B. Gough, Administrators of the estate of the said Charles C. Dudley.

THIRD:- ANSWERING the third paragraph of said Bill of Complaint this respondent says that her husband Charles C. Dudley, at the time he died anterior to the death of the testator, had arrived at twenty-eight years of age, and that this respondent has been advised and therefore avers that under these circumstances a duty and obligation is imposed upon the Executors and Trustees under the will of the said Hiram C. Dudley to make payment of five thousand dollars (\$5,000.) to the distributees of the estate of the said Charles C. Dudley under the terms of the Testator's Will.

In this connection this respondent avers that under the said clause of said Will, her said husband became entitled to the said sum of five thousand dollars (\$5,000.) as soon as he arrived at the age of twenty-eight years, subject only to the death of the testator, and that the said clause of said Will was not revoked or altered by the said testator after the death of her said husband, although said testator survived his said son for nearly two months.

FOURTH:- THIS respondent has no interest in the trust estate of the said Hiram G. Dudley, deceased, other than her right to receive her proper share of said sum of five thousand dollars (\$5,000.) mentioned in the preceding paragraph and so is therefore not called upon to answer the allegations of said fourth paragraph of said Bill of Complaint.

And now having answered said Bill of Complaint so far as this respondent is called upon to do, she prays to be hence dismissed with costs.

AND as in duty bound, etc.

Bernard B. Gough

Chester F. Morrow

Attorneys for Respondent.

Sada Lamar Dudley
Respondent.

HIRAM G. DUDLEY, JR., Trustee,	:	IN THE
	:	CIRCUIT COURT
vs.	:	OF
FRANK G. DUDLEY, Trustee, ET AL.	:	BALTIMORE CITY

ORDER OF COURT

This cause having come on to be heard and the Bill of Complaint, Answers, Exhibits and Testimony having been read and considered, it is this 10th day of May, 1921, adjudged, ordered and decreed by the Circuit Court of Baltimore City that the jurisdiction over the trust estate created by the will of Hiram G. Dudley, deceased, be, and the same is hereby assumed by this Court; the Court costs of these

proceedings to be paid out of said trust fund.

Chas. W. Heuisler

Approved as to form only

Ralph Robinson

Solicitors for Frank S. Dudley
and Thomas J. Keating, Trustees.

T. Howard Embert

Solicitors for Mary O. Dudley.
Hope H. Barroll & Jas. P. Dudley

L. Wethered Barroll

Solicitors for Hiram G. Dudley,
Jr., Trustee.

Bernard B. Gaugh

Chester F. Morrow

Solicitors for Safe Deposit &
Trust Co., Guardian of Elizabeth L. Dudley.

FRANK S. DUDLEY and THOMAS J.
KEATING, Executors and Trustees,

vs.

HIRAM G. DUDLEY, JR., Executor
and Trustee

: IN THE
:
: CIRCUIT COURT
:
: OF
:
: BALTIMORE CITY

P E T I T I O N

TO THE HONORABLE, THE JUDGE OF SAID COURT:

THE PETITION of Thomas J. Keating, one of the Executors and Trustees under the Will of Hiram G. Dudley, deceased, respectfully shows unto your Honor:

(1) THAT, as will appear by reference to the First Codicil to the Last Will and Testament of Hiram G. Dudley, late of Baltimore City, deceased, your Petitioner was appointed as Executor and Trustee under said Last Will and Testament and the said Codicil thereto, along with the Testator's three (3) sons, Frank S. Dudley, Charles C. Dudley, and Hiram G. Dudley, Jr.;

(2) THAT, as will appear by reference to the proceedings in this cause, your Petitioner has, since the death of the Testator, been acting as Trustee of the Trust created by the aforesaid Last Will and Testament along with Frank S. Dudley and Hiram G. Dudley, Jr., his Co-Executors and Co-Trustees;

(3) THAT, for several years past, your Petitioner, because of his advancing years, has become less active in the management of the Trust property and has had to depend largely upon his Co-Trustees, the said Frank S. Dudley and Hiram G. Dudley, Jr., to carry on the work of the Trust Estate;

(4) THAT your Petitioner now feels that as he no longer is able to devote his energies to the conduct of the Trust Estate, he should resign in order that someone more active might take his place;

(5) THAT your Petitioner is advised and so alleges that the Annual Report of the Trust has just recently been filed in this Cause and the papers delivered to the Auditor of this Court for the annual Audit, and, therefore, this is an appropriate time for his resignation as he has no other Account to submit, along with this Petition, of any receipts or disbursements by him as Trustee;

WHEREFORE, your Petitioner prays:

- (1) THAT an Order may be passed by your Honor causing Notice to be given by publication of the filing of this Petition; and
- (2) THAT, upon the expiration of the time limited in said Notice, your Honor may pass an Order relieving and discharging your Petitioner from the further execution of his Trust and granting unto your Petitioner such other and further relief as his case may require.

Respectfully submitted,

Thomas J. Keating

Executor and Trustee

Thos. J. Keating, Jr.

SOLICITOR FOR PETITIONER.

FRANK S. DUDLEY and THOMAS J.
KEATING, Executors and Trustees

versus

HIRAM G. DUDLEY, JR., Executor
and Trustee.

: IN THE
:
: CIRCUIT COURT
:
: OF
:
: BALTIMORE CITY

ORDER NISI

ORDERED, by the Circuit Court of Baltimore City, this 25th day of April, 1949, THAT the Petition of Thomas J. Keating, Trustee in the above entitled cause, praying to be allowed to resign as such Trustee be granted unless cause to the contrary thereof be shown on or before the 26th day of May, 1949, PROVIDED a copy of this Order be published in some newspaper printed and published in Baltimore City, Maryland, once in each of three successive weeks, before the 19th day of May 1949.

S. Ralph Warnken
Judge

FINAL ORDER OF DISCHARGE OF TRUSTEE

ORDERED, by the Circuit Court of Baltimore City, this 1st day of July, 1949, that the Petition of Thomas J. Keating, one of the trustees in the above entitled cause, praying to be allowed to resign as such trustee, be and the same is hereby granted and the said Thomas J. Keating is hereby finally discharged as trustee, no cause to the contrary thereof having been shown, although notice appears to have been given as required by the preceding Order Nisi, certificate of the publication of said Order Nisi having been filed herein.

Robert France

THE DAILY RECORD
(CERTIFICATE OF PUBLICATION)

Baltimore, Md. May 10, 1949

Thomas J. Keating, Jr., Solicitor
Centreville, Maryland.

We hereby certify that the annexed advertisement of Order Publication Circuit Court of Baltimore City

IN THE CIRCUIT COURT OF BALTIMORE CITY
(A-875-1921)-Frank S. Dudley and Thomas J. Keating, executors and trustees, vs. Hiram G. Dudley, Jr., executor and trustee.

Case of

Frank S. Dudley, et al. vs. Hiram G. Dudley, Jr. was published in THE DAILY RECORD, a daily newspaper published in the City of Baltimore, once in each of three successive weeks before the 19th day of May, 1949 First insertion April 26, 1949

ORDER OF PUBLICATION

THE DAILY RECORD

Ordered, by the Circuit Court of Baltimore City, this 25th day of April, 1949, that the petition of THOMAS J. KEATING, trustee in the above entitled cause, praying to be allowed to resign as such trustee, be granted unless cause to the contrary thereof be shown on or before the 26th day of May, 1949, provided a copy of this order be published in some newspaper printed and published in Baltimore City, Maryland, once in each of three successive weeks, before the 19th day of May, 1949.

Per B. Francis

S, RALPH WARNKEN

True Copy-Test:

HENRY J. RIPPERGER,
Clerk.

FRANK S. DUDLEY,
Individually, etc., et al.

vs.

HIRAM G. DUDLEY, JR.,
Executor and Trustee under the
Will of Hiram G. Dudley, deceased.

: IN THE
:
: CIRCUIT COURT
:
: OF
:
: BALTIMORE CITY
:

D E C R E E

This case coming on for hearing, the Petition of Frank S. Dudley for the appoint of a Trustee in the place of Thomas J. Keating, who has been relieved and discharged as Trustee by Order of this Court filed July 11, 1949, the Petition of Frank S. Dudley, Mary D. Ives and Ethel Eareckson for the removal of Hiram G. Dudley, Jr., as Trustee, and the Petition of Hiram G. Dudley, Jr., for the removal of Frank S. Dudley as Trustee, and for a special audit, and the answers to said petitions, were read and considered, and testimony having been taken and counsel heard, and Frank S. Dudley having requested to be relieved and discharged as Trustee upon the appointment of his son, Frank S. Dudley, Jr., in his place, and A. Sydney Gadd having been suggested as a fit and proper person to be appointed Trustee in the place of said Thomas J. Keating, and there being no objection to his appointment by any of the parties, IT IS THEREUPON, this 27th day of March, 1951, by the Circuit Court of Baltimore City, ORDERED, ADJUDGED AND DECREED:

1. That the papers in this case be referred to one of the standing Auditors of this Court for the prompt statement of an income and a corpus account.
2. That Frank S. Dudley be and he is hereby relieved and discharged as Trustee under the Will of Hiram G. Dudley, without prejudice to any claims the trust estate may be entitled to assert against him upon final ratification of

said Auditor's accounts.

3. That Frank S. Dudley, Jr., and A. Sydney Gadd be and they are hereby appointed Trustees under the Will of Hiram G. Dudley, in the place of said Frank S. Dudley and Thomas J. Keating, their responsibility in the first instance to be limited to such cash and other assets as shall come into their hands upon final ratification of the Auditor's accounts aforesaid, and that they and Hiram G. Dudley, Jr., who shall act as trustees under the Will of said Hiram G. Dudley, before acting as such, shall each give a corporate bond to the State of Maryland, to be approved by this Court, or the Clerk thereof, for the faithful performance of the trust reposed in him by said Will and this Decree, or which may be reposed in him by any future decree or order in the premises, the bonds of Hiram G. Dudley, Jr., and Frank S. Dudley, Jr., each to be in the penalty of Ten Thousand (\$10,000.) Dollars and the bond of A. Sydney Gadd to be in the penalty of Fifty Thousand (\$50,000) Dollars.

4. That the respective duties of said three trustees shall be as follows:

(a) The books and records belonging to the Trust Estate shall be in the custody of A. Sydney Gadd and shall be kept at The Centreville National Bank, at Centreville, Maryland, and the securities, mortgages, notes, insurance policies, and evidences of debt and other papers of value belonging to the Trust Estate shall be kept in a safe deposit box at said Bank, which shall be listed in the name of the Trust Estate, access thereto to be on the order of A. Sydney Gadd and either Frank S. Dudley, Jr., or Hiram G. Dudley, Jr.

(b) Cash constituting income and cash constituting corpus, belonging to the Trust Estate, shall be deposited in separate accounts in said Bank, or in such other bank or trust company as A. Sydney Gadd and one of the other two Trustees shall designate, in the name of the Trust Estate and shall be subject to checks signed by A. Sydney Gadd alone, i.e., without the signature of either Frank S. Dudley, Jr., or Hiram G. Dudley, Jr.

(c) The farms, in which the Trust Estate has an undivided two-thirds interest, and all matters pertaining thereto and to the tenants farming the same, shall be under the supervision of Frank S. Dudley, Jr., but no repairs costing more than \$500 to any one building or any of said farms, and no capital expenditures thereon in excess of \$500. shall be made by Frank S. Dudley, Jr., except with the approval of Hiram G. Dudley, Jr., or by Order of this Court. Nothing herein contained shall limit the right of either Hiram G. Dudley, Jr., or A. Sydney Gadd to visit and inspect the farm properties and make suggestions with respect to the management thereof and if such suggestions are not adopted to bring the matter before this Court.

(d) Sales of the Trust Estate's interest in farm crops shall be made by Hiram G. Dudley, Jr., at highest prices obtainable and he shall make prompt and full report thereof to the other two trustees. All checks and cash received therefor shall be delivered promptly to A. Sydney Gadd for deposit to the credit of the Trust Estate in the proper account.

(e) Books and records of the Trust Estate shall be open to inspection at reasonable times by any person having any interest in the Trust Estate as trustee or beneficiary for life or in remainder, and on or before March 1st in each and every year hereafter, A. Sydney Gadd shall compile a statement showing in detail all receipts of income and expenses chargeable thereto, and the shares of net income to which each beneficiary may be entitled, and mail a copy thereof to each beneficiary. In addition said A. Sydney Gadd shall be responsible for the preparation and filing of the reports required to be filed by Rule 667 of the Supreme Bench of Baltimore City.

(f) The three trustees shall consult together before offering for sale or selling, subject to the approval of this Court, any capital asset, real or personal, belonging to the Trust Estate, and before making any investment. In the event the three trustees cannot agree, any two of said trustees may enter into a contract for the sale of any such capital asset, subject to the approval of this Court, and report such sale in accordance with the usual practice; and likewise, if they cannot agree, any two of said trustees may seek authority to make specific investments.

5. That the approved bonds heretofore required to be filed by each of the three Trustees, Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, shall be filed by them, respectively within ten days of the date of this Decree and the filing of said bonds within the time named shall be conclusive evidence of the acceptance by said Trustees of the duties of their office and of the division of the responsibilities thereof as hereinabove set forth.

6. That promptly upon A. Sydney Gadd filing his approved bond, Frank S. Dudley and Hiram G. Dudley, Jr., shall deliver all books, records, and papers of the Trust Estate in their possession, respectively, to A. Sydney Gadd, and shall likewise deliver to him all securities, notes, evidences of debt and insurance policies, which may be in their respective possession, the same to be placed by him in the safe deposit box at The Centreville National Bank, as aforesaid, and they shall close the Estate's accounts (both the general and the special account) at the Mercantile Trust Company, Baltimore, Maryland, by checks payable to the Estate and they shall deliver said checks to A. Sydney Gadd, for deposit as aforesaid.

7. That the costs of this proceeding, including reasonable fees to the counsel for the respective parties, shall be paid out of the Trust Estate, to be charged against corpus.

Robert France

Judge

Trustee's Bond

KNOW ALL MEN BY THESE PRESENTS:

That We A. Sydney Gadd Centreville, Maryland as principal, and Fidelity and Deposit Company of Maryland a corporation of the State of Maryland, as surety, are held and firmly bound unto the State of Maryland, in the full and just sum of FIFTY THOUSAND AND 00/100 - - - (\$50,000.00)---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, Successors and Assigns, Executors and Administrators, jointly and severally, firmly by these presents. Sealed with our seals, and dated this 3rd day of April in the year of our Lord one thousand nine hundred and fifty-one.

WHEREAS, the above bounden A. Sydney Gadd by virtue of a decree of the Honorable Judge of the Circuit Court of Baltimore City, has been appointed trustee mentioned in the proceedings in the case of Frank S. Dudley, Individually, etc., et al vs. Hiram G. Dudley, Jr., Executor and Trustee under the Will of Hiram G. Dudley, deceased now pending in said Court:

Now the Condition of the above Obligation is such,

THAT IF THE ABOVE BOUNDEN A. Sydney Gadd 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 be and remain in full force and virtue in law

Signed, sealed and delivered
in the presence of

J. Thomas Saulsbury
As to Surety: K. Stolzenbach

A. Sydney Gadd (SEAL)

FIDELITY AND DEPOSIT COMPANY
OF MARYLAND

CORPORATE
(SEAL)

By: M. R. Abicht
Attorney-in-Fact

State of Maryland, Baltimore City, sct:

KNOW ALL MEN BY THESE PRESENTS: That the Fidelity and Deposit Company of Maryland a corporation of the State of Maryland does hereby constitute and appoint M. R. Abicht its attorney-in-fact to make, execute and deliver on its behalf, as surety, all bonds of any kind, character and description that are or may be required to be filed in any Court in or of the State of Maryland, and it does hereby declare that all such bonds signed and executed by its said attorney-in-fact shall be as binding on it as if they had been duly executed by its proper officers. This power shall remain in full force and effect until duly revoked and written notice thereof given.

WITNESS the seal of the said Fidelity and Deposit Company of Maryland duly affixed by its Vice-President and attested by its Assistant Secretary, this 12th day of January, 1940.

Attest:

T. N. Ferciot, Jr.
Assistant Secretary

Fidelity and Deposit Company of Maryland

By: S.M. Hoyt CORPORATE SEAL
Vice President

I HEREBY CERTIFY that the above is a correct and true copy of the original power of attorney.

April 3, 1951 Fidelity and Deposit Company of Maryland

Jay S. Price

CORPORATE
SEAL

Trustee's Bond

KNOW ALL MEN BY THESE PRESENTS:

That We Hiram G. Dudley, Jr. as principal, and The Fidelity and Casualty Company of New York, as surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Ten Thousand (\$10,000.00) 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, Successors and Assigns, Executors and Administrators, jointly and severally, firmly by these presents. Sealed with our seals, and dated this 30th day of April in the year of our Lord one thousand nine hundred and fifty-one.

WHEREAS, the above bounden Hiram G. Dudley by virtue of a decree of the Honorable Judge of the Circuit Court of Baltimore City, has been appointed trustee of the Estate of Hiram G. Dudley, Deceased mentioned in the proceedings in the case of Frank S. Dudley, Individually, etc. et al vs. Hiram G. Dudley, Jr. Executor & Trustee under the Will of Hiram G. Dudley, Deceased Docket 61A, Folio 113 now pending in said Court:

Now the Condition of the above Obligation is such, That If The Above Bounden Hiram G. Dudley, Jr. 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 be and remain in full force and virtue in law.

Signed, sealed and delivered
in the presence of

J. Waugh

Hiram G. Dudley, Jr. (SEAL)

The Fidelity and Casualty
Company of New York

Arthur E. Timmins
Attorney

Corporate
Seal.

State of Maryland, Baltimore City, set:

KNOW ALL MEN BY THESE PRESENTS: That the The Fidelity and Casualty Company of New York a corporation of the State of New York does hereby constitute and appoint Arthur F. Timmins and/or Franklin C. Van Pelt and/or C. S. Carpenter its attorney-in-fact to make, execute and deliver on its behalf, as surety, all bonds of any kind, character and description that are or may be required to be filed in the Circuit Court of Baltimore City, State of Maryland, and it does hereby declare that all such bonds signed and executed by its said attorney-in-fact shall be as binding on it as if they had been duly executed by its proper officers. This power shall remain in full force and effect until duly revoked and written notice thereof given.

WITNESS the seal of the said The Fidelity and Casualty Company of New York duly affixed by its Vice-President and attested by its Secretary, this 30th day of April 1951

ATTEST:

H.K. REMINGTON
Secretary

The Fidelity and Casualty Company
of New York

By: John C. Brodsky
Vice President Corporate
Seal.

I HEREBY CERTIFY that the above is a correct and true copy of the original power of attorney.

April 30th, 1951

The Fidelity and Casualty Company of
New York

J. R. Irving

Corporate
Seal.

FRANK S. DUDLEY, ET AL.

VS.

HIRAM G. DUDLEY, JR.

: IN THE
:
: CIRCUIT COURT
:
: OF
:
: BALTIMORE CITY

PETITION

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Mary Dudley Ives, by Fell and Hartman, her solicitors, respectfully represents:

FIRST: That Hiram G. Dudley, late of the City of Baltimore, State of Maryland, departed this life on the 4th day of December, 1918, leaving his last Will and Testament executed on the 18th day of February, 1915, and a Codicil thereto executed on August 9th, 1916; and that said Will and Codicil were approved and admitted to probate in and by the Orphans' Court of Baltimore City on January 16th, 1919.

SECOND: That by said Will and First Codicil, after providing for an annuity for life to Mary O. Dudley, wife of the said Hiram G. Dudley, the Testator devised and bequeathed the rest, residue and remainder of his Estate in trust, for the benefit of his children and their issue, to his three sons, Frank S. Dudley, Charles C. Dudley (who predeceased his father), the Testator, and Hiram G. Dudley, Jr., and their successors in the Trust; and appointed said three sons to be Executors of the said Will; and by the First Codicil to the said Will, the Testator appointed Thomas J. Keating as Co-Executor of said Will and Co-Trustee of the residue of his said estate with his said three sons.

THIRD: That the said Testator further provided that upon the death of the last survivor of his children, the trust shall cease and the entire trust estate shall vest absolutely in the issue then living of said children, and in the event that there be no issue then living, the entire trust estate shall vest in such person or persons as shall then be entitled to inherit the same as heirs at law of the Testator. The surviving children of the Testator living at the present time are Frank S. Dudley, Mary Dudley Ives, Ethel Dudley Eareckson and Hiram G. Dudley, Jr.

FOURTH: That by Item 3 of his said Last Will and Testament, the Testator, provided, in part, as follows:

"In order to carry out the purpose for which the trust hereby created is intended, I do hereby authorize and empower the aforesaid Trustees, or the survivors or survivor, or any successor in trust, to make any change in the trust estate which they may deem expedient and judicious and, to that end, to make change of investments and to sell and convey any property, real or personal, that shall come into the hands of the Trustees, and the proceeds thereof to re-invest in good and well secured investments, which shall go and remain subject to the same trust; in the event of any sale under the power herein given the trustees, the purchaser or purchasers from the Trustees shall not be required to see to the application of the purchase money."

FIFTY: That the three surviving testamentary trustees entered upon their duties as said Trustees, and, thereafter, this Honorable Court, by an appropriate decree, assumed jurisdiction over the administration of the said residuary trust estate by a decree dated May 10, 1921.

SIXTH: That the life-beneficiaries of said trust estate are: Frank S. Dudley, Sr., Mary Dudley Ives, Ethel Dudley Eareckson, Hiram G. Dudley, Jr., and Elizabeth Dudley Mason, the daughter of a deceased child, Charles C. Dudley.

SEVENTH: That the corpus of said trust estate consists in the main of certain valuable farm lands located in Queen Anne and Talbot Counties, Maryland, described as follows:

FARM	TILLABLE ACRES	WOOD & OTHER	TOTAL ACREAGE	VALUE
Wilton	650	360	1010	\$50,000.00
Hacker	640	316	956	40,000.00
Jack's Field	247	104	351	16,000.00
Harrington	175	90	265	12,000.00
Hayes	330	72	402	55,000.00
Burnite	174	105	279	22,500.00
Wye Cottage	220	152	372	18,000.00
Rose Cottage	213	30	243	15,000.00
Sauer	230	162	392	8,000.00
Springfield	373	80	453	30,000.00
Dodd	254	--	254	25,000.00
Keating				10,000.00
Paca	265	107	372	55,000.00
Bloomington	385	233	618	60,000.00
	<u>4,156</u>	<u>1,811</u>	<u>5,967</u>	<u>\$417,000.00</u>

The values shown opposite are as of 1949 and were made by a reputable and experienced real estate firm in Centreville, Maryland.

EIGHTH: That the management of said farms requires close supervision and attention to numerous details, such as the keeping of detailed and complex accounts, the selection of proper tenants, looking after repairs, purchase and distribution of supplies, lumber, seed and fertilizer and a multitude of other managerial duties while the net income from said farms for the year 1949 was approximately \$12,682.10.

NINTH: That the greater number of buildings on said farms are in a poor state of repair, that the soils of said farms are not in the best productive condition and a large expenditure of the cash corpus will be necessary in the near future to rehabilitate the same in order to attract and retain the highest caliber of tenant farmer.

TENTH: That said farms are rented to tenants on a share-crop basis, that the income from said farms is not such as warrants the expenditure of large sums of money from the corpus of said trust estate to rehabilitate said farms.

ELEVENTH: That your Petitioner has been informed by competent real estate agents familiar with the value of farm properties in the vicinity that, on the whole, said farms are worth a greater sum at the present time than the amount set forth in Paragraph Seventh hereof, that a very wealthy concern has expressed an interest in purchasing several of the farms which are contiguous, and that a much greater price would be obtained from the sale of a large tract to such a purchaser than from the sale of small, individual farms to tenant farmers.

TWELFTH: That upon the termination of the trust as set forth in Paragraph Third, it will be necessary to sell said farms within a relatively short period of time, that such a sale of all the farms would be in the nature of a forced sale with consequent loss of unpredictable magnitude of the corpus of said estate; that, on the contrary a systematic liquidation of said farms at prevailing prices would in all probability, enhance the value of the corpus of said estate, to the great benefit of the life-beneficiaries as well as those who will take in remainder.

THIRTEENTH: That your Petitioner has been informed that a six months notice to quit must be given the tenants on said farms, that the rental period is from January 1st of each year until December 31st; that in order for a prospective purchaser to be assured of possession by January 1st, 1952, said notice to quit must be given on or before July 1st, 1951, and therefore, time is of the essence in this matter.

FOURTEENTH: That your Petitioner avers that it is in the best interests of the life-beneficiaries and the remainderment that the farm property belonging to this estate be sold by a process of orderly liquidation and the proceeds of sale re-invested in good and well secured investments; that in view of the prevailing market prices on farm lands, said property should be placed for sale as soon as practicable and the necessary notices to quit be served on those tenants affected by a sale of the individual farm property.

WHEREFORE, your Petitioner prays:

1. That this Honorable Court by its appropriate decree, direct the Trustees to sell the farm lands belonging to the Estate of Hiram G. Dudley, in such manner and upon such terms as the Court shall deem proper, and to invest the proceeds of such sales in good and well secured investments.

2. That your Petitioner may have such other and further relief as the case may require.

AND AS IN DUTY BOUND, ETC.

Fell & Hartman
Fell and Hartman, Solicitors for
Petitioner

Mary Dudley Ives
Mary Dudley Ives, Petitioner

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 31st day of May, 1951, before me, the subscriber, a Notary Public of the City and State aforesaid, personally appeared Mary Dudley Ives, the Petitioner herein and made oath in due form of law that the matters and facts set forth in the foregoing Petition are true to the best of her knowledge, information and belief.

WITNESSETH my hand and Notarial Seal.

(SEAL)
(PLACE)

Dolores M. Hilpert
Notary Public

My Commission expires: May 4, 1953

O R D E R

Upon the foregoing Petition and Affidavit, it is this 31st day of May 1951, by the Circuit Court of Baltimore City

ORDERED that Frank S. Dudley, Ethel Dudley Eareckson, Hiram G. Dudley Jr., Elizabeth Dudley Mason, Frank S. Dudley, Jr. and A. Sydney Gadd show cause within 15 days from this date why the relief prayed should not be granted, PROVIDED a copy of the Petition and Affidavit and of this order be served upon them or their respective counsel of record on or before the 11th day of June, 1951.

Robert France

JUDGE

THIS IS TO CERTIFY, that a copy of the foregoing Petition and Affidavit and Order of Court was mailed, postage prepaid to Frank S. Dudley, Queenstown, Queen Anne County, Maryland; Ethel Dudley Eareckson, Cecil Apartments, Baltimore, Maryland; Hiram G. Dudley Jr., Easton, Maryland; Elizabeth Dudley Mason, c/o The Safe Deposit and Trust Company, Agent, Baltimore, Maryland; Frank S. Dudley, Jr., Queenstown, Queen Anne County, Maryland; and A. Sydney Gadd, Centerville National Bank, Centerville, Maryland this 31st day of May, 1951.

Fell & Hartman
Fell & Hartman
Solicitors for Petitioner

FRANK S. DUDLEY, ET AL	:	IN THE CIRCUIT COURT
VS	:	FOR
HIRAM G. DUDLEY, JR.	:	BALTIMORE CITY
_____	:	Docket A1921, Folio A113

A N S W E R

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Answer of Hiram G. Dudley, Jr., by Z. H. Stafford, his Solicitor respectfully represents:

FIRST: That he admits the allegations of the following Paragraphs of the Petition filed herein: First, Second, Third, Fourth, Fifth, and Sixth.

SECOND: In answering Paragraph Seventh of the said Petition says that the allegations therein are substantially correct but that the farms known as "Jack's Field" and "Rose Cottage" listed therein as corpus of the Trust Estate are not the property of the said Trust Estate but are the property of the corpus of the Estate of Mary O. Dudley under her last Will and Testament.

THIRD: In answering Paragraph Eighth, says that the management of the said farms requires close supervision and attention to numerous details, such as the selection of proper tenants, supervision of repairs, purchase and distribution of supplies and the sale of produce, but that on March 29, 1951, this Honorable Court passed a Decree setting forth the duties of the three Trustees and thereby dividing the various details involved, and that the net income from the aforesaid farms for the years 1949 and 1950 was substantially in excess of the alleged Twelve thousand six hundred eighty-two dollars and ten cents (\$12,682.10)

FOURTH: In answering Paragraph Ninth, says that the allegations therein are emphatically denied and that the farms are in the best productive condition and there is sufficient lumber on said farms to repair the buildings thereon and that the Estate has and is retaining the highest caliber tenant farmers

FIFTH: In answering Paragraph Tenth, says that the allegations therein are emphatically denied.

SIXTH: In answering Paragraphs Eleventh and Twelfth, says that the allegations therein are neither admitted nor denied.

SEVENTH: In answering Paragraph Thirteenth, says that at the present time the tenants on said farms are of the highest caliber and should any six months notice to quit be given them on or before July 1, 1951, the said tenants would be forced to seek other farms and in the event the said farms were not sold on or before January 1, 1952, the said farms would be vacant and would remain untilled unless new tenants could be found and the beneficiaries of said Trust Estate would be without income during the year 1952; and further that a notice to said tenants and the knowledge of the existence of this proceeding causes and will cause a state of uneasiness among said tenants.

EIGHTH: In answering Paragraph Fourteenth says that it is not to the best interests of the Estate to direct that the said farms be sold by a process of orderly liquidation, but that it would be the best interests of said Estate that an offer for said farms or farm be submitted to this Court for consideration relative to the change of the corpus investment of the said Trust Estate, at which time this Honorable Court could weigh and consider the advisability thereof.

WHEREOF, YOUR DEFENDANT PRAYS:

1. Having answered the allegations of the Petition filed herein that he may be dismissed with costs.

2. That he may have such other and further relief as the nature of his case may require.

AND AS IN DUTY BOUND, ETC.

Hiram G. Dudley, Jr.
Hiram G. Dudley, Jr., Defendant

Z.H. Stafford
Z.H. Stafford, Solicitor for
Hiram G. Dudley, Jr.

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I HEREBY CERTIFY that on this 8th day of June, in the year one thousand nine hundred and fifty-one, before me, the subscriber, a Notary Public of the State of Maryland, in and for Talbot County aforesaid, personally appeared Hiram G. Dudley, Jr., and made oath in due form of law that the matters and facts contained in the foregoing Answer are true as therein set forth to the best of his knowledge and belief.

AS WITNESS my hand and Notarial Seal.

(SEAL)
(PLACE)

Vera Worm
Notary Public

My Commission expires May 4, 1953.

THIS IS TO CERTIFY, that a copy of the foregoing Answer and Affidavit was mailed, postage prepaid to Fell and Hartman, Solicitors for Petitioner, Mary Dudley Ives, 1600 Mercantile Trust Building, Baltimore, Maryland, this 12th day of June, 1951.

Z. H. Stafford, Solicitor for
Hiram G. Dudley, Jr.

FRANK S. DUDLEY, et al.	:	IN THE
vs.	:	CIRCUIT COURT
HIRAM G. DUDLEY, JR.	:	OF
		BALTIMORE CITY

THE ANSWER OF FRANK S. DUDLEY, FRANK S. DUDLEY, JR., and A SIDNEY GADD, TO THE PETITION OF MARY DUDLEY IVES.

To the Honorable, the Judge of said Court:

The Answer of Frank S. Dudley, Frank S. Dudley, Jr., and A. Sidney Gadd, to the Petition of Mary Dudley Ives filed against them and others in the above entitled case, respectfully shows:

1. Answering the first, second, third, fourth, fifth and sixth paragraphs of said Petition these Respondents admit the matters and facts alleged therein.

2. Answering the seventh paragraph of said Petition these Respondents admit that the corpus of said Trust Estate consists in the main of an undivided two-thirds interest in certain valuable farm lands located in Queen Anne and Talbot Counties, Maryland. These Respondents, however, do not admit the allegations as to the number of farms and the tillable, wooded and other acres thereof and the value thereof, as stated in said paragraph, although they believe that the acreage stated is substantially correct. In this connection, your Respondents deny that the farms referred to in said paragraph as "Jack's Field" containing 351 acres, "Rose Cottage" containing 243 acres of land are part of the corpus of said Trust Estate; on the contrary, your Respondents allege that the title to said two farms is held by your Respondent, Frank S. Dudley, as Trustee under the Will of Mary O. Dudley, What the twelve farms referred to in said paragraph, in which this Trust Estate has an undivided two-thirds interest, are worth on today's market is problematical. However, your Respondents believe that their value is in excess of the valuations stated in

said paragraph.

3. Answering paragraph eight of said Petition your Respondents admit the matters and facts alleged therein, except your Respondents deny that the net income from said farms for the year 1949 was approximately \$12,682.10.

4. Answering the ninth and tenth paragraphs of said Petition your Respondents deny that a large expenditure of cash corpus would be necessary in the near future to rehabilitate the greater number of buildings on said farms. Your Respondents allege that the soils of said farms are in a good productive condition, although they admit that they are not in the best productive condition, for it is probable that no soil of any farm was ever in such condition.

5. Answering the eleventh paragraph of said Petition, your Respondents having no knowledge of the information obtained by the Petitioner from competent real estate agents, can neither admit or deny the same and require strict proof thereof.

6. Answering the twelfth paragraph of said Petition, your Respondents having no knowledge thereof neither admit nor deny the matters, facts and conclusions of law and fact set forth therein and require strict proof thereof.

7. Answering the thirteenth and fourteenth paragraphs of said Petition, your Respondents deny that in order to sell said farms or any of them, a six months' notice to quit must be given to the respective tenants thereof, prior to offering said farms for sale, and your Respondents deny that it is necessary or advantageous to the Trust Estate that notice to quit should be given to each of the tenants of said farms on or before July 1, 1951, and on the contrary aver that such notices to quit might prove financially disastrous to the life beneficiaries of said Trust and to the remaindermen; and your Respondents deny that it is in the best interests of the life beneficiaries and the remaindermen that all of the farm properties belonging to the Trust Estate be sold as soon as practicable.

8. Further answering said Petition and each and every paragraph thereof, your Respondents say that they believe it to be to the advantage of the Trust Estate, and to the persons interested therein, as life beneficiaries and as remaindermen, that the farms constituting part of the corpus of this Trust Estate be sold gradually, but that depending on all conditions existing at the time, the sales to be at the highest prices obtainable, preferably to tenants who are now operating the farms, some of whom have expressed a desire to purchase the same, the terms of sale to be 50% in cash and the balance secured by a purchase money mortgage, bearing 5% interest.

9. That your Respondents believe that it would be unwise to sell all of said farms at this time.

10. That the selections of the farms to be sold and the prices to be obtained therefor, the terms of sale and when the sales should be made, should be left in the first instance to the Trustees, who, in due course, will report any sale which in their opinion is advantageous, to this Court for ratification.

AND, as in duty bound, etc.

Frank S. Dudley

Frank S. Dudley, Jr.

A. Sidney Gadd

Edward H. Burke
Solicitor

STATE OF MARYLAND, QUEEN ANNE COUNTY, to wit:

I HEREBY CERTIFY, That on this 15th day of June, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne County, personally appeared Frank S. Dudley, Frank S. Dudley, Jr., and A. Sidney Gadd, the Respondents above named, and made oath in due form of law that the matters and facts set forth in the foregoing Answer are true as therein stated, to the best of their knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

(SEAL)
(PLACE)

Katherine C. O'Neal
Notary Public

I hereby certify that on this 16th day of June, 1951, I mailed postage prepaid, a copy of the above to Messrs. Fell and Hartman, Solicitors for May Dudley Ives, Mercantile Trust Building, Baltimore, 2, Maryland.

Edward H. Burke

Solicitor for Respondents

FRANK S. DUDLEY, ET AL.

VS.

HIRAM G. DUDLEY, JR.

IN THE

CIRCUIT COURT

OF

BALTIMORE CITY

AMENDED ANSWER

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Amended Answer of Hiram G. Dudley, Jr., by Z.H. Stafford, his Solicitor, respectfully represents:

FIRST: That on June 15, 1951, your Defendant filed an Answer to the Petition hereinbefore filed in the above captioned cause.

SECOND: That your Defendant desires to amend the aforesaid Answer in that your Defendant, as a Trustee and Beneficiary of said Estate, has no objections, and consents to an orderly liquidation of the real property composing the corpus of said Trust Estate.

WHEREFORE, YOUR DEFENDANT PRAYS:

1. That the Trustees of the Estate of Hiram G. Dudley, Deceased, be directed to orderly liquidate the real property holdings of the Corpus of said Trust Estate.

2. That your Defendant may have such other and further relief as the Nature of his case may require.

AND AS IN DUTY BOUND, etc.

Hiram G. Dudley, Jr.

Z. H. Stafford
Solicitor for Defendant

Defendant

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 28th day of June, in the year one thousand nine hundred and fifty-one, before me, the subscriber, a Notary Public of the State of Maryland, in and for Talbot County aforesaid, personally appeared Hiram G. Dudley, Jr., and made oath in due form of law that the matters and facts contained in the aforesaid Amended Answer are true as therein set forth to the best of his knowledge and belief.

AS WITNESS my hand and Notarial Seal.

(SEAL)

Vera Worm
Notary Public

(PLACE)

My Commission expires May 4, 1953.

THIS IS TO CERTIFY that a copy of the aforesaid Amended Answer and Affidavit was mailed, postage prepaid to Fell and Hartman, Solicitors for Mary Dudley Ives, Petitioner, 1600 Mercantile Trust Building, Baltimore, Maryland, this 28th day of June, 1951.

Z. H. Stafford

Solicitor for Hiram G. Dudley, Jr.,
Defendant.

FRANK S. DUDLEY,
individually, etc., et al.

: IN THE
: CIRCUIT COURT

vs.

: OF

HIRAM G. DUDLEY, JR.,
Executor and Trustee under
the Will of Hiram G. Dudley,
deceased.

: BALTIMORE CITY

: : : : :

EX PARTE, IN THE MATTER OF

: IN THE

THE TRUST ESTATE OF

: CIRCUIT COURT

MARY O. DUDLEY.

: OF BALTIMORE CITY

: : : :

D E C R E E

The above cases coming on for hearing, the Petitions of Mary Dudley Ives for directions to the Trustees to sell the farms belonging to the Estate of Hiram G. Dudley and to the Trust Estate created by the Deed of Mary O. Dudley, in such manner and upon such terms as the Court shall deem proper, and to invest the proceeds of such sales in good and well secured investments, and the Answers thereto were read and considered and testimony having been taken in open Court and counsel heard, IT IS THEREUPON, this 10th day of July, 1951, by the Circuit Court of Baltimore City, ORDERED AND ADJUDGED:

1. That it is advisable and to the best interests of the Trust Estates now being administered under the supervision and direction of this Court in the above entitled cases, that the farms belonging to said Trust Estates and held them in the proportion of two-thirds and one-third, as tenants in common, be sold at private sale in the manner hereinafter set forth, and the net proceeds of sale invested under the supervision of this Court.

2. That said Trustees shall cause said farms to be appraised by M. Wilson Harris and Francis Bartlett, Real Estate Brokers, whose employment by said Trustees for this purpose is hereby ratified and approved, the compensation of said Brokers to be paid by the above mentioned Trust Estates, in the proportions of two-thirds, and one-third, in such amount as this Court shall approve.

3. That said M. Wilson Harris is hereby appointed Sales Agent of the above mentioned two trust estates to see to the proper advertisement of said farm lands and the listing of said farms with Brokers and transmitting to the Trustees any offers which any such Brokers, including himself, may make for said farms, provided such offers are not substantially less than the appraised value of the properties for which such offers are made, respectively. For his services as such Sales Agent said M. Wilson Harris shall be entitled to a commission of 2% of the gross sales prices of any and all of said farms when finally consummated. Said commission of 2% shall include his personal expenses and the cost of advertisement and signs.

4. That the Trustees of said Two Trusts are hereby directed to report any and all offers which they may receive for any of said farms, provided such offers are not substantially less than the appraised values thereof and are accompanied by cash or certified check payable to A. Sydney Gadd in an amount equal to 10% of each offer, and with the approval of this Court first had and obtained may accept such offers and thereupon enter into a Contract of Sale in the usual form with the purchaser, such Contract to call for an additional payment of 40% of the purchase price on final ratification, with the balance (50%) secured by a purchase money mortgage in the usual form, for at least one year, but for not more than three years, bearing interest at the rate of 5% per annum, payable semi-annually, or all cash as the purchaser may elect, adjustments of taxes and all other expenses and charges against the property sold to be made as of the date of final ratification of sale, with possession given at that time subject to the rights of the Trustees and the tenant or tenants of the property sold under the yearly leases then in effect, and said Trustees shall immediately thereafter report such sale or sales to this Court for ratification.

5. That in reporting offers to purchase said farms, said Trustees shall give preference, first, to any descendant now living, including such of the Trustees as may be descendants of Hiram G. Dudley and Mary O. Dudley, and secondly to any tenant of any of said farms, permission being hereby given to any such descendant and to any such Trustee who is such descendant and to any tenant to submit offers for said farms at not less than their appraised values, respectively.

6. That should any sale be made through a Broker, including M. Wilson Harris, such Broker shall be entitled to 5% of the sales price upon final ratification of the sale, as compensation for his services.

7. That the Trustees of said two Trusts, upon the consummation of any such sale, shall be entitled to the usual commissions, in accordance with the Rules of this Court in such case made and provided.

8. That the costs of this proceeding, including reasonable counsel fees to the solicitors of the various parties, shall be borne two-thirds by the Trust Estate created by the Will of Hiram G. Dudley and one-third by the Trust Estate created by the Deed of Mary O. Dudley.

9. This Decree is signed in duplicate and the Clerk of this Court is directed to file a copy of it in each of the above entitled cases.

Robert France

Judge.

Frank S. Dudley	:	IN THE
individually, etc., et al.	:	CIRCUIT COURT
vs.	:	OF
Hiram G. Dudley, Jr.	:	BALTIMORE CITY
Executor & Trustee under	:	
the Will of Hiram G. Dudley,	:	
deceased	:	

To the Honorable, Judges of Said Court:

M. Wilson Harris and Francis G. Bartlett, appointed by this Honorable Court to appraise the real property of the above Trust Estate hereby submit the following appraisals:

County	Farm	Acres Tillable	Acres Wood & Other	Acres Total	Price
Talbot	1. Wilton	635	373	1008	\$75,000.00
Talbot	2. Hacker	456	455	911	75,000.00
Talbot	3. Jack's Field	200	151	351	25,000.00
Talbot	4. Harrington	187	88	275	25,000.00
Talbot	5. Hayes	313	89	402	75,000.00
Talbot	6. Burnite	192	183	275	35,000.00
Talbot	7. Wye Cottage	237	152	389	25,000.00

Talbot	8. Rose Hill	202	41	243	\$30,000.00
Talbot	9, Sauer	236	156	392	17,500.00
Queen Anne's	10. Springfield	373	127	500	40,000.00
Queen Anne's	11. Dodd	252	-	252	30,000.00
Queen Anne's	12. Keating	177	23	200	15,000.00
Queen Anne's	13. Paca	274	117	391	70,000.00
Queen Anne's	14. Bloomingdale	417	223	640	75,000.00

Respectfully submitted

M. Wilson Harris

Francis G. Bartlett

LETTER

EASTERN SHORE ESTATES CO.

July 31, 1951.

The Honorable Judges
The Circuit Court of Baltimore City,
Baltimore, Maryland

Your Honors:

We herewith submit to you our findings in the appraisals of the various farms belonging to the Mary O. Dudley and the Hiram G. Dudley Estates. These appraisals have been reached after much thorough investigation and we believe to the best of our judgment represent the sale value of these properties in today's market.

While in general agreement with the appraisals as herewith forwarded two of the Trustees, Mr. Frank Dudley, Jr., and Mr. A. Sydney Gadd, have recommended changes in items four and seven changing the price of the Harrington Farm from \$25,000.00 to \$27,500.00 and the price of the Wye Cottage Farm from \$25,000.00 to \$30,000.00. These changes would be agreeable to the appraisers if the Court so wishes.

Respectfully submitted,

M. Wilson Harris

MWH/DTS
Enc.

FRANK S. DUDLEY, individually,
etc., et al.

vs.

HIRAM G. DUDLEY, JR., Executor
and Trustee under the Will of
Hiram G. Dudley

EX PARTE IN THE MATTER

OF THE TRUST ESTATE

OF MARY O. DUDLEY

: IN THE
:
: CIRCUIT COURT
:
: OF
:
: BALTIMORE CITY
:
: : : : : :
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: IN THE
:
: CIRCUIT COURT
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: OF BALTIMORE CITY
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: : : : :

PETITION AND REPORT OF TRUSTEES

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition and Report of Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and of Frank S. Dudley, Mary D. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, respectfully represents unto your Honor:

In accordance with paragraph 4 of the decree dated July 10, 1951, of this Honorable Court entered in these proceedings, your Petitioners submit herewith their report showing all the offers they have received for the several farms involved in these proceedings:

Farm	Name and Status of Offeror	Date offer received	Amount	Appraised value
Wilton	Thomas H. Willis Tenant - Wilton	8-13-51	\$75,000	\$75,000
Hacker	Thomas O. Meredith Tenant - Burnite	8-13-51	75,000	75,000
Harrington	J. Parker Callahan Tenant - Harrington	8-9-51	27,500	27,500

Farm	Name and Status of Offeror	Date offer received	Amount	Appraised value
Hayes	F. S. Dudley and F. S. Dudley, Jr. Heirs	8-11-51	75,000	75,000
Wye Cottage	Charles Rathell, Jr. Individual	8-14-51	30,000	30,000
" "	Paul Long Individual	8-20-51	31,000	"
Sauer	William O. Callahan Tenant - Hacker	8-14-51	17,500	17,500
"	Alfred B. Covington	8-16-51	17,750	"
Springfield	Willard Dodd Tenant - Springfield	8-6-51	40,000	40,000
Dodd	Hiram B. & Wm E. Hammond Tenants - Paca	8-11-51	30,000	30,000
"	H.G. Dudley, III Tenant - Dodd	8-15-51	30,000	"
Keating	F.S. Dudley and F.S. Dudley, Jr. Heirs	8-11-51	15,000	15,000
"	Mary D., Charles D. & James W. Ives Heirs	8-14-51	16,000	"
"	F. S. Dudley F. S. Dudley, Jr. Heirs	8-15-51	16,500	"
Paca	Frank E. and Catherine H. Weakly Individuals	8-13-51	70,000	70,000
Bloomingdale	Gordon L. and E. Corrine Shawn Tenants - Bloomingdale	8-11-51	75,000	75,000

The appraised values listed above are those determined and fixed by M. Wilson Harris and Francis Bartlett, Real Estate Brokers employed by your Petitioners to make said appraisals, as directed by paragraph 2 of said decree. Each offer above listed was accompanied by a deposit of 10% of the amount thereof in cash or certified check, all of which deposits are held by your Petitioner, A. Sydney Gadd, Jr.

WHEREFORE your Petitioners pray that this Honorable Court by its decree to be entered in each of the above entitled proceedings direct your Petitioners which of said offers to accept and otherwise to direct them as to their further course of action in the premises.

AND, AS IN DUTY BOUND, etc.

Hiram G. Dudley, Jr.

Frank S. Dudley, Jr.

A. Sydney Gadd, Jr.

Trustees under the Will of
Hiram G. Dudley, deceased

Frank S. Dudley

Mary D. Ives

Ethel D. Eareckson

Trustees of the Trust Estate
of Mary O. Dudley.

Fell & Hartman

John Clarence North

Bowie, Burke & Leonard

Solicitors for Petitioners

STATE OF MARYLAND, QUEEN ANNES COUNTY, TO WIT:

I HEREBY CERTIFY that on this 30 day of August, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Annes County aforesaid, personally appeared A. Sydney Gadd, Jr., one of the foregoing Petitioners, and made oath in due form of law on behalf of all of said Petitioners, that the matters and facts set forth in the foregoing Petition are true to the best of his knowledge, information and belief

AS WITNESS my hand and Notarial Seal.

(SEAL)
(PLACE)

Katherine C. O'Neal
Notary Public

Frank S. Dudley,
individually, etc., et al.

vs.

Hiram G. Dudley, Jr.,
Executor and Trustee under
the Will of Hiram G. Dudley,
deceased.

In the Circuit Court of
Baltimore City.
Docket 61 A, folio 113.

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the Paca Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honors respectfully shows:

1. That, pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sold the Paca Farm, belonging to said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto Frank E. Weakly and Catherine H. Weekly, his wife, at and for the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Seventy Thousand Dollars (\$70,000.00)

2. That pursuant to the authority conferred upon us as aforesaid we have entered into a written contract of sale between ourselves as Sellers and Frank E. Weakly and Catherine E. Weekly, his wife, as Purchasers, one of the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein,

3. That, as reference to said contract will show, the purchasers have complied with the terms of said sale by make the initial deposit of ten per cent of said purchase price.

Respectfully submitted,

HIRAM G. DUDLEY, JR.
(Hiram G. Dudley, Jr.)

FRANK S. DUDLEY, JR.
(Frank S. Dudley, Jr.)

A. SYDNEY GADD, JR.
(A. Sydney Gadd, Jr.)

Trustees under the Will of Hiram G. Dudley, deceased.

FRANK S. DUDLEY
(Frank S. Dudley)

MARY O. IVES
(Mary O. Ives)

ETHEL D. EARECKSON
(Ethel D. Eareckson)

Trustees of the Trust Estate of Mary O. Dudley, deceased.

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I Hereby Certify that on this 1st day of October, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Talbot County, personally appeared Hiram G. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(Seal)
(Place)

JOHN CLARENCE NORTH
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this 28 day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)
(PLACE)KATHERINE G. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 26 day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees under the will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)
(PLACE)KATHERINE G. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 28 day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)
(PLACE)KATHERINE G. O'NEAL
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 17th day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)
(PLACE)DOLORES M. HILPERT
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 17th day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial Seal:

(SEAL)
(PLACE)DOLORES M. HILPERT
Notary Public

THIS CONTRACT OF SALE, made this 17th day of September, 1951, by and between Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, Now deceased, hereinafter called "Sellers", and Frank E. Weakly and Catherine H. Weakly, his wife, of the City of Washington, District of Columbia, hereinafter called "Purchasers";

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchasers, as tenants by the entireties, and the said Purchasers do hereby agree to buy and do buy of the Sellers, at and for the sum of Seventy Thousand Dollars (\$70,000.00) upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL of that tract of land or farm known as the "Paca Farm", or "Wye" once known as the "Home Farm" of the late Richard B. Carmichael, situate in the Fifth Election District of Queen Anne's County, in the State of Maryland, containing 392 acres of land, more or less, being the same land containing 432 acres, more or less, conveyed to the late Hiram G. Dudley, by E. Tilghman Paca, et al., by deed dated January 27, 1912, and recorded among the land records of said Queen Anne's County in Liber W.F.W. No. 1, folios 272, etc.; saving and excepting the part or parcel thereof, containing 40.654 acres of land, more or less, sold off and conveyed therefrom by you, as said Trustees, unto Helen Achilles deS. Canavarrro, by deed dated August 15, 1935, and recorded among said land records in Liber W.H.C. No. 1A, folio 541, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND that the terms of said sale are as follows, to wit:

1. PAYMENT OF PURCHASE MONEY: The Purchase money shall be paid as follows: the sum of Seven Thousand Dollars (\$7,000.00) has been paid by the purchasers prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers. The sum of Twenty-Eight thousand Dollars (\$28,000.00) shall be paid in cash or by certified check at the time of final settlement hereunder. The sum of Thirty-five Thousand Dollars (\$35,000.00) shall be secured at the time of final settlement by the execution and delivery unto the Sellers by the Purchasers of a First Purchase Money Mortgage payable three years after its date, together with interest at the rate of five per cent (5%) per annum payable semi-annually from the date of said mortgage. Final settlement shall be made under this contract of sale within thirty (30) days after ratification of the report of this sale by the Circuit Court of Baltimore City, but no sooner than the 15th day of November, 1951.

2. POSSESSION: Possession of said real estate shall be given unto the Purchasers upon the date of final settlement under this contract of sale, subject to the tenancy of Hiram B. Hammond and William E. Hammond, present tenants, and subject to the reservation unto the Sellers of the Landlords' share of crops then growing and stored on said property, which said crops are not included in this sale.

3. TAXES: All State and County and School taxes upon said real estate, and all other charges thereon, if any, shall be adjusted as of the date of final settlement hereunder.

4. INSURANCE: The Sellers agree to continue, pending final settlement, the fire insurance policies and other insurance policies now covering the buildings on said land, and forthwith to accede to said policies a loss

interlineations and additions agreed to.

Frank E. Weakly

Catherine H. Weakly

payable clause in favor of the Purchasers as their interest may appear; and it is further agreed that the purchasers shall have the right, at their own cost to place such additional insurance on said buildings as they may desire in order to protect themselves as Purchasers.

5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court of Baltimore City shall be brought by the Sellers, and all costs and expenses thereof shall be borne by the Sellers. The Purchasers shall have the right at their own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and title guarantee company of their selection, and the Sellers hereby covenant and agree that, subject to the ratification of this sale by said Court, they shall convey unto the Purchasers a good and merchantable title to the aforesaid tract of land and premises, free, clear, and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchasers shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed and mortgage, the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed and mortgage.

In the event that the Sellers shall be unable to deliver a good and marketable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale shall become null and void.

Should the Sellers tender to the Purchasers a deed in proper form of a good and marketable title to the aforesaid real estate in herein provided for, and upon the date set forth herein for final settlement, and the Purchasers fail to make payment of the balance of the purchase money as herein provided, then the aforesaid down payment of Thousand Dollars made as an initial deposit under this contract of sale, shall be retained by the Sellers as liquidated damages.

6. COMMISSIONS: It is understood and agreed that the Sellers shall pay to Eastern Shore Estates Company, real estate brokers of Centreville, Maryland, the commission due them for bringing about this sale, in the amount of Five Per Cent (5%) of the said purchase price.

7. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement and hereunder by the delivery of the deed and mortgage aforesaid and the payment of the cash balance of the purchase money aforesaid, shall be made at the office of the Eastern Shore Estates Company, Centreville, Maryland, on the 30th day following the ratification of this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchasers between the hours of 9 A.M. and 3 P.M. Provided, however, that should said sale be ratified more than 30 days before November 15, 1951, then said date of final settlement shall be the 15th day of November, 1951.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH, that this contract contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors, administrators, successors and assigns, respectively, to the faithful performance of this agreement; it being further agreed, that neither the parties nor their agents shall be bound by any terms, conditions or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate.

TEST:

JOHN CLARENCE NORTH

HIRAM G. DUDLEY, JR. (SEAL)
(Hiram G. Dudley, Jr.)

KATHERINE C. O'NEAL

FRANK S. DUDLEY, JR. (SEAL)
(Frank S. Dudley, Jr.)

KATHERINE C. O'NEAL

A. SYDNEY GADD JR. (SEAL)
(A. Sydney Gadd Jr.)

Trustees under the Will of Hiram G. Dudley, deceased.

KATHERINE C. O'NEAL

FRANK S. DUDLEY (SEAL)
(Frank S. Dudley)

DOLORES M. HILPERT

MARY O. IVES (SEAL)
(Mary O. Ives)

DOLORES M. HILPERT

ETHEL D. EARECKSON (SEAL)
(Ethel D. Eareckson)

Trustees of the Trust Estate of Mary O. Dudley, deceased.

SELLERS

M. WILSON HARRIS

FRANK E. WEAKLY (Seal)
(Frank E. Weakly)

M. WILSON HARRIS

CATHERINE H. WEAKLY (Seal)
(Catherine H. Weakly)

(SEAL PLACE)

PURCHASERS

FRANK S. DUDLEY, ETC., ET AL

IN THE

vs.

CIRCUIT COURT

HIRAM G. DUDLEY, JR., ETC.

OF

BALTIMORE CITY

ORDERED, by the Circuit Court of Baltimore City this 11th day of October, 1951, that the Sale of the property mentioned in these proceedings, made and reported by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson Trustee, s be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of November, 1951. PROVIDED, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 6th day of November, 1951.

The Report states the amount of sale to be \$70,000.00

True Copy.

Robert France

Test

Clerk.

FRANK S. DUDLEY,
individually, etc., et al

: IN THE CIRCUIT COURT OF

vs.

:: BALTIMORE CITY

HIRAM G. DUDLEY, JR. ETC.

: Docket 61A, folio 113

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REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of the Harrington Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honor respectfully shows:

1. That pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sold the Harrington Farm, belonging to said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto J. Parker Callahan, at and for the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Twenty seven thousand, Five Hundred Dollars (\$27,600.00).
2. That pursuant to the authority conferred upon us as afore-said, we have entered into a written contract of sale between ourselves as Sellers and J. Parker Callahan as Purchaser; one of the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.
3. That, as reference to said contract will show, the purchaser has complied with the terms of said sale by making the initial deposit of ten

per cent of said purchase price.

Respectfully submitted,

HIRAM G. DUDLEY, JR.
Hiram G. Dudley, Jr.

FRANK S. DUDLEY, JR.
Frank S. Dudley, Jr.

A. SYDNEY GADD JR.
A. Sydney Gadd, Jr.

Trustees under the Will of Hiram G. Dudley, deceased.

FRANK S. DUDLEY
Frank S. Dudley

MARY O. IVES
Mary O. Ives

ETHEL D. EARECKSON
Ethel D. Eareckson

Trustees of the Trust Estate of Mary O. Dudley, deceased.

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I Hereby Certify, that on this 1st day of October, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Talbot County, personally appeared Hiram G. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and Notarial Seal.

(SEAL)
(PLACE)

JOHN CLARENCE NORTH
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 28 day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)
(PLACE)

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 24 day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)
(PLACE)

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 28 day of September, 1951, 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, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)
(PLACE)

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I Hereby Certify, that on this 21st day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as

therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)
(PLACE)

DOLORES M. HILPERT
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 21st day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)
(PLACE)

DOLORES M. HILPERT
Notary Public

THIS CONTRACT OF SALE, made this _____ day of _____ 1951, by and between Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, now deceased, hereinafter called "Sellers", and J. Parker Callahan of Talbot County, hereinafter called "Purchaser";

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchaser, and the Purchaser does hereby agree to buy and does buy of the Sellers, at and for the sum of Twenty Seven Thousand, Five Hundred Dollars (\$27,500.00) upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL that tract of land or farm known as the "Harrington Farm" situate in Talbot County, State of Maryland, adjoining the Hayes Farm of said Trustees and other lands, containing 375 acres of land, more or less.

TOGETHER WITH the buildings and improvements thereupon erected made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows; the sum of Two Thousand, Seven Hundred Fifty Dollars (\$2,750.00) has been paid by the purchaser prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers. The sum of Eleven Thousand Dollars (\$11,000.00) shall be paid by cash or by certified check at the time of final settlement hereunder. The sum of Thirteen Thousand, Seven Hundred Fifty Dollars (\$13,750.00) shall be secured at the time of Final settlement by the execution and delivery unto the Sellers by the Purchaser of a First Purchase Money Mortgage payable three years after its date, together with interest at the rate of five per cent (5) per annum, payable semi-annually, from the date of said mortgage. Final settlement shall be made under this contract of sale within thirty (30) days after ratification of the report of this sale by the Circuit Court of Baltimore City.

2. POSSESSION: Possession of said real estate shall be given unto the Purchaser on the date of final settlement of this contract of sale subject to the tenancy of the Sellers' tenants which shall expire on December 31, 1952, and subject to the reservation unto the Sellers of the Landlords' share of all crops then growing and stored on said property, except for the 1952 wheat crop (planted in 1951) which said crops (except for such wheat crop) are not included in this sale.

3. TAXES: All State and County and School taxes upon said real estate, and all other public charges thereon, if any, shall be adjusted as to the date of final settlement hereunder.

4. INSURANCE: The Sellers agree to continue, pending final settlement, the fire insurance policies and other insurance policies now covering the buildings on said land, and forthwith to attach to said policies a loss payable clause in favor of the Purchaser as his interest may appear; and it is further agreed that the Purchaser shall have the right, at his own cost to place additional insurance on said buildings as he may desire in order to protect himself as Purchaser.

5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court for Baltimore City shall be brought by the Sellers, and all costs and expenses thereof shall be borne by the Sellers. The Purchaser shall have the right at his own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and guarantee company of his selection, and the Sellers are hereby covenant and agree, that, subject to the ratification of this sale by said Court, they shall convey unto the Purchaser a good and merchantable title to the aforesaid tract of land and premises, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchaser shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed and mortgage, and the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed and mortgage.

In the event that the Sellers shall be unable to deliver a good and merchantable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale shall become null and void.

Should the sellers tender to the Purchaser a deed in proper form of a good and merchantable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement, and the Purchaser fails to make payment of the balance of the purchase money as herein provided, then the aforesaid down payment of Two Thousand, Seven Hundred Fifty Dollars (\$2,750.00) made an initial deposit under this contract of sale, shall be retained by the Sellers as liquidated damages.

6. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement hereunder or by the delivery of the deed and mortgage aforesaid and the payment of the cash balance of the purchase money aforesaid, shall be made at the office of M. Wilson Harris, Centreville, Maryland, on the 30th day following the ratification of this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchaser, between the hours of 9 A.M. and 3 P.M.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH that this contract contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors, administrators, successors and assigns respectively, to the faithful performance of this agreement; it being further agreed, that neither the parties nor their agents shall be bound by any terms, conditions or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate:

TEST:

JOHN CLARENCE NORTH
KATHERINE G. O'NEAL
KATHERINE G. O'NEAL

HIRAM G. DUDLEY JR. (SEAL)
Hiram G. Dudley, Jr.
FRANK S. DUDLEY, JR. (SEAL)
Frank S. Dudley, Jr.
A. SYDNEY GADD JR. (SEAL)
A. Sydney Gadd, Jr.

Trustees under the Will of Hiram G. Dudley, deceased.

KATHERINE G. O'NEAL
DOLORES M. HILPERT
DOLORES M. HILPERT

FRANK S. DUDLEY (SEAL)
Frank S. Dudley
MARY O. IVES (SEAL)
Mary O. Ives
ETHEL D. EARECKSON (SEAL)
Ethel D. Eareckson

Trustees of the Trust Estate of Mary O. Dudley, deceased.

A. SYDNEY GADD JR.

J. PARKER CALLAHAN (SEAL)
J. Parker Callahan
PURCHASER

FRANK S. DUDLEY, ETC., ET AL.)
Vs.)
HIRAM G. DUDLEY, JR., ETC.)

IN THE
CIRCUIT COURT
OF
BALTIMORE CITY

ORDERED, by the Circuit Court of Baltimore City this 16th day of October, 1951, that the private Sale of the property mentioned in these proceedings, made and reported by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of November, 1951. PROVIDED, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 9th day of November, 1951.

The Report states the amount of private sale to be \$27,500.00

Robert France

True Copy.

Test

Clerk.

THE DAILY RECORD
(CERTIFICATE OF PUBLICATION)

Fell & Hartman, Solicitors
Mercantile Trust Building

IN THE CIRCUIT COURT OF BALTIMORE CITY - (A-113-1921)-Frank S. Dudley, etc., et al vs. Hiram G. Dudley, Jr., etc.

Baltimore, Md. October 27th, 1951

Ordered, by the Circuit Court of Baltimore City, this 11th day of October, 1951, that the sale of the property mentioned in these proceedings, made and reported by HIRAM G. DUDLEY, JR., FRANK S. DUDLEY, JR., and A. SYDNEY GADD, JR., FRANK S. DUDLEY, MARY O. IVES AND ETHEL D. EARECKSON, trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of November, 1951; provided, a copy of this order be inserted in some daily newspaper; printed in Baltimore City, once in each of three successive weeks, before the 6th day of November, 1951.

We hereby certify that the annexed advertisement of Order Nisi Circuit Court of Baltimore City, Case of Frank S. Dudley, etc. et al. vs. Hiram G. Dudley, Jr., etc. was published in THE DAILY RECORD, a daily newspaper published in THE DAILY RECORD, a daily newspaper published in the City of Baltimore, once in each of three successive weeks before the 6th day of November, 1951.

The report states the amount of sale to be \$70,000.00.

First insertion October 13th, 1951

True Copy-Test;

ROBERT FRANCE.

THE DAILY RECORD

HENRY J. RIPPERBERGER
Clerk

Per F. De Sales Meyers

FRANK S. DUDLEY, ETC., ETAL.

IN THE

vs.

CIRCUIT COURT

HIRAM G. DUDLEY, JR., ETC.

OF

BALTIMORE CITY

ORDERED BY THE COURT, This 14th day of November, 1951, that the sale made and reported by the Trustee, on October 11th, 1951 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 passed in said cause; and the Trustee allowed the usual commissions and such proper expenses as he shall produce for to the Auditor.

Robert France

THE DAILY RECORD
(CERTIFICATE OF PUBLICATION)

Fell & Hartman, Solicitors
Mercantile Trust Building

IN THE CIRCUIT COURT OF BALTIMORE CITY - (A-113-1921)-Frank S. Dudley, etc., et al vs. Hiram G. Dudley, Jr., etc.

Baltimore, Md., October 31st, 1951

ORDERED, by the Circuit Court of Baltimore City, this 16th day of October, 1951, that the private sale of the property mentioned in these proceedings, made and reported by HIRAM G. DUDLEY, JR., FRANK S. DUDLEY, JR. and A. SYDNEY GADD, JR., trustees be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of November, 1951; provided in a copy of this order be inserted in some newspaper printed in Baltimore City, once in each of three successive weeks, before the 9th day of November, 1951.

We hereby certify that the annexed advertisement of Order Nisi Circuit Court of Baltimore City, Case of Frank S. Dudley, etc., et al. vs. Hiram G. Dudley, Jr., etc. was published in THE DAILY RECORD, a daily newspaper published in the City of Baltimore, once in each of three successive weeks before the 9th day of November, 1951.

The report states the amount of private sale to be \$27,500.

First insertion October 17th, 1951

True Copy-Test:

ROBERT FRANCE

THE DAILY RECORD

HENRY J. RIPPERGER
Clerk

Per F. De Sales Meyers

FRANK S. DUDLEY, ETC., ET AL

IN THE

vs.

CIRCUIT COURT

HIRAM G. DUDLEY, JR., ETC.

OF

BALTIMORE CITY

ORDERED BY THE COURT, This 17th day of November, 1951, that the private sale made and reported by the Trustees, on October 16th, 1951 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 passed in said cause; and the Trustee allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Joseph R. Byrnes

STATE OF MARYLAND, CITY OF BALTIMORE, SS:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify

that the above is a true copy of the original Bill of Complaint, Answer filed 3/2/21, Petition and Order of Court filed 3/2/21, Answer filed 3/2/21, Answer and Petition filed 3/2/21, Answer and Petition filed 3/2/21, Petition and Order of Court filed 3/2/21, Answer filed 3/2/21, Amended Answer filed 3/4/21, Answer filed 3/15/21, Order of Court filed 5/10/21, Petition and Order Nisi filed 4/25/49, Final Order filed 7/1/49, Certificate of Publication filed 5/27/49, Decree of Court filed 3/27/51, Trustee's Bond (Gadd) filed 4/5/51, Trustee's Bond (Dudley) filed 5/7/51, Petition and Order of Court filed 5/31/51, Answer filed 6/14/51, Answer filed 6/16/51, Amended Answer filed 6/29/51, Decree filed 7/10/51, Report of Appraisers filed 8/3/51, Petition and Report of Trustees filed 9/13/51, Report of Sale (Paca Farm), Order Nisi filed 10/11/51, Report of Sale (Harrington Farm), Order Nisi filed 10/16/51, Certificate of Publication filed 11/14/51, Final Order filed 11/14/51, Certificate of Publication filed 11/17/51, and Final Order filed 11/17/51

now on file in this office inthe cause therein entitled as above.

IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of the said CIRCUIT COURT, this 30th day of November, A.D., 1951.

Seal's Place

HENRY J. RIPPERGER
Clerk

Filed Dec. 13, 1951

Trustee's Bond
Filed Dec. 29, 1951

Sub. Trustee's Bond

KNOW ALL MEN BY THESE PRESENTS:

That We Frank S. Dudley, Jr. Queenstown, Maryland as principal, and United States Fidelity and Guaranty Company a corporation of the State of Maryland, as surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Ten Thousand and 00/100-----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, Successors and Assigns, Executors and Administrators, jointly and severally, firmly by these presents. Sealed with our seals, and dated this 3rd day of April in the year of our Lord one thousand nine hundred and fifty-one.

WHEREAS, the above bounden Frank S. Dudley, Jr. by virtue of a decree of the Honorable Judge of the Circuit Court of Baltimore City, has been appointed substituted trustee mentioned in the proceedings in the case of Frank S. Dudley, individually, etc., et al vs. Hiram G. Dudley, Jr., Executor and Trustee under the Will of Hiram G. Dudley, deceased now pending in said Court:

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT IF THE ABOVE BOUNDEN Frank S. Dudley, Jr. 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 be and remain in full force and virtue in law

Signed, sealed and delivered in the presence of

Frank S. Dudley, Jr. (SEAL)
Frank S. Dudley, Jr.

Tilghman G. Pitts, Jr.
Witness to Prin.

UNITED STATES FIDELITY AND GUARANTY COMPANY

Tilghman G. Pitts, Jr.
Justine E. Limpert
Justine E. Limpert Witness as to surety

By HOWARD J. McNAMARA
Howard J. McNamara
Attorney in fact.
(Corporate Seal)

State of Maryland, Baltimore City, set:

KNOW ALL MEN BY THESE PRESENTS: That the United States Fidelity and Guaranty Company a corporation of the State of Maryland does hereby consitute and appoint Howard J. McNamara its attorney-in-fact to make, execute and deliver on its behalf, as surety, all bonds of any kind, character and discription that are or may be required to be filed in the Circuit Court of Baltimore City, State of Maryland, and it does hereby declare that all such bonds signed and executed by its said attorney-in-fact shall be as binding on it as if they had been duly executed by its proper officers. This power shall remain in full force and effect until duly revoked and written notice thereof given.

WITNESS the seal of the said United States Fidelity and Guaranty Company duly affixed by its Vice-President and attested by its Assistant Secretary, this 9th day of July, 1946

(Corporate Seal)

UNITED STATES FIDELITY AND GUARANTY COMPANY
By: P.F. Lee
Vice President
P.F. Lee

Attest:

G.P. Moore
G.P. Moore
Assistant Secretary

I HEREBY CERTIFY that the above is a correct and true copy of the original power of attorney.

UNITED STATES FIDELITY AND GUARANTY
COMPANY

April 3rd, 1951

J. Dillard Hall
Assistant
J. Dillard Hall
(Corporate
Seal)

STATE OF MARYLAND,
CITY OF BALTIMORE, ss:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify that the above is a true copy of the original substituted Trustee's Bond now on file in this office in the cause therein entitled as above, and that the substituted Trustee therein named has filed his approved bond

Seal's Place

In Testimony Whereof, I hereto set my hand and affix the seal of the said CIRCUIT COURT this 20th day of December A.D., 1951.

HENRY J. RIPPERGER
Clerk

Filed Dec. 29, 1951

Final Order of Ratification on
Trustee's Report of Sale
Filed Feb. 2, 1952

Frank S. Dudley, Individually Etc.
Et al.

v.

Hiram G. Dudley Jr., Executor
and Trustee etc.

IN THE CIRCUIT COURT OF
BALTIMORE CITY
Docket 61A, Folio 113

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of the "Springfield" Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honor respectfully shows:

1. That, pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sole the Farm, belonging to the said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto Willard Dodd in excess of the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Forty Five Thousand Dollars (\$45,000.00)

2. That, pursuant to the authority conferred upon us as afore-said, we have entered into a written contract of sale between ourselves as sellers and Willard Dodd as Purchaser; one or the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.

3. That, as reference to said contract will show, the purchaser has complied with the terms of said sale by making the initial deposit of ten per cent of said purchase price.

Respectfully submitted,

HIRAM G. DUDLEY JR.
Hiram G. Dudley Jr.

FRANK S. DUDLEY JR.
Frank S. Dudley Jr.

A. SYDNEY GADD JR
A. Sydney Gadd Jr

Trustees under the Will of Hiram
G. Dudley, deceased.

FRANK S. DUDLEY
Frank S. Dudley

Mary O. Ives

Ethel D. Eareckson

Trustees of the Trust Estate of Mary
O. Dudley, deceased.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17-day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne County personally appeared Hiram G. Dudley, Jr. one of the trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true and therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 8th day of November, 1951, before me the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr. one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 7th day of November, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and Notarial Seal.

Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 7th day of November, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary Public

THIS CONTRACT OF SALE, made this day of , 1951, by and between Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sidney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, now deceased, hereinafter called "Sellers, and WILLARD DODD of Queen Anne's County, State of Maryland, hereinafter called "Purchaser";

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchaser, and the said Purchaser does hereby agree to buy and does buy of the Sellers, at and for the sum of Forty Five Thousand Dollars (\$45,000.00) upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL That tract of land or farm known as the "Springfield Farm" situate in Queen Anne's County, State of Maryland, containing 500 acres of land more or less.

TOGETHER with the buildings and improvements thereupon erected, made or being, all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND that the terms of said sale are as follows, to wit:

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows, The sum of Four Thousand, Five Hundred Dollars (\$4,500.00) has been paid by the Purchaser prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers and the balance thereof, to wit: The sum of Forty Thousand, Five Hundred Dollars (\$40,500.00) shall be paid by cash or certified check on the date of final settlement under this contract of sale; the final settlement under this contract sale shall be made within thirty (30) days after ratification of the report of sale by the Circuit Court of Baltimore City.

2. POSSESSION: Possession of said real estate shall be given unto the Purchaser on the date of final settlement of this contract of sale subject to the tenancy of the Sellers' tenants which shall expire on December 31, 1953, and subject to the reservation unto the Sellers of the Landlords share of all crops then growing and stored on said property, except for the 1952 wheat crop (planted in 1951) which said crops (except for such wheat crop) are not included in this sale.

3. TAXES: All State and County and School Taxes upon said real estate, and all other public charged thereon, if any, shall be adjusted as to the date of final settlement hereunder.

4. INSURANCE: The Sellers agreed to continue, pending final settlement, the fire insurance policies and other insurance policies a lose payable clause in favor of the Purchaser, as his interest may appear; and it is further agreed that the Purchaser shall have the right, at his own expense to place additional insurance on said buildings as he may desire in order to protect himself as Purchaser.

5. TITLES: The Equity proceedings to procure the ratification of this sale by the Circuit Court of Baltimore City shall be brought by the Sellers and all costs and expenses thereof shall be borne by the Sellers. The Purchaser shall have the rights at his own cost and expense to have the title to the afore-said tract of land examined, and/or guaranteed by an attorney and guarantee company of his selection, and the Sellers hereby covenant and agree, that, subject to the ratification of this sale by said Court, they shall convey unto the Purchaser a good and merchantable title to the aforesaid tract of land and premises, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchaser shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed and mortgage, and the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording costs and notary fees incident to the recording of said deed and mortgage.

In the event that the Sellers shall be unable to deliver a good and merchantable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale becomes null and void.

Should the Sellers tender to the Purchaser a deed in proper form of a good and merchantable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement, and the Purchaser fails to make payment of the ~~of-the~~ balance of the purchase money as herein provided, then the aforesaid down payment of Four Thousand, Five Hundred Dollars (\$4,500.00) made as in initial deposit under this contract of sale, shall be retained by the Sellers as liquidated damages.

6. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement hereunder by the delivery of the deed aforesaid and the payment of the cash balance of the purchase money aforesaid, shall be made at the office of M. Wilson Harris, Centreville, Maryland, on the 30th day following the ratification of this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchaser, between the hours of 9 A.M. and 3 P.M.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH, that this contract contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors, administrators, successors and assigns respectively, to the faithful performance of this agreement; it being further agreed that the neither parties nor their agents shall be bound by any terms, conditions

.or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate.

TEST:

KATHERINE C. O'NEAL

HIRAM G. DUDLEY JR. (SEAL)
Hiram G. Dudley Jr.

KATHERINE C. O'NEAL

FRANK S. DUDLEY JR. (SEAL)
FRANK S. DUDLEY JR.

KATHERINE C. O'NEAL

A SYDNEY GADD JR. (SEAL)
A SYDNEY GADD JR.

Trustees under the Will of Hiram G. Dudley, deceased.

KATHERINE C. O'NEAL

FRANK S. DUDLEY (SEAL)
Frank S. Dudley

_____ (SEAL)
Mary O. Ives

_____ (SEAL)
Ethel D. Eareckson

Trustees of the Trust Estate of Mary O. Dudley, deceased.

HARRY C. BUTLER

SELLERS
WILLARD DODD (SEAL)
Willard Dodd

PURCHASER

ORDER NISI ON REPORT OF SALES

FRANK S. DUDLEY, ETC. ET AL)

vs.)

HIRAM G. DUDLEY, JR.; ETC.)

IN THE
CIRCUIT COURT
OF
BALTIMORE CITY

ORDERED, by the Circuit Court of Baltimore City this 29th day of December, 1951, that the private Sale of the property mentioned in these proceedings, made and reported by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of January, 1952. Provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 24th day of January, 1952.

The Report states the amount of private sale to be \$45,000.00

S. Ralph Warnken

True Copy.

Test Clerk

THE DAILY RECORD
(CERTIFICATE OF PUBLICATION)

Fell & Hartman, Solicitors,
Mercantile Trust Building
IN THE CIRCUIT COURT OF BALTIMORE
CITY-(A-113-1921)-Frank S. Dudley
&c. et al. vs. Hiram G. Dudley, Jr. &c

Baltimore, Md., Jan. 14th, 1952

We hereby certify that the annexed advertisement of Order Nisi Circuit Court-----of Baltimore city, Case of Frank S. Dudley, etc. et al vs. Hiram G. Dudley, Jr., etc. was published in THE DAILY RECORD, a daily newspaper published in the City of Baltimore, once in each of 3 successive weeks before the 24th day of Jan. 1952 First insertion Dec. 31st, 1951.

THE DAILY RECORD
Per A.W. Ritzel

Ordered, by the Circuit Court of Baltimore City this 29th day of December, 1951, that the private sale of the property mentioned in these proceedings, made and reported by HIRAM G. DUDLEY, JR., FRANK S. DUDLEY, JR., and A. SYDNEY GADD, JR.; trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of January, 1952; provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 24th day of January, 1952.

The report states the amount of private sale to be \$45,000.

True Copy-Test: S. RALPH WARNKEN.
HENRY J. RIPPERGER.
Clerk

FRANK S. DUDLEY, ETC., ET AL

vs.

HIRAM G. DUDLEY, JR., ETC.

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IN THE

CIRCUIT COURT

OF

BALTIMORE CITY

ORDERED BY THE COURT, This 1st day of February, 1952, that the private sale made and reported by the Trustee, on December 29th, 1951 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 passed in said cause; and the Trustees allowed the usual commissions and such proper expenses as they shall produce vouchers for to the Auditor.

Michael J. Manley

STATE OF MARYLAND,
CITY OF BALTIMORE, ss:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify that the above is a true copy of the original Report of Sale, Order Nisi on Report of Sale, Certificate of Publication, and Final Order of Ratification now on file in this office in the cause therein entitled as above

In Testimony Whereof, I hereto set my hand and affix the seal of the said Circuit Court, this 1st day of February A.D., 1952

Seal's Place

HENRY J. RIPPERGER
Clerk

Final Order of Ratification on
Trustee's Report of Sale
Filed Feb. 2, 1952

FRANK S. DUDLEY, Individually, etc.
et al

vs.

HIRAM G. DUDLEY, JR. Executor and
Trustee under the Will of Hiram G.
Dudley, deceased.

: IN THE CIRCUIT COURT OF
:
:
: BALTIMORE CITY
:
: Docket 61A, Folio 113
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: : : : : : :

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of the "KEATING" Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honor respectfully shows:

1. That, pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sold the Keating Farm, belonging to the said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto Edith S. Dudley, at and for the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Twenty Thousand, Four Hundred Dollars (\$20,000.00).

2. That, pursuant to the authority conferred upon us as aforesaid, we have entered into a written contract of sale between ourselves as sellers and Edith S. Dudley-----as Purchaser; one or the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.

3. That, as reference to said contract will show, the purchaser has complied with the terms of said sale by making the initial deposit of ten per cent of said purchase price.

Respectfully submitted,

HIRAM G. DUDLEY JR.
Hiram G. Dudley Jr.

FRANK S. DUDLEY JR.
Frank S. Dudley Jr.

A. SYDNEY GADD JR.
A. Sydney Gadd Jr.

Trustees under the Will of Hiram
G. Dudley, deceased.

FRANK S. DUDLEY
Frank S. Dudley

Trustees of the Trust Estate of
Mary O. Dudley, deceased.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Hiram G. Dudley, Jr. one of the trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

THIS CONTRACT OF SALE, made this _____ day of December, 1951, by and between Hiram G. Dudley, Jr, Frank S. Dudley, Jr. and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, now deceased, hereinafter called "Sellers, and Edith S. Dudley of Queen Anne's County, State of Maryland, hereinafter called "Purchaser":

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchaser, and the said Purchaser does hereby agree to buy and does buy of the Sellers, at and for the sum of Twenty Thousand, Four Hundred Dollars----- (\$20,400.00) upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL that tract of land or farm known as the "Keating Farm", situate in Queen Anne's County, State of Maryland, adjoining the Hemsley Farm and other lands, containing 200 acres of land, more or less.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND that the terms of said sale are as follows, to wit;

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows: The sum of Two Thousand, Forty Dollars (\$2,040.00) has been paid by the Purchaser prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers, The sum of Eight Thousand One Hundred Sixty (\$8,160.00) shall be paid by cash or by certified check at the time of final settlement hereunder. The sum of Ten Thousand, Two Hundred Dollars (\$10,200.00) shall be secured at the time of final settlement by the execution and delivery unto the Sellers by the Purchase of a First Purchase Money Mortgage payable three years after its date together with interest at the rate of five per cent (5%) per annum, payable semi-annually, from the date of said mortgage, with privilege of prepayment of the mortgage. Final settlement shall be made under this contract of sale within thirty (30) days after ratification of the report of sale by the Circuit Court of Baltimore City.

2. POSSESSION: Possession of said real estate shall be given unto the Purchaser on the date of final settlement of this contract of sale subject to the tenancy of the Sellers' tenants which shall expire on December 31, 1952, and subject to the reservation unto the Sellers of the Landlords share of all crops then growing and stored on said property, except for the 1952 wheat crop (planted in 1951) which said crops (except for such wheat crop) are not included in this sale.

3. TAXES: All State and County and School taxes upon said real estate, and all other public charges thereon, if any, shall be adjusted as to the date of final settlement hereunder.

4. INSURANCE: The Sellers agreed to continue, pending final settlement, the fire insurance policies and other insurance policies now covering the buildings on said land, and forthwith to attach to said policies a loss payable clause in favor of the Purchase as his interest may appear; and it is further agreed that the Purchaser shall have the right, at his own expense to place additional insurance on said buildings as he may desire in order to protect himself as Purchaser.

5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court of Baltimore City shall be brought by the Sellers, and all costs and expenses thereof shall be borne by the Sellers. The Purchaser shall have the right at his own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and guarantee company of his selection, and the Sellers hereby covenant and agree, that, subject to the ratification of this sale by said Court, they shall convey unto the Purchaser a good and merchantable title to the aforesaid tract of land and premises, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchaser shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed and mortgage, and the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed and mortgage.

In the event that the Sellers shall be unable to deliver a good and merchantable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale becomes null and void.

Should the Sellers tender to the Purchaser a deed in proper form of a good and merchantable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement, and the Purchaser fails to make payment of the balance of the purchase money as herein provided, then the aforesaid down payment of Two Thousand, Forty Dollars -----(\$2,040.00) made as an initial deposit under this contract of sale, shall be retained by the Sellers as liquidated damages.

6. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement hereunder by the delivery of the deed and mortgage aforesaid and the payment of the cash balance of the purchase money aforesaid, shall be made at the office of M. Wilson Harris, Centreville, Maryland, on the 30th day following the ratification of this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchaser, between the hours of 9 A.M. and 3 P.M.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH, that this contract contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors, administrators, successors and assigns respectively, to the faithful performance of this agreement; it being further agreed, that neither the parties nor their agents shall be bound by any terms, conditions or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate.

TEST:

KATHERINE C. O'NEAL

HIRAM G. DUDLEY JR. (SEAL)
Hiram G. Dudley Jr.

KATHERINE C. O'NEAL

FRANK S. DUDLEY JR. (SEAL)
Frank S. Dudley Jr.

KATHERINE C. O'NEAL

A. SYDNEY GADD JR. (SEAL)
A. Sydney Gadd Jr.
Trustees under the Will of Hiram G.
Dudley, deceased.

KATHERINE C. O'NEAL

FRANK S. DUDLEY (SEAL)

Frank S. Dudley

SELLERS

FRANK S. DUDLEY JR.

EDITH S. DUDLEY (SEAL)

Edith S. Dudley

PURCHASER

ORDER NISI ON REPORT OF SALES

FRANK S. DUDLEY, ETC., ET AL

vs.

HIRAM G. DUDLEY, JR., ETC.

) IN THE

) CIRCUIT COURT

) OF

) BALTIMORE CITY

ORDERED, by the Circuit Court of Baltimore City this 28th day of December, 1951, that the private Sale of the property mentioned in these proceedings, made and reported by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustee, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of January, 1952, Provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 21st day of January, 1952.

The Report states the amount or private sale to be \$20,400.00

W. Conwell Smith

True Copy.

Test

Clerk.

THE DAILY RECORD
(CERTIFICATE OF PUBLICATION)

Fell & Hartman, Solicitors,
Mercantile Trust Building.

Baltimore, Md. Jan. 12th, 1952

IN THE CIRCUIT COURT OF BALTIMORE
CITY - (A-113-1921)-Frank S. Dudley
etc., et al. vs. Hiram G. Dudley Jr., etc.

We hereby certify that the annexed advertisement of Order Nisi Circuit Court of Baltimore City, Case of Frank S. Dudley, etc., et al vs. Hiram G. Dudley, Jr., etc. was published in THE DAILY RECORD, a daily newspaper published in the City of Baltimore, once in each of 3 successive weeks before the 21st day of Jan. 1952 First insertion Dec. 29th, 1951.

Ordered, by the Circuit Court of Baltimore City this 28th day of December, 1951, that the private sale of the property mentioned in these proceedings, made and reported by HIRAM G. DUDLEY JR. FRANK S. DUDLEY JR. AND A SYDNEY GADD JR. trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of January, 1952, provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 21st day of January, 1952.

THE DAILY RECORD

Per A. W. Ritzel

The report states the amount of private sale to be \$20,400.

W. CONWELL SMITH

True Copy-Test:

HENRY J. RIPPERGER
Clerk

FRANK S. DUDLEY, ETC., ET AL

vs.

HIRAM G. DUDLEY, JR., ETC.

) IN THE

) CIRCUIT COURT

) OF

) BALTIMORE CITY

ORDERED BY THE COURT, This 29th day of January, 1952, that the private sale made and reported by the Trustee, on December 28th, 1951 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 passed in said cause; and the Trustees allowed the usual commissions and such proper expenses as they shall produce vouchers for to the Auditor.

Michael J. Manley

STATE OF MARYLAND,
CITY OF BALTIMORE, ss:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify that the above is a true copy of the original Report of Sale, Order Nisi on Report of Sale, Certificate of Publication and Final Order of Ratification now on file in this office in the cause therein entitled as above

In Testimony Whereof, I hereto set my hand and affix the seal of the said CIRCUIT COURT this 30th day of January A.D. 1952

Clerk's Seal's Place

HENRY J. RIPPERGER
Clerk

FRANK S. DUDLEY, Individually, etc.
et al

vs.

HIRAM G. DUDLEY, Jr., Executor and
Trustee under the Will of Hiram G.
Dudley

IN THE CIRCUIT COURT OF
BALTIMORE CITY
Docket 61A, Folio 113

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REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of the John Dodd Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmation deed of trust of Mary O. Dudley, now deceased, unto your Honor respectfully shows:

1. That, pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sold the Farm, belonging to the said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto Hiram B. and William E. Hammond, at and for the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Thirty Thousand, Five Hundred Dollars (\$30,500.00).

2. That, pursuant to the authority conferred upon us as aforesaid, we have entered into a written contract of sale between ourselves as sellers and Hiram B. & William E. Hammond as Purchasers; one or the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.

3. That, as reference to said contract will show, the purchaser has complied with the terms of said sale by making the initial deposit of ten per cent of said purchase price.

Respectfully submitted,
/s/ Hiram G. Dudley, Jr.
Hiram G. Dudley, Jr.

/s/ FRANK S. DUDLEY, JR.
Frank S. Dudley, Jr.

/s/ A. Sydney Gadd, Jr.
A. Sydney Gadd, Jr.

Trustees under the Will of Hiram G. Dudley, deceased.

/S/ Frank S. Dudley
Frank S. Dudley

/S/ Mary O. Ives
Mary O. Ives

/S/ Ethel D. Eareckson
Ethel D. Eareckson

Trustees of the Trust Estate of Mary O. Dudley, deceased.

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I Hereby Certify, that on this 4th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Talbot County, personally appeared Hiram G. Dudley, Jr. one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)

/S/ John Clarence North
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 5th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)

/S/ Katherine C. O'Neal
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 5 day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)

/S/ Katherine C. O'Neal
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 5th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)

/S/ Katherine C. O'Neal
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 7th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and Notarial seal.

(SEAL)

/S/ Dolores M. Hilpert
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 7th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)

/S/ Dolores M. Hilpert
Notary Public

THIS CONTRACT OF SALE, made this _____ day of _____, in the year nineteen hundred fifty-one, by and between Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, now deceased, hereinafter called "Sellers", and Hiram B. Hammond and William E. Hammond, of Queen Anne's County, State of Maryland, hereinafter called "Purchasers";

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchasers, and the said Purchasers do hereby agree to buy and do buy of the Sellers, at and for the sum of Thirty Thousand Five Hundred Dollars (\$30,500.) upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL of that tract of land or farm known as "Cloverfields" or the

"John Dodd Farm", situate in the Third and Fifth Election Districts of said Queen Anne's County; on the public roads leading, respectively, from Centreville to Wye Mills, from Wye Camp Ground to Queenstown, and from Wye Mills to Queenstown, containing 255- $\frac{1}{2}$ acres of land, more or less composed of the following parts or parcels of land, to wit:

The tract of land, containing 25 $\frac{1}{4}$ acres, 2 roods and 12 perches of land, more or less, conveyed to Hiram G. Dudley by James H. Dodd et al., by deed dated September 19, 1901, and recorded among the land records of Queen Anne's County in Liber J.E.G. No. 2, folio 407; the parcel of land conveyed to Hiram G. Dudley by John Dodd and wife and recorded in said Liber at folio 408, containing $\frac{1}{2}$ of an acre of land, more or less; and the parcel of land conveyed to you as Trustees as aforesaid by John C. Skinner and wife by deed dated July 14, 1941, and recorded among said land records in Liber A.S.G.Jr. No. 4, folio 517; Saving and Excepting the part of said lands which you conveyed as Trustees unto John C. Skinner, by deed dated May 28, 1941, and recorded in the last mentioned Liber at folio 513; and Saving and Excepting also portions of said lands which have been conveyed to the State of Maryland and which are now under contract of sale to the State of Maryland, to the use of the State Roads Commission of Maryland, for highway purposes.

TOGETHER with the buildings and improvements thereupon erected made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND that the terms of said sale are as follows, to wit:

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows: the sum of Three Thousand Fifty Dollars (\$3,050.00) has been paid by the purchasers prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers; and the balance of said purchase money, to wit: the sum of Twenty-Seven Thousand Four Hundred & Fifty Dollars (\$27,450.00) shall be paid in cash or by certified check at the time of final settlement under this contract of sale and passing of deed, within thirty (30) days after the final ratification of this sale by the Circuit Court of Baltimore City.
2. POSSESSION: Possession of said real estate shall be given unto the Purchasers upon the date of final settlement under this contract of sale, subject to the tenancy of the Sellers' tenants, which shall expire on December 31, 1952, and subject to the reservation unto the Sellers of the Landlords' share of crops then stored and growing on said property, which said crops are not included in this sale, except for the Landlords' share of the 1952 wheat crop, which is included in this sale.
3. TAXES: All State and County and School taxes upon said real estate, and all other public charges thereon, if any, shall be adjusted as of the date of final settlement thereunder.
4. INSURANCE: The Sellers agree to continue, pending final settlement, the fire insurance policies and other insurance policies now covering the buildings on said land, and forthwith to attach to said policies a loss payable clause in favor of the Purchasers as their interest may appear; and it is further agreed that the Purchasers shall have the right, at their own cost to place such additional insurance on said buildings as they may desire in order to protect themselves as Purchasers.
5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court of Baltimore City shall be brought by the Sellers and all costs and expenses thereof shall be borne by the Sellers. The Purchasers shall have the right at their own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and title guarantee company of their selection, and the Sellers hereby covenant and agree that, subject to the ratification of this sale by said Court, they shall convey unto the Purchasers a good and merchantable title to the aforesaid tract of land and premises, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchasers shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed, the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed.

In the event that the Sellers shall be unable to deliver a good and marketable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale shall become null and void.

Should the Sellers tender to the Purchasers a deed in proper form of a good and marketable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement, and the Purchasers fail to make payment of the balance of the purchase money as herein provided, then the aforesaid down payment of Three Thousand Dollars made as an initial deposit under this contract of sale, shall be retained by the Sellers as liquidated damages.

7. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement hereunder by the delivery of the deed aforesaid and the payment of the balance of the purchase money aforesaid, shall be made at the office of the Eastern Shore Estates Company, Centreville, Maryland, on the 30th day

following the ratification of this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchasers, between the hours of 9 A.M. and 3 P.M.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH, that this contract contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors, administrators, successors and assigns, respectively, to the faithful performance of this agreement; it being further agreed, that neither the parties nor their agents shall be bound by any terms, conditions or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate.

TEST:

JOHN CLARENCE NORTH

KATHERINE C. O'NEAL

KATHERINE C. O'NEAL

KATHERINE C. O'NEAL

DOLORES M. HILPERT

DOLORES M. HILPERT

HOWARD WOOD, 3rd

HOWARD WOOD, 3rd

HIRAM G. DUDLEY JR. (SEAL)
(Hiram G. Dudley Jr.)

FRANK S. DUDLEY JR. (SEAL)
(Frank S. Dudley Jr.)

A. SYDNEY GADD JR. (SEAL)
(A. Sydney Gadd Jr.)

Trustees under the Will of Hiram G. Dudley, deceased.

FRANK S. DUDLEY (SEAL)
(Frank S. Dudley)

MARY O. IVES (SEAL)
(Mary O. Ives)

ETHEL D. EARECKSON (SEAL)
(Ethel D. Eareckson)

Trustees of the Trust Estate of Mary O. Dudley, Deceased.

SELLERS

HIRAM B. HAMMOND (SEAL)
(Hiram B. Hammond)

WILLIAM E. HAMMOND (SEAL)
(William E. Hammond)

PURCHASERS

ORDER NISI ON REPORT OF SALES

FRANK S. DUDLEY, ETC. ET AL	)	IN THE
vs.	)	CIRCUIT COURT
HIRAM G. DUDLEY, JR., ETC.	)	OF
	)	BALTIMORE CITY

ORDERED, by the Circuit Court of Baltimore City this 5th day of January, 1952, that the private Sale of the property mentioned in these proceedings, made and reported by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr. Trustee, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of February, 1952, Provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 31st day of January, 1952.

The Report states the amount of private sale to be \$30,500.00

Emory H. Niles

True Copy.

Test Clerk.

THE DAILY RECORD
(CERTIFICATE OF PUBLICATION)

Fell & Hartman, Solicitors,
Mercantile Trust Building.
IN THE CIRCUIT COURT OF BALTIMORE CITY
-(A-113-1921)-Frank S. Dudley, &c., et
al. vs. Hiram G. Dudley, Jr., &c.

Ordered, by the Circuit Court of Baltimore City that this 5th day of January, 1952, that the private sale of the property mentioned in these proceedings made and reported by HIRAM G. DUDLEY, JR.; FRANK S. DUDLEY, JR., and A SYDNEY GADD, JR., trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of February, 1952, Provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive

weeks, before the 31st day of January, 1952.

The report states the amount of private sale to be \$30,500.

EMORY H. NILES

True Copy-Test;

HENRY J. RIPPERGER
Clerk

Baltimore, Md., Jan. 21st, 1952

We hereby certify that the annexed advertisement of Order Nisi Circuit Court - - - of Baltimore City, Case of Frank S. Dudley, et al vs. Hiram G. Dudley, Jr., etc. was published in THE DAILY RECORD; a daily newspaper published in the City of Baltimore, once in each of 3 successive weeks before the 31st day of Jan., 1952.

First insertion Jan 7th, 1952.

THE DAILY RECORD

per A.W.Ritzel

FRANK S. DUDLEY, ETC., ET AL

vs.

HIRAM G. DUDLEY, JR., ETC.

) IN THE
)
) CIRCUIT COURT
)
) OF
)
) BALTIMORE CITY

ORDERED BY THE COURT, This 8th day of February, 1952, that the private sale made and reported by the Trustees, on January 5th, 1952 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 passed in said cause; and the Trustees allowed the usual commissions and such proper expenses as they shall produce vouchers for to the Auditor.

Michael J. Manley

STATE OF MARYLAND,

CITY OF BALTIMORE, ss:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify that the above is a true copy of the original Report of Sale, Order Nisi on Report of Sale, Certificate of Publication and Final Order of Ratification now on file in this office in the cause therein entitled as above

Seal's Place

In Testimony Whereof, I hereto set my hand and affix the seal of the said CIRCUIT COURT this 8th day of February A.D. 1952

HENRY J. RIPPERGER
Clerk

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Fifteenth day of October in the year nineteen hundred and fifty one, the following Petition was filed for record, to wit:

C A U S E N O. 3560

IN THE MATTER OF THE
TRUST ESTATE OF
MARY O. DUDLEY

||
||
||
||
||

In the Circuit Court for
Baltimore City
in Equity.

Docket No. 213A #11613
1922

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Frank S. Dudley, Mary O. Ives and Ethel O. Eareckson, Trustees in the above entitled proceedings, unto your Honors, respectfully shows:

1. That a part of the corpus of this trust estate consists of a one-third undivided interest in fee simple in, to and of the trust of land or farm known as "Cloverfields" or the "John Dodd Farm", situate, lying and being in the Third and Fifth Election Districts of Queen Anne's County, State of Maryland, on the public roads leading, respectively, from Centreville to Wye Mills, from Wye Camp Ground to Queenstown, and from Wye Mills to Queenstown, containing 255 acres of land, more or less, the remaining two-thirds undivided interest in fee simple in, to and of said real estate being held and owned by Frank S. Dudley, Jr., Hiram G. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees of the trust estate created by the Will of Hiram G. Dudley, late of Baltimore City, deceased, who are administering their trust, established by said Will, under the jurisdiction of this Honorable Court in the proceedings docketed therein as No. 113 #10876.
1921

2. That by the provisions of the Deed of Trust and Confirmatory Deed of Trust establishing the trust estate administered by your petitioners subject to the jurisdiction of this Honorable Court, Mary O. Dudley, the grantor, did empower your petitioners to manage, possess, have, hold, invest and reinvest the corpus of this trust estate, and, in their discretion or in the discretion of a majority of them, to sell any part or all of said trust estate and property and to reinvest the proceeds of sale as set forth in said Deed of Trust.

3. That your petitioners have agreed, subject to the approval and decree of this Honorable Court, to sell unto the State of Maryland, to the use of the State Roads Commission of Maryland, for the price of \$832.40, payable upon delivery of the deed hereafter mentioned, all of their right, title and interest in and to that part of said real estate lying between the "right of way lines" as shown and/or indicated on State Roads Commission of Maryland's Plats Numbers 6537, 6538, 6539, 6540 and 6541, copies of which said Plats, together with accompanying State Roads Commission deed forms, are hereto attached and prayed to be taken as a part hereof, and that your petitioners have likewise agreed to convey the land so sold by a deed in the same general form as each of the attached State Roads Commission deed forms, with the addition of one paragraph, in the following words:

"AND the grantors do further grant to the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns, the right to create, use and maintain on the land shown cross-hatched thus XXXXXXXX on the abovementioned plats, such stream changes and facilities as are necessary in the opinion of the State Roads Commission to care for whatever drainage structures which may be determined necessary by the State Roads Commission for the above mentioned project."

4. That your petitioners desire hereby to make known and report to this Honorable Court that the said sale is, in their opinion, a necessary and reasonable one, and that they deem it expedient, judicious, advantageous and to the best interest of the trust estate in their hands to make the sale and conveyance above described, upon the terms above set forth; and your petitioners file herewith, as a part of this petition, the sworn certificate of two owners of large tracts of real estate bordering on improved roads in said Queen Anne's County, certifying that in their opinion the price above stated is a fair consideration for the conveyance of the land so agreed to be sold, as aforesaid, and the sale is necessary for the purpose of the proposed highway improvement.

Your petitioners, therefore, pray this Honorable Court to pass a decree authorizing the sale and conveyance above described to be made by your petitioners to the State of Maryland to the use of the State Roads Commission of Maryland.

And as in duty bound, etc.,

FRANK S. DUDLEY

MARY O. IVES

ETHEL D. EARECKSON

Trustees

STATE OF MARYLAND)
) TO WIT:
 COUNTY)
)

I Hereby Certify, that on this 9th day of July, 1951, before me the subscriber, a notary public of the State of Maryland, in and for Queen Anne's

County, personally appeared Frank S. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing petition and supporting documents accompanying the same are true, to the best of his knowledge and belief.

(SEAL)

GRACE L. SEWARD
Notary Public

STATE OF MARYLAND)
BALTIMORE CITY) TO WIT:
)

I Hereby Certify, that on this 20th day of July, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing petition and supporting documents accompanying the same are true, to the best of her knowledge and belief.

(SEAL)

DOLORES M. HILPERT
Notary Public

STATE OF MARYLAND)
BALTIMORE CITY) TO WIT:
)

I Hereby Certify, that on this 13 day of July, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing petition and supporting documents accompanying same are true, to the best of her knowledge and belief,

(SEAL)

DOROTHY M. SMITH
Notary Public

CERTIFICATE

THIS IS TO CERTIFY that we, the undersigned, resident landowners of Queen Anne's County, Maryland, are familiar with the matters and facts set forth in the attached petition; that, in our opinion the sum of \$832.40 is a fair and sufficient consideration for the conveyance of a one-third interests and estate in the land and easements therein mentioned, and the sale is necessary for the purpose of the proposed highway improvement.

H. F. CALLAHAN

JOHN MCKENNEY

STATE OF MARYLAND)
QUEEN ANNE'S COUNTY) TO WIT:
)

I Hereby Certify, that on this 29th day of June, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Harry F. Callahan and John McKenney, and each made oath, in due form of law, that the matters and facts stated in the foregoing CERTIFICATE are true to the best of his knowledge and belief.

(SEAL)

HOWARD WOOD, 3rd.
Notary Public

DECREE

The foregoing petition and affidavits, the attached plats and deed forms accompanying the same, and the attached sworn certificate, having been read and considered, IT IS THEREUPON, this 14th day of August, 1951, by the Circuit Court for Baltimore City, in Equity, and by the authority of said Court ADJUDGED, ORDERED and DECREED that Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, be and they are hereby authorized, directed and empowered, upon receiving the full sum of \$832.40 in payment of the purchase price therefor, to sell, grant and convey unto the State of Maryland, to the use of the State Roads Commission of Maryland, all of their right, title and interest of, in and to the land described in said petition and designated in the plats therein referred to, by a deed in the form set forth in the said deed forms, with the addition of the paragraph quoted at length in said petition.

ROBERT FRANCE

STATE OF MARYLAND,
CITY OF BALTIMORE, ss:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify that the above is a true copy of the original Petition, Affidavits, and Order of Court now on file in this office in the cause therein entitled as above.

In Testimony Whereof, I hereto set my hand and affix the seal of the said CIRCUIT COURT, this 13th day of October A.D., 1951

Seal's Place

HENRY J. RIPPERGER
Clerk

Filed Oct. 15, 1951

PETITION
Filed Dec. 13, 1951

IN THE CIRCUIT COURT OF BALTIMORE CITY

EXPARTE

THE TRUST ESTATE OF
MARY O. DUDLEY

TO THE HONORABLE CARROLL T. BOND, JUDGE OF SAID COURT:

This petition of Frank S. Dudley, Mary D. Ives and Ethel D. Eareckson, Trustees, as hereinafter set out, by Alexander Preston, R. Contee Rose, Ralph Robinson and Thomas J. Keating, their solicitors, respectfully shows unto your Honor:

I.

That Hiram G. Dudley, late of Baltimore City, deceased, died leaving a will, disposing of extensive and valuable landed estate located in Queen Anne's and Talbot Counties, in the State of Maryland, as well as a large valuable personal estate, consisting for the most part of mortgages. Under the last will and testament disposing of the same the Testator made a specific bequest for his widow, Mary O. Dudley, in lieu of her dower rights.

II.

That the said Mary O. Dudley, widow of the Testator, elected under and by virtue of the Statute in such cases made and provided elected to take one-third of the estate, real and personal, of the said Testator instead of the specific bequest provided in said Testator's will.

III.

That thereafter, on the 16th day of January 1919 the said Mary O. Dudley made a deed of trust of her undivided one-third share of the Testator's estate to your petitioners as Trustees, copy of said deed of trust being filed herein marked "Petitioners' Exhibit No. 1", and which it is prayed may be taken as a part of this petition, as fully as if the same had been set out herein at length.

IV.

That subsequently, to wit, by an order entered by this Court on theday of....., 1921, this Court assumed jurisdiction of the trust estate created by the Testator, Hiram G. Dudley in his said last will and testament, and the said trust estate is now to be administered under the jurisdiction of this honorable Court.

V.

That inasmuch as the trust estate of the said Mary O. Dudley consists of an undivided share in the estate of her husband, all of which is held in trust, as mentioned in the preceding paragraph of this petition, and inasmuch as this Court has assumed jurisdiction of the trust estate of the said Hiram G. Dudley, deceased, it is deemed by your petitioners to be to the best interest of the said Mary O. Dudley that her estate should be administered also under the jurisdiction of this Honorable Court.

WHEREFORE YOUR PETITIONERS PRAY that this Court may assume jurisdiction of the trust estate of the said Mary O. Dudley, and that it may pass such orders or decrees as may be necessary in the premises.

Thomas J. Keating
Ralph Robinson
Alexander Preston
R. Contee Rose
Solicitors for Petitioners

STATE OF MARYLAND,

CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 19th day of June in the year 1922, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore City aforesaid, duly commissioned and qualified, personally appeared

Frank S. Dudley, Trustee, and he made oath in due form of law that the matters and facts set out in the foregoing petition are true to the best of his knowledge, information and belief.

WITNESS my hand and notarial seal.

(SEAL)

W. E. Sherwood

(PLACE)

Notary Public

The foregoing petition and affidavit having been read and considered it is this 21st day of June in the year 1922, by the Circuit Court of Baltimore City

ORDERED, ADJUDGED AND DECREED that it does hereby assume jurisdiction of the further administration of the trust estate of Mary O. Dudley, created by her in accordance with the terms and conditions set out in the Exhibit filed with the foregoing petition marked "Petitioners' Exhibit No. 1".

Carroll T. Bond

EX PARTE IN THE : IN THE
MATTER OF THE TRUST ESTATE : CIRCUIT COURT
OF MARY O. DUDLEY : OF BALTIMORE CITY
PETITION

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Mary Dudley Ives, individually and as a trustee under Deed of Trust of Mary O. Dudley, respectfully represents:

FIRST: That Mary O. Dudley, deceased, in her lifetime executed a Deed of conveyance and deed of trust dated January 16, 1919, and duly recorded in Queen Anne's County, Maryland, a certified copy of which is filed among the proceedings in this case.

SECOND: That the said Mary O. Dudley, by the terms of said deed of trust, granted and conveyed, among other property, all her right, title and interest in and to certain valuable farm lands to Frank S. Dudley, Mary Dudley Ives, your Petitioner, and Ethel Dudley Eareckson, in trust for the benefit of the children of the said Mary O. Dudley for their respective lives and upon the death of the last surviving child, to transfer, divide, and partition said property among the issue, then living, of her said children, as by reference to said deed of trust will more fully appear, that said trustees entered upon their duties as such and are administering said trust estate at the present time.

THIRD: That the children of the said Mary O. Dudley living at the present time are Frank S. Dudley, Mary Dudley Ives, Ethel Dudley Eareckson and Hiram G. Dudley, Jr., and that said children, together with Elizabeth Dudley Mason, the daughter of a deceased child, are the only present beneficiaries for life of the income from this estate.

FOURTH: That the major part of the assets constituting the corpus of the trust estate consists of an undivided one-third estate and interest in certain valuable farm lands, hereinafter described, the other two thirds estate and interest in said lands being held by the trustees under the Last Will and Testament of Hiram G. Dudley, deceased; and that the trust estate of the said Mary O. Dudley and the trust estate of the said Hiram G. Dudley are both being administered under the jurisdiction of this Honorable Court.

FIFTH: That the undivided one-third interest and estate held by the trustees of this estate is in the following described farms:

<u>FARM</u>	<u>TILLABLE ACRES</u>	<u>WOOD & OTHER</u>	<u>TOTAL ACREAGE</u>	<u>VALUE</u>
Wilton	650	360	1010	\$50,000.00
Hacker	640	316	956	40,000.00
Jack's Field	247	104	351	16,000.00
Harrington	175	90	265	12,500.00
Hayes	330	72	402	55,000.00
Burnite	174	105	279	22,500.00
Wye Cottage	220	152	372	18,000.00
Rose Cottage	213	30	243	15,000.00
Sauer	230	162	392	8,000.00
Springfield	373	80	453	30,000.00
Dodd	254	--	254	25,000.00

Keating				10,000.00
Paca	265	107	372	55,000.00
Bloomingtondale	<u>385</u>	<u>233</u>	<u>618</u>	<u>60,000.00</u>
	4,156	1,811	5,967	\$417,000.00

The values shown opposite are as of 1949 and were made by a reputable and experienced real estate firm in Centreville, Maryland.

SIXTH: That the management of said farms requires close Supervision and attention to numerous details, such as the keeping of the detailed and complex accounts, the selection of proper tenants, looking after repairs, purchase and distribution of supplies, lumber, seed and fertilizer and a multitude of other managerial duties while the net income from said farms for the year 1949 was approximately \$12,682.10.

SEVENTH: That the greater number of buildings on said farms are in a poor state of repair, that the soils of said farms are not in the best productive condition and a large expenditure of the cash corpus will be necessary in the near future to rehabilitate the same in order to attract and retain the highest caliber of tenant farmer.

EIGHTH: That said farms are rented to tenants on a share-crop basis that the income from said farms is not such as warrants the expenditure of large sums of money from the corpus of said trust estate to rehabilitate said farms.

NINTH: That your Petitioner has been informed by competent real estate agents familiar with the value of farm properties in the vicinity that, on the whole, said farms are worth a greater sum at the present time than the amount set forth in Paragraph Fifth hereof, that a very wealthy concern has expressed an interest in purchasing several of the farms which are contiguous, and that a much greater price would be obtained from the sale of a large tract to such a purchaser than from the sale of small, individual farms to tenant farmers.

TENTH: That upon the termination of the trust as set forth in Paragraph Two, it will be necessary to sell said farms within a relatively short period of time, that such a sale of all the farms would be in the nature of a forced sale with consequent loss of unpredictable magnitude to the corpus of said estate; that, on the contrary, a systematic liquidation of said farms at prevailing prices would in all probability, enhance the value of the corpus of said estate, to the great benefit of the life-beneficiaries as well as those who will take in remainder.

ELEVENTH: That your Petitioner has been informed that a six months notice to quit must be given the tenants on said farms, that the rental period is from January 1st of each year until December 31st; that in order for a prospective purchaser to be assured of possession by January 1st, 1952, said notice to quit must be given on or before July 1st, 1951, and therefore, time is of the essence in this matter.

TWELFTH: That your Petitioner avers that it is in the best interests of the life-beneficiaries and the remaindermen that the farm property belonging to this estate be sold by a process of orderly liquidation and the proceeds of sale-reinvested in good and well secured investments; that in view of the prevailing market prices on farm lands, said property should be placed for sale as soon as practicable and the necessary notices to quit be served on those tenants affected by a sale of the individual farm property.

WHEREFORE, Your Petitioner prays:

1. That this Honorable Court by its appropriate decree, direct the Trustees to sell the farm lands belonging to the Estate of Mary O. Dudley, in such manner and upon such terms as the Court shall deem proper, and to invest the proceeds of such sale in good and well secured investments.

2. That your Petitioner may have such other and further relief as the case may require.

AND AS IN DUTY BOUND, ETC.

/s/ Mary Dudley Ives

Mary Dudley Ives, Petitioner

/s/ Fell & Hartman

Fell & Hartman, Solicitors for

Petitioner

STATE OF MARYLAND

CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 31st day of May, 1951, before me, the subscriber, a Notary Public of the City and State aforesaid, personally appeared Mary Dudley Ives, the Petitioner herein, and made oath in due form of law that the matters and facts set forth in the foregoing Petition are true and correct to the best of her knowledge, information and belief.

WITNESSETH my hand and Notarial Seal.

(SEAL)

Dolores M. Hilpert

PLACE)

Notary Public

My Commission expires: May 4, 1953

O R D E R

UPON the foregoing Petition and Affidavit, it is this 31st day of May, 1951, by the Circuit Court of Baltimore City ORDERED that Frank S. Dudley, Ethel Dudley Eareckson, Hiram G. Dudley Jr. and Elizabeth Dudley Mason show cause within 15 days from this date why the relief prayed should not be granted, PROVIDED, a copy of the Petition and Affidavit and of this order be served upon them or their respective counsel of record on or before the 11th day of June, 1951.

Robert France
JUDGE

THIS IS TO CERTIFY that a copy of the foregoing Petition and Affidavit and Order of Court was mailed, postage prepaid, to Frank S. Dudley, Queenstown, Queen Anne County, Maryland; Ethel Dudley Eareckson, Cecil Apartments, Baltimore, Maryland; Hiram G. Dudley, Jr., Easton, Maryland; and Elizabeth Dudley Mason, c/o The Safe Deposit and Trust Company, Agent, Baltimore, Maryland this 31st day of May, 1951.

/s/ Fell & Hartman

Fell & Hartman

Solicitors for Petitioner

EX PARTE IN THE MATTER OF : IN THE
THE TRUST ESTATE OF : CIRCUIT COURT
MARY O. DUDLEY : OF BALTIMORE CITY

ANSWER

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Answer of Hiram G. Dudley, Jr., by Z.H. Stafford, his solicitor, respectfully represents:

FIRST: That he admits the allegations of the following Paragraphs of the Petition filed herein: First, Second, Third and Fourth.

SECOND: In answering Paragraph Fifth of the said Petition, says that the allegations therein are substantially correct but that the farms known as "Jack's Field" and "Rose Cottage" listed therein as corpus of the Trust Estate are not the property of the said Trust Estate but are the property of the corpus of the Estate of Mary O. Dudley under her last Will and Testament.

THIRD: In answering Paragraph Sixth, says that the management of the said farms requires close supervision and attention to numerous details, such as the selection of proper tenants, supervision of repairs, purchase and distribution of supplies and the sale of produce, but that on March 29, 1951, this Honorable Court passed a Decree setting forth the duties of the three Trustees and thereby dividing the various details involved, and that the net income from the aforesaid farms for the years 1949 and 1950 was substantially in excess of the alleged Twelve thousand six hundred eight-two dollars and ten cents (\$12,682.10).

FOURTH: In answering Paragraph Seventh, says that the allegations therein are emphatically denied and that the farms are in the best productive condition and there is sufficient lumber on the said farms to repair the buildings thereon and that the Estate has and is retaining the highest caliber tenant farmer.

FIFTH: In answering Paragraph Eighth, says that the allegations therein are emphatically denied.

SIXTH: In answering Paragraphs Ninth and Tenth, says that the allegations therein are neither admitted nor denied.

SEVENTH: In answering Paragraph Eleventh, says that at the present time the tenants on said farms are of the highest caliber and should any six months notice to quit be given them on or before July 1, 1951, the said tenants would be forced to seek other farms and in the event the said farms were not sold on or before January 1, 1952, the said farms would be vacant and would remain untilled unless new tenants could be found and the beneficiaries of said Trust Estate would be without income during the year 1952; and further, that a notice to said tenants and the knowledge of the existence of this proceedings causes and will cause a state of uneasiness among said tenants.

EIGHT: In answering Paragraph Twelfth, says that it is not to the best interests of the Estate to direct that the said farms be sold by a process of orderly liquidation, but that it would be to the best interests of said Estate that an offer for said farms or farm be submitted to this Court for consideration relative to the change of the corpus investment of the said Trust Estate, at which time this Honorable Court could weigh and consider the advisability thereof.

WHEREFORE, YOUR DEFENDANT PRAYS:

- 1. Having answered the allegations of the Petition filed herein, that he may be dismissed with costs.
- 2. That he may have such other and further relief as the nature of his case may require.

AND AS IN DUTY BOUND, etc.

Hiram G. Dudley, Jr.

Hiram G. Dudley, Jr., Defendant

Z.H. Stafford

Z.H. Stafford, Solicitor for
Hiram G. Dudley, Jr.

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I HEREBY CERTIFY that on this 8th day of June, in the year one thousand nine hundred and fifty-one, before me, the subscriber, a Notary Public of the State of Maryland, in and for Talbot County aforesaid, personally appeared Hiram G. Dudley, Jr., and made oath in due form of law that the matters and facts contained in the foregoing Answer are true as therein set forth to the best of his knowledge and belief.

AS WITNESS my hand and Notarial Seal.

(SEAL)

Vera Worm

(PLACE)

Notary Public

My Commission expires May 4, 1953.

THIS IS TO CERTIFY, that a copy of the foregoing Answer and Affidavit was mailed, postage prepaid to Fell and Hartman, Solicitors for Mary Dudley Ives, 1600 Mercantile Trust Building, Baltimore, Maryland, this 12th day of June, 1951.

Z.H. Stafford

Z.H. Stafford, Solicitor for
Hiram G. Dudley, Jr.

EX PARTE IN THE MATTER OF : IN THE
 THE TRUST ESTATE OF : CIRCUIT COURT
 MARY O. DUDLEY : OF BALTIMORE CITY

AMENDED ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Amended Answer of Hiram G. Dudley, Jr., by Z. H. Stafford, his Solicitor, respectfully represents:

FIRST: That on June 15, 1951, your Defendant filed an Answer to the Petition hereinbefore filed in the above captioned cause.

SECOND: That your Defendant desires to amend the aforesaid Answer in that your Defendant, as Beneficiary of said Estate, has no objections and consents to an orderly liquidation of the real property composing the Corpus of said Trust Estate.

WHEREFORE, YOUR DEFENDANT PRAYS:

- 1. That the Trustees of the above captioned Estate be directed to orderly liquidate the real property holdings of the Corpus of said Trust Estate.
- 2. That your Defendant may have such other and further relief as the nature of his case may require.

AND AS IN DUTY BOUND, etc.

Hiram G. Dudley, Jr.

Hiram G. Dudley, Jr., Defendant

Z. H. Stafford

Z. H. Stafford, Solicitor for
Defendant

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I HEREBY CERTIFY that on this 28th day of June, in the year one thousand nine hundred and fifty-one, before me, the subscriber, a Notary Public of

the State of Maryland, in and for Talbot County aforesaid, personally appeared Hiram G. Dudley, Jr., and made oath in due form of law that the matters and facts contained in the foregoing Amended Answer are true as therein set forth to the best of his knowledge and belief.

AS WITNESS my hand and Notarial Seal.

(SEAL)

Vera Worm

(PLACE)

Vera Worm

Notary Public

My Commission expires May 4, 1953.

THIS IS TO CERTIFY that a copy of the foregoing Amended Answer and Affidavit was mailed, postage prepaid, to Fell and Hartman, Solicitors for Mary Dudley Ives, Petitioner, 1600 Mercantile Trust Building, Baltimore, Maryland, this 28th day of June, 1951.

Z. H. Stafford
Z. H. Stafford, Solicitor for
Hiram G. Dudley, Jr., Defendant

EX PARTE IN THE MATTER OF : IN THE
THE TRUST ESTATE OF : CIRCUIT COURT
MARY O. DUDLEY. : OF BALTIMORE CITY
:

D E C R E E

The above cases coming on for hearing, the Petitions of Mary Dudley Ives for directions to the Trustees to sell the farms belonging to the Estate of Hiram G. Dudley and to the Trust Estate created by the Deed of Mary O. Dudley, in such manner and upon such terms as the Court shall deem proper, and to invest the proceeds of such sales in good and well secured investments, and the Answers thereto were read and considered and testimony having been taken in open Court and counsel heard, IT IS THEREUPON, this 10th day of July, 1951, by the Circuit Court of Baltimore City, ORDERED AND ADJUDGED:

1. That it is advisable and to the best interests of the Trust Estates now being administered under the supervision and direction of this Court in the above entitled cases, that the farms belonging to said Trust Estates and held by them in the proportion of two-thirds and one-third, as tenants in common, be sold at private sale in the manner hereinafter set forth, and the net proceeds of sale invested under the supervision of this Court.

2. That said Trustees shall cause said farms to be appraised by M. Wilson Harris and Francis Bartlett, Real Estate Brokers, whose employment by said Trustees for this purpose is hereby ratified and approved, the compensation of said Brokers to be paid by the above mentioned Trust Estates, in the proportions of two-thirds and one-third, in such amount as this Court shall approve.

3. That said M. Wilson Harris is hereby appointed Sales Agent of the above mentioned two trust estates to see to the proper advertisement of said farm lands and the listing of said farms with Brokers and transmitting to the Trustees any offers which any such Brokers, including himself, may make for said farms, provided such offers are not substantially less than the appraised value of the properties for which such offers are made, respectively. For his services as such Sales Agent said M. Wilson Harris shall be entitled to a commission of 2% of the gross sales prices of any and all of said farms when finally consummated. Said commission of 2% shall include his personal expenses and the cost of advertisement and signs.

4. That the Trustees of said two Trusts are hereby directed to report any and all offers which they may receive for any of said farms, provided such offers are not substantially less than the appraised values thereof and are accompanied by cash or certified check payable to A. Sydney Gadd in an amount equal to 10% of each offer, and with the approval of this Court first had and obtained may accept such offers and thereupon enter into a Contract of Sale in the usual form with the purchaser, such Contract to call for an additional payment of 40% of the purchase price on final ratification, with the balance (50%) secured by a purchase money mortgage in the usual form, for at least one year, but for not more than three years, bearing interest at the rate of 5% per annum, payable semi-annually, or all cash as the purchaser may elect, adjustments of taxes and all other expenses and charges against the property sold to be made as of the date of final ratification of sale, with possession given at that time subject to the rights of the Trustees and the tenant or tenants of the property sold under the yearly leases then in effect, and said Trustees shall immediately thereafter report such sale or sales to this Court for ratification.

5. That in reporting offers to purchase said farms, said Trustees shall give preference, first, to any descendants now living, including such of the Trustees as may be descendants of Hiram G. Dudley and Mary O. Dudley, and secondly, to any tenant of any of said farms, permission being hereby given to any such descendant and to any such Trustee who is such descendant and to any tenant to submit offers for said farms at not less than their appraised values, respectively.

6. That should any sale be made through a Broker, including

M. Wilson Harris, such Broker shall be entitled to 5% of the sales price upon final ratification of the sale, as compensation for his services.

7. That the Trustees of said two Trusts, upon the consummation of any such sale, shall be entitled to the usual commissions, in accordance with the Rules of this Court in such case made and provided.

8. That the costs of this proceedings, including reasonable counsel fees to the solicitors of the various parties, shall be borne two-thirds by the Trust Estate created by the Will of Hiram G. Dudley and one-third by the Trust Estate created by the Deed of Mary O. Dudley.

9. This Decree is signed in duplicate and the Clerk of this Court is directed to file a copy of it in each of the above entitled cases.

Robert France

Judge

Ex Parte in the Matter of : IN THE
The Trust Estate of : CIRCUIT COURT
Mary O. Dudley : OF BALTIMORE CITY

To The Honorable Judges of Said Court:

M. Wilson Harris and Francis G. Bartlett appointed by this Honorable Court to appraise the real property of the above Trust Estate, hereby submit the following appraisals:

County	Farm	Acres Tillable	Acres Wood & Other	Acres Total	Price
Talbot	1. Wilton	635	373	1008	\$75,000.00
Talbot	2. Hacker	456	455	911	75,000.00
Talbot	3. Jack's Field	200	151	351	25,000.00
Talbot	4. Harrington	187	88	275	25,000.00
Talbot	5. Hayes	313	89	402	75,000.00
Talbot	6. Burnite	192	83	275	35,000.00
Talbot	7. Wye Cottage	237	152	389	25,000.00
Talbot	8. Rose Hill	202	41	243	30,000.00
Talbot	9. Sauer	236	156	392	17,500.00
Queen Anne's	10. Springfield	373	127	500	40,000.00
Queen Anne's	11. Dodd	252	-	252	30,000.00
Queen Anne's	12. Keating	177	23	200	15,000.00
Queen Anne's	13. Paca	274	117	391	70,000.00
Queen Anne's	14. Bloomingdale	417	223	640	75,000.00
					<u>\$612,500.00</u>

Respectfully submitted

M. Wilson Harris
M. Wilson Harris

Francis G. Bartlett
Francis G. Bartlett

EX PARTE IN THE MATTER OF THE : IN THE
TRUST ESTATE OF MARY O. DUDLEY : CIRCUIT COURT
: OF BALTIMORE CITY

PETITION AND REPORT OF TRUSTEES

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition and Report of Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and of Frank S. Dudley, Mary D. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, respectfully represents unto your Honor:

In accordance with paragraph 4 of the decree dated July 10, 1951, of this Honorable Court entered in these proceedings, your Petitioners submit herewith their report showing all the offers they have received for the several farms involved in these proceedings:

<u>Farm</u>	<u>Name and Status of Offerer</u>	<u>Date offer received</u>	<u>Amount</u>	<u>Appraised Value</u>
Wilton	Thomas H. Willis Tenant - Wilton	8-13-51	\$75,000	\$75,000
Hacker	Thomas O. Meredith Tenant - Burnite	8-13-51	75,000	75,000
Harrington	J. Parker Callahan Tenant - Harrington	8-9-51	27,500	27,500
Hayes	F. S. Dudley and F. S. Dudley, Jr. Heirs	8-11-51	75,000	75,000 775,000
Burnite	F. S. Dudley and F. S. Dudley, Jr. Heirs	8-11-51	35,000	35,000
Wye Cottage	Charles Rathell, Jr. Individual	8-14-51	30,000	30,000
" "	Paul Long Individual	8-20-51	31,000	"
Sauer	William O. Callahan Tenant - Hacker	8-14-51	17,500	17,500
Sauer	Alfred B. Covington Individual	8-16-51	17,750	17,500
Springfield	Willard Dodd Tenant - Springfield	8-6-51	40,000	40,000
Dodd	Hiram B. & Wm. E. Hammond Tenants - Paca	8-11-51	30,000	30,000
"	H.G. Dudley, III Tenant - Dodd	8-15-51	30,000	"
Keating	F.S.Dudley and F.S.Dudley, Jr. Heirs	8-11-51	15,000	15,000
"	Mary D., Charles D.& James W. Ives Heirs	8-14-51	16,000	"
"	F.S.Dudley F.S.Dudley, Jr. Heirs	8-15-51	16,500	"
Paca	Frank E. and Catherine H. Weakly Individuals	8-13-51	70,000	70,000
Bloomingtondale	Gordon L. and E. Corrinne Shawn Tenants - Bloomingtondale	8-11-51	75,000	75,000

The appraised values listed above are those determined and fixed by M. Wilson Harris and Francis Bartlett, Real Estate Brokers employed by your Petitioners to make said appraisals, as directed by paragraph 2 of said decree. Each offer above listed was accompanied by a deposit of 10% of the amount thereof in cash or certified check, all of which deposits are held by your Petitioners, A. Sydney Gadd, Jr.

WHEREFORE your Petitioners pray that this Honorable Court by its decree to be entered in each of the above entitled proceedings direct your Petitioners which of said offers to accept and otherwise to direct them as to their further course of action in the premises.

AND, AS IN DUTY BOUND, etc.

Hiram G. Dudley, Jr.
Hiram G. Dudley, Jr.

Frank S. Dudley, Jr.
Frank S. Dudley, Jr.

A. Sydney Gadd, Jr.
A. Sydney Gadd, Jr.

Trustees under the Will of Hiram G.
Dudley, deceased.

Frank S. Dudley
Frank S. Dudley

Mary D. Ives
Mary D. Ives

Ethel D. Eareckson
Ethel D. Eareckson

Trustees of the Trust Estate of
Mary O. Dudley

Fell & Hartman

John Clarence North

Bowie, Burke & Leonard

Solicitors for Petitioners

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that on this 30 day of August, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared A. Sydney Gadd, Jr., one of the foregoing Petitioners, and made oath in due form of law on behalf of all of said Petitioners, that the matters and facts set forth in the foregoing Petition are true to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

(SEAL)
(PLACE)

Katherine C. O'Neal
Notary Public

ExParte, in the Matter of
The Trust Estate of
Mary O. Dudley.

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In the Circuit Court of
Baltimore City
Docket 62 A, folio 213

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the Paca Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustee, under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honors respectfully shows:

1. That, pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sold the Paca Farm, belonging to said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto Frank E. Weakly and Catherine H. Weakly, his wife, at and for the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Seventy Thousand Dollars (\$70,000.00).
2. That pursuant to the authority conferred upon us as afore-said we have entered into a written contract of sale between ourselves as Sellers and Frank E. Weakly and Catherine E. Weakly, his wife, as Purchasers; one of the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.
3. That, as reference to said contract will show, the purchasers have complied with the terms of said sale by making the initial deposit of ten per cent of said purchase price.

Respectfully submitted,

HIRAM G. DUDLEY, JR.
(Hiram G. Dudley, Jr.)

FRANK S. DUDLEY, JR.
(Frank S. Dudley, Jr.)

A. SYDNEY GADD JR.
(A. Sydney Gadd Jr.)

Trustees under the Will of Hiram G. Dudley,
deceased.

FRANK S. DUDLEY
(Frank S. Dudley)

MARY O. IVES
(Mary O. Ives)

ETHEL D. EARECKSON
(Ethel D. Eareckson)

Trustees of the Trust Estate of Mary O.
Dudely, deceased.

STATE OF MARYLAND, BALBOT COUNTY, TO WIT:

I Hereby Certify that on this 1st day of October, 1951, before me the subscriber, a Notary Public of the State of Maryland, in and for Talbot County, personally appeared Hiram G. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)

JOHN CLARENCE NORTH
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this 28 day of September, 1951, before me, the subscriber, a notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 26 day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 28th day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, one of the Trustees of the Trust estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 17th day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)

DOLORES M. HILPERT
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 17th day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal:

(SEAL)

DOLORES M. HILPERT
Notary Public

THIS CONTRACT OF SALE, made this 17th day of September, 1951, by and between Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O.

Dudley, now deceased, hereinafter called "Sellers," and Frank E. Weakly and Catherine H. Weakly, his wife, of the City of Washington, District of Columbia, hereinafter called "Purchaser";

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchasers, as tenants by the entireties, and the said Purchasers do hereby agree to buy and do buy of the Sellers, at and for the sum of Seventy Thousand Dollars (\$70,000.00), upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL of that tract of land or farm known as the "Paca Farm", or "Wye" once known as the "Home Farm" of the late Richard B. Carmichael, situate in the Fifth Election District of Queen Anne's County, in the State of Maryland, containing 392 acres of land, more or less, being the same land containing 432 acres, more or less, conveyed to the late Hiram G. Dudley by E. Tilghman Paca, et al., by deed dated January 27, 1912, and recorded among the land records of said Queen Anne's County in Liber W.F.W. No. 1, folios 272, etc.; saving and excepting the part or parcel thereof, containing 40.654 acres of land, more or less, sold off and conveyed therefrom by you, as said Trustees, unto Helen Achilles de S. Canavarro, by deed dated August 15, 1935, and recorded among said land records in Liber W.H.C. No. 1A, folio 541, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND that the terms of said sale are as follows, to wit:

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows: the sum of Seven Thousand Dollars (\$7,000.00) has been paid by the purchasers prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers. The sum of Twenty-Eight Thousand Dollars (\$28,000.00) shall be paid in cash or by certified check at the time of final settlement hereunder. The sum of Thirty-Five Thousand Dollars (\$35,000.00) shall be secured at the time of final settlement by the execution and delivery unto the Sellers by the Purchasers of a First Purchase Money Mortgage payable three years after its date, together with interest at the rate of five per cent (5%) per annum, payable semi-annually from the date of said mortgage. Final settlement shall be made under this contract of sale within thirty (30) days after ratification of the report of this sale by the Circuit Court of Baltimore City, but no sooner than the 15th day of November, 1951.

2. POSSESSION: Possession of said real estate shall be given unto the Purchasers upon the date of final settlement under this contract of sale, subject to the tenancy of Hiram B. Hammond and William E. Hammond, present tenants, and subject to the reservation unto the Sellers of the Landlords' share of crops then growing and stored on said property, which said crops are not included in this sale, except for the 1952 wheat crop (planted in 1951) which is included in this sale.

3. TAXES: All State and County and School Taxes upon said real estate, and all other public charges thereon, if any, shall be adjusted as of the date of final settlement hereunder.

4. INSURANCE: The Sellers agree to continue, pending final settlement, the fire insurance policies and other insurance policies now covering the buildings on said land, and forthwith to attach to said policies a loss payable clause in favor of the Purchasers as their interest may appear; and it is further agreed that the Purchasers shall have the right, at their own cost to place such additional insurance on said buildings as they may desire in or order to protect themselves as Purchasers.

5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court of Baltimore City shall be brought by the Sellers, and all costs and expenses thereof shall be borne by the Sellers. The Purchasers shall have the right at their own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and title guarantee company of their selection, and the Sellers hereby covenant and agree that, subject to the ratification of this sale by said Court, they shall convey unto the Purchasers a good and merchantable title to the aforesaid tract of land and premises, free, clear, and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchasers shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed and mortgage, the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed and mortgage.

In the event that the Sellers shall be unable to deliver a good and marketable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale shall become null and void.

Should the Sellers tender to the Purchasers a deed in proper form of a good and marketable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement, and the Purchasers fail to make payment of the balance of the purchase money as herein provided, then the aforesaid ~~loan~~ down payment of Seven Thousand Dollars made as an initial deposit under the contract of sale, shall be retained by the Sellers as liquidated damages.

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of the Harrington Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under Deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honor respectfully shows:

1. That pursuant to the power and authority conferred upon us by decree passed in those proceedings on July 10, 1951, we have sold the Harrington Farm, belonging to said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto J. Parker Callahan, at and for the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in those proceedings on August 2, 1951, in the sum of Twenty Seven Thousand, Five Hundred Dollars (\$27,500.00).

2. That pursuant to the authority conferred upon us as aforesaid, we have entered into a written contract of sale between ourselves as Sellers and J. Parker Callahan as Purchaser; one of the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.

3. That, as reference to said contract will show, the purchaser has complied with the terms of said sale by making the initial deposit of ten per cent of said purchase price.

Respectfully submitted,

HIRAM G. DUDLEY, JR.
Hiram G. Dudley, Jr.
FRANK S. DUDLEY JR.
Frank S. Dudley, Jr.
A. SYDNEY GADD JR.
A. Sydney Gadd Jr.

Trustees under the Will of Hiram G. Dudley, deceased.

FRANK S. DUDLEY
Frank S. Dudley
MARY O. IVES
Mary O. Ives
ETHEL D. EARECKSON
Ethel D. Eareckson

Trustees of the Trust Estate of Mary O. Dudley, deceased.

STATE OF MARYLAND, TALBOT COUNTY, TO WIT:

I Hereby Certify, that on this 1st day of October, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Talbot County, personally appeared Hiram G. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and Notarial Seal.

(SEAL) JOHN CLARENCE NORTH
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 28 day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL) KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 24 day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL) KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 28 day of September, 1951, 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, one of the Trustees of the Trust Estate of Mary C. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I Hereby Certify that on this 21st day of September, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)

DOLORES M. HILPERT
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 21st day of September, 1951, before me, the subscribed, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

(SEAL)

DOLORES M. HILPERT
Notary Public

THIS CONTRACT OF SALE made this day of 1951, by and between Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, now deceased, Hereinafter called "Sellers," and J. Parker Callahan of Talbot County, hereinafter called "Purchaser";

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchaser, and the Purchaser does hereby agree to buy and does buy of the Sellers, at and for the sum of Twenty Seven Thousand, Five Hundred Dollars (\$27,500.00) upon the terms hereinafter set forth, all of the following described real estate, to wit:

All that tract of land or farm known as the "Harrington Farm" situate in Talbot County, State of Maryland, adjoining the Hayes Farm of said Trustees and other lands, containing 275 acres of land, more or less.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows: the sum of Two Thousand, Seven Hundred Fifty Dollars (\$2,750.00) has been paid by the purchaser prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers. The sum of Eleven Thousand Dollars (\$11,000.00) shall be paid by cash or by certified check at the time of final settlement hereunder. The sum of Thirteen Thousand, Seven Hundred Fifty Dollars (\$13,750.00) shall be secured at the time of final settlement by the execution and delivery unto the Sellers by the Purchaser of a First Purchase Money Mortgage payable three years after its date, together with interest at the rate of five per cent (5%) per annum, payable semi-annually, from the date of said mortgage. Final settlement shall be made under this contract of sales within thirty (30) days after ratification of the report of this sale by the Circuit Court of Baltimore City.

2. POSSESSION: Possession of said real estate shall be given unto the Purchaser on the date of final settlement of this contract of sale subject to the tenancy of the Sellers' tenants which shall expire on December 31, 1952, and subject to the reservation unto the Sellers of the Landlord's share of all crops then growing and stored on said property, except for the 1952 wheat crop (planted in 1951) which said crops (except for such wheat crop) are not included in this sale.

3. TAXES: All State and County and School taxes upon said real estate, and all other public charges thereon, if any, shall be adjusted as to the date of final settlement hereunder.

4. INSURANCE: The Sellers agree to continue, pending final settlement, the fire insurance policies and other insurance policies now covering the buildings on said land, and forthwith to attach to said policies a loss payable clause in favor of the Purchaser as his interest may appear; and it is further agreed that the Purchaser shall have the right, at his own cost to place additional insurance on said buildings as he may desire in order to protect himself as Purchaser.

5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court for Baltimore City shall be brought by the Sellers, and all costs and expenses thereof shall be borne by the Sellers. The Purchaser shall have the right at his own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and guarantee company of his selection, and the Sellers hereby covenant and agree, that, subject to the ratification of this sale by said Court, they shall convey unto the Purchaser a good and merchantable title to the aforesaid tract of land and premises, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchaser shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed and mortgage, and the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed and mortgage.

In the event that the Sellers shall be unable to deliver a good and merchantable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale shall become null and void.

Should the sellers tender to the Purchaser a deed in proper form of a good and merchantable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement, and the Purchaser fails to make payment of the balance of the purchase money, as herein provided, then the aforesaid down payment of Two Thousand, Seven Hundred Fifty Dollars (\$2,750.00) made as an initial deposit under this Contract of sale, shall be retained by the Sellers as liquidated damages.

6. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement hereunder by the delivery of the deed and mortgage aforesaid and the payment of the cash balance of the purchase money aforesaid, shall be made at the office of M. Wilson Harris, Centreville, Maryland, on the 30th day following the ratification of this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchaser, between the hours of 9A.M. and 3 P.M.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH, that this contract contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors, administrators, successors and assigns respectively, to the faithful performance of this agreement; it being further agreed, that neither the parties nor their agents shall be bound by any terms, conditions or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate:

TEST: JOHN CLARENCE NORTH

HIRAM G. DUDLEY JR. (SEAL)
Hiram G. Dudley Jr.

66 KATHERINE C. O'NEAL

FRANK S. DUDLEY JR. (SEAL)
Frank S. Dudley Jr.

KATHERINE C. O'NEAL

A. SYDNEY GADD JR. (SEAL)
A. Sydney Gadd Jr.

Trustees under the Will of Hiram G. Dudley, deceased.

KATHERINE C. O'NEAL

FRANK S. DUDLEY (SEAL)
Frank S. Dudley

DOLORES M. HILPERT

MARY O. IVES (SEAL)
Mary O. Ives

DOLORES M. HILPERT

ETHEL D. EARECKSON (SEAL)
Ethel D. Eareckson

Trustees of the Trust Estate of Mary O. Dudley, deceased.

SELLERS

A. SYDNEY GADD, JR.

J. PARKER CALLAHAN (SEAL)
J. Parker Callahan

PURCHASER

EX PARTE IN THE MATTER OF THE TRUST ESTATE OF MARY O. DUDLEY

)
)
)
)

IN THE CIRCUIT COURT OF BALTIMORE CITY

ORDERED, by the Circuit Court of Baltimore City this 16th day of October, 1951, that the private sale of the property mentioned in these proceedings, made and reported by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr. Trustee, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of November, 1951. Provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 9th day of November, 1951.

The Report states the amount of private sale to be \$27,500.00

Robert France

True Copy.

Test

Clerk.

THE DAILY RECORD

(CERTIFICATE OF PUBLICATION)

Fell & Hartman, Solicitors,
Mercantile Trust Building.

IN THE CIRCUIT COURT OF BALTIMORE CITY-Ex parte in the matter of the trust estate of Mary O. Dudley

Ordered by the Circuit Court of Baltimore City, this 11th day of October, 1951, that the sale of the property mentioned in these proceedings, made and reported by HIRAM G. DUDLEY, JR., FRANK S. DUDLEY, JR., and A SYDNEY GADD, JR., FRANK S. DUDLEY, MARY O. IVES and ETHEL D. EARECKSON, trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of November, 1951; provided a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 6th day of November, 1951.

The report states the amount of sale to be \$70,000.00

ROBERT FRANCE.

True Copy --Test:

HENRY J. RIPPERGER,
Clerk

Baltimore, Md., October 27th, 1951

We hereby certify that the annexed advertisement of Order Nisi Circuit Court - - - of Baltimore City, Case of Ex Parte in the matter of the trust Estate of Mary O. Dudley was published in THE DAILY RECORD, a daily newspaper published in the City of Baltimore, once in each of three successive weeks before the 6th day of November, 1951 First insertion October 13th, 1951

THE DAILY RECORD

Per F. DeSales Meyers

EX PARTE IN THE MATTER OF THE
TRUST ESTATE OF MARY O. DUDLEY
vs.

) IN THE
)
) CIRCUIT COURT
)
) OF
) BALTIMORE CITY

ORDERED BY THE COURT, This 14th day of November, 1951, that the sale made and reported by the Trustees, on October 11th, 1951 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 passed in said cause; and the Trustee allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

ROBERT FRANCE

THE DAILY RECORD

(CERTIFICATE OF PUBLICATION)

Fell and Hartman, Solicitors,
Mercantile Trust Building.

IN THE CIRCUIT COURT OF BALTIMORE CITY-(A-213-1922) - Ex parte in the matter of the trust estate of Mary O. Dudley.

Ordered, by the Circuit Court of Baltimore City this 16th day of day of October, 1951, that the private sale of the property mentioned in these proceedings, made and reported by HIRAM G. DUDLEY, JR., FRANK S. DUDLEY, Jr., A. SYDNEY GADD, JR., trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 16th day of November, 1951; provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once of three successive weeks, before the 9th day of November, 1951.

The report states the amount of private sale to be \$27,500.

True Copy-Test:

ROBERT FRANCE

HENRY J. RIPPERGER
Clerk

Baltimore, Md., October 31st, 1951

We hereby certify that the annexed advertisement of Order Nisi Circuit Court--- of Baltimore City, Case of Ex parte in the matter of the trust estate of Mary O. Dudley was published in THE DAILY RECORD, a daily newspaper published in the City of Baltimore, once in each of three successive weeks before the 9th day of November, 1951

First insertion October 17th, 1951

THE DAILY RECORD

Per F. DeSales Meyers

EX PARTE IN THE MATTER OF THE
TRUST ESTATE OF MARY O. DUDLEY

vs.

) IN THE
)
) CIRCUIT COURT
)
) OF
) BALTIMORE CITY

ORDERED BY THE COURT, This 17th day of November, 1951, that the private sale made and reported by the Trustees, on October 16th, 1951 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 passed in said cause; and the Trustee allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Joseph R. Byrnes

State of Maryland,

City of Baltimore, SS:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify that the above is a true copy of the original Bill of Complaint and Order of Court, Petition and Order of Court, Answer of Hiram G. Dudley, Jr., Amended Answer of Hiram G. Dudley, Jr., Decree of Court, Report of Appraisers, Petition and Report of Trustees, Report of Sale (Paca Farm), Order Nisi on Report of Sale, Report of Sale (Harrington Farm), Order Nisi on Report of Sale, Certificate of Publication, Final Order of Ratification, Certificate of Publication, and Final Order of Ratification, now on file in this office in the cause therein entitled as above

In Testimony Whereof, I hereto set my hand and affix the seal of the said CIRCUIT COURT, this 30th day of November A.D., 1951

Seal's Place

HENRY J. RIPPERGER
Clerk

Filed Dec. 13, 1951

Final Order of Ratification on
Trustee's Report of Sale
Filed Feb. 2, 1952

EX PARTE IN THE
MATTER OF THE TRUST ESTATE OF
MARY O. DUDLEY

X
O
Y
X
X
X

IN THE CIRCUIT COURT OF
BALTIMORE CITY
Docket 62A, Folio 213

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of the "SPRINGFIELD" Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honor respectfully shows:

1. That, pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sole the Farm, belonging to the said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto Willard Dodd in excess of the appraised

value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Forty Five Thousand Dollars (\$45,000.00).

2. That, pursuant to the authority conferred upon us as aforesaid, we have entered into a written contract of sale between ourselves as sellers and Willard Dodd as Purchaser; one or the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.

3. That, as reference to said contract will show, the purchaser has complied with the terms of said sale by making the initial deposit of ten percent of said purchase price.

Respectfully submitted,

HIRAM G. DUDLEY JR.
Hiram G. Dudley Jr.

FRANK S. DUDLEY JR.
Frank S. Dudley Jr.

A. SYDNEY GADD JR
A. Sydney Gadd Jr.

Trustees under the Will of
Hiram G. Dudley, deceased.

FRANK S. DUDLEY
Frank S. Dudley

Mary O. Ives

Ethel D. Eareckson

Trustees of the Trust Estate of
Mary O. Dudley, deceased.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Hiram G. Dudley, Jr. one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 8th day of November, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 7th day of November, 1951, before me, the subscriber, a Notary Public of State of Maryland, in and for Baltimore City, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and Notarial Seal.

Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 7th day of November, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary Public

THIS CONTRACT OF SALE, made this day of , 1951, by and between Hiram G. Dudley, Jr.; Frank S. Dudley, Jr., and A. Sidney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, now deceased, hereinafter called "Sellers, and WILLARD DODD of Queen Anne's County, State of Maryland, hereinafter called "Purchaser";

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchaser, and the said Purchaser does hereby agrees to buy and does buy of the Sellers, at and for the sum of Forty Five Thousand Dollars (\$45,000.00) upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL That tract of land or farm known as the "Springfield Farm" situate in Queen Anne's County, State of Maryland, containing 500 acres of land more or less.

TOGETHER with the buildings and improvements thereupon erected, made or being, all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND that the terms of said sale are as follows, to wit:

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows, The sum of Four Thousand, Five Hundred Dollars (\$4,500.00) has been paid by the Purchaser prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers and the balance thereof, to wit: The sum of Forty Thousand, Five Hundred Dollars (\$40,500.00) shall be paid by cash or certified check on the date of final settlement under this contract sale shall be made within thirty (30) days after ratification of the report of sale by the Circuit Court of Baltimore City.

2. POSSESSION: Possession of said real estate shall be given unto the Purchaser on the date of final settlement of this contract of sale subject to the tenancy of the Sellers' tenants which shall expire on December 31, 1953, and subject to the reservation unto the Sellers of the Landlords share of all crops then growing and stored on said property, except for the 1952 wheat crop (planted in 1951) which said crops (except for such wheat crop) are not included in this sale.

3. TAXES: All State and County and School Taxes upon said real estate, and all other public charged thereon, if any, shall be adjusted as to the date of final settlement hereunder.

4. INSURANCE: The Sellers agreed to continue, pending final settlement, the fire insurance policies and other insurance policies a loss payable clause in favor of the Purchaser, as his interest may appear; and it is further agreed that

the Purchaser shall have the right, at his own expense to place additional insurance on the said buildings as he may desire in order to protect himself as Purchaser.

5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court of Baltimore City shall be brought by the Sellers, and all costs and expenses thereof shall be borne by the Sellers. The Purchaser shall have the right at his own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and guarantee company of his selection, and the Sellers hereby covenant and agree, that, subject to the ratification of this sale by said Court, they shall convey unto the Purchaser a good and merchantable title to the aforesaid tract of land and premises, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchaser shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed and mortgage, and the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed and mortgage.

In the event that the Sellers shall be unable to deliver a good and merchantable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale become null and void.

Should the Sellers tender to the Purchaser a deed in proper form of a good and merchantable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement, and the Purchaser fails to make payment of the balance of the purchase money as herein provided, then the aforesaid down payment of Four Thousand, Five Hundred Dollars (\$4,500.00) made as an initial deposit under this contract of sale, shall be retained by the Seller as liquidated damages.

6. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement hereunder by the delivery of the deed aforesaid and the payment of the cash balance of the purchase money aforesaid, shall be made at the office of M. Wilson Harris, Centreville, Maryland, on the 30th day following the ratification of this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchaser, between the hours of 9 A.M. and 3 P.M.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH, that this contract contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors administrators, successors, and assigns respectively, to the faithful performance of this agreement; it being further agreed, that neither the parties nor their agents shall be bound by any terms, conditions or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate.
Test:

KATHERINE C. O'NEAL
KATHERINE C. O'NEAL
KATHERINE C. O'NEAL

HIRAM G. DUDLEY JR. (SEAL)
Hiram G. Dudley, Jr.
FRANK S. DUDLEY JR. (SEAL)
Frank S. Dudley Jr.
A. SYDNEY GADD JR. (SEAL)
A. Sydney Gadd Jr.

Trustees under the Will of Hiram G. Dudley, deceased.

KATHERINE C. O'NEAL

FRANK S. DUDLEY (SEAL)
Frank S. Dudley

Mary O. Ives (SEAL)

Ethel D. Eareckson (SEAL)

Trustees of the Trust Estate of Mary O. Dudley, deceased.

SELLERS

HARRY C. BUTLER

WILLARD DODD (SEAL)
Willard Dodd

PURCHASER

ORDER NISI CON REPORT OF SALES

EX PARTE IN THE MATTER OF THE TRUST)
ESTATE OF MARY O. DUDLEY)
vs.)

) IN THE
) CIRCUIT COURT
) OF
) BALTIMORE CITY

EX PARTE
 IN THE MATTER OF THE TRUST ESTATE
 OF MARY O. DUDLEY

IN THE CIRCUIT COURT OF
 BALTIMORE CITY
 Docekt 62A. Folio 213

.....

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of the "Keating" Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honor respectfully shows:

1. That, pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sold the Keating Farm, belonging to the said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto Edith S. Dudley, at and for the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Twenty Thousand, Four Hundred Dollars (\$20,400.00).

2. That, pursuant to the authority conferred upon us as aforesaid, we have entered into a written contract of sale between ourselves as sellers and Edith S. Dudley, as Purchaser; one or the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.

3. That, as reference to said contract will shown, the purchaser has complied with the terms of said sale by making the initial deposit of ten per cent of said purchase price.

Respectfully submitted,

HIRAM G. DUDLEY, JR.
 Hiram G. Dudley, Jr.

FRANK S. DUDLEY, JR.
 Frank S. Dudley, Jr.

A. SYDNEY GADD, JR.
 A. Sydney Gadd, Jr.

Trustees under the Will of Hiram
 G. Dudley, deceased.

FRANK S. DUDLEY
 Frank S. Dudley

Trustees of the Trust Estate of
 Mary O. Dudley, deceased.

STATE OF MARYLAND, QUEEN ANNE'S, TO WIT:

I Hereby Certify, that on this 17 day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Hiram G. Dudley, Jr. one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
 Public
 Seal.

KATHERINE C. O'NEAL
 Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17 day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
 Public
 Seal.

KATHERINE C. O'NEAL
 Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17- day of December, 1951, before me,

a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared A. Sydney Gadd, Jr., one of the Trustees under the Will of Hiram G. Dudley, deceased, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 17th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
Notary Public

THIS CONTRACT OF SALE, made this _____ day of December, 1951, by and between Hiram G. Dudley, Jr., and Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, now deceased, hereinafter called "Sellers, and Edith S. Dudley of Queen Anne's County, State of Maryland, hereinafter called "Purchaser":

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchaser, and the said Purchaser does hereby agree to buy and does buy of the Sellers at and for the sum of Twenty Thousand, Four Hundred Dollars - - - - - (\$20,400.00) upon the terms hereinafter set forth, all of the following described real estate, to wit:

All that tract of land or farm known as the "Keating Farm", situate in Queen Anne's County, State of Maryland, adjoining the Hemsley Farm and other lands, containing 200 acres of land, more or less.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND that the terms of said sale are as follows, to wit:

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows: The sum of Two Thousand, Forty Dollars (\$2,040.00) has been paid by the Purchaser prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers. The sum of Eight Thousand, One Hundred Sixty (\$8,160.00) shall be paid by cash or by certified check at the time of final settlement hereunder. The sum of Ten Thousand, Two Hundred Dollars - - - - - (\$10,200.00) shall be secured at the time of final settlement by the execution and delivery unto the Sellers by the Purchaser of a First Purchase Money Mortgage payable three years after its date together with interest at the rate of five per cent (5%) per annum, payable semi-annually, from the date of said mortgage, with privilege of prepayment of mortgage. Final settlement shall be made under this contract of sale within thirty (30) days after ratification of the report of sale by the Circuit Court of Baltimore City.

2. POSSESSION: Possession of said real estate shall be given unto the Purchaser on the date of final settlement of this contract of sale subject to the tenancy of the Sellers' tenants which shall expire on December 31, 1952, and subject to the reservation unto the Sellers of the Landlords share of all crops then growing and stored on said property, except for the 1952 wheat crop (planted in 1951) which said crops (except for such wheat crop) are not included in this sale.

3. TAXES: All State and County and School taxes upon said real estate, and all other public charges thereon, if any, shall be adjusted as to the date of final settlement hereunder.

4. INSURANCE: The Sellers agreed to continue, pending final settlement, the fire insurance policies and other insurance policies now covering the buildings on said land, and forthwith to attach to said policies a loss payable clause in favor of the Purchaser as his interest may appear; and it is further agreed that the Purchaser shall have the right, at his own expense to place additional insurance on said buildings as he may desire in order to protect himself as Purchaser.

5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court of Baltimore City shall be brought by the Sellers, and all costs and expenses thereof shall be borne by the Sellers. The Purchaser

shall have the right at his own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and guarantee company of his selection, and the Sellers hereby covenant and agree, that, subject to the ratification of this sale by said Court, they shall convey unto the Purchaser a good and merchantable title to the aforesaid tract of land and premises, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed tha the Purchaser shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed and mortgage, and the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed and mortgage.

In the event that the Sellers shall be unable to deliver a good and merchantable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale becomes null and void.

Should the Sellers tender to the Purchaser a deed in proper form of a good and merchantable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement and the Purchaser fails to make payment of the balance of the purchase money as herein provided, then the aforesaid down payment of Two Thousand, Forty Dollars \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ (\$2,040.00) made as an initial deposit under this contract of sale, shall be retained by the Sellers as liquidated damages.

6. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement hereunder by the delivery of the deed and mortgage aforesaid and the payment of the cash balance of the purchase money aforesaid, shall be made at the office of M. Wilson Harris, Centreville, Maryland, on the 30th day following the ratification this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchaser, between the hours of 9 A.M. and 3 P.M.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH, that this contract contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors, administrators, successors and assigns respectively, to the faithful performance of this agreement; it being further agreed, that neither the parties nor their agents shall be bound by any terms, conditions or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate.

TEST:

KATHERINE C. O'NEAL
KATHERINE C. O'NEAL
KATHERINE C. O'NEAL

HIRAM G. DUDLEY, JR. (SEAL)
Hiram G. Dudley, Jr.
FRANK S. DUDLEY JR. (SEAL)
Frank S. Dudley, Jr.
A. SYDNEY GADD JR. (SEAL)
A. Sydney Gadd Jr.

Trustees under the Will of Hiram G. Dudley, deceased.

KATHERINE C. O'NEAL

FRANK S. DUDLEY (SEAL)
Frank S. Dudley

SELLERS

FRANK S. DUDLEY JR.

EDITH S. DUDLEY (SEAL)
Edith S. Dudley

ORDER NISI ON REPORT OF SALES

EX PARTE IN THE MATTER OF THE
TRUST ESTATE OF MARY O. DUDLEY
VS.

) IN THE
)
) CIRCUIT COURT
)
) OF
)
) BALTIMORE CITY

ORDERED, by the Circuit Court of Baltimore City this 28th day of December, 1951, that the private Sale of the property mentioned in these proceedings, made and reported by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustee, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of January, 1952, Provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 21st day of January, 1952.

The Report states the amount of private sale to be \$20,400.00

W. Conwell Smith

True Copy.

Test

Clerk.

THE DAILY RECORD
(CERTIFICATE OF PUBLICATION)

Fell & Hartman, Solicitors
Mercantile Trust Building.

IN THE CIRCUIT COURT OF BALTIMORE CITY - (A-213-1922) - Ex parte in the matter of the trust estate of Mary O. Dudley.

Ordered, by the Circuit Court of Baltimore City, this 28th day of December, 1951, that the private sale of the property mentioned in these proceedings, made and reported by HIRAM G. DUDLEY, JR., FRANK S. DUDLEY, JR., and A SYDNEY GADD, JR., trustees, be ratified and confirmed, unless cause to the contrary thereon be shown on or before the 28th day of January, 1952; provided a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 21st day of January, 1952.

The report states the amount of private sale to be \$20,400.

W. CONWELL SMITH.

True Copy-Test:

HENRY J. RIPPERGER,
Clerk.

Baltimore, Md., Jan. 12th, 1952

We hereby certify that the annexed advertisement of Order Nisi Circuit Court - - of Baltimore City, Case of Trust Est. Mary O. Dudley was published in THE DAILY RECORD, a daily newspaper published in the City of Baltimore, once in each of 3 successive weeks before the 21st day of Jan., 1952 First insertion Dec. 29th, 1951

THE DAILY RECORD

Per A.W. Ritzel

EX PARTE IN THE MATTER OF THE
TRUST ESTATE OF MARY O. DUDLEY

)
)
)
)
)

IN THE
CIRCUIT COURT
OF
BALTIMORE CITY

ORDERED BY THE COURT, This 29th day of January, 1952, that the private sale made and reported by the Trustees, on December 28th, 1951 aforesaid having been shown, although due notice appears to have been given as required by the Order Nisi passed in said cause; and the Trustees allowed the usual commissions and such proper expenses as they shall produce vouchers for to the Auditor.

Michael J. Manley

STATE OF MARYLAND,
CITY OF BALTIMORE, ss:

I, HENRY J. RIPPERGER, Clerk of the Circuit Court of Baltimore City, do hereby certify that the above is a true copy of the original Report of Sale, Order Nisi on Report of Sale, Certificate of Publication, and Final Order of Ratification now on file in this office in the cause therein entitled as above

Clerk's Seal.

IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of the said CIRCUIT COURT, this 30th day of January A.D. 1952.

HENRY J. RIPPERGER
Clerk

EX PARTE : IN THE CIRCUIT COURT OF
IN THE MATTER OF THE TRUST ESTATE : BALTIMORE CITY
OF MARY O. DUDLEY : Docket 62A, Folio 213
:

: : : : : :
REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of the John Dodd Farm by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., the undersigned Trustees, under the Will of Hiram G. Dudley, deceased, and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, the undersigned Trustees under deed of trust and confirmatory deed of trust of Mary O. Dudley, now deceased, unto your Honor respectfully shows:

1. That, pursuant to the power and authority conferred upon us by decree passed in these proceedings on July 10, 1951, we have sold the Farm, belonging to the said Trust Estates and held by them in the proportion of two-thirds and one-third as tenants in common, unto Hiram B. and William E. Hammond, at and for the appraised value thereof, per appraisal of M. Wilson Harris and Francis Bartlett made pursuant to said decree and filed in these proceedings on August 2, 1951, in the sum of Thirty Thousand, Five Hundred Dollars (\$30,500.00).

2. That, pursuant to the authority conferred upon us as aforesaid, we have entered into a written contract of sale between ourselves as sellers and Hiram G. & William E. Hammond as Purchasers; one or the original copies of said contract of sale is hereto attached and prayed to be taken as a part hereof, the terms of said sale being fully set forth therein.

3. That, as reference to said contract will show, the purchaser has complied with the terms of said sale by making the initial deposit of ten per cent of said purchase price.

Respectfully submitted,

/s/ Frank S. Dudley
Frank S. Dudley

/s/ Mary O. Ives
Mary O. Ives

/s/ Ethel D. Eareckson
Ethel D. Eareckson

Trustees of the Trust Estate of
Mary O. Dudley, deceased.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify, that on this 29th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Frank S. Dudley, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and notarial seal.

Notary
Public
Seal.

/s/ Katherine C. O'Neal
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 7th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Mary O. Ives, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and Notarial Seal.

(SEAL)

/s/ Dolores M. Hilpert
Notary Public

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I Hereby Certify, that on this 7th day of December, 1951, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Ethel D. Eareckson, one of the Trustees of the Trust Estate of Mary O. Dudley, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true as therein stated and that said sale was fairly made.

Witness my hand and Notarial seal.

(SEAL)

/s/ Dolores M. Hilpert
Notary Public

THIS CONTRACT OF SALE, made this _____ day of _____, in the year nineteen hundred fifty-one, by and between Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustees under the Will of Hiram G. Dudley, deceased and Frank S. Dudley, Mary O. Ives and Ethel D. Eareckson, Trustees of the Trust Estate of Mary O. Dudley, now deceased, hereinafter called "Sellers", and Hiram B. Hammond and William E. Hammond, of Queen Anne's County, State of Maryland, hereinafter called "Purchasers";

WITNESSETH, that subject to the ratification of this sale by the Circuit Court of Baltimore City, the Sellers do hereby agree to sell and do sell unto the Purchasers, and the said Purchasers do hereby agree to buy and do buy of the Sellers, at and for the sum of Thirty Thousand Dollars (\$30,000.) upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL of that tract of land or farm known as "Cloverfields" or the "John Dodd Farm", situate in the Third and Fifth Election Districts of said Queen Anne's County, on the public roads leading, respectively, from Centreville to Wye Mills, from Wye Camp Ground to Queenstown, and from Wye Mills to Queenstown, containing 255- $\frac{1}{2}$ acres of land, more or less, composed of the following parts or parcels of land, to wit:

The tract of land, containing 25 $\frac{1}{4}$ acres, 2 roods and 12 perches of land, more or less, conveyed to Hiram G. Dudley by James H. Dodd et al., by deed dated September 19, 1901, and recorded among the land records of Queen Anne's County in Liber J.E.G. No. 2, folio 407; the parcel of land conveyed to Hiram G. Dudley by John Dodd and wife and recorded in said Liber at folio 408, containing $\frac{1}{4}$ of an acre of land, more or less; and the parcel of land conveyed to you as Trustees as aforesaid by John C. Skinner and wife by deed dated July 14, 1941, and recorded among said land records in Liber A.S.G.Jr. No. 4, folio 517: Saving and Excepting the part of said lands which you conveyed as Trustees unto John C. Skinner, by deed dated May 28, 1941, and recorded in the lastmentioned Liber at folio 513; and Saving and Excepting also portions of said lands which have been conveyed to the State of Maryland and which are now under contract of sale to the State of Maryland, to the use of the State Roads Commission of Maryland, for highway purposes.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

AND that the terms of said sale are as follows, to wit:

1. PAYMENT OF PURCHASE MONEY: The purchase money shall be paid as follows: the sum of Three Thousand Fifty Dollars (\$3,050.00) has been paid by the purchasers prior to the execution and delivery of this contract of sale, the receipt of which is hereby acknowledged by the Sellers; and the balance of said purchase money, to wit: the sum of Twenty-seven Thousand Four Hundred & Fifty Dollars (\$27,450.00) shall be paid in cash or by certified check at the time of final settlement under this contract of sale and passing of deed, within thirty (30) days after the final ratification of this sale by the Circuit Court of Baltimore City.

2. POSSESSION: Possession of said real estate shall be given unto the Purchasers upon the date of final settlement under this contract of sale, subject to the tenancy of the Sellers' tenants, which shall expire on December 31, 1952, and subject to the reservation unto the Sellers of the Landlords' share of crop then stored and growing on said property, which said crops are not included in this sale, except for the Landlords' share of the 1952 wheat crop, which is included in this sale.

3. TAXES: All State and County and School taxes upon said real estate, and all other public charges thereon, if any, shall be adjusted as of the date of final settlement hereunder.

4. INSURANCE: The Sellers agree to continue, pending final settlement, the fire insurance policies and other insurance policies now covering the buildings on said land, and forthwith to attach to said policies a loss payable clause in favor of the Purchasers as their interest may appear; and it is further agreed that the Purchasers shall have the right, at their own cost to place such additional insurance on said buildings as they may desire in order to protect themselves as Purchasers.

5. TITLE: The Equity proceedings to procure the ratification of this sale by the Circuit Court of Baltimore City shall be brought by the Sellers, and all costs and expenses thereof shall be borne by the Sellers. The Purchasers shall have the right at their own cost and expense to have the title to the aforesaid tract of land examined, and/or guaranteed by an attorney and title guarantee company of their selection, and the Sellers hereby covenant and agree that, subject to the ratification of this sale by said Court, they shall convey unto the Purchasers a good and merchantable title to the aforesaid tract of land and premises, free, clear and discharged of any and all liens and encumbrances, by a good and sufficient fee simple deed, executed and acknowledged agreeably to law, the delivery of said deed to be made upon full payment of the purchase money and at the time of final settlement as herein provided for.

It is understood and agreed that the Purchasers shall, in addition to the expense of said title examination or guarantee, pay for the preparation of said deed, the necessary revenue and recordation stamps to be affixed to same, and for all recording costs and notary fees incident to the recording of said deed.

In the event that the Sellers shall be unable to deliver a good and marketable title, in accordance with the opinion of said attorney or title guarantee company, then and in that event the Sellers agree to return all of the moneys paid hereunder, and this contract of sale shall become null and void.

Should the Sellers tender to the Purchasers a deed in proper form of a good and marketable title to the aforesaid real estate as herein provided for, and upon the date set forth herein for final settlement, and the Purchasers fail to make payment of the balance of the purchase money as herein provided, then the aforesaid down payment of Three Thousand Dollars made as an initial deposit under this contract of sale, shall be retained by the Sellers as liquidated damages.

7. TIME AND PLACE OF FINAL SETTLEMENT: It is understood and agreed that final settlement hereunder by the delivery of the deed aforesaid and the payment of the balance of the purchase money aforesaid, shall be made at the office of the Eastern Shore Estates Company, Centreville, Maryland, on the 30th day following the ratification of this sale by said Court, or upon such prior date as may be agreeable to both the Sellers and the Purchasers, between the hours of 9 A.M. and 3 P.M.

AND, THIS CONTRACT OF SALE FURTHER WITNESSETH, that this contract

contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors, administrators, successors and assigns, respectively, to the faithful performance of this agreement; it being further agreed that neither the parties nor their agents shall be bound by any terms, conditions or representations not herein written.

IN TESTIMONY WHEREOF, the parties hereto have executed this agreement in triplicate.

TEST:

JOHN CLARENCE NORTH

HIRAM G. DUDLEY, JR. (SEAL)
(Hiram G. Dudley, Jr.)

KATHERINE C. O'NEAL

FRANK S. DUDLEY, JR. (SEAL)
(Frank S. Dudley, Jr.)

KATHERINE C. O'NEAL

A. SYDNEY GADD, JR. (SEAL)
(A. Sydney Gadd, Jr.)

Trustees under the Will of Hiram G. Dudley, deceased.

KATHERINE C. O'NEAL

FRANK S. DUDLEY (SEAL)
(Frank S. Dudley)

DOLORES M. HILPERT

MARY O. IVES (SEAL)
(Mary O. Ives)

DOLORES M. HILPERT

ETHEL D. EARECKSON (SEAL)
(Ethel D. Eareckson)

Trustees of the Trust Estate of Mary O. Dudley, deceased.

SELLERS

HOWARD WOOD, 3rd

HIRAM B. HAMMOND (SEAL)
(Hiram B. Hammond)

HOWARD WOOD, 3rd

WILLIAM E. HAMMOND (SEAL)
(William E. Hammond)

PURCHASERS

ORDER NISI ON REPORT OF SALES

EX PARTE IN THE MATTER OF
THE TRUST ESTATE OF MARY O.
DUDLEY

vs.

) IN THE
)
) CIRCUIT COURT
)
) OF
)
) BALTIMORE CITY

ORDERED, by the Circuit Court of Baltimore City this 5th day of January, 1952, that the private sale of the property mentioned in these proceedings, made and reported by Hiram G. Dudley, Jr., Frank S. Dudley, Jr., and A. Sydney Gadd, Jr., Trustee, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of February, 1952, Provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 31st day of January, 1952.

The Report states the amount of private sale to be \$30,500.00

Emory H. Niles

True Copy.

Test

Clerk.

THE DAILY RECORD
(CERTIFICATE OF PUBLICATION)

Fell & Hartman, Solicitors
Mercantile Trust Building

IN THE CIRCUIT COURT OF BALTIMORE CITY - (A-213-1922)-Ex parte in the matter of the trust estate of Mary O. Dudley.

Ordered, by the Circuit Court of Baltimore City this 5th day of January, 1952 that the private sale of the property mentioned in these proceedings made and reported by HIRAM G. DUDLEY, JR., FRANK S. DUDLEY, JR., and A SYDNEY GADD, JR., trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of February, 1952. Provided, a copy of this order be inserted in some daily newspaper printed in Baltimore City, once in each of three successive weeks, before the 31st day of January, 1952.

The report states the amount of private sale to be \$30,500.

EMORY H. NILES

True Copy-Test:

HENRY J. RIPPERGER
Clerk

.....
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 this
First day of December in the year nineteen hundred and Forty Nine, the following
Order to Docket Suit and Affidavit was filed for record, to wit:

C A U S E N O . 3658

HOWARD WOOD, 3rd,
Assignee,

vs.

THOMAS G. HAYDEN and
MARY R. HAYDEN, his wife,
Mortgagors.

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

Cause No.

ORDER TO DOCKET SUIT

To: Nellie B. Whiteley, Clerk:

Your will please docket suit as per the above Titling for fore-
closure of the Mortgage from Thomas G. Hayden and Mary R. Hayden, his wife, to Robert
F. Gibson, Surviving Trustee in Chancery Cause No. 2124, dated October 25, 1946, re-
corded in Liber A.S.G. Jr. No. 15, folios 519, etc., a Land Record Book for Queen
Anne's County, Maryland, and in Liber A.S.G. Jr. No. 1, folios 293, etc., a Chattel
Record Book for Queen Anne's County, Maryland, default having occurred in the terms
thereof by reason, among other reasons, of the non-payment of the interest due on
the principal debt at the time therein provided for the payment thereof; and you
will file in said suit a certified copy of said mortgage and all assignments there-
of, as well as the accompanying affidavit.

HOWARD WOOD, 3rd.
(Howard Wood, 3rd) Assignee

Filed Dec. 1, 1949

AFFIDAVIT

I Hereby Certify, that on this 1st day of December, 1949, before
me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, Maryland,
personally appeared Howard Wood, 3rd, Assignee, and made oath indue form of law
that Thomas G. Hayden and Mary R. Hayden, the Mortgagors named in the mortgage re-
ferred to in the foregoing Order to Docket Suit are not now, nor has either of them
been within six months prior hereto, in the Military Service of the United States,
that the said Mortgagors have both resided in Centreville, Queen Anne's County,
Maryland, until the 22nd day of November, 1949, on or about which date they departed
from their said residence with the intention, expressed by them to said assignee,
of establishing their residence forthwith in the State of Arizona, in or near the
City of Tucson.

NELLIE B. WHITELEY
(Nellie B. Whiteley) Clerk

Filed Dec. 1, 1949

Certified Copy of Mortgage
Filed Dec. 1, 1949

.....
#24,996. 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 Thirty First day of October, in the year nineteen hun-
dred and forty six, the following Mortgage was brought to be recorded, to wit:-

Three-Five Dollar Recordation Tax
Stamps. Endorsed W.M.G. Atty.
10/31/46

THIS MORTGAGE, made this 25th day of October in the year Nine-
teen Hundred and Forty-six, by Thomas G. Hayden and Mary R. Hayden, his wife, of
Queen Anne's County, in the State of Maryland, hereinafter called "Mortgagors";

WHEREAS, by order of the Circuit Court for Queen Anne's County,
in Equity, dated the 18th day of October, 1946, it was adjudged, ordered and de-
creed that Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124 in said
court entitled, "In the Matter of the Trust Estate for and in behalf of Harriet
McK. Gibson", was authorized and empowered to loan the sum of Fifteen Thousand
Dollars (\$15,000.00) unto Thomas G. Hayden and Mary R. Hayden, his wife, said loan
to be secured by a first mortgage on the real and personal property, hereinafter
particularly described.

AND WHEREAS, in compliance with the aforesaid order of Court,
the said Robert F. Gibson, Surviving Trustee as aforesaid, has loaned the said sum
of Fifteen Thousand Dollars (\$15,000.00) unto said Thomas G. Hayden and Mary R.
Hayden, his wife;

AND WHEREAS, the said Mortgagors are jointly and severally in-
debted unto the said Robert F. Gibson, Trustee as aforesaid, hereinafter called
"Mortgagee", in the full and just sum of Fifteen Thousand Dollars (\$15,000.00);

AND WHEREAS, the mortgagors have drawn and passed unto the said mortgagee their joint and several promissory note bearing date the 25th day of October, 1946, and payable five (5) years after date, with interest at the rate of five per centum (5%) per annum payable semi-annually from the date of said note;

AND WHEREAS, it is the desire of the said mortgagors that this mortgage should be executed to secure and assure the payment of the aforesaid indebtedness of Fifteen Thousand Dollars (\$15,000.00) and the interest to accrue thereon as aforesaid, as evidenced by said promissory note last hereinbefore mentioned;

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the said Thomas G. Hayden and Mary R. Hayden, his wife, do hereby grant and convey unto the said Robert F. Gibson, Surviving Trustee in said Chancery Cause No. 2124, his personal representatives, successors and assigns, in fee simple, all of the three following described parcels of real estate, to wit:

PARCEL NO. 1

ALL that lot or parcel of land situate, lying and being in the town of Centreville in the Third Election District of Queen Anne's County, State of Maryland, on the West, or northwest side of the street or lane known as "Haydentown Lane", or "Banjo Land", adjoining on the southeast the property of Paul T. Morris, on the northwest, or rear, the property formerly of Robert R. Price, and on the northwest, or rear, the property formerly of Robert R. Price, and on the northeast the property formerly known as the "Harmon Property", being the same and all that lot or parcel of land which was granted and conveyed unto Thomas G. Hayden and Mary R. Hayden, his wife, as tenants by the entireties, by R. M. Price Kenton, widower, by Deed dated April 28, 1943, and recorded in Liber A.S.G. Jr., No. 7, folios 440, etc., a Land Record Book for Queen Anne's County aforesaid

PARCEL NO. 2

All that lot of land and building situate, lying and being in the Third Election District of Queen Anne's County aforesaid, on the north side of Railroad Avenue in the town of Centreville, bounded on the west by the Barton Brothers property, on the east by property of Theodore James and on the north by the Harmon Property, which said lot of land is particularly described in a deed from Charles H. Kenton and Manie Kenton, his wife, to Robert R. Price, bearing date the 23rd day of February, 1929, and recorded in Liber B.H.T. No. 9, folios 342, etc., a Land Record Book for Queen Anne's County aforesaid, and being also the same and all of that parcel of land which was granted and conveyed unto Thomas G. Hayden and Mary R. Hayden, his wife, as tenants by the entireties, by Sara McC. Price, widow, et al., by deed bearing date the 25th day of October, 1946, and recorded or intended to be recorded among the land records of said Queen Anne's County immediately preceding the recording of these presents.

PARCEL NO. 3

All that lot, part of a lot or parcel of land, situate, lying and being near the town of Centreville, in the Third Election District of Queen Anne's County, State of Maryland, on the northeast side of Railroad Avenue just southeast of the Pennsylvania Railroad Company right of way, bounded by lands of J.R.E. Turpin and by said Pennsylvania Railroad right of way, being the same land which was conveyed to Thomas G. Hayden and Mary R. Hayden, his wife, as tenants by the entireties, by Margaret F. Aldridge, et al., by deed dated the 17th day of October, 1945, and recorded in Liber A.S.G. Jr., No. 12, folio 366, a Land Record Book for Queen Anne's County, aforesaid, EXCEPT for that part thereof which has been mortgaged by Thomas G. Hayden and wife to John C. Wallis, et al., by mortgage dated October 7, 1946, and filed for record on October 7, 1946, in the office of the Clerk of the Circuit Court for said Queen Anne's County.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

AND THIS MORTGAGE FURTHER WITNESSETH, that in consideration of the aforementioned premises and of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the said Thomas G. Hayden and Mary R. Hayden, his wife, do hereby bargain and sell unto said Robert F. Gibson, Surviving Trustee in said Chancery Cause No. 2124, his personal representatives, successors and assigns, absolutely, all of the following described personal property which is located upon the lands hereinbefore described, to wit:

1 Sprout+Waldron 18" Hammer Mill with 60 H.P. Westinghouse Electric Motor, Serial No. 1344;

1 Kelly Duplex mixer with 7½ H.P. motor, Serial No. 7666;

2 Sprout Waldron 150 Cu. ft. mixers with 7½ H.P. motors, Serial Nos. 711D and 13943;

1 A.T. Ferrell Clipper Cleaner, Model 49 BD with 7½ H.P. Motor, serial No. 998C7;

1 Eureka Oat Clipper with 10 H.P. Motor, serial No. 1643;

1 Sprout Waldron Corn Cutter, Type A.J. with 5 H.P. Motor; serial No. 354287;

1 Sprout Waldron Elevator, 49 feet high, with 3 H.P. Motor, serial No. 13943;

1 Sprout Waldron Molasses Mixer, complete with pump and 10 H.P. Motor, serial No. 15144;

1 Union Special Bag Closing Machine;

1 Guffston Seed Treater;

AND all office equipment located on said premises.

PROVIDED, that if the said Thomas G. Hayden and Mary R. Hayden his wife, or either of them, their or either of their heirs, executors, administrators or assigns, shall well and truly pay to the said Robert F. Gibson, Surviving Trustee in Chancery Cause 2124, his personal representatives, successors and assigns, the aforesaid sum of Fifteen Thousand Dollars (\$15,000.00), as represented in the aforesaid promissory note, and any and all renewals thereof as above set forth, and shall perform all covenants, conditions and agreements herein on their part to be performed, then this mortgage shall be void.

AND until default be made in any of the covenants of this mortgage and the said Thomas G. Hayden and Mary R. Hayden, his wife, or either of them, their or either of their heirs and assigns, shall possess said property.

AND the said Thomas G. Hayden and Mary R. Hayden, his wife, for themselves, and each of them, their and each of their heirs, executors, administrators and assigns, 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 Robert F. Gibson, surviving Trustees in Chancery Cause 2124, his personal representatives, successors and assigns.

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 Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124, his personal representatives, successors and assigns, or Gibson and Wood, of Queen Anne's County, State of Maryland, their and his hereby duly 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 the party or parties selling may deem expedient, for cash or for cash and credit, at the option of the person or persons 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 or purchasers, with security to be approved by the person or persons 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 said Thomas G. Hayden and Mary R. Hayden, his wife, their heirs or assigns,

AND it is hereby agreed that when default be made in any covenants or conditions contained in this mortgage and when suit has been docketed in the proper Court for the purpose of foreclosure of this mortgage under the power of sale above granted and the said Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124, or his personal representatives, successors or assigns, or the said Gibson and Wood, their and his 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 the foreclosure proceedings, including all costs of advertisement, Court costs and all expenses incurred to the time of said tender and commissions of the total amount of the mortgage indebtedness, principal and interest, equal to onehalf 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 G. Hayden and Mary R. Hayden, his wife, for themselves, and each of them, their and each of their heirs, executors, administrators and assigns, hereby covenant to pay.

WITNESS The hands and seals of said Mortgagors:

Test: (As to T.G.H)

Delha Dancy Rolph

TEST: (as to M.R.H.)

Delha Dancy Rolph

THOMAS G. HAYDEN (SEAL)
(Thomas G. Hayden)

MARY R. HAYDEN (SEAL)
(Mary R. Hayden)

STATE OF MARYLAND)
) TO WIT:
QUEEN ANNE'S COUNTY)

I HEREBY CERTIFY that on this _____ day of _____, 1946, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, aforesaid, personally appeared Thomas G. Hayden

and Mary R. Hayden, his wife, and each acknowledged the foregoing MORTGAGE to be their respective act, and at the same time personally appeared William McK. Gibson, agent for Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124, Mortgagee, and made oath in due form of law that the consideration stated in the within and foregoing MORTGAGE is true and bona fide as therein set forth and that he has been duly authorized by the said Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124, to make this oath.

IN TESTIMONY WHEREOF, I herewith subscribe my hand and affix my notarial seal, the day and year last above written.

Delha Dancy Rolph

(Notary Public)

Notary Public Seal

Queen Anne's County, to wit: Be it remembered that on this Twenty Third day of November, in the year nineteen hundred and forty nine, the following ASSIGNMENT was filed for record, to wit:

For value received I, Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124, in the Circuit Court for Queen Anne's, County, in Equity, entitled "In the Matter of the Trust Estate for and in behalf of Harriet McK. Gibson", do hereby assign the within and foregoing mortgage unto Howard Wood, 3rd, for collection by foreclosure or otherwise.

Witness my hand and seal this 26th day of October, 1949;

ROBERT F. GIBSON (SEAL)
Surviving Trustee as aforesaid.

Test:

WILLIAM McK. GIBSON

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S. G. Jr. No. 15, folios 519, etc., a land record book for Queen Anne's County, and that the same is also on file in this office in Liber A.S. G. Jr. No. 1, folios 293, etc., a Chattel Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Twenty Third day of November, in the year nineteen hundred and forty nine.

Clerk's Seal

NELLIE B. WHITELEY
Clerk

Filed Dec. 1, 1949

Certified Copy of Bond
Filed Dec. 1, 1949

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this First day of December, in the year nineteen hundred and forty nine, the following BOND was filed for record, to wit:

STATE OF MARYLAND,)
) TO WIT:
QUEEN ANNE'S COUNTY,)

KNOW ALL MEN BY THESE PRESENTS, That we, Howard Wood, 3rd, of Queen Anne's County, State of Maryland, as principal, and the Hartford Accident and Indemnity Company, a body corporate, duly authorized by its charter to become some surety on bonds, are held and firmly bound unto the State of Maryland, in the full and just sum of Eighteen Thousand Dollars (\$18,000.00) current 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 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 1st day of December, 1949;

WHEREAS, the above bounden Howard Wood, 3rd, by virtue of the power contained in a mortgage from Thomas G. Hayden and Mary R. Hayden, his wife, to Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124 in the Circuit Court for Queen Anne's County, Maryland, in Equity, bearing date the date the 25th day of October, 1946, and recorded in Liber A.S.G.Jr. No. 15, folios 519, etc., a Land Record Book for said Queen Anne's County, and in Liber A.S.G.Jr. No. 1, folios 293, etc., a Chattel Record Book for said Queen Anne's County, duly assigned unto the said Howard Wood, 3rd, for collection by foreclosure or otherwise, the said Howard Wood, 3rd, Assignee, is about to sell the land, premises, fixtures and equipment described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden Howard Wood, 3rd, do and shall well, 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 shall be void, otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered
in the presence of:
CAROLINE T. WILSON

HOWARD WOOD, 3rd (SEAL)

HARTFORD ACCIDENT AND INDEMNITY
COMPANY

Corporate
Seal Place.

BY GIBSON AND WOOD

ATTEST:

By HOWARD WOOD 3rd
Its Attorneys-in-fact.

CAROLINE T. WILSON

And at the foot of the foregoing BOND is thus endorsed, to wit:

Security approved, and Bond filed
Dec. 1, 1949.

NELLIE B. WHITELEY, Clerk.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G.Jr. No. 1, folio 143, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this First day of December, in the year nineteen hundred and forty nine.

Clerk's Seal.

NELLIE B. WHITELEY
Clerk

Howard Wood, 3rd,
Assignee,

vs.

Thomas G. Hayden and Mary
R. Hayden, his wife.

Mortgagors.

IN
EQUITY

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

Cause No. 3658

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sales of the real estate and personal property made in this cause by Howard Wood, 3rd, Assignee, unto your Honors, respectfully shows:

1. That the above Mortgagors, by Mortgagee dated October 25, 1946, and recorded among the land records of Queen Anne's County in Liber A.S.G. Jr., No. 15, folios 519, etc., and among the chattel records of said County in Liber A.S.G.Jr. No. 1, folios 293, a certified copy of same being filed herein, granted, conveyed, bargained and sold certain land and personal property in said mortgage described unto Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124, in this Court, to secure unto said trustee the payment of the debt of Fifteen Thousand Dollars in said mortgage described, and the interest therein agreed to be paid, which said mortgage contains a power of sale of the mortgaged property to be exercised by the mortgagee, his successors or assigns, in the event of default of the mortgagors in their covenants contained in said mortgage.

2. That, default having occurred in the terms of said mortgage by reason of the non-payment of the interest, insurance premiums and taxes agreed by said Mortgagors to be paid, said Trustee assigned said mortgage unto Howard Wood, 3rd, for collection by foreclosure or otherwise, by assignment dated October 26, 1949, and recorded at the foot of said mortgage in the aforementioned land and chattel record books.

3. That prior to the day of sale hereinafter mentioned, said Assignee filed with the Clerk of this Court a bond given to the State of Maryland executed by himself and the Hartford Accident and Indemnity Company (a corporation having the authority to become sole surety on bonds of this character) as surety in the penal sum of Eighteen Thousand Dollars containing the condition required by law relative to the foreclosure of mortgages under powers of sale contained therein, a certified copy of said bond being filed herein.

4. That thereafter said assignee gave more than twenty days previous notice of sale of the mortgaged property by advertisement of said sale in the Queen Anne's Record-Observer, a weekly newspaper published in Queen Anne's County, aforesaid, a certificate of the publication thereof being filed with this report.

5. That one item of property in said mortgage described, to wit: one Union Special Bag Closing Machine, has not been found by said Assignee; and, accordingly, was not advertising for sale.

6. That, in addition to the advertisement mentioned, said assignee advertised a short notice of said sale in other newspapers, viz: the Baltimore Sun-papers, the Wilmington News and Journal, the Easton Star-Democrat, the Kent New, the Peninsula Broiler Journal, the German Gazette and Feedstuffs.

7. That the mortgaged property includes three parcels of land, of which Parcels Nos. 1 and 2 are improved by a feed mixing building warehouse, office and show room, (Parcel No. 3 being an unimproved lot which is not adjacent to Parcels Nos. 1 and 2); that, the operation of a business at Parcels Nos. 1 and 2 would be highly inconvenient and impractical without the use of two contiguous, unimproved parcels of land, heretofore the property of one Theodore L. James, (adjoining Parcels Nos. 1 and 2 conveyed by said mortgage) as a parking area for the vehicles of patrons of such a business; that said assignee, in an effort to increase the attraction of the said Parcels Nos. 1 and 2 for prospective purchasers at said sale, purchased the aforementioned unimproved parcels of land of Theodore L. James for the sum of Six Hundred Twenty Dollars and obtained a deed conveying such parcels to said assignee in his individual capacity, dated December 1, 1949, and recorded at said assignee's expense among said land records in Liber N.B.W. No. 4; that said assignee thereupon advertised a "Note" at the foot of his notice of sale aforesaid in the issues of the Queen Anne's Record-Observer of December 8, 1949 and December 15, 1949, a certificate of publication of such "note" being filed with this report, giving the purchaser of said Parcel Nos. 1 and 2 a 90-day option to buy the land so conveyed (to said assignee) for the sum of Six Hundred Forty Dollars, payable on exercising such option.

8. That pursuant to the advertised notices of sale, said assignee did attend at said Parcels Nos. 1 and 2 in the town of Centreville, Queen Anne's County, Maryland, on the 22nd day of December, 1949, at 1:30 o'clock P.M., and then and there proceeded to make sale of the property so advertised for sale in the following manner: the advertisement of sale published in the Queen Anne's Record-Observer as aforesaid, and the "note" aforesaid, were read aloud by said assignee; said assignee then proceeded to offer at public sale at the time and place above mentioned, to the highest bidders, by J. Elmer Anthony, auctioneer:

FIRST: the mortgaged Parcels Nos. 1 and 2, the fixtures and equipment, including office equipment, described in the first place in the advertisement of sale in The Queen Anne's Record-Observer, as a unit; and after said auctioneer had cried such sale, said assignee at said time and place in execution of the power of sale contained in said mortgage, sold the property so offered in the first place unto the said mortgagee, to wit: the said Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124, in this Court, he being then and there the highest bidder therefor at and for the sum of Ten Thousand Dollars (\$10,000.00).

SECOND: the mortgaged Parcel No. 3, described in the second place in the advertisement of sale in the Queen Anne's Record-Observer; and after said auctioneer had cried this sale, said assignee at said time and place in execution of the power of sale contained in said mortgage, sold the lot or parcel of land described in said mortgage as Parcel No. 3 unto John Bishop Harper for the sum of Twelve Hundred Dollars (\$1,200.00).

9. That said John Bishop Harper Fesmyer has complied with the advertised terms of sale by paying unto said assignee the sum of Four Hundred Dollars (\$400.00).

Respectfully submitted,

HOWARD WOOD, 3rd.
Assignee.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify that on this 27th day of December, 1949, before me, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Howard Wood, 3rd, and made oath in due form of law that the matters and facts set forth in the foregoing REPORT OF SALE are true and bona fide as therein stated, and that the sales made by him as Assignee, and therein reported, were fairly made.

NELLIE B. WHITELEY
Clerk

Filed Dec. 27, 1949

Assignee's Sale of
Valuable Feed Mixing,
Mill & Grain Handling
Property, and Building Lot

Default having occurred in the terms of the mortgage from Thomas G. Hayden and Mary R. Hayden, his wife, to Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124 in the Circuit Court for Queen Anne's County, in Equity, said mortgage being dated October 25, 1946, and recorded in Liber A.S.G.Jr. No. 15, folios 519, etc., a Land Record Book for Queen Anne's County, and in Liber A.S.G. Jr., No. 1, folios 293, etc., a Chattel Record Book for Queen Anne's County, and duly assigned unto Howard Wood, 3rd, for collection by foreclosure or otherwise.

The undersigned Assignee, by virtue of the Power of Sale contained in said mortgage will offer at public sale to the highest bidders, at the Feed Mill Property to be sold (Parcels Nos. 1 and 2 described below), on THURSDAY, DEC. 22, 1949 commencing at 1:30 o'clock P.M., the following described property,

to wit:

FIRST: the following real and personal property will be offered as a unit to the highest bidder:

LAND AND BUILDING

All these two lots of land, improved by a large frame building, recently enlarged and modernized, designed and fully equipped as a feed mixing, feed milling and grain handling establishment, including warehouse space, office space and bins having capacity for about 9,650 bushels of grain, and by an adjoining brick show room fronting on Water Street, in the town of Centreville, Queen Anne's County, Maryland, described as follows:

Parcel No. 1: All that lot or parcel of land situate in said town on the west or northwest side of the street known as "Haydentown Lane" or "Banjo Lane", adjoining on the southeast the property of Paul T. Morris, on the northwest, or rear, the property formerly of Robert R. Price, and on the northeast the property formerly known as the "Harmon Property", being the same land described as "Parcel No. 1" in said mortgage.

Parcel No. 2: All that lot or parcel of land situate in said town on the north side of Railroad Avenue on Water Street, bounded, bounded on the west by the Barton Brothers Property, on the east by property of or formerly of Theodore James, and on the north by the Harmon property, being the same land described as "Parcel No. 2" in said mortgage.

FIXTURES AND EQUIPMENT

1 Sprout Waldron 18" Hammer Mill with 60 H.P. Westinghouse Electric motor, Serial No. 1344; 1 Kelly Duplex Mixer with 7½ H.P. motor, Serial No. 7666; 2 Sprout Waldron 150 cu. ft. mixers with two 7½ H.P. motors, Serial Nos. 711D and 13943; 1 A.T. Ferrell Clipper Cleaner, Model 49 BD with 7½ H.P. motor, serial No. 9998C7; 1 Eureka Oat Clipper with 10 H.P. motor, Serial No. 1643; 1 Sprout Waldron Corn Cutter, Type A.J. with 5 H.P. Motor, serial No. 354287; 1 Sprout Waldron Molasses Mixer, complete with pump and 10 H.P. Motor, serial No. 15144; 1 Guffston Seed Treater; and all office equipment located on said premises (including, among articles too numerous to mention, the following: one 4-drawer steel filing cabinet, 1 roll-top desk, 1 flat-top desk, 1 large safe, 1 Burroughs adding machine, 1 Egry sales slip register on stand, 1 Darco "cashier" register, 3 oak chairs, 1 Buffalo scale, utility cabinet, Counters and shelving).

SECOND: the following building lot, valuable for business or residential purposes, will be offered to the highest bidder:

All that lot or parcel of land, or part of a lot or parcel of land, situate in said town on the northeast side of Railroad Avenue on Water Street, just southeast of the Pennsylvania Railroad Company right of way, bounded by lands of J.R.E. Turpin and by said Pennsylvania Railroad Company right of way, being the same land which was conveyed to Thomas G. Hayden and wife by Margaret F. Aldridge, et al., by deed dated October 17, 1945, recorded in Liber A.S.G.Jr. No. 12, folio 366, a Land Record Book for said county, EXCEPT for that part thereof which has been mortgaged by Thomas G. Hayden and wife to John G. Wallis, et al., by mortgage dated October 7, 1946, and recorded in Liber A.S.G.Jr. No. 15, a Land Record Book for said county.

TERMS OF SALE: Possession will be given on day of sale. One-third (1/3) of the purchase price will be required on the day of sale, the balance to be paid in cash or certified check upon ratification of the sale by the Court, (more than 60 days after the sale). Taxes and insurance premiums will be adjusted as of day of sale. Title papers and revenue and recordation stamps at purchaser's expense.

HOWARD WOOD, 3rd.
Assignee.

J. Elmer Anthony, Auctioneer.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. December 22, 1949

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Assignee's Sale of Valuable Feed Mixing, Mill & Grain Handling Property and Building Lot in the case/estate of Thomas G. Hayden and Mary R. Hayden Chancery Cause No. 2124 a true copy of which is annexed hereto, was published in the QUEEN ANNES RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 3 successive weeks before the 22nd day of December 1949, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 1st day of December 1949, and the last insertion on the 15th day of December 1949.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

BY BARBARA L. BINEBRINK

Filed Dec. 27, 1949

NOTE: The buyer of the Mill property will have a 90-day option to buy a parking area fronting on Water Street, adjacent to the Mill property, for the sum of \$640.00, payable on exercising option. This Area consists of the two parcels of land granted by Theodore L. James to Howard Wood, 3rd, by deed dated December 1, 1949, and recorded among the land records of Queen Anne's County.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. December 22, 1949

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Note in the case/estate of Thomas G. Hayden and Mary R. Hayden Chancery Cause No. 2124 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 22nd day of December 1949, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 8th day of December 1949, and the last insertion on the 15th day of December 1949.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed Dec. 27, 1949

NISI
Filed Dec. 27, 1949

N I S I

Howard Wood, 3rd., Assignee	)	IN THE CIRCUIT COURT
)	
VS.	)	FOR QUEEN ANNE'S COUNTY
)	
Thomas G. Hayden and	)	IN EQUITY
Mary R. Hayden, his wife,)	
Mortgagors	)	CHANCERY NO. <u>3658</u>

ORDERED, This 27th. day of December A.D., 1949, that the sale of real estate made and reported in this cause by Howard Wood, 3rd., Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th. day of February 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 28th. day of January next.

The Report states the amount of sales to be \$11,200.00

NELLIE B. WHITELEY Clerk.

Filed Dec. 27, 1949

Statement of Mortgage Debt
Filed April 5, 1950

Howard Wood, 3rd, Assignee,	X	In the Circuit Court for Queen Anne's County in Equity.
vs.	X	
Thomas G. Hayden and Mary R. Hayden, his wife, Mortgagors.	X	Cause No. 3658

Statement of Mortgage Debt.

Thomas G. Hayden and Mary R. Hayden, his wife, Mortgagors,
To Howard Wood, 3rd, Assignee of Mortgage DR.

1949 Dec. 22	To Amount of principal mortgage debt due by said mortgagors to said assignee under mortgage of which a certified copy is filed in this cause.....	\$15,000.00
	To interest on \$15,000.00 from April 26, 1947, to December 22, 1949, at 5% per annum.....	1,994.18
	To 5% collection commissions on \$16,994.18.....	\$16,994.18
	To Fire insurance premiums advanced to William McKenney, Jr., Agent, (November 15, 1949 to December 22, 1949).....	849.70
	Total amount due under said mortgage.....	7.31
		\$17,851.19

HOWARD WOOD, 3rd
Assignee of Mortgage

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify that on this 5th day of April, 1950, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Howard Wood, 3rd, above-named Assignee of Mortgage, and made oath in due form of law that the foregoing is a true statement of the indebtedness due by Thomas G. Hayden and Mary R. Hayden, his wife, as mortgagors under the mortgage mentioned and described in the said statement, to the best of his knowledge and belief.

NELLIE B. WHITELEY
Clerk

Filed April 5, 1950

Certificate of Publication
of Order Nisi
Filed April 5, 1950

NISI

Howard Wood, 3rd, Assignee

VS.

Thomas G. Hayden and
Mary R. Hayden, his wife,
Mortgagors

In the Circuit Court

for Queen Anne's County

in Equity.

Chancery No. 3658

ORDERED, This 27th. day of December, A.D., 1949, that the sale of real estate made and reported in this cause by Howard Wood, 3rd., Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th. day of February 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 28th. day of January next.

The Report states the amount of sales to be \$11,200.00.

NELLIE B. WHITELEY, Clerk

Filed: December 27, 1949.
True Copy
Test: Nellie B. Whiteley, Clerk.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. February 21, 1950

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi in the case/estate of Howard Wood, 3rd. Assignee vs. Mary R. Hayden and Thomas G. Hayden, Chancery No. 3658 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 28th day of January 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 22nd. day of December 1949, and the last insertion on the 19th day of January 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

BY BARBARA L. BINEBRINK

Filed April 5, 1950

Petition
Filed April 5, 1950

Howard Wood, 3rd,
Assignee,

vs.

Thomas G. Hayden and
Mary R. Hayden, his wife,
Mortgagors.

In the Circuit Court for
Queen Anne's County

in Equity.

Cause No. 3658

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of J. Charles Bishop, Robert F. Gibson, Surviving Trustee, by Gibson and Wood, his attorneys, and of Howard Wood, 3rd, Assignee of Mortgage and Vendor in this cause, unto your Honors, respectfully shows:

1. That Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124, in this Court, has purchased the office equipment sold in these proceedings, among other property, as will appear by reference to the report of sale heretofore filed by said Assignee; but that said sale has not yet been ratified by this Honorable Court.

2. That J. Charles Bishop has purchased the interest of said Robert F. Gibson, Surviving Trustee in said Chancery Cause No. 2124, in and to the two following articles of office equipment sold as aforesaid, and your petitioners desire that said J. Charles Bishop be substituted as purchaser of said articles at

and for the prices hereinafter set forth, to wit:

- 1 Safe\$25.00
- 1 Filing Cabinet.....\$25.00

Wherefore your petitioners pray this Honorable Court to pass an order substituting J. Charles Bishop in the place and stead of Robert F. Gibson, Surviving Trustee as aforesaid, as purchaser of the above articles, at and for the prices above set forth.

Respectfully submitted,

J. CHARLES BISHOP
(J. Charles Bishop)

Gibson and Wood

By HOWARD WOOD, 3rd
Attorneys for Robert F. Gibson,
Surviving Trustee as aforesaid.

HOWARD WOOD, 3rd.
Assignee of Mortgage and Vendor

Filed April 5, 1950

ORDER OF COURT

Upon the aforesaid petition, IT IS ORDERED, this 5th day of April, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that J. Charles Bishop be and he is hereby substituted as purchaser of one Safe at and for the sum of Twenty-Five Dollars and of one Filing Cabinet at and for the sum of Twenty-Five Dollars, sold in this cause, in the place and stead of Robert F. Gibson, Surviving Trustee in Chancery Cause No. 2124 in this Court.

WM. R. HORNEY
Judge.

Filed April 5, 1950

Final Order of Ratification
Filed April 5, 1950

FINAL ORDER OF RATIFICATION

ORDERED, this 5th day of April, 1950, 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 and the personal property made by Howard Wood, 3rd, Assignee in this cause, be and the same are hereby finally ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been duly given as required by the preceding order nisi heretofore/appointed to act as Special Auditor to state an audit of the proceeds of said sales; that, upon the qualification of such Special Auditor by taking oath required by law, the proceedings in the above entitled cause be forthwith referred to him for such purpose; and that said Howard Wood, 3rd, Assignee as aforesaid, is allowed the usual commissions on said sales which are allowed by this Court upon sales of real estate and for all expenses, not personal, upon producing the vouchers therefor before the Special Auditor hereinabove appointed.

WM. R. HORNEY
Judge.

Filed April 5, 1950

Petition
Filed May 2, 1950

Howard Wood, 3rd,
Assignee,
vs.

Thomas G. Hayden and
Mary R. Hayden, his wife,
Mortgagors.

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

Cause No. 3658.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Howard Wood, 3rd, Assignee of the Mortgage foreclosed in these proceedings, unto Your Honors, respectfully sets forth:

1. That, as will appear more fully by reference to the said proceedings, your Petitioner has reported the sales of real and personal property made by him in this cause; and the said sales have been finally ratified and confirmed by the order of this Court passed on the 5th day of April, 1950.
2. That, your petitioner obtained this Honorable Court's final

order of ratification aforesaid in order to complete the title of Robert F. Gibson, Trustee for Harriet McK. Gibson, Mortgagee and Purchaser of the main and principal portions of the property sold; but inadvertently failed to consult with the purchaser of the separate lot sold in this cause, J. B. Harper Fesmyer, or with the latter's attorney, before obtaining said ratification, in order to afford the said Fesmyer a full and complete opportunity to refuse to accept the title to said lot, in the event that he, or his attorney, should find such title to be unmarketable.

3. That your petitioner is now advised that the said J.B. Harper Fesmyer now desires to file exceptions to said sale made unto him, upon the grounds that the title to said lot offered by your petitioner, as assignee as aforesaid, is unmarketable.

Wherefore, your petitioner prays this Honorable Court to pass an order rescinding its order of April 5, 1950, insofar as the sale of "Parcel No. 3" described in the mortgage foreclosed in this cause in concerned, leaving said order of April 5, 1950, in full force and effect as to all other sales or real and personal property.

Respectfully submitted,

HOWARD WOOD, 3rd.
Assignee of Mortgage.

Filed May 2, 1950

ORDER OF COURT

Upon the foregoing petition, IT IS ORDERED, this 2nd day of May, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the Final Order of Ratification passed by this Court, on the 5th day of April, 1950, be and it is hereby modified in the following respect only, to wit: IT IS HEREBY ORDERED that the sale of "Parcel No. 3", described in the mortgage foreclosed in this cause, unto John Bishop Harper Fesmyer is not hereafter to be deemed as ratified or confirmed by said order; and said order is here by rescinded insofar as it applied to the sale of the aforementioned "Parcel No. 3" unto John Bishop Harper Fesmyer.

WM. R. HORNEY
Judge

Filed May 2, 1950

Exceptions to Ratification of
Sale of One Lot
Filed May 4, 1950

HOWARD WOOD, III, Assignee,

versus

THOMAS G. HAYDEN and MARY R.
HAYDEN, his wife, Mortgagors.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY, IN EQUITY.

Chancery No. 3658

EXCEPTIONS TO RATIFICATION OF
SALE AS TO PARCEL NO. 3, described in the Advertisement
and Report of Sale as "SECOND"..

TO THE HONORABLE; the Judges of said Court:

John Bishop Harper Fesmyer, the Purchaser of said mortgaged Parcel No. 3, by Thomas J. Keating, Jr., his Attorney, excepts to the Ratification of sale of Parcel No. 3, described in the Mortgage which is foreclosed in this Cause, and which is described in the Advertisement of Sale and in the Report of Sale as "Second", and for grounds of Exceptions respectfully shows:

(1) THAT the Mortgagors, Thomas G. Hayden and Mary R. Hayden, his wife, acquired Title to the real estate, described as Parcel No. 3 in the Mortgage from said Thomas G. Hayden and Mary R. Hayden, his wife, to Robert F. Gibson, surviving Trustee, dated October 25, 1946, recorded in Liber ASG, Jr., No. 15, folio 519, a Land Record Book for Queen Anne's County, by a Deed from Margaret F. Aldridge and others, dated October 17, 1945, recorded in Liber ASG, Jr., No. 12, folio 366, a Land Record Book for Queen Anne's County;

(2) THAT one of the Grantors in said Deed to Thomas G. Hayden and wife, was Graham Watson, who, at the time of the execution of said Deed, was married unto one Margaret Watson, his second wife, and the said Margaret Watson did not unite with him in the execution of said Deed;

(3) THAT the said Graham Watson, who is now dead, acquired what ever right, title, and interest he may have had in said real estate from his first wife, Julia K. Watson, who died siezed and possessed of an undivided one-sixth (1/6) interest in said real estate on or about the --17th--day of March, 1943, and leaving a Last Will and Testament which was duly admitted to probate by the Orphans' Court of Queen Anne's County on the --23rd--day of March, 1943, a certified copy thereof being filed herewith marked "Exceptant's Exhibit No. 1";

(4) THAT the said Julia K. Watson, so dying as aforesaid, left surviving her the said Graham Watson, her husband, and a son, John G. Watson;

(5) THAT the said Graham Watson did not renounce the provisions of the aforesaid Last Will and Testament of the said Julia K. Watson, his deceased wife;

wife;

(6) THAT because of the terms and conditions of the aforesaid Last Will and Testament of the said Julia K. Watson and the failure to renounce same by the said Graham Watson, there is some slight question as to the nature of the estate which the said Graham Watson took in the real estate of the said Decedent Testatrix;

(7) THAT if the estate in said real estate taken by the said Graham Watson was other than a life estate, then the non-joinder of Margaret Watson, the second wife of the said Graham Watson, in the Deed hereinbefore mentioned, would create a cloud upon the Title of the said Thomas G. Hayden and Mary R. Hayden, his wife, Mortgagors, and this Exceptant should not be required to purchase at this sale a questionable Title;

WHEREFORE, your Exceptant prays that the sale to him of the building lot, described as "Parcel No. #" in the Mortgage hereinbefore mentioned, be not reatified.

Respectfully submitted,

THOS. J. KEATING JR.
(Thos. J. Keating Jr.)
ATTORNEY FOR EXCEPTANT.

Filed May 4, 1950

THIS IS TO CERTIFY that I served a copy of the foregoing Exceptions to Ratification of Sale of Lot upon Howard Wood, III, Assignee, by leaving same at his office in Centreville, Maryland, on this 4th day of May 1950.

THOS. J. KEATING JR.
(Thos. J. Keating, Jr.)
ATTORNEY OF EXCEPTANT

Filed May 4, 1950

"EXCEPTANT'S EXHIBIT NO. 1"
Filed May 4, 1950

In case of my death, I leave my entire property & effects to my husband Graham Watson, for life

Signed

Julia K. Watson
January twelfth (12) 1929

John G. Watson
Martha J. Keating

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

On the 23rd day of March, A.D., 1943, came Graham Watson, Custodian of the within and foregoing instrument of writing, purporting to be the last Will and Testament of Julia K. Watson, late of Queen Anne's County, deceased, and made oath in due form of law, that the foregoing 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 purse of Julia K. Watson on or about the 22nd day of March A.D., 1943

Sworn before

EDWARD E. COURSEY
Register of Wills of Queen Anne's
County, Md.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

On the 23rd day of March 1943, came John G. Watson and Martha J. Keating subscribing witness to the foregoing last Will and Testament of Julia K. Watson, late of Queen Anne's County, deceased, and made oath in due form of law, that they did see the Testatrix sign and seal said Will, that they hear her publish, pronounce and declare the same to be her Last Will and Testament, and at the time of her so doing she was to the best of their apprehensions, of sound and disposing mind, memory and understanding; and that they together with each other subscribed their names as witnesses to said Will at her request in her presence and in the presence of each other.

Sworn in open court.

Test:

Edward E. Coursey
Register of Wills of
Queen Anne's County,
Md.

STATE OF MARYLAND,

IN THE ORPHANS' COURT

FOR QUEEN ANNE'S COUNTY:

The foregoing Instrument of Writing, purporting to be the last Will and Testament of JULIA K. WATSON 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 23rd day of March, A.D., 1943, that the same be admitted in this Court as the true and genuine last Will and Testament of the said JULIA K. WATSON deceased.

H. F. Callahan
C. Tilghman Bishop
Henry C. Bowen.
Judges of the Orphans' 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 foregoing is a true copy of Last Will and Testament of Julia K. Watson as filed and passed in this office on March 23, 1943 and recorded in Liber N.S.D. No. 1 folio 308 in Record Book of Wills in the Orphans' 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 May 1950

Orphans' Court Seal

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

Answer to Exceptions
Filed May 5, 1950

HOWARD WOOD, III, Assignee,
vs.

THOMAS G. HAYDEN and MARY R.
HAYDEN, his wife, Mortgagors.

X
X
X
X
X
X
X

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

No. 3658

ANSWER TO EXCEPTIONS

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Howard Wood, 3rd, Assignee of Mortgage in these proceedings, to the Exceptions filed by John Bishop Harper Fesmyer as to the ratification of the sale to him of the land described as "Parcel No. 3" in the mortgage foreclosed in this cause, respectfully shows:

1. That said Assignee admits the matters charged in paragraph (1) of said Exceptions;
2. That said Assignee admits the matters charged in paragraph (2) of said Exceptions;
3. That said Assignee admits the matters charged in paragraph (3) of said Exceptions;
4. That said Assignee admits the matters charged in paragraph (4) of said Exceptions;
5. That said Assignee admits the matters charged in paragraph (5) of said Exceptions;
6. That said Assignee denies the matters charged in paragraph (6) of said Exceptions; and avers that Graham Watson acquired a life estate in the real property of Julia Watson by virtue of the terms of her will, which are entirely clear in their expression, and acquired no other estate whatsoever in said real property, by the terms of said will or otherwise;
7. That said Assignee admits the matters charged in paragraph (7) of said Exceptions; but avers that they have no relevancy to these proceedings, for the reasons stated in the 6th paragraph of this Answer.

Wherefore, said Assignee prays that said Exceptions be overruled, that the cost thereof be charged to the Exceptant, and that the sale of the land described as "Parcel No. 3" in the mortgage foreclosed in this cause unto John Bishop Harper Fesmyer, as previously reported, be finally ratified and confirmed.

Respectfully submitted,

HOWARD WOOD, 3rd.
Assignee of Mortgage

THIS IS TO CERTIFY that I served a copy of the foregoing Answer to Exceptions upon Thomas J. Keating, Jr., Attorney for the Exceptant, by leaving same at his office in Centreville, Maryland, on this 5th day of May, 1950.

HOWARD WOOD, 3rd.
Assignee of Mortgage

Filed May 5, 1950

MEMORANDUM OF OPINION
Filed May 20, 1950

HOWARD WOOD, III, Assignee,

vs.

THOMAS G. HAYDEN and
MARY R. HAYDEN, his wife.

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

No. 3658

MEMORANDUM

This proceeding is now before the Court on exceptions to the ratification of the sale of Parcel No. 3 of the mortgaged property, described in the advertisement and the report of sale as the "second" parcel. The exceptions were filed by John Bishop Harper Fesmyer, who became the purchaser of said parcel of land at the mortgage foreclosure sale.

Title to the property in question was acquired by the mortgagors by deed from Margaret F. Aldridge and others. Margaret Watson, the second wife of Graham Watson, one of the grantors, did not unite with him in the execution of the deed. Graham Watson, who is now deceased, had acquired whatever interest he had in said property from his first wife, Julia K. Watson, who died on or about March 17th, 1943, leaving a last will and testament, which was admitted to probate on March 23rd, 1943. The terms and provisions of said will consisted of a single sentence only, to wit: "In case of my death I leave my entire property and effects to my husband Graham Watson, for life." Besides her husband, Julia K. Watson left surviving her a son, John G. Watson. Graham Watson did not renounce the terms and provisions of the will.

The purchaser excepted to the ratification of the sale because he is apprehensive that Graham Watson might have acquired an estate in said property other than the life estate devised to him by the will inasmuch as Julia K. Watson did not dispose of the remainder. The assignee of the mortgage, by his answer to the exceptions, in substance denies that Graham Watson acquired any interest in the property in question other than an estate for life.

Prior to the enactment of Chapter 325 of the Laws of 1916, in the absence of a will devising him a greater estate, Graham Watson would have acquired only an estate for life in one-third of his first wife's real property, commonly known as the "husband's dower." Part of the statute referred to provides in substance that if an intestate leave a widow or a surviving husband, he or she, as the case may be, shall take, as an heir, the same share or proportion of land as he or she would take as a distributee in the personal property of the intestate, which in the instant case would have been a one-third interest in fee. Code, Art. 46, sec. 2. Another part of the same statute provides in substance that a surviving husband or widow shall take, as heir, the same share or proportion in land withing the State belonging to the deceased spouse at the time of death, even though such deceased spouse die testate, which the surviving husband or widow would take in the personal property of a residence spouse so dying testate; but that such share shall be subject to be barred by provisions in his or her favor by the will to the same extent and in the same manner as is provided by law with respect to barring dower by the acceptance of the testamentary provisions, and that an election not to accept said provisions shall be made in the same manner and withing the same time as is so provided. Code, Art. 46, sec. 3.

Code Art. 93, sec. 313, provides that: "every devise of land or any estate therein,*** to the wife of the testator shall be construed or to be intended in bar of her dower in lands***, unless it be otherwise expressed in the will." Section 314 provides that: "a surviving husband or widow shall be barred of his or her right of dower inland or share in land or share in the personal estate by any such devise or bequest, unless within six months after the first grant of letters testamentary upon the wife's or husband's will, as the case may be, he or she shall deliver or transmit to the Court or Register of Wills *** a written renunciation in substantially the *** form or to the *** effect" set forth in said Section 314. The form referred to requires both a renunciation of a devise or bequest and an election of what is to be taken in lieu thereof.

Inasmuch as Julia K. Watson did not dispose of the remainder in her real property after the death of her husband, it is obvious that the interest in remainder descended to her heirs at law living at the time of her death subject to the life estate of her husband. The question to be determined is whether or not Graham Watson, under the circumstances in this case, could be an heir as well as the tenant for life? Ordinarily a person is said to "die testate" if he or she leaves a valid will at his or her death. Bouvier's Law Dictionary, p. 1174. A person is said to "die intestate" if he or she dies without making a valid and operative disposition of his or her property by will. Newton vs. Griffith, 1 H. & G. 111, 131. Had Julia K. Watson died intestate her heirs would have been her husband and her son. But having died testate, even though she devised only a life estate to her husband and failed to dispose of the remainder after his death, the Court believes that the hus-

band was barred as an heir because he failed to renounce the will and elect to take as an heir. Even if he had renounced the will and elected to take his husband's dower the result would be the same. Under such circumstances he would have acquired only an estate for life in one third of his wife's land because prior to 1916 he was not an heir. Moreover, it should be observed that there is no provision in Art. 46, sec. 3, as to partial intestacy. Is this not significant? That the will was valid is not disputed. That it was operative in so far as it devised an estate for life to Graham Watson is likewise not disputed. Therefore, the Court is of the opinion that it is indisputable that the devise to the husband of the estate for life constituted "a provision in his favor" as contemplated by the statute, which, in the absence of a renunciation and an election, barred his taking as an heir "to the same extent and in the same manner as is provided by law with respect to barring dower". Art. 46, sec. 3, supra. The provision of law referred to must be that in Art. 93, sec. 313, which, to reiterate, provides that "every devise of land or any estate therein (underscoring supplied)" is a bar of dower. To hold otherwise would require the Court to declare that Graham Watson had a life estate in all of his first wife's real property, and in addition thereto had a one-third interest in the remainder as an heir. The statute in question is not capable of any such construction.

For the reasons assigned the exceptions to the ratification of the sale of the property in question will be dismissed, and the sale will be ratified when a final order of ratification is presented.

WM. R. HORNEY
Judge.

Filed May 20, 1950

Final Order of Ratification
of Sale of One Lot.
Filed May 22, 1950

Howard Wood, 3rd,
Assignee of Mortgage,

vs.

Thomas G. Hayden and
Mary R. Hayden, his wife,
Mortgagors.

Y
Y
Y
Y
(Y)

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

Cause No. 3658

FINAL ORDER OF RATIFICATION OF SALE
OF ONE LOT.

After hearing held upon the Exceptions filed by John Bishop Harper Fesmyer to the Ratification of the sale of Parcel Number Three described in the mortgage foreclosed in this cause, and also described as "Second" in the Advertisement of Sale and Report of Sale in said cause, and in accordance with the Memorandum Opinion of this Court filed in said cause on May 20, 1950, IT IS ORDERED, this 22nd day of May, 1950, by the Circuit Court for Queen Anne's County, and by the authority of said Court, that said Exceptions be and they are hereby overruled, and the sale of the real estate described as aforesaid be and the same is hereby finally ratified and confirmed as heretofore reported in this cause.

WM. R. HORNEY
Judge

Filed May 22, 1950

HOWARD WOOD, III,

Assignee

vs.

THOMAS G. HAYDEN
MARY R. HAYDEN

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IN THE
CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
IN EQUITY
No. 3658

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Edward Turner, Special Auditor, unto your Honors, respectfully shows:

1.- That this account is stated at the request of Howard Wood, III, Assignee of the Mortgage foreclosed in this cause, and vendor of the real and personal property sold herein, it appearing that the proceeds of the mortgage sale are insufficient for the payment of the costs and expenses of this cause and the mortgage claim, as per the statement of debt filed herein,

2.- That in the within account said Assignee is charged with the gross proceeds of the sale made by him, per the Report of Sale filed herein, and is then allowed thereout as follows: for his commissions in accordance with the terms of the mortgage, the court costs of this cause per bill of the Clerk, the fee of the auctioneer who cred the sale, per his statement, the cost of the premium on

said Assignee's corporate surety bond, per statement of the bonding company, the cost of advertising the notice of sale and the order nisi thereon, per statements of the newspapers, the State and County taxes on said property for 1949, per receipt of the County Treasurer, the cost of advertising the order nisi to be passed in this audit, the special auditor's fee, and the remaining balance of the proceeds of sale.

Respectfully submitted,
EDWARD TURNER
 Special Auditor

Filed Jan. 17, 1952

Cause No. 3658

The proceeds of sale in account with Howard Wood, 3rd,
 Assignee (and vendor)

CR		
1949		
Dec. 22	By gross proceeds of sale.....	\$11,200.00
DR.		
	To Howard Wood, 3rd, Assignee, commissions	\$493.00
	To do, for following amounts paid:	
	to Nellie B. Whiteley, Clerk, cost of recording assignment of mortgage.....	1.00
	to T. Sorden Pippin, costs of cause...	41.30
	to J.E. Anthony, crying sale	35.00
	to Gibson and Wood, Agents, bond premium	72.00
	to Queen Anne's Record-Observer, advertising sale \$71.50	
	order nisi 7.50	79.00
	to News-Journal Co., Wilmington Del., advertising sale.....	43.89
	to A.S. Abell Co., Baltimore, Md., advertising sale.....	113.82
	to the Miller Publishing Co., Minneapolis, Minn., publishers of "Feedstuffs", advertising sale.....	5.00
	to Penninsula Broiler Journal, Selbyville, Del., advertising sale.....	3.12
	to Allied Language Newspapers, 220 N. Liberty St., Baltimore, Md. publishers of the "German Gazette", advertising sale.....	15.00
	to Easton Star-Democrat, advertising sale	.75
	to Kent County News, advertising sale...	1.50
	to C. Percy Arrington, Treas., 1949 taxes	145.15
	To do., for the cost of advertising the order nisi to be passed as to this audit in the Queen Anne's Record-Observer.....	5.00
	To Edward Turner, Special Auditor, for stating this audit.....	9.00
	To Howard Wood, 3rd, assignee of Mortgage for collection by foreclosure or otherwise, the net proceeds of this sale (on account of the mortgage indebtedness of \$17,851.19, per statement of debt filed), to wit: this balance	\$10,136.47
		<u>\$11,200.00</u>
		<u>\$11,200.00</u>

Respectfully submitted,
EDWARD TURNER
 Special Auditor

Filed Jan. 17, 1952

NISI RATIFICATION OF AUDIT

Howard Wood, III, Assignee	)	IN THE CIRCUIT COURT
	)	FOR QUEEN ANNE'S COUNTY
	)	IN EQUITY
vs.)	
	)	Cause No. 3658
Thomas G. Hayden)	
Mary R. Hayden)	

ORDERED, This 17th. day of January in the year nineteen hundred and fifty two; that the Report and Account filed in these proceedings by Edward Turner Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th. day of February, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 8th. day of February, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk.

Filed January 17, 1952

CERTIFICATE OF PUBLICATION OF NISI RATIFICATION
OF AUDIT
Filed Nov. 19, 1957

NISI RATIFICATION OF AUDIT

Howard Wood, III, Assignee

VS

Thomas G. Hayden, Mary R. Hayden

In The Circuit Court for Queen
Anne's County In Equity

Cause No. 3658

ORDERED, This 17th day of January in the year nineteen hundred and fifty two, that the Report and Account filed in these proceedings by Edward Turner Special, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of February, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 8th day of February, 1952, in some newspaper printed and published in Queen Anne's County.

T. Sorden Pippin, Clerk.

Filed: January 17, 1952

2t-1-31

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md., November 19, 1957

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the NISI RATIFICATION OF AUDIT in the case of Howard Wood, III, Assignee VS Thomas G. Hayden, Mary R. Hayden Cause No. 3658 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 15th day of February, 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 24th day of January 1952, and the last insertion on the 31st day of January, 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By EMILY ANN DADDS

Filed Nov. 19, 1957

FINAL ORDER OF RATIFICATION
Filed No. 21, 1957

FINAL ORDER OF RATIFICATION

ORDERED, this 21st day of November, 1957, that the Report and Account filed in these proceedings by Edward Turner, Special Auditor, be finally ratified and confirmed, no cause to the contrary thereof having been shown, although notice appears to have been given as required by the preceeding order nisi, and the Assignee named in the mortgage is directed to apply the proceeds accordingly.

EDWARD D. E. ROLLINS
Judge

Filed Nov. 21, 1957

.....
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 this Eleventh day of August, in the year nineteen hundred and fifty, the following Bill of Complaint was filed for record, to wit:

C A U S E N O. 3696

QUEEN ANNE'S COUNTY WELFARE BOARD,
(Centreville, Maryland), Plaintiff,

vs.

JEREMIAH NIXON
c/o Bernard White, Chester, Md.,
and BLANCHE SUDLER
Chester, Md.

Defendants,

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

Cause No. 3696

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orator, Queen Anne's County Welfare Board, by Howard Wood, 3rd, its Attorney, brings this suit for itself as well as for all other creditors of Annie S. Fields, late of Queen Anne's County, Maryland, deceased, who will come in and contribute to the expense thereof; and your orator, complaining, says:

1. That your orator disbursed Old Age Assistance payments, in accordance with its duty provided by the laws of Maryland, unto Annie S. Fields in her lifetime in the total sum of \$1,892.04, said payments having been made in the amounts and at the times set forth in the itemized statement thereof, which is filed with this bill, and prayed to be taken as a part thereof, and is marked "Exhibit A"; of which total your orator has received no part prior to the filing hereof.

2. That the said Annie S. Fields died a resident of Queen Anne's County, Maryland, intestate, on the third day of April, 1950, leaving no child or descendants of deceased children, no parent and no brothers or sisters surviving her, but leaving surviving her, as her only heirs at law, a nephew and niece (children of a deceased sister, Maria Bailey Nixon), to wit: Jeremiah Nixon and Blanche Sudler, both adults residing at Chester, Queen Anne's County aforesaid.

3. That, the said Annie S. Fields died possessed of no personal estate of any value, indebted to your orator as aforesaid, but seized and possessed of a lot or parcel of land situate at or near Chester, on Kent Island, Queen Anne's County aforesaid, in Crab Alley Neck, nearly opposite the Store Property of Thomas Price, once of Milton H. Price, containing two acres of land, more or less, and known as the "Annie S. Fields Property"; being the same land, which was conveyed to John H. Fields by J.H.C. Legg, Trustee, by deed dated December 30, 1910, recorded in Liber S.S. No. 9, folio 368, a Land Record Book for Queen Anne's County, aforesaid, and filed herewith as a part hereof, marked "Exhibit B", and which descended unto the said Annie S. Fields, widow of John H. Fields, upon the latter's death, intestate, in the year 1920, leaving no child, descendant of a deceased child, parent, brother, sister, or child or descendant of any deceased brother or sister; saving and excepting from said land, however, the small part thereof which was conveyed by said Annie S. Fields to William Edgar Sullivan and wife, by deed dated April 24, 1936, recorded in Liber W.H.C. No. 2A, folio 555, a Land Record Book for Queen Anne's County, aforesaid, and filed herewith as a part hereof, marked "Exhibit C".

TO THE END, THEREFORE:

1. That a Trustee may be appointed under the Decree of this Honorable Court to sell the real estate hereinabove described for the purpose of applying the net proceeds of sale to the payment of the debts of Annie S. Fields, deceased; and

2. That your orator may have such other and further relief as its case may require.

AND as in duty bound, etc.,

QUEEN ANNE'S COUNTY WELFARE BOARD

By HOWARD WOOD, 3rd.
Attorney for Plaintiff

Filed Aug. 11, 1950.

#657

Annie S. Fields
Chester, Maryland

To: Queen Anne's County Welfare Board - Dr.

The Queen Anne's County Welfare Board, upon the application of Annie S. Fields, rendered financial assistance to the said Annie S. Fields, in the amounts at the times as herein stated, to wit:

1942

October - December 3 months @ \$15.00 \$45.00

1943

January - April	4 months	@ 15.00	60.00
May	1 month	@ 20.00	20.00
June - November	6 months	@ 15.00	90.00
December	1 month	@ 17.75	17.75

1944

January - April	4 months	@ 17.75	71.00
May - August	4 months	@ 14.25	57.00
September - December	4 months	@ 15.25	61.00

1945

January - March	3 months	@ 15.25	45.75
April	1 month	@ 27.25	27.25
May - November	7 months	@ 15.25	106.75
December	1 month	@ 33.25	33.25

1946

January - April	4 months	@ 15.25	61.00
May - September	5 months	@ 17.25	86.25
October - December	3 months	@ 23.00	69.00

1947

January - June	6 months	@ 22.87	137.22
July - September	3 months	@ 22.29	66.87
October - December	3 months	@ 26.32	78.96

1948

January - September	9 months	@ 26.32	236.88
October - December	3 months	@ 30.73	92.19

1949

January - May	5 months	@ 30.73	153.65
June	1 month	@ 30.09	30.09
July - August	2 months	@ 30.26	60.52
September - December	4 months	@ 26.38	105.52

1950

January - March	3 months	@ 26.38	79.14
			<u>\$1892.04</u>

STATE OF MARYLAND,)
) TO WIT:
QUEEN ANNE'S COUNTY,)

I HEREBY CERTIFY, that on this 11th day of August, 1950, before me, the subscriber, personally appeared Mary H. Davis, Director of Queen Anne's County Welfare Board, and made oath in due form of law that the within and foregoing account as stated is just and true and that said board has not received any part of the money stated to be due or any security or satisfaction for the same, except what is credited.

NELLIE B. WHITELEY
Clerk of the Circuit Court for
Queen Anne's County.

Filed Aug. 11, 1950

"Exhibit B"
Filed Aug. 11, 1950

This Deed, Made this 30th. day of December, in the year Nineteen Hundred and Ten, by J.H.C. Legg, of Queen Anne's County, in the State of Maryland, Trustee as hereinafter mentioned.

WITNESSETH, WHEREAS by a decree of the Orphan's Court for Queen Anne's County dated the 23rd. day of August, in the year Nineteen Hundred and Ten, and passed in a Cause in said Court wherein William V. Stallings is Plaintiff, and Samuel Jerome Stallings et al are defendants, the above named J.H.C. Legg was appointed Trustee with authority to sell the property in the proceedings in said cause mentioned.

AND WHEREAS said Trustee after complying with all of the previous requisites of the decree did on the 24th. day of September, in the year 1910, offer at public auction in front of the Store of George E. Callaway in the Town of Stevensville, in Queen Anne's County, Maryland, the property hereinafter described, and did then and there sell the said property unto John H. Fields colored of Queen Anne's County, in the State of Maryland, at and for the sum of Three Hundred and Thirty Five Dollars, he being then and there the highest bidder therefor.

AND WHEREAS said sale was duly reported to the said Orphan's Court for Queen Anne's County, and finally ratified by an order of the said Court passed in said cause on the 20th. day of December, in the year 1910, after due publication of the Order Nisi, heretofore passed in the said Cause.

And Whereas the said purchase money has been fully paid, and the purchaser is entitled to a Deed for the same.

Now, Therefore, This Deed Witnesseth that for and in consideration of the Premises and the sum of One Dollar, the said J.H.C. Legg, Trustee as aforesaid by virtue of the authority in him vested does hereby grant and convey unto the said John H. Fields, colored, All the right, title, interest, and Estate of all the parties to the aforesaid Cause, as well also as all the right, title, and interest and estate of those holding under them or any of them, in and to All that piece, parcel, Tractor Lot of land with dwelling thereon and other outbuildings, with garden and orchard, whereon the late Edward A. Stallings resided, in Crab Alley Neck on Kent Island, and on the Road leading down said Neck and nearly opposite the Store of Milton H. Price, and containing Two Acres of Land More or Less, and being the same land as that described in the two Deeds to the said Edward A. Stallings, one from Wm. E. Gardner and wife, dated April, 8th. 1889, and one from William E. Walters, dated Nov. 16th. 1891, and Recorded respectively in libers W.D. No. 3 folios 112, and Liber W.D. No. 6 folios 523 etc., Both land Record Books for Queen Anne's County, Maryland.

TOGETHER with the Buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or in anywise appertaining.

AS WITNESS MY HAND AND SEAL.

TEST:

JOS. K. TILGHMAN

J. H. C. LEGG, Trustee SEAL

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY THAT on this 30th. day of December, in the year Nineteen Hundred and Ten, before me, the subscriber, a Justice of the Peace of the STATE of Maryland, in and for Queen Anne's County, aforesaid, personally appeared J. H. C. Legg, Trustee as herein set forth, and acknowledged the aforesaid Deed to be his act.

JOS. K. TILGHMAN

Justice of the Peace -

"Exhibit C"
Filed Aug. 11, 1950

THIS DEED, Made this Twenty-Fourth day of April, in the year one thousand nine hundred and thirty Six, by Annie S. Fields; (Widow of John H. Fields) of Queen Anne's County, in the State of Maryland, of the first part, and William Edgar Sullivan and Mozella E. Sullivan, hiswife, as tenants by the Entireties, and not as tenants in common, their heirs and assigns, of the second part.

WITNESSETH, that in consideration of the sum of Seventeen Dollars, the receipt in full being hereby acknowledged the said Annie S. Fields, does grant and convey unto the said William Edgar Sullivan and Mozella E. Sullivan, his wife, as tenants by the entireties, and not as tenants in common, their heirs and assigns, in fee-simple, all that, piece, parcel or lot of ground, situate, lying and being in Queen Anne's County, State of Maryland, aforesaid, and described as follows, that, is to say:

ALL that Lot, piece, or parcel of land, situate, lying and being on Kent Island, in Crab Alley Neck, and adjoining the land now owned by the said Grantees in this deed, and in the rear of the same, and is purchased to make the land of the Grantees in this deed, a squarelot of land, and is a part of the lot of land described in the Deed from J.H.C. Legg, Trustee to John H. Fields, dated December the 30th, 1910, recorded in LIBER S.S. NO. 9 folios 367, a Land Record Book for Queen Anne's County, Maryland, and the piece of land intended to be conveyed in this deed, in order to square the lot of the grantees, is described as follows, to Wit: Runs an Easterly course 92 feet, a westerly direction 83 feet, then Southerly 89 feet, and thence Northerly 64 feet, let the quantity of land be what it may The beginning point was at the South East Corner of the land of the Grantees in this Deed, and ran South 89 feet, then West 83 feet, then North 64 feet, and then East 92 feet.

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 or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intend 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 Edgar Sullivan and Mozella E. Sullivan, his wife, as tenants by the entireties, and not as tenants in common, their heirs and assigns, in fee-simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor
 As to mark of her
 TEST: Annie S. Fields ANNIE S. X FIELDS (SEAL)
 mark
HILDA T. SEWARD

STATE OF MARYLAND, Queen Anne's County, To Wit:

I HEREBY CERTIFY, That on this Twenty Fourth day of April, in the year one thousand nine hundred and thirty Six-----before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, aforesaid, personally appeared Annie S. Fields, widow, the above-named grantor, and acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial seal.

Notary
 Public
 Seal

HILDA T. SEWARD
 Notary Public.

Subpoena
 Filed Aug. 22, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO:

Jeremiah Nixon
 c/o Bernard Wite,
 Chester, Maryland.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of September next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd day of July, 1950.

Issued the 11th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proff may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing was the following endorsement, to wit:

Withing subpoena served by reading to and leaving copy and copy of Bill of Complaint with Jeremiah Nixon this 21st day of August 1950

OSCAR W. TARR
 Sheriff

Subpoena
 Filed Aug. 22, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Blanche Sudler
Chester, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of September next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Queen Anne's County Welfare Board, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 11th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Howard Wood, 3rd.Address Centreville, Maryland.NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Within subpoena served by reading to and leaving copy and copy of Bill of Complaint with Blanche Sudler this 21st day of August 1950

OSCAR W. TARR
Sheriff

Answer of Jeremiah Nixon
Filed Oct. 6, 1950

QUEEN ANNE'S COUNTY WELFARE BOARD

vs.

JEREMIAH NIXON and
BLANCHE SUDLER

Y
Y
Y
Y

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

Cause No. 3696

ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Jeremiah Nixon, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against him in this Court exhibited:

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as he does not choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

his
JEREMIAH NIXON X
(Jeremiah Nixon) mark

Witness (as to mark):

Thelma Gray

Filed Oct. 6, 1950

Answer of Blanche Sudler
Filed Oct. 6, 1950

QUEEN ANNE'S COUNTY WELFARE BOARD

vs.

JEREMIAH NIXON and
BLANCHE SUDLER

Y
Y
Y
Y

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

Cause No. 3696

 ANSWER

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Blanche Sudler, one of the Defendants in these proceedings, to the Bill of Complaint of Queen Anne's County Welfare Board against her in this Court exhibited:

This defendant, an adult, admits the matters and facts set forth in said Bill of Complaint, and consents to the passage of such decree as may be right and proper in the premises; and does hereby waive notice of the taking of testimony in this cause, as she does not choose to appear to offer evidence in the premises; and agrees that, should testimony be required in this cause, it may be taken at any time by one of the standing Examiners of this Court.

And as in duty bound, etc.,

BLANCHE SUDLER
(Blanche Sudler)

Filed Oct. 6, 1950

Decree
Filed Oct. 9, 1950

QUEEN ANNE'S COUNTY
WELFARE BOARD

VS.

JEREMIAH NIXON and
BLANCHE SUDLER.

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

X
Y

 DECREE

The above cause standing ready for hearing, and being submitted without argument on Bill and Answers, the Bill of Complaint, exhibits, Answers and other proceedings were, by the Court, read and considered.

IT IS THEREUPON, on this 9th day of October, 1950, by the Circuit Court for Queen Anne's County, in Equity, and by the Authority of said Court, ADJUDGED, ORDERED AND DECREED as follows:

That the real estate mentioned and described in these proceedings be sold at public sale to be conducted by the Trustee hereinafter appointed, for the purpose of applying the proceeds of sale to the payment of the debts of Annie S. Fields, deceased.

That Howard Wood, 3rd, -----of Queen Anne's County, State of Maryland, be and he is hereby appointed trustee to make said sale, but before he shall proceed to act as such trustee he shall file with the Clerk of this Court a bond to the State of Maryland with corporate surety to be approved by said Clerk in the penalty of Twenty Five Hundred -----Dollars

That he shall advertise the time, place, manner and terms of sale in a newspaper printed and published in said Queen Anne's County for at least three weeks prior to the day of sale, said terms to accord immediate possession to the purchaser, and to provide payment of the entire purchase price in cash, or one-third of the purchase price in cash, and two-thirds upon final ratification of said sale by this Court, the deferred payment to bear interest from day of sale and be secured to the Trustee's satisfaction.

That he shall then proceed to make such sale at the appointed time and place, upon the above terms, by public auction, to the highest bidder for said property.

That he shall report a full account of said sale to this Court with an affidavit of the truth and fairness thereof.

That, upon the final ratification of said sale, and full payment of the purchase money, he shall convey unto the purchaser or purchasers thereof, a good and sufficient deed to be executed and acknowledged agreeably to law, the property so sold to him, free, clear and discharged of all claims of the parties to this cause, other creditors of Annie S. Fields, deceased, or of those claiming by, through or under them or any of them.

That said trustee shall bring into this Court all of the money arising from said sale to be disposed of under the direction of this Court, after deducting therefrom the costs of this proceeding and such commissions to said trustee as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

And that, at the time of the first insertion or publication of the advertisement of sale above required, he shall publish in the same newspaper a notice to the creditors of Annie S. Fields, deceased, requiring them to file their claims against said deceased with the Clerk of this Court within 90 days of the date of said first insertion or be excluded from participating in the proceeds of said sale.

Filed Oct. 9, 1950

WM. R. HORNEY
JUDGE.

1. That pursuant to the decree of this Honorable Court passed on the 9th day of October, 1950, your Trustee filed in this Cause a bond in the penalty of Twenty-Five Hundred Dollars (\$2500.00) with corporate surety thereon which said bond was duly approved by the Clerk of this Court on October 10, 1950.

2. That thereupon, pursuant to said decree, your Trustee advertised the time, place, manner and terms of sale in the Queen Anne's Record-Observer, a newspaper printed and published in Queen Anne's County, Maryland, for more than three successive weeks prior to the 4th day of November, 1950, as will appear by reference to the Certificate of Advertisement of Sale which is hereto attached as a part hereof.

3. That pursuant to said decree and said advertisement your Trustee attended in front of the Court House door in Centreville, Maryland, at 2 o'clock P.M. on Saturday, the 4th day of November, 1950, and offered the real estate described in said advertisement for sale at public auction by J. Elmer Anthony, Auctioneer; and that prior to said day your Trustee obtained the opinion of Messrs. T. Roland Carville and J. Fred Carter, both residents of Kent Island in the neighborhood of the property offered for sale; and that said gentlemen advised your Trustee that in their opinion the fair market value of said property, at or about the time of the attempted sale, was Twenty-Five Hundred Dollars (\$2500.00).

4. That at the said time and place the highest bid made for said property was the sum of Seven Hundred Dollars (\$700.00); and that your Trustee thereupon withdrew said property, refusing to accept the said bid, and announcing that he would sell the property at private sale; and that since said date your Trustee has made continuous efforts to sell said property at private sale for an amount in excess of Seven Hundred Dollars (\$700.00); but that he has received no bona fide offer in excess of said sum.

5. That your Trustee also enlisted the aid of several other persons residing on Kent Island aforesaid in an effort to keep the public notified of your Trustee's desire to sell the property; but that no offer were received for the property until the 2nd day of October, 1951, on which date your Trustee received an offer from Maurice H. Meredith to purchase the property aforesaid at and for the sum of Seven Hundred Dollars (\$700.00).

6. That your Trustee thereupon accepted said offer and sold said property unto Maurice H. Meredith of Queen Anne's County, State of Maryland, at and for the sum of Seven Hundred Dollars (\$700.00), subject to the ratification of said sale by this Honorable Court; and that said buyer has paid the sum of Two Hundred Thirty-Three Cents (\$233.33) on account of such purchase price unto your Trustee.

7. That your Trustee believes said price to be the best price obtainable for the property, the improvements thereon being in bad repair, and the entrance lane or roadway to the property being impassable in wet weather.

8. That at the time of the several insertions of said advertisement of sale in said newspaper your Trustee published in the same newspaper a notice to the creditors of Annie S. Fields, deceased, requiring them to file their claims against said decedent with the Clerk of this Court within 90 days of the date of the first publication of such notice, or be excluded from participating in the proceeds of said sale, as will appear by reference to the Certificate of Publication of said Notice to Creditors hereto attached as a part hereof.

Respectfully submitted,

HOWARD WOOD, 3rd.
Trustee

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I Hereby Certify that on this 12th day of October, 1951, before me, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Howard Wood, 3rd, and made oath, in due form of law, that the matters and facts set forth in the foregoing REPORT OF SALE are true and bona fide as therein stated, and that the same made by him as Trustee, and therein reported, was fairly made.

Filed Oct. 12, 1951

T. SORDEN PIPPIN
Clerk

TRUSTEE'S SALE OF HOUSE
AND LOT ON KENT ISLAND

The undersigned Trustee, by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed October 9, 1950, in Cause No. 3696 in said Court, entitled "Queen Anne's County Welfare Board vs. Jeremiah Nixon and Blanche Sudler", will sell at public sale to the highest bidder, in front of the Court House door in Centreville, Maryland, on SATURDAY, NOV. 4, 1950 commencing at 2:00 o'clock, P.M.,

ALL that lot or parcel of land situated at or near Chester, on Kent Island, Queen Anne's County, Maryland, in Crab Alley Neck, nearly opposite the Store Property of Thomas Price, one of Milton H. Price, containing two (2) acres of land, more or less, and known as the "Annie S. Fields Property," being the same land conveyed to John H. Fields by J. H. C. Legg, Trustee, by deed dated Dec. 30, 1910, recorded among the land records of said County in Liber S.S. No. 9, folio 368, and which descended to Annie S. Fields, widow of John H. Fields, upon the latter's death, in estate, in the year 1920; saving and excepting from said land, however, the small part thereof conveyed by Annie S. Fields to William Edgar Sullivan and wife, by deed dated April 24, 1936, and recorded among said land records in Liber W.H.C. No. 2A, folio 555.

Improvements include a large frame dwelling house and small out-buildings.

TERMS OF SALE: Immediate possession; whole price may be paid in cash on day of sale, or one-third of purchase price shall be payable in cash on day of sale, the balance on final ratification of sale by said Court, said balance to bear interest from day of sale and to be secured to the Trustee's satisfaction; title papers and costs of recording deed, including all tax stamps, to be at purchaser's expense. Taxes will be pro-rated as of day of sale.

HOWARD WOOD, 3rd.,
Trustee

J. Elmer Anthony, Auctioneer.

NOTICE TO CREDITORS

All creditors of Annie S. Fields, deceased, are hereby notified that they must file their claims against said decedent with the Clerk of the Circuit Court for Queen Anne's County in Equity within ninety (90) days from October 12, 1950, or be excluded from participating in the proceeds of sale of the real estate left by said decedent.

HOWARD WOOD, 3rd
Trustee in Chancery Cause No. 3696

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. October 11 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustee's Sale Notice to Creditors in the case/estate of Queen Anne's County Welfare Board vs. Jeremiah Nixon and Blanche Sudler a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 4 day of November 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 12 day of October 1950, and the last insertion on the 2 day of November 1950

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By MARY JANE WHITE

Filed Oct. 12, 1951

N I S I

Queen Anne's County Welfare Board	)	IN THE CIRCUIT COURT
Plaintiff,	)	FOR QUEEN ANNE'S COUNTY
VS.	)	IN EQUITY.
Jeremiah Nixon and Blanche Sudler	)	CHANCERY NO. <u>3696</u>
Defendants.)	

ORDERED, This 12th. day of October A.D., 1951, that the sale of real estate made and reported in this cause by Howard Wood, 3rd, Trustee be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th. 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 \$700.00

T. Sorden Pippin Clerk.

Filed Oct. 12, 1951

ORDER NISI		In The Circuit Court for
Queen Anne's County Welfare Board	Plaintiff	Queen Anne's County
vs.		in Equity
Jeremiah Nixon and Blanche Sudler	Defendants	Chancery No. 3696

ORDERED, This 12th day of October, A.D., 1951, that the sale of real estate made and reported in this cause by Howard Wood, 3rd, Trustee be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th 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 \$700.00.

T. SORDEN PIPPIN, Clerk

True Copy
Test: T. SORDEN PIPPIN, Clerk
Filed October 12, 1951

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. December 21 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi in the case/estate of Queen Anne's County Welfare Board Plaintiff vs. Jermain Nixon and Blanche Sudler, Defendants a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 17 day of November 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 18 day of October 1951, and the last insertion on the 8 day of November 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By MARY JANE WHITE

Filed Dec. 21, 1951

FINAL ORDER OF RATIFICATION

ORDERED, this 22nd day of January, 1952, 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 Howard Wood, 3rd, Trustee in this 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 duly given as required by the preceding order nisi heretofore passed in this cause; that J. Thomas Clark, Esquire, is hereby appointed to act as Special Auditor to state an audit of the proceeds of said sale; that upon the qualification of such Special Auditor by taking the oath required by law, the proceedings in the above entitled cause be forthwith referred to him for such purpose; and that said Howard Wood, 3rd, Trustee as aforesaid, is allowed the usual commissions allowed by this Court upon sales of real estate and for all expenses, not personal, upon producing the vouchers therefor before the Special Auditor hereinabove appointed.

WM. R. HORNEY
Judge

Filed Jan. 22, 1952

Petition for Attorney's fees
Filed Feb. 4, 1952

QUEEN ANNE'S COUNTY
WELFARE BOARD,
Plaintiff,

vs.

JEREMIAH NIXON
AND BLANCHE SUDLER,
Defendants.

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

Cause No. 3696

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The petition of Howard Wood, 3rd, solicitor for the complainant in this cause, unto your Honors, respectfully sets forth:

1. That your petitioner has instituted and conducted these proceedings for the sale of the land left at her death by Annie S. Fields, in order to recover certain old age assistance payments made to said decedents by the complainant; and that your petitioner believes that the amount so recovered will be approximately \$475.00.

2. That your petitioner believes that a fair compensation to him for said services, exclusive of trustee's commissions due him in this cause, would be the sum of Forty-Seven Dollars and Fifty Cents (\$47.50).

Wherefore, your petitioner prays this Honorable Court to allow him a reasonable attorney's fee, pursuant to the provision of Section 3B (b) of Article 88A of the Maryland Code, 1947 Supplement.

Respectfully submitted,

HOWARD WOOD, 3rd.

Filed Feb. 4, 1952

ORDER OF COURT

Upon the foregoing petition IT IS ORDERED this 4th day of February, 1952, by the Circuit Court for Queen Anne's County in Equity, and by the authority of said Court, that Howard Wood, 3rd, solicitor for the complainant in this suit be and he is hereby allowed an attorneys' fee of Forty Seven Dollars and Fifty Cents said fee to be deducted from the gross amount of the funds recovered by the complainant in the audit of the proceeds of sale of the land heretofore sold in this cause.

WM. R. HORNEY
Judge

Filed Feb. 4, 1952

Report of Special Auditor
Filed July 30, 1952

Queen Anne's County
Welfare Board

In The Circuit Court
For Queen Anne's County
in Equity #3696

vs.

Jeremiah Nixon, and
Blanche Sudler

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, your special auditor, unto your honor respectively shows:

1. That this account is stated at the request of Howard Wood, 3rd, Trustee, who was duly appointed by this Court to make the sale of this real estate and disburse the funds received from the same, pursuant to the order of this Court on October 9, 1950.

2. In this, the within account, Howard Wood, 3rd, Trustee, is charged with the proceeds of the sale of certain real estate which one Annie S. Fields, deceased, died seized and possessed, after a petition in the nature of a creditor's bill was filed by the same plaintiff, and order of this Court authorizing sale of the same. Although the order of this court authorized sale of the same at public sale, which was held and the property withdrawn because of the insufficiency of the bid and later sold at private sale for the same figure as bid at the public sale, the trustee herein satisfactorily explained the reason for doing so, and the Court herein ratified the same. The trustee herein was allowed expenditures paid to C. Percy Arrington, Treasurer of Queen Anne's County, Maryland, in the sum of \$32.99, and which included taxes on real estate sold in this account, interest on the same, advertising costs of County Treasurer advertising sale of same for taxes and attorney's fee and treasurer's commissions on sale of same, all being provided for by law, because at this time (May 15, 1951), the only assets in the hand of the trustee was the real estate, and therefore he had no funds with which to make a payment of this expenditure and did make the payment from his own personal funds -- such action being necessary to preserve the assets in his trust. The sale was insufficient to satisfy the total claim of the sole creditor after payment of the costs of suit, said creditor being paid the sum of \$459.28, less an attorney's fee to Howard Wood, 3rd, in the sum of \$47.50 being deducted per order of this Court of February 4, 1952, the same being deducted accordingly. Hence there was no funds left for distribution to the heirs at law.

Respectfully submitted,

J. THOMAS CLARK

Special Auditor

July 29, 1952

Filed July 30, 1952

Cause No. 3696

The proceeds of the sale of land reported in this cause, in account with Howard Wood, 3rd, Trustee, appointed by this honorable court to make the sale in these proceedings (and vendor of said land)

Cr.

1951		
Oct. 2	By gross proceeds of the sale of said land per report of said vendor, to wit:.....	\$700.00

Dr.

Oct. 2	To Howard Wood, 3rd, trustee (and vendor) for his commission for making the sale, per order of court.....	\$48.00
	To do., for court costs of this cause per clerk's receipt for the same exhibited as follows:	
	Costs of T. Sorden Pippin, Clerk.....	\$31.20
	Costs of Oscar W. Tarr, Sheriff.....	1.50
	Appearance fee of Howard Wood, 3rd....	10.00
		\$42.70
	To do., for an amount paid J. Elmer Anothony auctioneer, for crying attempted sale, per his receipt for same exhibited....	5.00
	To do., for an amount paid Gibson & Wood (Agent), for the premiums on the surety or trustee's bond, filed by said trustee in this cause, per receipts exhibited..	20.00
	To do., for an amount paid Queen Anne's Record-Observer, for advertising public sale by this trustee, for advertising the notice to creditors, per receipt for the same exhibited	45.75

To do., for an amount paid Queen Anne's Record-Observer, for advertising the order nisi passed to said sale..... 7.50

To do., for the cost of advertising the order nisi to be passed as to this audit in Queen Anne's Record-Observer 5.00

To do., for an amount paid Claude Lowery, Treasurer of Queen Anne's County for taxes levied on property sold hereby for year 1951, per receipt exhibited 15.78

To do., for an amount paid C. Percy Arrington, Treasurer of Queen Anne's County for taxes on property sold hereby for year 1950 and addition charges incurred thereby, as follows, to wit:

State & County taxes.....	\$14.89	
Interest on overdue taxes.....	.60	
Advertising costs and		
Attorney's fee of sale for taxes...	16.85	
Treasurer's commissions.....	.65	32.99

July 29, 1952

Special Auditor

To J. Thomas Clark, Special Auditor, for stating this audit..... \$18.00

To balance for distribution prior to allowance of creditors' claim filed 459.28
700.00 \$700.00

Cr.

By above balance..... 459.28

Dr.

To Queen Anne's County Welfare Board, in payment on account filed as "Exhibit A" in the sum of \$1892.04, against Annie S. Fields, deceased, owner of the real estate sold which did descend to her heirs at law, the defendants, subject to her debts, the sum of \$459.28, less an attorney's fee of \$47.50 from said payment per order of this Court, thus the sum of.....\$411.78

To Howard Wood, 3rd, Attorney for Queen Anne's Welfare Board, as a special attorney's fee, per order of Circuit Court of February 4, 1952, the same to be taken from the monies paid to the Queen Anne's County Welfare Board, the sum of.... 47.50

\$459.28 \$459.28

Filed July 30, 1952

NISI RATIFICATION OF AUDIT

Queen Anne's County Welfare Board	)	IN THE CIRCUIT COURT
VS	)	FOR QUEEN ANNE'S COUNTY
Jeremiah Nixon, and Blanche Sudler	)	IN EQUITY
	)	Cause No. 3696

ORDERED, This 30th day of July in the year nineteen hundred and fifty two that the Report and Account filed in these proceedings by J. Thomas Clark, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 22nd day of August, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

Filed July 30, 1952

NISI RATIFICATION OF AUDIT		
Queen Anne's County Welfare Board	)	In the Circuit Court for
vs.	)	Queen Anne's County
Jeremiah Nixon and Blanche Sudler	)	in Equity.
	)	Cause No. 3696

ORDERED, this 30th day of July, in the year nineteen hundred and fifty-two, that the Report and Account filed in these proceedings by J. Thomas Clark, Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 22nd day of August, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

True Copy
Test: T. SORDEN PIPPIN, Clerk.

Filed, July 30, 1952

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Nov. 6, 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/estate of Q.A. Co. Welfare Board vs. Nixon and Sudler a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, In Queen Anne's County, Maryland, once a week for 2 successive weeks before the 29th day of Aug. 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 7th day of Aug. 1952, and the last insertion on the 14th day of Aug. 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By MYRTLE FAULKNER

Filed Nov. 7, 1952

FINAL ORDER OF RATIFICATION OF AUDIT

ORDERED, this 7th day of November, 1952, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the within and foregoing Report and Account of J. Thomas Clark, Special 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 shown by the certificate of publication of the order nisi passed as to said report and account, and the Trustee is hereby directed to apply the proceeds of sale accordingly, with a due proportion of interest as the same has been or may hereafter be received.

WM. R. HORNEY
Judge.

Filed Nov. 7, 1952

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twentyeighth day of September in the year nineteen hundred and fifty, the following Bill of Complaint was filed for record, to wit:

C A U S E N O. 3699

BERTIE WILMORE, MILDRED WILMORE
and CHESTER WILMORE, Queenstown,
Maryland Complainants

vs.

JULIAN HAWKINS and GLADYS GOULD
HAWKINS, his wife, Gouldtown, Mary-
land; ELMER HAWKINS and GERTRUDE
YOUNG HAWKINS, his wife, 1535 Mar-
ket Street, Philadelphia, Penna.;
SUSELLA WILSON HOPKINS and HERMAN
HOPKINS, her husband, 915 Madison
Avenue, Baltimore, Maryland; RAN-
DOLPH WILSON, Wilmington, Delaware
SYLVESTER WILSON, Lexington Street
Baltimore, Maryland; RAYMOND HAW-
KINS and FRANCES HAWKINS, his wife,
Baltimore, Maryland; Widow of
Charles Hawkins, deceased, address
unknown; HENRIETTA E. PERRY, Mort-
gagee, address unknown, and all
PERSONS HAVING OR CLAIMING TO HAVE
ANY INTEREST IN PROPERTY LYING AND
BEING IN THE FIFTH ELECTION DIS-
TRICT OF QUEEN ANNE'S COUNTY, MARY-
LAND, LOCATED NEAR QUEENSTOWN, AD-
JOINING THE LANDS OF WILLIAM TALLEY,
ASSESSED VALUE \$300.00, CONSISTING
OF A LOT AND A DWELLING ASSESSED TO
WILLIAM TILGHMAN, AND THE UNKNOWN
OWNER OF THE AFORESAID PROPERTY,
HIS HEIRS, DEVISEES, and PERSONAL
REPRESENTATIVES AND THEIR OR ANY OF
THEIR HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES, ASSIGNS,
OR SUCCESSORS IN RIGHT, TITLE AND
INTEREST.

Defendants.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 3699

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your orators, complaining, say:

1. That on the 17th day of May, 1949, at public tax sale held in frong of the Court House, Centreville, Maryland, one Harry T. Barton and wife, being then and there the highest bidders for the hereinafter described land, were issued by the Treasurer and Collector of Taxes of Queen Anne's County and the State of Maryland, a Certificate of Sale, which by mesne assignments is now vested in your orators as joint tenants, as will more fully appear by reference to the same, which is filed herewith as a part hereof and marked Complainants' Exhibit A.

2. That the land so purchased is described in substantially the same form as the description appearing on the Collector's Tax Roll, as follows:

"ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Queenstown, adjoining the lands of William Talley, assessed value \$300.00, consisting of a lot and a dwelling assessed to William Tilghman."

3. That according to the best information obtainable the aforesaid property is vested in the above-mentioned Defendants, to whom the same descended upon the death of Mary Hawkins Tilghman, intestate, on December 25, 1945, who was the second wife, of William H. Tilghman, who departed this life on December 12, 1942, intestate, leaving the said Mary Hawkins Tilghman as his only heir at law; the said William H. Tilghman having acquired title by survivorship upon the death of his first wife, Jennie Tilghman, who together with William H. Tilghman acquired the same as tenants by the entireties by deed dated July 14, 1909 recorded in Land Liber S.S. No. 6, folio 388 of Queen Anne's County aforesaid.

4. That said property has not been redeemed by any parties in interest, although more than a year and a day from the date of sale has expired.

5. That One Hundred Seventy Dollars (\$170.00) with interest at six per centum per annum from May 17, 1949, is the amount necessary for the redemption of said lot or parcel of land.

TO THE END THEREFORE:

(1.) That this Honorable Court may pass a final decree foreclosing all rights of redemption of the Defendants in and to the property above-mentioned and described.

(2.) 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 the Order of Publication giving notice to the following persons who are non-residents of the State of Maryland and do not reside herein:

Elmer Hawkins and Gertrude Young Hawkins, his wife
of 1535 Market Street, Philadelphia, Pennsylvania

Randolph Wilson, Wilmington, Delaware

and the widow of Charles Hawkins, deceased, whose name and whereabouts are unknown,

and to Henrietta E. Perry, Mortgagee, whose whereabouts are unknown,

and to all persons having or claiming to have any interest in property lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Queenstown, adjoining the lands of William Talley, assessed value \$300.00, consisting of a lot and a dwelling assessed to William Tilghman, and the unknown owner of the aforesaid property, his heirs, devisees, and personal representatives, and their or any of their heirs, devisees, executors, administrators grantee, assigns, or successors in right, title and interest, 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 some certain day to be named therein, to answer this Bill or to redeem the property and abide by and perform such decree as may be passed therein.

AND as in duty bound, etc.,

CLAYTON C. CARTER
Solicitor for Complainants

Filed Sept. 28, 1950

Complainants' Exhibit A
Filed Sept. 28, 1950

I, C. P. Arrington, Treasurer and Collector of taxes for the State of Maryland and the County of Queen Anne's, hereby certify that on May 17th, 1949, I sold to Harry T. Barton and Bessie E. Barton at public auction for the sum of One-hundred Seventy-----Dollars and No Cents, of which One-hundred Seventy--Dollars has been paid, the property in the Fifth Election District of Queen Anne's County, Maryland, and described as All that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Queenstown adjoining the lands of William Talley, Assessed value \$300.00, consisting of a lot and a dwelling and assessed to William Tilghman.

The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sum paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After May 20th, 1950, a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 17- day of May, 1949.

C. P. ARRINGTON (SEAL)
Treasurer and Collector

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 17 day of May, 1949, before the Subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared C. P. Arrington, Treasurer and Collector of taxes for the State of Maryland and The County of Queen Anne's and acknowledge the foregoing Certificate of Sale to be his act.

Witness my hand and Notarial seal.

KATHERINE C. O'NEAL
Notary Public

Notary
Public
Seal.

My Commission Expires: May 7-1951

For value received, we hereby assign the within Certificate of Sale to Bertie Wilmore this 11th day of May, 1950.

WITNESS:

HARRY T. BARTON (SEAL)

MARY A. HASPERT

BESSIE M. BARTON (SEAL)

For value received, I hereby assign the within Certificate of Sale to Nellie G. Meredith this 15th day of August, 1950.

WITNESS:

BERTIE WILMORE (SEAL)
Bertie Wilmore

GRIFFIN MILLER

For value received I hereby assign the within Certificate of Sale to Bertie Wilmore, Mildred Wilmore and Chester Wilmore, as joint tenants, this 16th day of August, 1950

WITNESS:

NELLIE G. MEREDITH (SEAL)
Nellie G. Meredith

CLAYTON C. CARTER

Complainants' Exhibit B
Filed Sept. 28, 1950

COMPLAINANTS' EXHIBIT "B"

AFFIDAVIT OF TITLE SEARCH

THIS IS TO CERTIFY that I have Examined the title to All that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Queenstown adjoining the lands of William Talley, assessed value \$300.00, consisting of a lot and a dwelling assessed to William Tilghman

for a period of 41 years, that is to say, from July 14, 1909 to September 28, 1950, and that, in my opinion, the fee simple title, according to the Land Records of Queen Anne's County, was vested in William H. Tilghman and Jennie Tilghman, his wife, as tenants by the entireties by deed dated July 14, 1909 recorded in Land Liber S.S. No. 6, folio 388, subject to an unreleased mortgage dated July 15, 1909, from the said William H. Tilghman and Jennie Tilghman to Henrietta E. Perry to secure the repayment of \$180.00.

That the records in the office of the Clerk of the Court and Register of Wills of Queen Anne's County reveal no further instruments affecting the title to the aforesaid property.

That as a Notary Public in and for Queen Anne's County, Maryland, I did swear one Mildred Wilmore and Chester Wilmore of Queenstown, Maryland, on the 14th day of August, 1950, and they did offer the following facts regarding the ownership of the herein described real estate;

1. That Jennie Tilghman, wife of William H. Tilghman aforesaid, predeceased her husband.
2. That William H. Tilghman later intermarried with one Mary Hawkins.
3. That the said William H. Tilghman died on December 12, 1942, a resident of the above-described land, intestate, leaving no childre, mother, father, brothers, sisters, nor descendants of the same.
4. That Mary Hawkins Tilghman, widow of William H. Tilghman, departed this life December 25, 1945, in Washington, D.C., intestate, leaving no children, mother or father, nor descendants of the same, to survive her, but the following heirs at law:
 - a. Julian Hawkins (whose wife is Gladys Gould Hawkins) Gouldstown, Maryland, and Elmer Hawkins (whose wife is Gertrude Young Hawkins), 1535 Market Street, Philadelphia, Pennsylvania, the only children of a deceased sister, Harriett Hawkins Roberts, whose husband predeceased her.
 - b. Susella Wilson Hopkins (whose husband is Hereman Hopkins) 915 Madison Avenue, Baltimore, Maryland; Randolph Wilson, widower, Wilmington, Delaware, and Sylvester Wilson, widower, Lexington Street, Baltimore, Maryland, the only children of a deceased sister, Susie Hawkins Wilson, whose husband predeceased her.
 - c. Raymond Hawkins (whose wife is Frances Hawkins) Baltimore, Maryland, and the wife of Charles Hawkins, deceased, whose name is unknown, the only heirs at law of a deceased brother, Charles Hawkins.
 - d. Bertie Wilmore, Queenstown, Maryland, widow, a sister, one of the complainants to this cause, and the mother of Mildred Wilmore and Chester Wilmore who supplied the foregoing facts.

That your affiant has neither learned nor knows of any other claimants to the aforesaid property except the said aforementioned heirs of William H. Tilghman et al..

Given under my hand and seal this 28th day of September, 1950.

CLAYTON C. CARTER (SEAL)
Clayton C. Carter
Attorney at Law

Subscribed and sworn to before me this 28th day of September, 1950.

Notary
Public
Seal.

CATHERINE A. BUTLER
Notary Public

Filed Sept. 28, 1950

Order of Publication
Filed Sept. 29, 1950

CLAYTON C. CARTER, SOLICITOR

ORDER OF PUBLICATION

BERTIE WILMORE, MILDRED WILMORE
and CHESTER WILMORE, Queenstown,
Maryland Complainants

vs.

JULIAN HAWKINS and GLADYS GOULD
HAWKINS, his wife, Gouldtown, Mary-
land; ELMER HAWKINS and GERTRUDE
YOUNG HAWKINS, his wife, 1535 Mar-
ket Street, Philadelphia, Penna.;
SUSELLA WILSON HOPKINS and HERMAN
HOPKINS, her husband, 915 Madison
Avenue, Baltimore, Maryland; RAN-
DOLPH WILSON, Wilmington, Delaware;
SYLVESTER WILSON, Lexington Street
Baltimore, Maryland; RAYMOND HAW-
KINS and FRANCES HAWKINS, his wife,
Baltimore, Maryland; Widow of
Charles Hawkins, deceased, address
unknown; HENRIETTA E. PERRY, Mort-
gagee, address unknown, and all
PERSONS HAVING OR CLAIMING TO HAVE
ANY INTEREST IN PROPERTY LYING AND
BEING IN THE FIFTH ELECTION DIS-
TRICT OF QUEEN ANNE'S COUNTY, MARY-
LAND, LOCATED NEAR QUEENSTOWN, AD-
JOINING THE LANDS OF WILLIAM TALLEY,
ASSESSED VALUE \$300.00, consisting
OF A LOT AND A DWELLING ASSESSED TO
WILLIAM TILGHMAN, and the UNKNOWN
OWNER OF THE AFORESAID PROPERTY,
HIS HEIRS, DEVISEES, and PERSONAL
REPRESENTATIVES and THEIR OR ANY OF
THEIR HEIRS; DEVISEES, EXECUTORS,
ADMINISTRATORS; GRANTEES, ASSIGNS,
OR SUCCESSORS IN RIGHT, TITLE AND
INTEREST. Defendants.

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 3699

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property assessed to William Tilghman in the Fifth Election District of Queen Anne's County, Maryland, sold by the Collector of Taxes for the County of Queen Anne's and the State of Maryland, to the assignors of the complainants in this proceeding:

"All that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Queenstown, adjoining the lands of William Talley, assessed value \$300.00, consisting of a lot and dwelling assessed to William Tilghman."

The Bill states, among other things, that the amounts necessary for redemption have not been paid, although more than a year and a day from the date of sale has expired.

It is thereupon this 29th day of September, 1950, by the Circuit Court for Queen Anne's County, in Equity, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Queen Anne's County once a week for four successive weeks, warning all persons interested in the said property to be and appear in this Court by the 4th day of December, 1950, and redeem the property assessed to William Tilghman and answer the Bill or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the complainants a title, free and clear of all incumbrances.

WM. R. HORNEY
Judge

Filed: Sept. 29, 1950

Subpoena for Respondent
Filed Oct. 4, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Julian Hawkins and Gladys Gould Hawkins, his wife.
Gouldtown, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending Dec. 4, 1950 thereafter cause your answer or other defense to be filed to the complaint of Bertie Wilmore, Mildred Wilmore and Chester Wilmore, Queenstown, Maryland against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you

will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of September, 1950.

Issued the 29th. day of September, 1950.

TO THE DEFENDANT(S):

You are required to file your answer to the bill of complaint in the Clerk's Office of Queen Anne's County on or before the 4th, day of December, 1950, or redeem the property described in said bill of complaint on or before said day. In case of your failure to do so, a final decree will be rendered foreclosing your right of redemption in the property.

Solicitor for Complainant(s)

Name Clayton C. Carter

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing was the following endorsement, to wit:

Within subpoena served by reading to and leaving copies of Bill of Complaint with Julian Hawkins and Gladys Gould Hawkins this 3rd day of September, 1950.

OSCAR W. TARR
Sheriff

Subpoena for respondent
Filed Oct. 4, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Sylvester Wilson
Lexington Street, Baltimore, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending Dec. 4, 1950, thereafter cause your answer or other defense to be filed to the complaint of Bertie Wilmore, Mildred Wilmore and Chester Wilmore, Queenstown, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of September, 1950.

Issued the 29th. day of September, 1950.

TO THE DEFENDANT(S):

You are required to file your answer to the bill of complaint in the Clerk's office of Queen Anne's County on or before the 4th. day of December, 1950, or redeem the property described in said bill of complaint on or before said day. In case of your failure to do so, a final decree will be rendered foreclosing your right of redemption in the property.

Solicitor for Complainant(s)

Name Clayton C. Carter

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing was the following endorsement, to wit:

Non Est

Joseph C. Deegan
Sheriff

Subpoena for respondents
Filed Dec. 4, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO Susella Wilson Hopkins and Herman Hopkins, her husband,
915 Madison Avenue, Baltimore, Maryland,

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending Dec. 4, 1950, there- after cause your answer or other defense to be filed to the complaint of Bertie Wilmore, Mildred Wilmore and Chester Wilmore, Queenstown, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of September, 1950.

Issued the 29th. day of September, 1950

TO THE DEFENDANT(S):

You are required to file your answer to the bill of complaint in the Clerk's Office of Queen Anne's County on or before the 4th. day of December, 1950, or redeem the property described in said bill of complaint on or before said day. In case of your failure to do so, a final decree will be rendered foreclosing your right of redemption in the property.

Solicitor for Complainant(s)

Name Clayton C. Carter

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing was the following endorsement, to wit:

Non Sunt
Cortez

Joseph C. Deegan
Sheriff

Subpoena for respondent
Filed Dec. 4, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Raymond Hawkins and Frances Hawkins, his wife, Baltimore, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending Dec. 4, 1950 there- after cause your answer or other defense to be filed to the complaint of Bertie Wilmore, Mildred Wilmore and Chester Wilmore, Queenstown, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 4th. day of September, 1950.

Issued the 29th, day of September, 1950.

THE THE DEFENDANT(S):

You are required to file your answer to the bill of complaint in the Clerk's Office of Queen Anne's County on or before the 4th. day of December, 1950, or redeem the property described in said bill of complaint on or before said day. In case of your failure to do so, a final decree will be rendered foreclosing your right of redemption in the property.

Solicitor for Complainant(s)

Name Clayton C. Carter

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Non Sunt

JOSEPH C. DEEGAN
Sheriff

BERTIE WILMORE, MILDRED
WILMORE and CHESTER WILMORE

Complainants

VS.

JULIAN HAWKINS and GLADYS
GOULD HAWKINS, his wife,
et/ al.

Defendants

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* IN EQUITY
* Cause No. 3699
*

Mr. Clerk:

Please reissue the Writ of Subpoena for Susella Wilson Hopkins and Herman Hopkins, her husband, at 918 Madison Avenue, Baltimore, Maryland; Sylvester Wilson, c/o Susella Wilson Hopkins at the above address; and Raymond Hawkins and Frances Hawkins, his wife, on Whitelock Street, Baltimore, Maryland.

CLAYTON C. CARTER
Attorney for Plaintiff

Filed Jan. 26, 1951

Subpoena for respondent to answer
Filed Feb. 7, 1951

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Raymond Hawkins and
Frances Hawkins, his wife,
Whitelock Street
Baltimore, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter, cause your answer or other defense to be filed to the complaint of Bertie Wilmore, Mildred Wilmore and Chester Wilmore, Queenstown, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 1st day of January, 1951.

Issued the 26th. day of January, 1951.

TO THE DEFENDANT(S):

You are hereby required to file your answer to the Bill of Complaint on or before fifteen days after the first Monday of February, 1951, or redeem the property described in said Bill of complaint on or before said day. In case of your failure to do so, a final decree will be rendered foreclosing your right of redemption in the property.

Solicitor for Complainant(s)

Name Clayton C. Carter

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Non Sunt
Simon

JOSEPH P. DEEGAN
Sheriff

Subpoena for respondent to answer
Filed Feb. 7, 1951

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Sylvester Wilson
c/o Susella Wilson Hopkins
918 Madison Avenue
Baltimore, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter, cause your answer or other defense to be filed to the complaint of Bertie Wilmore, Mildred Wilmore and Chester Wilmore, Queenstown, Maryland against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 1st. day of January, 1951.

Issued the 26th. day of January, 1951

TO THE DEFENDANT(S):

Street, Baltimore, Maryland;
 RAYMOND HAWKINS and FRANCIS
 HAWKINS, his wife, Baltimore,
 Maryland; widow of Charles Hawkins
 deceased, address unknown, HENRI-
 ETTA E. PERRY; Mortgagee address
 unknown, and all persons having or
 claiming to have any interest in pro-
 perty lying and being in the Fifth
 Election District of Queen Anne's
 County, Maryland, located near
 Queenstown, adjoining the lands of
 William Talley, assessed value \$300.00
 consisting of a lot and a dwelling
 assessed to WILLIAM TILGHMAN,
 and the unknown owner of the afore-
 said property, his heirs, devisees,
 and personal representatives and their
 or any of their heirs, devisees, exe-
 cutors administrators, grantees, assigns,
 or successors, grantees, assigns, or
 successors in right, title, and in-
 terest. Defendants

Cause No. 3699

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property assessed to William Tilghman in the Fifth Election District of Queen Anne's County, Maryland, sold by the Collector of Taxes for the County of Queen Anne's and the State of Maryland, to the assignors of the complainants in this proceedings;

" All that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Queenstown, adjoining the lands of William Talley, assessed value \$300.00, consisting of a lot and a dwelling assessed to William Tilghman."

The Bill states, among other things, that the amounts necessary for redemption have not paid, although more than a year and a day from the date of sale has expired.

It is thereupon this 29th, day of September, 1950, by the Circuit Court for Queen Anne's County, in Equity, ORDERED, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Queen Anne's County once a week for four successive weeks, warning all persons interested in the said property to be and appear in this Court by the 4th. day of December, 1950, and redeem the property assessed to William Tilghman and answer the Bill or thereafter a final decree will be rendered foreclosing all rights of redemption in the property, and vesting in the complainants a title, free and clear of all incumbrances.

WM. R. HORNEY, Judge

Filed September 29, 1950.
 True Copy
 Test: Nellie B. Whiteley, Clerk.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Sept. 15, 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order of Publication in the case of Bertie Wilmore et al vs Julian Hawkins et al a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 29 day of Sept. 1950, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 5 day of Oct. 1950, and the last insertion on the 26 day of Oct. 1950.

THE QUEEN ANNE'S RECORD AND OBSERVER
 PUBLISHING COMPANY

By Myrtle Faulkner

Filed Sept. 17, 1952

Decree
 Filed Sept. 19, 1952

BERTIE WILMORE, MILDRED WILMORE
 and CHESTER WILMORE

VS.

JULIAN HAWKINS, et al.

* IN THE CIRCUIT COURT
 * FOR
 * QUEEN ANNE'S COUNTY
 * IN EQUITY
 * No. 3699

 D E C R E E

It appearing that the defendants and all persons claiming through or under them, having been duly summoned or notified by Order of Publication

to appear and answer the Bill of Complaint filed in this cause on or before the 4th day of December, 1950, and it further appearing that no such persons have appeared and answered, and this cause having been submitted and the proceedings herein having been read and considered, IT IS THEREUPON, this 19th day of September, 1952, by the Circuit Court for Queen Anne's County, in Equity, ORDERED AND DECREED that an absolute and indefeasible title, in fee simple, free and clear of all alienations and descents of property occurring prior to this date, and free and clear of all encumbrances thereon, except taxes accruing subsequent to the date of sale, and such public easements, if any, to which the said property is subject, in and to all that lot or parcel of land described in these proceedings, is vested in the complainants, Bertie Wilmore, Mildred Wilmore and Chester Wilmore, as joint tenants.

AND IT IS FURTHER ORDERED by the Circuit Court for Queen Anne's County, in Equity, that the Treasurer of Queen Anne's County, as a collector of taxes for the State of Maryland, and said Queen Anne's County, be and he is hereby directed to execute a deed to Bertie Wilmore, Mildred Wilmore and Chester Wilmore, as joint tenants, in fee simple, in and to all that said lot or parcel of land described in these proceedings, upon payment to the Collector of the balance of the purchase price, due on account of the purchase price of the said property, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale; said deed to be prepared by the complainants or their attorney, and all expenses incident to the preparation and execution of said deed to be paid by the Complainants.

WM. R. HORNEY
Judge

Filed Sept. 19, 1952

C A U S E N O. 3729

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Sixth day of April, in the year nineteen hundred and fifty one, the following Order to Docket Suit was filed for record, to wit:

Richard T. Earle, Assignee, # In the Circuit Court
VS. # for
William Banks, Mortgagor. # Queen Anne's County, in Equity.
T. Sorden Pippin, Clerk:

Docket suit as per above titling, enter my appearance for Complainant, file certified copy of mortgage from William Banks to The Stevensville Bank of Maryland, together with assignments thereon, recorded in Liber A.S.G.Jr., No. 9, folio 386, etc.,

RICHARD T. EARLE

Filed April 6, 1951

Certified Copy of
Mortgage
Filed April 6, 1951

.....
#22,474. 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 First day of June, in the year nineteen hundred and forty four, the following Mortgage was brought to b_ recorded, to wit:

THIS PURCHASE MONEY MORTGAGE, Made this thirty first day of May in the year nineteen hundred and forty-four, by William Banks, a single man, of Queen Anne's County, in the State of Maryland.

WHEREAS, the said William Banks is indebted unto The Stevensville Bank of Maryland, a body corporate, in the full and just sum of TWO THOUSAND DOLLARS (\$2,000.00,) for money this day loaned him by said corporate, and for which he has passed to said body corporate his promissory note payable six months after date:

AND WHEREAS, it was a condition precedent to the making of said loan and the acceptance of said note that this mortgage should be executed and given to secure and assure the prompt payment of the aforesaid indebtedness and all interest to accrue thereon, as evidenced by the said promissory note, and all renewals, including renewals of renewals, in whole or in part, that may hereafter be made, so long as the said body corporate may consent to accept renewals or part renewals thereof, until the whole indebtedness of \$2,000.00 and all interest thereon is fully paid, provided that the time of repayment shall not extend beyond three years from the date of these presents.

Now therefore in consideration of the premises and the sum of one dollar the said William Banks does hereby grant and convey unto and to The Stevensville Bank of Maryland, a body corporate, its successors and assigns, in fee simple,

all that lot or parcel of land situate, lying and being in the Fifth Election District of Queen Anne's County, State of Maryland, called or known as The Charles W. Gardner Property, at or near Kent Island Narrows, on the North side of the Shell Road (hereinafter designated as Road No. 1) which road runs from the State Highway to the point where the old Narrows Bridge (no longer in existence) crossed the waters of the Narrows and on the East side of the Road (hereafter designated as Road No. 2) which road branches from Road No. 1 and leads to the Oyster House Properties now or formerly owned by John Coursey and in the angle formed by the junction of said roads, and BEGINNING for the same at a point in the junction of said roads 15 feet from the center of Road No. 1 and running thence North 6-1/2 degrees East, 185 feet to a point on Road No. 2, a corner for the lands of Elmer Golt; thence with the Golt land South 80 degrees East, 60 feet to a point, a corner for the land owned by Peter and Dorothy Zakrjewski, thence with said land South 5 degrees West, 200 feet to the aforesaid Road No. 1; thence with said Road North 68 degrees West, sixty four and one half feet to the point of beginning being the same land and all the land granted by deed even date to the said William Banks by Peter Zakrjewski and Dorothy Zarjewski, his wife.

TOGETHER with all the 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 William Banks, his heirs, executors, administrators or assigns, shall well and truly pay to the said THE STEVENSVILLE BANK OF MARYLAND, a body corporate, its successors, executors, administrators or assigns, the aforesaid sum of TWO THOUSAND DOLLARS, with all interest thereon to accrue as above set forth, and shall perform all the covenants, conditions and agreements therein on his part to be performed, then this mortgage shall be void; and until default be made in the premises the said William Banks heirs and assigns, shall possess said property.

AND the said William Banks, for himself, 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 at least the insurable value thereof, in some Company or Companies approved by the said The Stevensville Bank of Maryland, a body corporate, its 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 its 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 body corporate, its successors, executors, administrators or assigns, or Richard T. Earle 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 the party selling may deem expedient, for cash, or for cash or credit, at the option of the person making the sale, the credit payments, if any, to bear interest from date 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 William Banks 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 body corporate, the Stevensville Bank of Maryland executors, administrators, successors, 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 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 William Banks, for himself, his heirs executors, administrators and assigns hereby covenant to pay.

AND the said William Banks warrants generally the title to the property hereby mortgaged.

In Witness whereof I have hereunto subscribed my name and affixed my seal.

Test: J. CARL STARKEY
J. CARL STARKEY

WILLIAM BANKS (SEAL)
William Banks

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 31st day of May, 1944, personally appeared before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, William Banks, the above named mortgagor and acknowledged the within and foregoing mortgage to be his act. In witness whereof I have hereunto subscribed my name and affixed my notarial seal.

Notary
Public
Seal.

J. CARL STARKEY
J. Carl Starkey, Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 31st day of May, 1944, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared W.F. Coleman, President of the Stevensville Bank of Maryland, a body corporate, and made oath in due form of law that the consideration as set forth in the within and foregoing mortgage is true and bona fide as therein stated and that he is authorized by the said body corporate to make said oath. In witness whereof I have hereunto subscribed my name and affixed my notarial seal.

Notary
Public
Seal.

BARNES LEGG
Barnes Legg Notary Public

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Third day of January, in the year nineteen hundred and fifty, the following Assignment was brought to be recorded, to wit:-

For value received, the within and foregoing Mortgage is hereby transferred and assigned, without recourse, to Peter Zakrjewski to the extent of the balance now due thereon, to wit, the sum of Seventeen Hundred and Eighty-six Dollars and forty-two cents (\$1786.42, with interest from date.

In testimony whereof The Stevensville Bank of Maryland, a body

corporate, has caused these presents to be signed by its President, F. Whitefield Coleman, its corporate seal to be hereto affixed and attested by Barnes Legg, its Cashier, this 27th day of December, 1949.

ATTEST:-

The Stevensville Bank of Maryland

BARNES LEGG
Barnes Legg,
its Cashier.

by F. WHITEFIELD COLEMAN
F. Whitefield Coleman
Its President

Corporate
Seal

Further Assignment of above mortgage is recorded in this Liber on Folio 602.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Sixth day of April, in the year nineteen hundred and fifty one, the following Assignment was brought to be recorded, to wit:-

I hereby assign the within and foregoing mortgage to Richard T. Earle, for the purpose of foreclosure and collections.
Witness my hand and seal this 4th day of April 1951.

PETER ZAKRJEWSKI (SEAL)

Witness
WALTER JEWELL

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied from Liber A.S.G.Jr. No. 9, folios 386, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this sixth day of April in the year nineteen hundred and fifty one.

Clerk's Seal.

T. SORDEN PIPPIN, Clerk

Certified Copy of Bond
Filed April 6, 1951

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this sixth day of April in the year nineteen hundred and fifty one the following bond was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS: That we, Richard T. Earle of Queen Anne's County, State of Maryland, as principal and The Glens Falls Indemnity Company, a body corporate, duly authorize 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 (\$3,000.00) 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, personal representatives successors and assigns, in the whole and for the whole, jointly and severally firmly by these presents, sealed with our seals and dated this sixth day of April, nineteen hundred and fifty one.

WHEREAS, the said Richard T. Earle, is the assignees for the purpose of foreclosure and collection of a certain mortgage from William Banks to The Stevensville Bank of Maryland, which is about to foreclose in The Circuit Court for Queen Anne's County, in Equity.

Now the Condition of the above obligation is such that if the above bounden Richard T. Earle shall well and truly perform and abide by any order or decrees of The Circuit Court for Queen Anne's County, in Equity, which may be passed in the premises, then this obligation to be void, otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered
in the presence of:

RICHARD T. EARLE (SEAL)
Richard T. Earle

VIRGIL R. FREENY

GLENS FALLS INDEMNITY COMPANY

BY L. HERMAN MEREDITH
L. Herman Meredith

Atty. in fact

Corporate Seal.

And at the foot of the foregoing bond is thus endorsed, to wit:

Security approved and bond filed April 6, 1951.

T. SORDEN PIPPIN
Clerk

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied from A. S. G. Jr. No. 1, folio 204, a Bond Record Book for Queen Anne's County.

Clerk's Place

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this sixth day of April in the year nineteen hundred and fifty one.

T. SORDEN PIPPIN

Clerk

Mortgage
Filed

THIS PURCHASE MONEY MORTGAGE, Made this thirty first day of May in the year nineteen hundred and forty-four by William Banks, a single man, of Queen Anne's County, in the State of Maryland.

WHEREAS, the said William Banks is indebted unto The Stevensville Bank of Maryland, a body corporate, in the full and just sum of TWO THOUSAND DOLLARS (\$2,000.00), for money this day loaned him by said body corporate, and for which he has passed to said body corporate his promissory note payable six months after date:

AND WHEREAS, it was a condition precedent to the making of said loan and the acceptance of said note that this mortgage should be executed and given to secure and assure the prompt payment of the aforesaid indebtedness and all interest to accrue thereon, as evidenced by the said promissory note, and all renewals, including renewals of renewals, in whole or in part, that may hereafter be made, so long as the said body corporate may consent to accept renewals or part renewals thereof, until the whole indebtedness of \$2,000.00 and all interest thereon is fully paid, provided that the time of repayment shall not extend beyond three years from the date of these presents.

Now therefore in consideration of the premises and the sum of one dollar the said William Banks does hereby grant and convey unto and to The Stevensville Bank of Maryland, a body corporate, its successors and assigns, in fee simple, all that lot or parcels of land situate, lying and being in the Fifth Election District of Queen Anne's County, State of Maryland, called or known as The Charles W. Gardner Property, at or near Kent Island Narrows, on the North side of the Shell Road (hereinafter designated as Road No. 1) which road runs from the State Highway to the point where the old Narrows Bridge (no longer in existence crossed the waters of the Narrows and on the East side of the Road (hereafter designated as Road No. 2) which road branches from Road No. 1 and leads to the Oyster House Properties now or formerly owned by John Coursey and in the angle formed by the junction of said roads, and BEGINNING for the same at a point in the junction of said roads 15 feet from the center of Road No. 1, and running thence North 6- $\frac{1}{4}$ degrees East, 185 feet to a point on Road No. 2, a corner for the lands of Elmer Golt; thence with the Golt land South 80 degrees East, 60 feet to a point, a corner for the land owned by Peter and Dorothy Zakrjewski, thence with said land South 5 degrees West, 200 feet to the aforesaid Road No. 1; thence with said Road North 68 degrees West, sixty four and one half feet to the point of beginning, being the same land and all the land granted by deed even date to the said William Banks by Peter Zakrjewski and Dorothy Zakrjewski, his wife.

TOGETHER with all the rights, roads, 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 William Banks, his heirs, executors, administrators or assigns, shall well and truly pay to the said THE STEVENSVILLE BANK OF MARYLAND, a body corporate, its successors, executors, administrators or assigns, the aforesaid sum of TWO THOUSAND DOLLARS, with all interest hereon to accrue as above set forth, and shall perform all the covenants, conditions and agreements therein on his part to be performed, then this mortgage shall be void, and until default be made in the premises the said William Banks heirs and assigns, shall possess said property.

AND the said William Banks, for himself, 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 at least the insurable value thereof, in some Company, or Companies approved by the said The Stevensville Bank of Maryland, a body corporate, its 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 its 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 body corporate, its successors, executors, administrators or assigns or Richard T. Earle their said 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 the party selling may deem expedient, for cash, or for cash or 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 ten matured or not; and third, the balance to the said William Banks 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 body corporate, the Stevensville Bank of Maryland executors, administrators, successors 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 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 William Banks, for himself, his heirs, executors, administrators and assigns, hereby covenant to pay.

AND the said William Banks warrants generally the title to the property hereby mortgaged.

In witness whereof I have hereunto subscribed my name and affixed my seal.

Test: J. CARL STARKEY
J. Carl Starkey

WILLIAM BANKS (SEAL)
William Banks

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 31st day of May, 1944, personally appeared before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, William Banks, the above named mortgagor and acknowledged the within and foregoing mortgage to be his act. In witness whereof I have hereunto subscribed my name and affixed my notarial seal.

Notary
Public
Seal

J. CARL STARKEY
J. Carl Starkey, Notary Public

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 31st day of May, 1944, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, personally appeared W. F. Coleman, President of the Stevensville Bank of Maryland, a body corporate, and made oath in due form of law that the consideration as set forth in the within and foregoing mortgage is true and bona fide as therein stated and that he is authorized by the said body corporate to make said oath. In witness whereof I have hereunto subscribed my name and affixed my notarial seal.

Notary
Public
Seal

BARNES LEGG
Barnes Legg Notary Public

For Value received, the within and foregoing Mortgage is hereby transferred and assigned, without recourse, to Peter Zakrjewski to the extent of the balance now due thereon, to wit, the sum of Seventeen Hundred and Eighty-six Dollars and forty-two cents (\$1786.42, with interest from date.

In testimony whereof The Stevensville Bank of Maryland, a body corporate, has caused these presents to be signed by its President, F. Whitefield Coleman, its corporate seal to be hereto affixed and attested by Barnes Legg, its Cashier, this 27th day of December, 1949.

ATTEST:

The Stevensville Bank of Maryland,

BARNES LEGG
Barnes Legg
Its Cashier

by F. WHITEFIELD COLEMAN
F. Whitefield Coleman
Its President.

Corporate Seal

I hereby assign the within and foregoing Mortgage to Richard T. Earle, for the purpose of foreclosure and collections, witness my hand and seal this 4th day of April 1951

Witness
WALTER JEWELL

PETER ZAKRJEWSKI SEAL

Report of Sale
Filed May 10, 1951

Richard T. Earle, Assignee, # In the Circuit Court for
VS. # Queen Anne's County, in Equity.
William Banks, Mortgagor. # Cause No. 3729

REPORT OF SALE.

The Undersigned Assignee, having filed suit, given bond in the penalty of \$3,000.00, approved by the Clerk of this Court, and having given more than 20 days previous notice of the time, place, manner and terms of sale in a newspaper printed and published in Queen Anne's County, as per certificate of publication of said advertisement attached hereto and made a part hereof, did on Thursday, May the 10th., 1951, go to the property situate at or near the Kent Island Narrows in the fourth Election District of Queen Anne's County, Maryland, and at 2 P.M. D.S.T., after reading said advertisement has the auctioneer cry said sale on said property the property consisting of all that tract or lot of land, known as the "Charles W. Gardner Property", having a frontage on the main road to the old Narrows Bridge of $64\frac{1}{2}$ feet, with a depth on the said side nearest the Narrows of 185 feet, with a width in the rear of said property of 60 ft and length along the line furthest from said Narrows of 200 feet, being the same property purchased by William Banks and conveyed to him by Peter Zakrjewski; and sold the same to Ignatius M. Zakrjewski, Jr., and Mary M. Zakrjewski, his wife, as tenants by the entireties, at and for the sum of \$2,800.00.

The Purchasers have made satisfactory settlement in accordance with terms of sale.

RICHARD T. EARLE
Assignee

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 10th. day of May, 1951, personally appeared before me, the Clerk of the Circuit Court for Queen Anne's County, Richard T. Earle, Assignee, and made oath in due form of law that the matters and facts set forth in above report of sale are true as therein stated and that said sale was fairly made.

T. SORDEN PIPPIN
Clerk

Filed May 10, 1951

ASSIGNEE SALE OF VALUABLE
RESIDENTIAL PROPERTY

The undersigned by virtue of power of sale contained in a mortgage from William Banks to The Stevensville Bank of Maryland, dated May 21st. 1944, and recorded in Liber A.S.G.Jr., No. 7, folio 386, etc., a Land Record Book for Queen Anne's County, default having occurred in said mortgage, the same was by nesne assignments assigned to the undersigned for purpose of foreclosure and collection, I Will sell on THURSDAY, MAY 10, 1951 at 2 o'clock P.M., on the Property

All that Lot of land known as The Charles W. Gardner Property, situate in the Fourth Election District of Queen Anne's County, Maryland, on the road leading to the old Kent Island Narrows Bridge, and near or adjacent to said Narrows having a frontage on said road of $64\frac{1}{2}$ feet, with a depth on one side, on a road to Oyster Packing Houses of 185 feet, with a width in the rear of 60 feet, and a depth on the other side of 200 feet, improved by Frame Bungalow in good condition.

TERMS OF SALE: One half of the purchase money on day of sale, the balance upon ratification of sale or all cash at the option of the purchaser, possession to be given upon ratification of sale: Title papers, revenue and recordation stamps to be at the expense of the purchaser, taxes and insurance premium to be adjusted to day of possession.

RICHARD T. EARLE,
Assignee

J. Elmer Anthony, Auctioneer.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. May 10 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Assignee's Sale in the case/estate of Richard T. Earle, Assignee vs. Wm. Banks a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 3 successive weeks before the 10th day of May 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 12th day of April 1951, and the last insertion on the 26th day of April 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed May 10, 1951

ORDER NISI
Filed May 10, 1951

N I S I

Richard T. Earle, Assignee
VS.
William Banks, Mortgagor.

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY
)
) CHANCERY NO. 3729

ORDERED, This 10th. day of May A.D. 1951, that the sale of real estate made and reported in this cause by Richard T. Earle, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th 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 \$2,800.00.

T. SORDEN PIPPIN Clerk

Filed May 10, 1951

STATEMENT OF MORTGAGE DEBT
Filed May 16, 1951

RICHARD T. EARLE, # IN THE CIRCUIT COURT FOR
Assignee, #
VS. # QUEEN ANNE'S COUNTY, IN EQUITY.

WILLIAM BANKS, # Cause No. 3729
Mortgagor. #

STATEMENT OF MORTGAGE INDEBTEDNESS.

Amount due on pricipal of mortgage-----\$1,786.42
Interest thereon at 6% from Dec. 27th, 1949 to May 10th., 1951 146.77
Pricipal and Interest \$1,933.19
5% for collection as provided for in said mortgage 96.66
Insurance Premium paid----- \$2,029.85
State and County taxes for the year 1950 50.10
25.74
Total of Mortgage indebtedness \$2,105.69

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 16th. day of May, 1951, before me, the subscriber, The Clerk of the Circuit Court for Queen Anne's County, personally appeared Richard T. Earle, Assignee, and made oath in due form of law that the within and aforegoing statement of mortgage indebtedness is true as therein set forth to the best of his knowledge and belief.

T. SORDEN PIPPIN
Clerk of the Circuit Court
for Queen Anne's County.

Filed May 16, 1951

NISI

Richard T. Earle, Assignee,
Vs.
William Banks, Mortgagor.

In the Circuit Court
for Queen Anne's County
In Equity.
Chancery No. 3729

ORDERED, This 10th. day of May A.D., 1951, that the sale of real estate made and reported in this cause by Richard T. Earle, Assignee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th. 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 \$2,800.00.

T. SORDEN PIPPIN, Clerk

Filed May 10, 1951.

True Copy
Test: T. Sorden Pippin, Clerk.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. June 30, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Ordered Nisi in the case/estate of Richard T. Earle, Assignee vs. William Banks, Mortgagor a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 18th day of June 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 17th. day of May 1951, and the last insertion on the 7th day of June 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed July 17, 1951.

Military Affidavit
Filed July 17, 1951

Richard T. Earle, Assignee,	#	In the Circuit Court for Queen
VS.	#	Anne's County, in Equity.
William Banks, Mortgagor.	#	Cause No. 3729

I hereby certify that on this 17th. day of July, 1951, before me, the Clrk of the Circuit Court for Queen Anne's County, personally appeared Richard T. Earle, Assignee in the above cause, and made oath in due form of law that the Defendant William Banks is not now and was not at the time of the institution of this suit or three months prior thereto engaged in the Military Service of the United States.

T. SORDEN PIPPIN
Clerk of Circuit Court
for Queen Anne's County.

Filed July 17, 1951

Richard T. Earle, Assignee,	#	In the Circuit Court for Queen
VS.	#	Anne's County, in Equity.
William Banks, Mortgagor.	#	No. 3729

ORDER OF COURT.

ORDERED by The Circuit Court for Queen Anne's County, in Equity, this 18th day of July in the year nineteen hundred and fifty one that the sale made and reported in this cause by Richard T. Earle, Assignee, 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 certificate of publication of Nisi to said report; the said Richard T. Earle is allowed usual commissions and all expenses incident to the making of said sale, not personal, upon the production of vouchers therefor.

WM. R. HORNEY
Judge.

Filed July 18, 1951

Richard T. Earle, Assignee,	#	In the Circuit Court for Queen
VS.	#	Anne's County, in Equity.
William Banks, Mortgagor.	#	No. 3729.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Richard T. Earle, Assignee, to your Honors respectively shows:

1. That there is a surplus of proceeds of sale over and above the amount of mortgage indebtedness, rents, as prestatment thereof filed herein and costs.

2. That your Petitioner is the assignee of a second purchase money mortgage dated the 31st. day of May, 1944, given by the said William Banks, mortgagor, to Peter Zakrjewski in the sum of \$1,300.00, which mortgage is recorded in Liber A.S.G.Jr., No. 9, folio 388, on which mortgage indebtedness there has been no payment of interest and on which there is due the sum of \$606.58, interest making a total mortgage indebtedness under said mortgage of \$1,906.58, copy of said mortgage and assignments & sworn statement of mortgage indebtedness, attached hereto.

3. That the sale make under the make under the mortgage heretofore filed has been ratified and confirmed.

4. Your petitioner alleges that he is entitled to said surplus proceeds of mortgage sale and requests that the papers in this cause be sent to the Court Auditor, who after given notice to all lienors and all others having any

claim to this surplus mortgage proceeds to state an audit distributing said surplus mortgage proceeds to who is entitled to the same.

Respectfully submitted.

RICHARD T. EARLE

Filed July 31, 1951

ORDER OF COURT

UPON the foregoing Petition, IT IS THEREUPON this 3rd day of August, 1951, ORDERED by the Circuit Court for Queen Anne's County, in Equity and by the authority of said Court,

1. That the papers in this Cause be and they are hereby referred to the Auditor of this Court and said Auditor be and he is hereby directed to give notice by publication to be advertised once a week for four successive weeks in some newspaper published in Queen Anne's County to all judgment creditors, lienors, assignees and to all persons claiming any interest in the equity of redemption of the land sold in this cause or in the surplus mortgage sale in this cause, to file their claims with the proper vouchers thereof with him on or before a certain day to be named in said advertised notice, which day shall not be less than sixty (60) days from and after the date of the first publication of said notice:

2. That the said Auditor is hereby authorized to take such testimony as he may find necessary to establish the claims which may be filed with him under said notice:

3. The said Auditor is further directed to state and return to this Court his Report and Account distributing the proceeds of sale had in this cause after payment to the Mortgagee or his assignee his claim and expenses, not persona, including the usual commissions to the claimants filing claims under said notice according to their legal priority.

WM. R. HORNEY

Judge.

Filed Aug. 3, 1951

RICHARD T. EARLE
Attorney at Law
Centreville, Maryland

Statement of Mortgage Indebtedness

Mortgage from William Banks to Peter Zakrjewski, dated May 31st., 1944, and recorded in Liber A.S.G.Jr., No. 9, folio 388 &etc.,	\$1,300.00
Interest on \$1,300.00 from May 31st., 1944, to May 10th., 1951	606.58
	<u>\$1,906.58</u>

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 31st. day of July, 1951, before me, the subscriber, the clerk of the Circuit Court for Queen Anne's County, personally appeared Richard T. Earle, Assignee, and made oath in due form of law that the above statement of the mortgage indebtedness as true to the best of his knowledge and belief.

T. SORDEN PIPPIN

Clerk of the Circuit Court for
Queen Anne's County

Filed July 31, 1951

THIS PURCHASE MONEY MORTGAGE, Made this thirty first day of May in the year nineteen hundred and forty-four by William Banks, a single man, of Queen Anne's County, in the State of Maryland.

WHEREAS, the said William Banks is indebted unto Peter Zakrjewski and Dorothy Zakrjewski in the full and just sum of THIRTEEN HUNDRED DOLLARS (\$1,300.00) the same being the balance due and owing on the purchase price of the hereinafter described property:

AND WHEREAS, it was a condition precedent to the making of the sale of said property to the said William Banks, that the mortgagees herein named should accept this mortgage, subject nevertheless to a first mortgage of this date give to The Stevensville Bank of Maryland, a body corporate for \$2,000.00 which sum as applied on the purchase of said property, and that this mortgage should be given to more effectually secure the payment of said balance three years after the date of these presents with interest thereon to accrue at the rate of 6% per annum payable semi-annually.

Now therefore in consideration of the premises and the sum of one dollar the said William Banks does hereby grant and convey unto and to Peter Zakrjewski and Dorothy Zakrjewski, his wife, as tenants by the entireties, their heirs and assigns and the heirs and assigns of the survivor of them, in fee simple, all that lot or parcel of land situate, lying and being in the Fifth Election District of Queen Anne's County, State of Maryland, called or known as "The Charles W. Gardner Property" at or near Kent Island Narrows, on the North side of the Shell Road (hereinafter designated as Road No. 1) which road runs from the State Highway to the point where the old Narrows Bridge (no longer in existence) crossed the waters of the Narrows and on the east side of the Road (hereinafter designated as Road No. 2), which road branches from Road No. 1 and leads to the Oyster House Properties now or formerly

owned by John Coursey and in the single formed by the junction of said roads and, BEGINNING for the same at a point in the junction of said roads 15 feet from the center of Road No. 1, and running thence North $6\frac{1}{4}$ degrees East, 185 feet to a point on Road No. 2, a corner for the lands of Elmer Golt; thence with the Golt land South 80 degrees East, 60 feet to a point a corner for the land owned by the mortgagees, thence with the last named land South 5 degrees West, 200 feet to the aforesaid Road No. 1; thence with said Road North 68 degrees West, sixty four and one half feet to the point of beginning, being the same land and all the land granted and conveyed by deed of even date by the mortgagees to the said William Banks.

TOGETHER with all the 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 William Banks, heirs, executors, administrators or assigns, shall well and truly pay to the said Peter zakrjewski, his wife, their heirs, and assigns and the heirs and assigns of the survivor of them, the aforesaid sum of Thirteen hundred dollars and all interest thereon to accrue as above set forth, and shall perform all the covenants, conditions and agreements therein on his part to be performed, then this mortgage shall be void; and until default be made in the premises the said William Banks, his heirs and assigns, shall possess said property.

AND the said William Banks, for himself, his 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 at least the insurable value thereof, in some Company or Companies approved by the said Mortgagees, their 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 mortgagees, their 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 mortgagees, their executors, administrators or assigns, or Richard T. Earle 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 the party selling may deem expedient, for cash, or for cash or credit, at the option of the person making the sale, the credit payments, if any, to bear interest from date 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 William Banks 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 Mortgagees or the survivor of them, their executors, administrators, successors 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 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 William Banks for himself, his heirs, executors, administrators and assigns, hereby covenant to pay.

And the said William Banks warrants generally the title to said real estate.

Test: J. CARL STARKEY
J. Carl Starkey

WILLIAM BANKS (SEAL)
William Banks

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 31st day of May, 1944, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, personally appeared William Banks, the above named mortgagor, and acknowledged the within and foregoing mortgage to be his act. In witness whereof I have hereunto subscribed my name and affixed my Notarial Seal.

Notary
Public
Seal

J. CARL STARKEY
J. Carl Starkey Notary Public

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I hereby certify that on this 31st day of May, 1944, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore City, personally appeared Peter Zakrjewski and Dorothy Zakrjewski, and each made oath in due form of law that the consideration as stated in the within and foregoing mortgage is true and bona fide as therein set forth. In witness whereof I have hereunto subscribed my name and affixed my Notarial Seal, the day and year first above mentioned.

Notary
Public
Seal.

DANIEL J. MEYER
Daniel J. Meyler Notary Public

I hereby assign the within and foregoing mortgage to Richard T. Earle, for the purpose of collections. Witness my hand and seal this 4th day of April 1951

Witness Walter Jewell

PETER ZAKRJEWSKI SEAL

NOTICE

Richard T. Earle, Assignee,
vs.
William Banks, Mortgagor.

In the Circuit Court for
Queen Anne's County
in Equity
Cause No. 3729

NOTICE is hereby given, in accordance with the above Court's order August 3, 1951, to all judgment creditors, lienors, assignees and to all persons claiming any interest in the equity of redemption of the land sold in the above entitled cause or in the surplus mortgage sales in said cause, to file their claims with the proper vouchers thereof with the undersigned auditor on or before the 9th day of October, 1951.

HOWARD WOOD, 3rd
Auditor

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. October 15 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice in the case/estate of Richard T. Earle, Assignee, vs. William Banks, Mortgage a true copy of which is annexed hereto, was published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 9 day of October, 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 9 day of August 1951, and the last insertion on the 30 day of August 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By MARY JANE WHITE

Filed Dec. 11, 1951

AUDIT
Filed Dec. 11, 1951

Richard T. Earle, Assignee
vs.
William Banks, Mortgagor

In the Circuit Court for
Queen Anne's County
in Equity.
Cause No. 3729

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your auditor, unto your Honors, respectfully shows:

1. That this account is stated at the request of Richard T. Earle, Assignee of Mortgage and vendor in this foreclosure proceeding. The only mortgage foreclosed is the first of two mortgages given on the same real estate by William Banks, Mortgagor, on May 31, 1944. It appears that the proceeds of the mortgage sale were more than sufficient for the payment of the first mortgage debt, interest, cost of collection, insurance premiums and taxes advanced by or for the mortgage holder, after the allowance of the costs of these proceedings.

2. That in the within account said Assignee is charged with the gross proceeds of the sale made by him, per report of sale filed; and that he is then

allowed thereout for his commission per terms of the mortgage, the court costs per bill of Clerk, the fee of the auctioneer selling the land per his receipt, the cost of said Assignee's corporate surety bond per receipt, the cost of advertising the sale and order nisi thereon per receipt, the cost of the order nisi to be passed as to this audit, the auditor's fee, and the full amount of the first mortgage claim, per statement of debt filed.

3. That the balance, or surplus proceeds of this sale, is then carried forward to a separate account as hereinafter appears; and after allowance to assignee of the cost of advertising the auditor's notice to creditors published pursuant to this Court's order dated August 3, 1951, the remaining net surplus proceeds of sale is distributed to Richard T. Earle as the Attorney named in the second mortgage above referred to, (and filed in this cause on July 31, 1951), on account of the debt and interest due thereunder as of May 10, 1951, the day of sale. At the time of the filing of said second mortgage by said Attorney, a statement of debt was also filed therewith; and it must be noted that the amount of interest claimed in said statement is excessive. The amount so claimed is \$606.58, but your auditor has computed the correct amount of interest for the period of time from the date of the mortgage to the day of sale to be \$541.50, making a corrected second mortgage claim (including principal and interest) of \$1,841.50. The net surplus proceeds of sale allowed as aforesaid on account of said second mortgage claim is in the amount of \$398.71, leaving a deficiency due the second mortgage holders from the mortgagor in the sum of \$1,442.79, with interest from May 10, 1951. (It should also be noted that this allowance on account of the second mortgage claim is made to Richard T. Earle in his capacity as Attorney named in the second mortgage and not as the assignee thereof; for, although Mr. Earle filed the second mortgage in this cause as its assignee, he has actually received an assignment from only one of the two mortgagees, who hold the mortgage as tenants by the entirety).

Respectively submitted,
HOWARD WOOD, 3rd
 Auditor

December 10, 1951.

Filed Dec. 11, 1951

Cause No. 3729

The proceedings of the sale of the land reported in this cause in account with Richard T. Earle, Assignee of the first Mortgage foreclosed in these proceedings (and vendor of said land).

Cr.	
1951 May 10	By gross proceeds of the sale of said land, per report of said vendor, to wit:.....
	\$2,800.00

Dr.	
To Richard T. Earle, Assignee, for his commissions for making the sale, per terms of mortgage.....	\$157.00
To do., for court costs of this cause per Clerk's statement, as follows:	
Costs of T. Sorden Pippin, Clerk.....	\$21.35
Appearance fee of Richard T. Earle.....	<u>10.00</u>
	31.35
To do., for an amount paid J. Elmer Anthony, auctioneer, for crying said sale, per receipt exhibited..	25.00
To do., for an amount paid L. Herman Meredith, agent, for the cost of said Assignee's corporate surety bond, per receipt exhibited.....	15.00
To do., for amount paid the Queen Anne's Record-Observer, per receipt exhibited:	
For cost of advertising said sale.....	\$33.75
For cost of advertising the order nisi thereon	<u>7.50</u>
	41.25
To do., for the cost of advertising the order nisi to be passed as to this audit in the Queen Anne's Record-Observer	5.00
To Howard Wood, 3rd, for stating this audit	13.50
To Richard T. Earle, assignee of first mortgage, for the purpose of foreclosure and collection, in full of the mortgage debt, interest, cost of collection, insurance premium and taxes advanced by or for the mortgage holder, per statement of debt filed, to wit:	
	<u>2,105.69</u>
	\$ 2,393.79
To balance, being the surplus proceeds of this sale, to wit:	
	<u>406.21</u>
	\$2,800.00 \$2,800.00

HOWARD WOOD, 3rd
 Auditor

The balance of surplus proceeds of sale brought forward, in account with Richard T. Earle, Assignee of first Mortgage, foreclosed in these proceedings.

	Cr.	
1951		
May 10	By the abovementioned surplus proceeds	\$406.21

	Dr.	
To Richard T. Earle, Assignee as aforesaid, for the cost of advertising the Auditor's notice to creditors published in this cause, per bill of the Queen Anne's Record-Observer exhibited.....\$7.50		

To Richard T. Earle, Attorney named in the second mortgage filed in this cause on July 31, 1951, the net surplus proceeds of sale on account of the indebtedness due under said second mortgage, to wit:		
	398.71	
	\$406.21	\$406.21

\$ _____
HOWARD WOOD, 3rd.
Auditor

December 10, 1951

Filed Dec. 11, 1951

Nisi Ratification of Audit
Filed Dec. 11, 1951

NISI RATIFICATION OF AUDIT

Richard T. Earle, Assignee	)	IN THE CIRCUIT COURT
VS.	)	FOR QUEEN ANNE'S COUNTY
William Banks, Mortgagor	)	IN EQUITY
	)	Cause No. 3729

ORDERED, This 11th. day of December in the year nineteen hundred and fifty one, that the Report and Account filed in these proceedings by Howard Wood, 3rd. Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th. day of January, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 28th. day of December, 1951, in some newspaper printed and published in Queen Anne's County.

Filed Dec. 11, 1951

T. SORDEN PIPPIN, Clerk.

C A U S E N O. 3743.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty-fifth day of June, in the year nineteen hundred and fifty two, the following Amended Bill of Complaint was filed for record, to wit:

EDWARD FELLOWS, Individually	*	IN THE
and as Administrator of the	*	
Personal Estate of HOWARD F.	*	
NICKERSON, Deceased	*	CIRCUIT COURT
Millington, Maryland	*	
Complainant	*	FOR
VS.	*	
ANNA MAE FLEETWOOD, and THOMAS	*	QUEEN ANNE'S COUNTY
E. FLEETWOOD, her husband, 1814	*	
W. Fourth St., Wilmington, Dela-	*	
ware; SARAH H. CARTER and HENRY	*	
CARTER, her husband, R. D. No.2,	*	IN
Elmer, New Jersey; MABEL H. DOOLEY	*	
and SAM DOOLEY, 145 South Pine	*	
Street, Bridgeton, New Jersey;	*	EQUITY
LOUISE HOPKINS single, c/o	*	
Anna Smith, Bridgeville, Dela-	*	
ware; FRANKLIN H. HOPKINS and	*	
NORA M. HOPKINS; his wife,	*	
General Delivery Post Office,	*	
Unit 2, Camp Pendleton, Ocean-	*	Cause No. 3743
side, California; and EARL W.	*	
HOPKINS, single, R.D. No. 2, Elmer,	*	
New Jersey	*	
Defendants	*	

AMENDED BILL OF COMPLAINT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Edward Fellows, Individually and as administrator of the Personal Estate of Howard Nickerson, Deceased, by Clayton C. Carter, his solicitor, who sues as well for himself as for all other creditors of Howard Nickerson, deceased, who will come in and contribute to the expenses of this suit, complaining, says:

1. That Howard Nickerson, late of Queen Anne's County, died intestate on June 27, 1949, leaving a small personal estate, upon which letters of administration were granted unto your Orator by the Orphans' Court of Queen Anne's County, as will more fully appear by reference to the Certificate of the Register of Wills of Queen Anne's County, filed among the proceedings herein and marked "Exhibit A".

2. That the said Howard Nickerson didd seized and possessed of certain real estate conveyed unto him by deed dated April 24, 1920, and recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 4, folio 568, a certified copy of which is filed among the proceedings herein and marked "Exhibit B", wherein said real estate is described as follows, to wit:

All that parcel or tract of lot of land situate, lying and being in the Seventh Election District of Queen Anne's County, Maryland, in the village of Sandtown, and fronting the main road leading from Millington to Mallalieu's Mills and adjoining the lands of Vincent Benton on the south, and John Bottomley on the west and east, until it intersects the main road, said tract of land containing one quarter of an acre of land, more or less.

3. That said personal estate is not sufficient to discharge all the just debts due and owing by the said intestate, including an account of your Orator for the funeral expenses of said decedent, but the same now in his hands will be applied to the payment of the claims of your orator and other creditors of the said Howard Nickerson, so farm as the same will extend.

4. That your orator alleges that any deficiency in said personal estate ought to be supplied by a sale of all, or such part as may be necessary, of the real estate above-mentioned and described.

5. That the said Howard Nickerson, being so seized and possessed, died intestate leaving to surviye him the following heirs at law, viz: Anna Mae Fleetwood, niece, Sarah H. Carter, niece, Mabel H. Dooley, niece, Louise Hopkins, niece, Franklin H. Hopkins, nephew, and Earl W. Hopkins, nephew, the only children and heirs at law of Anna May Hopkins, deceased sister of the said Howard Nickerson.

6. That the said Anna Mae Fleetwood is married to Thomas E. Fleetwood and they reside at 1814 W. Fourth Street, Wilmington, Delaware; that Sarah H. Carter, is married to Henry Carter and they reside near Elmer, New Jersey; that Mabel H. Dooley is married to Sam Dooley and they live at 145 South Pine Street, Bridgeton, New Jersey; that Louise Hopkins is single and lives at Bridgeville, Delaware in care of Anna Smith; Franklin H. Hopkins is married to Nora Hopkins and they reside at Unit 2, Camp Pendleton, Oceanside, California; and Earl W. Hopkins is single and resides near Elmer, New Jersey; that all the parties defendants are adults and all are non-residents of the State of Maryland.

TO THE END, THEREFORE:

(1) That the said real estate, or so much thereof as may be necessary for the purpose, may be sold for the payment of the debts of Howard Nickerson, deceased, and

(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 the Order of Publication directed to all of the Defendants in this cause, all of whom are non-residents of the State of Maryland, giving them notice to be and appear in this Court, either in person or by solicitor, on or before a day certain to be named therein, to show cause, if any they have, why a decree should not be passed as prayed.

And as in duty bound, etc.

CLAYTON C. CARTER
Solicitor for Complainant

Filed June 25, 1952

"Exhibit A"
Filed July 25, 1951

Seal's Place.

THE STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, SCT:

THE SUBSCRIBER, Register of Wills for Queen Anne's County, doth hereby certify that it appears by the Records in his office, that LETTERS OF ADMINISTRATION of all goods, chattels, credits and personal estate of Howard Nickerson deceased, were on the 29th day of August in the year of our Lord one thousand nine hundred and fifty granted and committed unto Edward Fellows who was then and there appointed ADMINISTRATOR of the said deceased, and that said letters are at this date in full force and effect.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of my office, this 24th day of Jan. in the year of our Lord, nineteen hundred and fifty-one

Orphans' Court Seal

Test:

EDWARD E. COURSEY
Register of Wills for Queen Anne's County

Certified Copy of Deed
Filed July 25, 1951

.....
#7830. QUEEN ANNE'S COUNTY, TO WIT:
Be it remembered that on the tenth day of June, in the year nineteen hundred and twenty, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 24th. day of April, in the year nineteen hundred and twenty, by Frederick T. Lee and Blanche F. Lee, his wife, of Kent County, State of Maryland, James D. Lee, widower, of Wilmington, State of Delaware, Harold H. Lee and Mattie Lee, his wife, and William Lee, of Trainer, State of Pennsylvania, witnesseth that, in consideration of the sum of Three Hundred dollars (\$300.00) the said Frederick T. Lee and Blanche F. Lee, his wife, James D. Lee, Harold H. Lee and Mattie Lee, his wife, and William Lee, do hereby grant and convey unto Howard F. Nickerson, his heirs and assigns, in fee simple, the following real estate, to wit:- All that parcel or tract or lot of land situate, lying and being in the Seventh Election District of Queen Anne's County, Maryland, in the village of Sandtown, and fronting the main road leading from Millington to Mallalieu's Mills and adjoining the lands of Vincent Benton on the south, and John Bottomley on the west and east, until it intersects the main road, said tract of land containing one-quarter of an acre of land, more or less. It being the land of which Annie E. Lee, late of Queen Anne's County, died, seized and possessed, intestate, and who left surviving her as her only heirs at law, the said Frederick T. Lee, James D. Lee, Harold H. Lee and William Lee. And being also the same land granted and conveyed unto the said Annie E. Lee by deed from John W. and Susie A. Crossley, dated November 20th, 1886, and recorded in Liber S. C. D. No. 9, folio 263 etc. a land record book for Queen Anne's County. Maryland.

TOGETHER with the buildings and improvements thereon erected and being, and all the rights, roads, ways, waters, privileges, and advantages thereto belonging or in anywise appertaining. And the said Frederick T. Lee, James D. Lee, Harold H. Lee and William Lee to hereby covenant that they will warrant specially the property hereby conveyed, and that they will execute such other and further assurances to said land as may be or become requisite or necessary.

Witness the hands and seals of the grantors.

Test as to Frederick T. Lee
and Blanche F. Lee:
George C. Townsend

Frederick T. Lee. (SEAL)
Blanche F. Lee (SEAL)

Test: as to James D. Lee.
Lawrence J. Broman

James D. Lee. (SEAL)

Harold H. Lee. (SEAL)

Test: as to Harold H. Lee,
Mattie Lee and William Lee;
Charles Palmer

Mattie E. Lee. (SEAL)

William H. Lee. (SEAL)

State of Maryland, Kent County, to wit:-

I hereby certify that on this 14th. day of May, 1920, before the subscriber, a Justice of the Peace of the State of Maryland, in and for Kent County, duly commissioned and qualified, personally appeared Frederick T. Lee and Blanche F. Lee, his wife, and did each acknowledge the foregoing deed to be their respective act.

Witness my hand and Seal.

Geo. C. Townsend, J. P. (SEAL)

State of Delaware, New Castle County, to wit:-

I hereby certify that on this 4- day of April, 1920, before the subscriber, a Notary Public of the State of Delaware, in and for New Castle County, duly commissioned and qualified, personally appeared James D. Lee, widower, and acknowledged the foregoing deed to be his act.

Witness my hand and Notarial Seal.

Lawrence J. Broman
Notary Public.

Notary
Public
Seal.

State of Pennsylvania, Delaware County, to wit:-

I hereby certify that on this 24th. day of April, 1920, before the subscriber, a Notary Public of the State of Pennsylvania, in and for Delaware County, duly commissioned and qualified, personally appeared Harold H. Lee and Mattie Lee, his wife, and William Lee single man, and did each acknowledge the foregoing deed to be their respective act.

Witness my hand and Notarial Seal.

Notary
Public
Seal.

Charles Palmer
Notary Public
Commission expires
Feb'y. 3, 1923

One Fifty Cent
Internal Revenue
Stamp, endorsed:
H.F.N. 4/21/20

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, to wit:

I hereby certify that the foregoing is truly taken and copied from Liber J.F.R. No. 4, folios 568, etc., a Land Record Book for Queen Anne's County.

Clerk's Seal.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 25th. day of July, in the year nineteen hundred and fifty one.

T. SORDEN PIPPIN
Clerk

EDWARD FELLOWS, Individually
and as Administrator of the
personal Estate of HOWARD F.
NICKERSON, Deceased

Millington, Maryland

Complainant

VS.

ANNA MAE FLEETWOOD and
THOMAS E. FLEETWOOD, her
husband, 1814 W. Fourth St.
Wilmington, Delaware;
SARAH H. CARTER and HENRY
CARTER, her husband, R.D.
No. 2, Elmer, New Jersey;
MABEL H. DOOLEY and SAM
DOOLEY, her husband, 145 S.
Pine Street, Bridgeton,
New Jersey; LOUISE HOPKINS

* IN THE
*
* CIRCUIT COURT
*
* FOR
*
* QUEEN ANNE'S COUNTY
*
* IN
* EQUITY
*

single, c/o Anna Smith, Bridgeville, Delaware, FRANKLIN H. HOPKINS and NORA HOPKINS, his wife, General Delivery P.O., Unit 2, Camp Pendleton, Oceanside, California; and EARL W. HOPKINS, R.D. 2, Elmer, New Jersey

*
*
*
*

Cause No. 3743

Defendants

*

ORDER OF PUBLICATION

The object of this suit is to procure a decree for the sale of the real estate of which Howard Nickerson died seized and possessed, or so much as may be necessary, for the payment of his debts and for such further relief as the Complainant's case may require.

The Bill of Complaint alleges that Howard Nickerson, late of Queen Anne's County, died intestate on June 27, 1949, leaving a small personal estate, upon which letters of administration were granted unto the complainant; that the said decedent died seized and possessed of certain real estate conveyed unto him by deed dated April 24, 1920, recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 4, folio 568, wherein said real estate is more particularly described; that the personal estate of said decedent is not sufficient to discharge all the just debts due and owing by the said decedent, including the funeral expenses; that the decedent left surviving him, the following heirs at law, viz: Anna Mae Fleetwood, Sarah H. Carter, Mabel H. Dooley, Louise Hopkins, Franklin H. Hopkins and Earl W. Hopkins, nieces and nephews and only children and heirs at law of Anna May Hopkins, deceased sister of the said Howard Nickerson; that the said Anna Mae Fleetwood is married to Thomas E. Fleetwood and they reside at 1814 W. Fourth Street, Wilmington, Delaware; that Sarah H. Carter is married to Henry Carter and they reside near Elmer, New Jersey; that Mabel H. Dooley is married to Same Dooley and they live at 145 S. Pine Street, Bridgeton, New Jersey; that Louise Hopkins is single and lives at Bridgeville, Delaware, in care of Anna Smith; Franklin H. Hopkins is married to Nora Hopkins and they reside at Unit 2, Camp Pendleton, Oceanside, California; and Earl W. Hopkins is single and resides at R.D. 2, Elmer, New Jersey; that all the parties defendants are adults and all are non-residents of the State of Maryland.

IT IS THEREUPON, this 26th day of June, 1952, by the Circuit Court for Queen Anne's County, in Equity, ORDERED that the Complainant, by causing a copy of this order to be inserted in some newspaper published in Queen Anne's County, once in each of four successive weeks before the 1st day of August, 1952, give notice to the said absent Defendants of the object and substance of the Bill of Complaint and warning them and each of them to be and appear in this Court on or before the 18th day of August 1952, in person or by solicitor, to show cause, if any they have, why the relief prayed for by the Complainant should not be granted.

Filed June 26, 1952

T. SORDEN PIPPIN
Clerk

ANSWER
Filed June 26, 1952

EDWARD FELLOW, Individually and as Administrator of the Personal Estate of HOWARD F. NICKERSON, Deceased

*
*
*
*
*

IN THE CIRCUIT COURT

FOR

VS.

QUEEN ANNE'S COUNTY

ANNA MAE FLEETWOOD, et al.

No. 3743

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The joint and several answer of Sarah H. Carter and Henry Carter, both adults, to the Amended Bill of Complaint in the above entitled cause, against them in this Court exhibited, respectfully represents:

That these Defendants admit the matters and facts set forth in said Amended Bill of Complaint, do hereby waive notice of the taking of testimony in this cause, as they do not choose to appear to offer evidence in the premises, and consent to the passage of such decree as may be right and proper in the premises without further notice to them.

And having fully answered the said Amended Bill of Complaint, these Defendants pray to be dismissed with their proper costs.

And as in duty bound, etc.

SARAH E. CARTER

HENRY D. CARTER

Filed June 26, 1952

ANSWER
Filed June 26, 1952

EDWARD FELLOWS, Individually
and as Administrator of the
Personal Estate of HOWARD F.
NICKERSON, Deceased

VS.

ANNA MAE FLEETWOOD, et al

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* No. 3743
*

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of Earl W. Hopkins, adult, to the Amended Bill of Com-
plaint in the above entitled cause, against him exhibited in this Court, respectively
represents:

That this Defendant admits the matters and facts set forth in the
said Amended Bill of Complaint, does hereby waive notice of the taking of testimony
in this cause, as he does not choose to appear to offer evidence in the premises,
and consents to the passage of such decree as may be right and proper in the pre-
mises without further notice to him.

And having fully answered the said Amended Bill of Complaint, this
Defendant prays to be dismissed with his proper costs.

And as in duty bound, etc.

EARL W. HOPKINS

Filed June 26, 1952

ANSWER
Filed June 26, 1952

EDWARD FELLOWS, Individually
and as Administrator of the
Personal Estate of HOWARD F.
NICKERSON, Deceased.

VS.

ANNA MAE FLEETWOOD, et al.

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* No. 3743
*

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The joint and several answer of Franklin H. Hopkins and Nora Hopkins
both adults, to the amended bill of complaint in the above entitled cause, against
them in this Court exhibited, respectfully represents:

That these Defendants admit the matters and facts set forth in
said Amended Bill of Complaint, do hereby waive notice of the taking of testimony
in this cause, as they do not choose to appear to offer evidence in the premises,
and consent to the passage of such decree as may be right and proper in the premises
without further notice to them.

And having fully answered the said Amended Bill of Complaint,
these Defendants pray to be dismissed with their proper costs.

And as in duty bound, etc.

FRANKLIN H. HOPKINS

NORA HOPKINS

Filed June 26, 1952

ANSWER
Filed June 26, 1952

EDWARD FELLOWS, Individually
and as Administrator of the
Personal Estate of HOWARD F.
NICKERSON, Deceased

VS.

ANNA MAE FLEETWOOD, et al.

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* No. 3743
*

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The joint and several answer of Mabel H. Dooley and Same Dooley,
both adults, to the Amended Bill of Complaint in the above entitled cause, against
them in this Court exhibited, respectively represents:

That these Defendants admit the matters and facts set forth in

said Amended Bill of Complaint, do hereby waive notice of the taking of testimony in this cause, as they do not choose to appear to offer evidence in the premises, and consent to the passage of such decree as may be right and proper in the premises without further notice to them.

And having fully answered the said Amended Bill of Complaint, these Defendants pray to be dismissed with their proper costs.

And as in duty bound, etc.

MABEL J. DOOLEY

SAMUEL V. DOOLEY

Filed June 26, 1952

ANSWER
Filed June 26, 1952

EDWARD FELLOWS, Individually
and as Administartor of the
Personal Estate of HOWARD F.
NICKERSON, Deceased

VS.

ANNA MAE FLEETWOOD, et al.

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* No. 3743

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of Louise Hopkins, adult, to the Amended Bill of Complaint in the above entitled cause, against her exhibited in this Court, respectively represents:

That this Defendant admits the matters and facts set forth in the said Amended Bill of Complaint, does hereby waive notice of the taking of testimony in this cause, as she does not choose to appear to offer evidence in the premises, and consents to the passage of such decree as may be right and proper in the premises without further notice to her.

And having fully answered the said Amended Bill of Complaint, this Defendant prays to be dismissed with her proper costs.

And as in duty bound, etc.

LOUISE HOPKINS

Filed June 26, 1952

ANSWER
Filed June 26, 1952

EDWARD FELLOWS, Individually
and as Administrator of the
Personal Estate of HOWARD F.
NICKERSON, Deceased.

VS.

ANNA MAE FLEETWOOD, et al.

* IN THE CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY
* No. 3743

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The joint and several answer of Anna Mae Fleetwood and Thomas E. Fleetwood, both adults, to the Amended Bill of Complaint in the above entitled cause, against them in this Court exhibited, respectfully represents:

That these Defendants admit the matters and facts set forth in said Amended Bill of Complaint, do hereby waive notice of the taking of testimony in this cause, as they do not choose to appear to offer evidence in the premises, and consent to the passage of such decree as may be right and proper in the premises without further notice to them.

And having fully answered the said Amended Bill of Complaint, these Defendants pray to be dismissed with this proper costs.

And as induty bound, etc.

THOMAS E. FLEETWOOD

ANNA MAE FLEETWOOD

Filed June 26, 1952

Report of Examiner and Depositions
Filed

EDWARD FELLOWS, Individually
and as Administrator & etc.,

VS.

Anna Me Fleetwood, et al.

#

IN THE CIRCUIT COURT FOR QUEEN

#

ANNE'S COUNTY, IN EQUITY.

#

Cause No. 3743

#

REPORT OF EXAMINER AND DEPOSITIONS.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The undersigned examiner at the request of Clayton C. Carter, Attorney for the Complainant, went to the office of the said attorney on Friday, February the first at 2.45 P.M., and after swearing in the witness took the deposition of Franklin H. Hopkins, which is hereto attached; again on Monday, July 14th., 1952 at 10 o'clock A.M., at the request of Clayton C. Carter, Atty. for Complainant, I went to the office of the said attorney and took the deposition of the Complainant, which is hereto attached.

RICHARD T. EARLE

One of Regular Examiners.

1. State your name, age and residence.

A. Franklin H. Hopkins, age 34 and residence, Oceanside, California.

2. This is a suit in the Circuit Court for Queen Anne's County, Maryland, on the Equity side of said Court entitled "Edward Fellows, Individually and as Administrator of the Personal Estate of Howard F. Nickerson, Deceased, Vs. Anna Mae Fleetwood and Thomas E. Fleetwood, her husband; Sarah H. Carter and Henry Carter, her husband; Mabel H. Doodley and Sam Doodley, her husband; Louise Hopkins, single; and Franklin H. Hopkins and Nora Hopkins, his wife, Defendants".

Do you know the parties to this cause?

A. Yes. The name is Mabel H. Dooley and Sam Dooley instead of Doodley and my wife's name is spelled "Nora".

3. Did you know Howard F. Nickerson? What relationship was he to You?

A. Yes. He was my uncle.

4. Is Howard F. Nickerson living or dead; if dead, did he leave a Last Will and Testament?

A. He is dead. No, no will.

5. Did Howard F. Nickerson own any real estate when he died? If so, can you describe it?

A. Yes, $\frac{1}{4}$ of an acre of land, I believe, in Sandtown, It's on the right side coming out of Millington towards Sudlersville in Queen Anne's County.

6. State if you know the names of the heirs of Howard F. Nickerson, their ages and addresses.

A. Howard F. Nickerson left surviving him besides myself, who was a nephew, three nieces and one other nephew, named Sarah H. Carter, Mabel H. Dooley, Louise Hopkins and Earl W. Hopkins who are the only living children of Anna Mae Hopkins who was a deceased sister of Howard F. Nickerson, all of whom are of age. Sarah H. Carter lives at R.D. 2, Elmer, New Jersey; Earl W. Hopkins, RD 2, Elmer, New Jersey; Mabel H. Dooley, lives at 145 S. Pine St., Bridgeton, New Jersey; Louise Hopkins at Bridgeville, Delaware, in care of Anna Smith; Anna Mae Fleetwood lives at 1814 W. Fourth St., Wilmington, Delaware; and I live at General Delivery, P.O. Unit 2, Camp Pendleton, Oceanside, California.

7. State, if you know, whether any of said heirs are married, their respective spouses, and their addresses.

A. Sarah H. Carter is married to Henry Carter; Mabel H. Dooley is married to Sam Dooley; Anna Mae Fleetwood is married to Thomas Fleetwood, and Earl Hopkins is single; and I am married to Nora M. Hopkins and all live at the addresses stated before.

Q. Is the said real estate susceptible of any division among the heirs without loss of injury to them?

A. Well, it's only a quarter of an acre of land and a small house on it and it could not be divided among all the heirs of Howard Nickerson.

Q. In your opinion, what would you think would be the fair value of that property today?

A. I'd say \$800.00.

Q. Are you at the present time in the military service of the United State? If so, what branch?

A. Yes, in the U.S. Marine Corp

Q. Would it be agreeable to you for the Court to appoint a trustee to sell said property and divide the proceeds among the persons entitled thereto?

A. Yes.

Q. Sgt. Hopkins, it is my intention, in light of your testimony that you have another brother, who is one of the heirs, to this property, to file on behalf of the complainant in this case, an amended bill of complaint adding your brother as a party defendant and setting forth in said amended bill his relationship to the deceased. Would it be agreeable to you if the testimony heretofore offered in this case by your sister, Anna Mae Fleetwood, and your testimony taken today be as equally applicable to support the allegations which will be set forth in the amended bill of Complaint?

A. Yes, I agree.

Q. Do you know or can you state any other matter or thing which may be of benefit or advantage to the parties to this cause or any of you, or that may be material to the subject of this, your examination, or the matters in question between the parties? If so, state the same fully and at large in your answer.

A. I am the only heir who is in the military service.

FRANKLIN H. HOPKINS

Q. State your name, age and address.

A. Edward Fellow, 38, Millington, Maryland.

Q. This is a suit in the Circuit Court for Queen Anne's County, Maryland, on the equity side of said Court entitled "Edward Fellows, Individually and as Administrator of the Personal Estate of Howard F. Nickerson, Deceased, Vs. Anna Mae Fleetwood and Thomas E. Fleetwood, her husband; Sarah H. Carter and Henry Carter, her husband; Mabel H. Dooley and Sam Dooley, her husband; Louise Hopkins, single; Franklin H. Hopkins and Nora Hopkins, his wife; and Earl W. Hopkins, single "Defendants".

Are you the plaintiff in this cause?

A. I am.

Q. Were you the administrator of the personal estate of Howard Nickerson, deceased?

A. I was

Q. Has the administration of that estate been completed and if so, were the assets sufficient to settle the debts of the decedent?

A. It has. They were not.

Q. What claims against the estate remain unpaid?

A. My bill for the funeral expenses, in the amount of \$159.79.

Q. Do you know what real estate, if any, the decedent owned at the time of his death?

A. A house and lot, that's all I know of, on the right hand side coming from Milling to Sudlersville, in Sandtown. It's a very small lot.

Q. Is the said real estate or any part thereof, susceptible of division among the heirs of Howard Nickerson without loss or injury to them?

A. No, it isn't. The house constitutes most of the value of the property.

Q. In your opinion, what would you think would be the fair market value of that property today?

A. I wouldn't say it would bring over \$500.00.

EXAMINER'S SPECIAL.

A. No.

EDWARD FELLOWS

The atty. for Complainat stated that he had no further depositions to take.

Richard T. Earle, Examiner-----\$10.00

Respectfully submitted,

RICHARD T. EARLE
One of Regular Examiners.

DECREE
Filed July 25, 1952

EDWARD FELLOWS, Individually
and as Administrator of the
Personal Estate of HOWARD F.
NICKERSON, Deceased

VS.

ANNE MAE FLEETWOOD and
THOMAS E. FLEETWOOD, her
husband, et al.

* IN THE
* CIRCUIT COURT FOR
* QUEEN ANNE'S COUNTY

* No. 3743

D E C R E E

The above cause standing ready and being submitted, the proceedings were by the Court read and considered.

IT IS THEREUPON, on this 25th day of July, 1952, by the Circuit Court for Queen Anne's County, in Equity, ADJUDGED, ORDERED and DECREED as follows:

That the real estate mentioned and described in these proceedings be sold for the purpose of applying the proceeds of sale to the payment of the debts of Howard F. Nickerson; deceased; and

That Clayton C. Carter of Queen Anne's County, be and he is hereby appointed Trustee to make sale thereof, but before he shall proceed to act as such trustee, 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 said Clerk, in the penalty of One Thousand Dollars, if corporate surety, or in double that amount if personal sureties, 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; and

That he shall then proceed to make sale, after having given at least three week's previous notice by advertisement inserted in some newspaper printed and published in Queen Anne's County, 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 in cash on day of sale, the balance thereof upon ratification of sale, or all cash on day of sale at the option of the purchaser or purchasers; the credit payments to bear interest from the day of sale and to be secured to the satisfaction of the trustee; the purchaser or purchasers to have the right of immediate possession, and all taxes to be adjusted to the date of sale; and

That 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 affidavit of the truth thereof and of the fairness of said sale; and

That upon the Court's ratification of said sale, and on the payment of the whole of the purchase money, and not before, the said trustee shall, by a good and sufficient deed, to be executed, acknowledged and recorded according to law, at the purchaser's expense, convey to the purchaser or purchasers, his, her or their heirs, free, clear and discharged from all claim of the parties to this cause, and all creditors of the said Howard F. Nickerson, and those claiming, by, from or under them, or any of them; and

That said trustee shall bring into this Court all of the money arising from said sale, to be distributed under the direction of this Court, after deducting therefrom the costs of this proceedings and such commissions to said Trustee as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust; and

That at the time of the first insertion or publication of the advertisement of sale above-required, said trustee shall publish in the same newspaper a notice to the creditors of Howard F. Nickerson, deceased, requiring them to file their claims, properly authenticated, against said deceased with the Clerk of this Court within 90 days of the date of said first insertion or be excluded from participating in the proceeds of said sale.

WM. R. HORNEY
Judge

Filed July 25, 1952

Certified Copy of Bond
Filed August 22, 1952

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty-second day of August, in the year nineteen hundred and fifty-two, the following Bond was filed for record, to wit:

STATE OF MARYLAND |
 | to wit:
QUEEN ANNE'S COUNTY |

KNOW ALL MEN BY THESE PRESENTS, that we, Clayton C. Carter of Queen Anne's County, State of Maryland, as principal, and the UNITED STATES FIDELITY AND GUARANTY COMPANY, a body corporate, duly authorized by its charter to do so, sole surety on bonds, are held and firmly bound unto the State of Maryland in the full and just sum of ONE THOUSAND DOLLARS (\$1,000.00) current 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 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 22 day of August, 1952;

Whereas, the above bounden Clayton C. Carter, by virtue of a decree of the Circuit Court, in Equity, dated 25th, July 1952, has been appointed Trustee to sell the property mentioned in the proceedings in the case of Edward Fellows, Individually, et al, vs. Anna Mae Fleetwood, et al, being Chancery No. 3743, now pending in said Court.

NOW THE CONDITION of the above obligation is such that if the above bounden Clayton C. Carter, does and shall well and faithfully perform 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 shall be void, otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered in the presence of:

CLAYTON C. CARTER (SEAL)
Clayton C. Carter

VIRGINIA S. WHITE
Corporate Seal.

UNITED STATES FIDELITY AND GUARANTY COMPANY:

By B. HACKETT TURNER JR.
B. Hackett Turner Jr.

Attest:

ITS ATTORNEY-IN-FACT

VIRGINIA S. WHITE

And at the foot of the foregoing Bond is the following endorsement, to wit:

Security approved and Bond filed August 22, 1952.

T. Sorden Pippin, Clerk

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G.Jr. No. 1, folio 282, a Bond Record Book for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Twenty-second day of August in the year nineteen hundred and fifty two.

Clerk's Seal

T. SORDEN PIPPIN
Clerk

REPORT OF SALE
Filed August 27, 1952

EDWARD FELLOWS, Individually
and as Administrator of the
Personal Estate of HOWARD F.
NICKERSON, Deceased

* IN THE
* CIRCUIT COURT
* FOR
* QUEEN ANNE'S COUNTY

VS.

ANNA MAE FLEETWOOD and
THOMAS E. FLEETWOOD, her
husband, et al.

* No. 3743
*

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of Clayton C. Carter, Trustee, respectfully represents unto your Honor.:

1. That by decree of this Honorable Court dated July 25, 1952, the said Clayton C. Carter was appointed trustee to make sale of the real estate of Howard F. Nickerson, deceased, and filed his bond in the penalty of \$1000.00, with corporate surety thereon, which said bond was duly approved by the Clerk of this Court.

2. That thereafter, pursuant to said decree, your trustee gave three week's previous notice of the sale of the real estate of the said Howard F. Nickerson, deceased, by advertisement of sale in the Queen Anne's Record-Observer, a weekly newspaper printed and published in Queen Anne's County, ascertificate of the publication thereof being here-to attached as a part hereof.

3. That pursuant to the advertised notice of sale aforesaid, your trustee did attend at the Court House door, Centreville, Maryland, on Tuesday, August 26, 1952, beginning at 1:30 P.M.(D.S.T.), and then and there proceeded to make sale of the property so advertised for sale in the manner following: the advertisement of sale published as aforesaid was read aloud by your trustee, who then proceeded to offer the property therein described at public sale to the highest bidders, by J. Elmer Anthony, Auctioneer; and after said Auctioneer had cried the sale, your Trustee at said time and place and by virtue of the power vested in him by said decree, sold the said property unto JOHN A. ROBBINS and REGINA ROBBINS, his wife, as tenants by the entireties, they being then and there the highest bidders therefor, at and for the sum of Three Hundred and Twenty Five Dollars (\$325.00).

4. That the said John A. Robbins and Regina Robbins have complied with the advertised terms of sale by paying unto your trustee the sum of \$325.00 by the check of the said John A. Robbins.

5. That at the time of the first insertion of said advertisement of sale in said newspaper, your trustee published in the same newspaper a notice to the creditors having claims against Howard F. Nickerson, deceased, to file the same with the vouchers thereof, legally authenticated, with the Clerk of the Circuit Court for Queen Anne's County within 90 days from July 31, 1952, which notice was inserted in said newspaper four successive weeks before the 31st day of July, 1952, as will more fully appear by reference to the certificate of publication of said notice to creditors hereto attached as a part hereof.

Respectfully submitted

CLAYTON C. CARTER
Trustee

STATE OF MARYLAND QUEEN ANNE'S COUNTY to wit:

I HEREBY CERTIFY, that on this 27th day of August, 1952, before the subscriber, a Notary Public of and for the State and County aforesaid, personally appeared CLAYTON C. CARTER, Trustee named in the above Report of Sale, and made oath in due form of law that the matters and facts stated in the foregoing Report of Sale are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

Notary
Public
Seal.

DORIS L. DILLEHUNT
Notary Public

Filed August 27, 1952

TRUSTEE'S SALE

OF

HOUSE AND LOT

IN SANDTOWN

Of The Late Howard F. Nickerson

By virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, passed in Chy. Cause No. 3743, the undersigned trustee will sell at public auction, in front of the Court House Door in Centreville, Maryland, on TUESDAY, AUGUST 26, 1952 at 1:30 O'clock P.M. (DST)

All that parcel or tract or lot of land situate, lying and being in the Seventh Election District of Queen Anne's County, Maryland, in the village of Sandtown, and fronting the main road leading from Millington to Mallalieu's Mills and adjoining the lands of Vincent Benton on the south, and John Bottomley on the west and east, until it intersects the main road, said tract of land containing one quarter of an acre of land, more or less;

BEING the same land conveyed unto Howard Nickerson by deed dated April 24, 1920, and recorded among the land records of Queen Anne's County, in Liber JF.R. No. 4, folio 568.

TERMS OF SALE:

One-third of the purchase money in cash on day of sale, the balance thereof upon ratification of the sale, or all cash on day of sale at the option of the purchaser or purchasers; the credit payments, if any, to bear interest from the day of sale, and to be secured to the satisfaction of the trustee.

Immediate possession. All transfer expenses, to be borne by purchaser. Taxes to be adjusted to the day of sale.

CLAYTON C. CARTER
Trustee

J. Elmer Anthony, Auct.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Aug. 27, 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustee's Sale in the case/estate of Howard F. Nickerson a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, In Queen Anne's County, Maryland, once a week for 4 successive weeks before the 26 day of Aug. 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 31 day of July 1952, and the last insertion on the 21 day of Aug. 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHER COMPANY

By MYRTLE FAULKNER

Filed Aug. 27, 1952

Notice to Creditors

All Creditors having claims against Howard F. Nickerson, deceased, are hereby notified to file the same, property authenticated, against said deceased, with the Clerk of the Circuit Court for Queen Anne's County, within ninety (90) days from July 31, 1952, or be excluded from participating in the proceeds of the above sale.

CLAYTON C. CARTER,
Trustee.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Aug. 27, 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of Howard F. Nickerson a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 30 day of Sept. 1952 and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 31 day of July 1952, and the last insertion on the 21 day of Aug. 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY.

By MYRTLE FAULKER

ORDER NISI
Filed Aug. 27, 1952

N I S I

Edward Fellows, Individually and
as ADMINISTRATOR of the Personal
Estate of HOWARD F. NICKERSON deceased

VS.

Anna Mae Fleetwood and
Thomas E. Fleetwood, her husband
et al.

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY

) IN EQUITY.

) CHANCERY NO. 3743
)
)
)

ORDERED, This 27th. day of August A.D., 1952, that the sale of real estate made and reported in this cause by Clayton C. Carter, Trustee be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th. 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 6th. day of October next.

The Report states the amount of sales to be \$325.00.

T. SORDEN PIPPIN Clerk

Filed August 27, 1952

NISI

Edward Fellows, Individually and
as Administrator of the Personal
Estate of HOWARD F. NICKERSON,
deceased.

Vs.

Anna Mae Fleetwood and Thomas E.
Fleetwood, her husband, et al.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY

IN EQUITY.

Chancery No. 3743

ORDERED, this 27th day of August, A.D., 1952, that the sale of real estate made and reported in this cause by Clayton C. Carter, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th 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 6th day of October next.

The Report states the amount of sales to be \$325.00.

T. SORDEN PIPPIN,
Clerk

True Copy:
Test: T. SORDEN PIPPIN,
Clerk

Filed August 27, 1952

THE QUEENSTOWN NEWS

Queenstown, Md. Nov. 6, 1952

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J.

Steinfelt, do hereby certify that the Nisi in the case of Edward Fellows, Individually and as Administrator of the personal Estate of Howard F. Nickerson, Deceased Vs. Anna Mae Fleetwood and Thomas E. Fleetwood, Her Husband Chancery No. 3742 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 6th day of Oct. 1952, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 5th day of Sept. 1952

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed Nov. 7, 1952

FINAL RATIFICATION OF SALE

ORDERED, this 7th day of November, 1952, by the Circuit Court for Queen Anne's County, in Equity, that the sale of the real estate made and reported in this cause by Clayton C. Carter, Trustee, 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 Certificate of Publication of the previous Order Nisi thereto, and the Trustee is allowed the usual commissions and all expenses incident to the making of said sale, not personal, upon the production of vouchers therefor.

WM. R. HORNEY
Judge.

Filed Nov. 7, 1952

AUDIT
Filed Nov. 21, 1952

EDWARD FELLOWS, Individually
and as Administrator of the
Personal Estate of HOWARD F.
NICKERSON, Deceased.

Vs.

ANNA MAE FLEETWOOD and
THOMAS E. FLEETWOOD, her
husband, et al.

XXXXXXXXXX

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

No. 3743

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your auditor, unto your Honors, respectfully sets forth:

1. That this account is stated at the request of Clayton C. Carter, the Trustees appointed by decree of this Honorable Court (Paper No. 23) to make sale of the land of Howard Nickerson, deceased, for the purpose of paying the debts of said decedent for which is personal estate appears to have been insufficient.

2. That in the within account the trustee is charged with the gross proceeds of the sale of said land, per his Report of Sale, and with the proportionate share of 1952 taxes from the date of sale, payable by the purchasers of the property, per the advertised terms of sale. That the trustee is then allowed his commissions on the sale proceeds, the court costs of the cause, the auctioneer's fee, the cost of his surety bond, the State and County taxes on said land for 1951 and 1952, the cost of advertising the order of publication, notice of sale, notice to creditors and the several orders nisi of the cause and the auditor's fee.

3. That the balance remaining charged to the trustee, being the net proceeds of sale in the sum of \$103.29 is then allowed to Edward Fellows, the complainant, on account of an unpaid balance of \$150.79 of his claim filed and passed by the Orphans' Court of Queen Anne's County in the amount of \$281.10 for the funeral expenses of Howard Nickerson, deceased, on which said claim there appears to have been paid the sum of \$121.31 from the personal estate of said decedent according to the First and Final Administration account, filed and passed by the Orphans' Court aforesaid.

Respectfully submitted,

HOWARD WOOD 3rd.

Auditor

November 20, 1952

Filed Nov. 21, 1952

Cause No. 3743

The proceeds of the sale of land reported in this cause, in account with Clayton C. Carter, Trustee appointed by Decree of this Court to make said sale.

Cr.

1952
Aug. 26:

By gross proceeds of the sale of said land, per report of said Trustee, vendor of said land, to wit:.....	\$325.00
By State and County taxes, August 26-December 31, 1952, collected from Purchasers, per terms of sale.....	<u>2.36</u>
	327.36

Dr.

" " :	To Clayton C. Carter, Trustee (and vendor) for his commissions for making the sale, per rule of Court, to wit:.....	\$22.75
	To do., for court costs of this cause due T. Sorden Pippin, Clerk, per his bill for same exhibited, as follows:	
	Costs of T. Sorden Pippin, Clerk.....	\$44.85
	Commissioners' fee of John P. Cann.....	4.00
	Clerk's fee of Beulah F. Powell	2.50
	Witness fee.....	.75
	Examiner's fee of Richard T. Earle.....	10.00
	Appearance fee of Clayton C. Carter.....	<u>10.00</u>
		72.10
	To do., for an amount paid J. Elmer Anthoney, for crying said sale, per receipt exhibited, to wit:	10.00
	To do., for an amount due B. Hackett Turner, Jr., Agent, for the cost of said Trustee's corporate surety bond, to wit:.....	10.00
	To do., for amounts paid Claude Lowery, Treasurer, for State and County taxes on the land sold, per receipts for same exhibited, to wit:	
	1951 taxes, interest and costs.....	\$6.89
	1952 taxes, and interest.....	<u>7.08</u>
		13.97
	To do., for amounts paid The Queenstown News, for advertising costs of this cause, per receipts for same exhibited, to wit:	
	Order of Publication.....	\$35.00
	Order nisi on sale.....	<u>5.00</u>
		40.00
	To do., for amounts paid the Queen Anne's Record-Observer, for advertising costs of this cause, per receipts for same exhibited, to wit:	
	Notice of Sale.....	\$33.75
	Notice to creditors.....	<u>7.50</u>
		41.25
	To do., for the cost of advertising the order nisi to be passed as to this audit, in the Queen Anne's Record-Observer.....	5.00
	To Howard Wood, 3rd, for stating this audit.....	<u>9.00</u>
		\$224.07
	To Balance for distribution prior to allowance of creditors' claim, carried forward.....	<u>103.29</u>
		\$ 327.36 \$327.36

HOWARD WOOD, 3rd, Auditor

CR.

By above balance, brought forward.....	\$103.29
--	----------

DR.

To EDWARD FELLOWS, in payment on account of the unpaid balance of his claim filed in the Orphans' Court of Queen Anne's County for the funeral expenses of Howard Nickerson, deceased, in the net sum of \$159.79, against Howard Nickerson, deceased, owner of the real estate sold which did descend to his heirs at law, the defendants, subject to his debts, the sum of.....	<u>\$103.29</u>
---	-----------------

Respectfully submitted,

HOWARD WOOD, 3rd.
Auditor

November 20, 1952

Filed Nov. 21, 1952

Edward Fellows, Individually and
as Administrator of the Personal
Estate of Howard F. Nickerson,
Deceased,

VS

Anna Mae Fleetwood and Thomas E.
Fleetwood, her husband, et al.

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY
)
) Cause No. 3743
)
)

ORDERED, This 21st day of November in the year nineteen hundred and fifty two that the Report and Account filed in these proceedings by Howard Wood, 3rd. Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of December, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 12th day of December, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk

Filed November 21, 1952

PETITION
Filed Nov. 21, 1952

EDWARD FELLOWS, Individually and
as Administrator of Personal Estate
of Howard F. Nickerson, dec'd.

VS.

Anna Mae Fleetwood, et al.

In the Circuit Court for
Queen Anne's County, in Equity.
Cause No. 3743

#

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Alda B. Robbins by Richard T. Earle, her attorney, to your Honors, respectively shows:

1. That your Petitioner acting as Agent of John E. Robbins was the highest bidder and the purchaser for the real estate sold in this cause and as such Agent directed that the Trustee in this cause report the sale in the names of John E. Robbins and Regina Robbins, his wife, and made full settlement by means of a check drawn in the name of the said Trustee with the name of John E. Robbins as maker of said check in the sum of \$325.00 the full purchase price.

2. That although authorized by the said John E. Robbins to buy the same and to fill in and deliver to the said Trustee his check as aforesaid, the said John E. Robbins did not ratify her act in the purchase of said property and your petitioner made a deposit in the Millington Bank of Maryland to the credit of John E. Robbins in the aforesaid amount; and that the said John E. Robbins has not ratified her acts in the purchase of same nor does he desire the property.

3. That Regina Robbins, wife of John E. Robbins, was at the time of the purchase of said real estate on parole from The Delaware State Hospital and since which time she has had to return there ^{and} is non compos mentis.

4. That your Petitioner and the said John E. Robbins are both residents of Queen Anne's County, residing in Sandtown in the Seventh Election District of Queen Anne's County.

5. That your Petitioner since she has paid for said property is desirous of securing a deed from the Trustee in this cause to herself and the said John E. Robbins is willing that the deed be so drawn.

Wherefore your petitioner prays:

That Clayton C. Carter, Trustee in this cause, be directed to execute a Trustee's Deed in this cause to your Petitioner:

That your Petitioner may have such other and further relief as may be right and proper in the premises.

May it please the Court to grant unto your petitioner an Order directed to John E. Robbins, Queen Anne's County, Maryland, and Regina Robbins, now confined in The Delaware State Hospital, and who has not Trustee or Committee within the jurisdiction of this Court, commanding them to show cause on or before a day certain to be named in said Order, if any they, why the relief prayed should not be granted.

Respectfully submitted.

RICHARD T. EARLE
Atty. for Petitioner.

Filed Nov. 21, 1952

ORDER OF COURT

The foregoing Petition having been read and considered, IT IS THEREUPON this 21st day of November, 1952, ORDERED by The Circuit Court for Queen Anne's County, in Equity, the relief prayed for in said petition be granted unless cause to the contrary be shown on or before the 18th day of December, 1952, provided that a copy of this Petition and Order be served on the said John E. Robbins and Regina Robbins, his wife, on or before the 2nd day of December, 1952.

Filed Nov. 21, 1952

WM. R. HORNEY
Judge.

Copy of Petition and Order.
Filed Dec. 2, 1952

EDWARD FELLOWS, Individually and as Administrator of Personal Estate of Howard F. Nickerson, dec'd	#	In the Circuit Court for
	#	Queen Anne's County,
VS.	#	in Equity.
ANNA MAE FLEETWOOD et al.	#	Cause No. 3743.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Alda B. Robbins, by Richard T. Earle, her attorney, to your Honors respectively shows:

1. That your Petitioner acting as Agent for John E. Robbins was the highest bidder and the purchaser for the real estate sold in this cause and as such agent directed that the Trustee in this cause report the sale in the names of John E. Robbins and Regina Robbins, his wife, and made full settlement by means of a check drawn in the name of the said Trustee with the name of John E. Robbins as maker of said check in the sum of \$325.00, the full purchase price.
2. That although authorized by the said John E. Robbins to buy the same and to fill in and deliver to the said Trustee his check as aforesaid, the said John E. Robbins did not ratify her act in the purchase of said property and your petitioner made a deposit in the Millington Bank of Maryland to the credit of John E. Robbins in the aforesaid amount; and that the said John E. Robbins has not ratified her act in the purchase of same nor does he desire the property.
3. That Regina Robbins, wife of John E. Robbins, was at the time of purchase of said real estate on parole from The Delaware State Hospital and since which time she has had to return there and is non compos mentis.
4. That your Petitioner and the said John E. Robbins are both residents of Queen Anne's County, residing in Sandtown in the Seventh Election District of Queen Anne's County.
5. That your Petitioner since she has paid for said property is desirous of securing a deed from the Trustee in this cause to herself and the said John E. Robbins is willing that the deed be so drawn.

Wherefore your Petitioner prays:

That Clayton C. Carter, Trustee in this cause, be directed to execute a Trustee's deed in this cause to your Petitioner:

That your Petitioner may have such other and further relief as may be right and proper in the premises.

May it please the Court to grant unto your petitioner an Order directed to John E. Robbins, Queen Anne's County, Maryland, and Regina Robbins, now confined in The Delaware State Hospital, and who has not Trustee nor Committe within the Jurisdiction of this Court, commanding them to show cause on or before a day certain to be named in said order, if any they have, why the relief prayed should not be granted.

Respectfully submitted.

Richard T. Earle,
Atty. for Petitioner.

Filed Nov. 21, 1952.

ORDER OF COURT

The foregoing petitioner having been read and considered, IT IS THEREUPON, this 21st. day of November, 1952, ORDERED by The Circuit Court for Queen Anne's County, in Equity; that the relief prayed in said petition be granted unless cause to the contrary be shown on or before the 18th. day of December, 1952, provided that a copy of this Petition and Order be served on the said John E. Robbins and Regina Robbins, his wife, on or before the 2nd. day of December, 1952.

Wm. R. Horney
Judge

Filed Nov. 21st., 1952

True Copy
Test: T. SORDEN PIPPIN Clerk.

Answer of John A. Robbins
Filed Dec. 3, 1952

Edward Fellows, Individually and as Administrator of Personal Estate of Howard F. Nickerson, dec'd.	#	In the Circuit Court for
	#	Queen Anne's County, in Equity.
VS.	#	Cause No. 3743.
Anna Mae Fleetwood, et al.	#	

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of John E. Robbins to the Petition filed against him and his wife by Alda B. Robbins, says:

That he admits the matters and facts set forth in said Petition and consents to the passage of such decree or order as may right in the premises.

Filed Dec. 2, 1952

JOHN A. ROBBINS

Petition
Filed Dec. 3, 1952

EDWARD FELLOWS, Individually, and as Administrator of the Personal Estate of Howard F. Nickerson, dec'd,.	#	IN THE CIRCUIT COURT FOR QUEEN
	#	ANNES' COUNTY, IN EQUITY.
VS.	#	Cause No. 3743.
ANNA MAE FLEETWOOD, et al.	#	
	#	

Petition for appointment of a Guardian ad Litem.

TO THE HONORABLE, THE JUDGES OF SAID COURT.

The Petition of Alda B. Robbins by Richard T. Earle, her attorney, to your Honors respectfully shows:

1. That your Petitioner has had a copy of the Petitioner and Order heretofore filed in this cause personally served upon Regina Robbins, a non compos mentis, now confined in The Delaware State Hospital at Farn Hurst, as per return of service filed herein.
2. That your Petitioner desires that a Guardian ad litem be appointed for Regina Robbins, who is a non-reisent of this State and who has neither a Trustee or Committee within the jurisdiction of this Honorable Court, to appear for the said non-compos and see that the interest of the non compos is protected.

Respectfully submitted.

RICHARD T. EARLE
Atty. for Petitioner.

Filed Dec. 3, 1952.

ORDER OF COURT

The foregoing petition having been read and considered, IT IS THEREUPON this 3rd day of December, 1952, ORDERED by the Circuit Court for Queen Anne's County, in Equity that J. Thomas Clark be, and he is hereby, appointed Guardian ad litem for Regina Robbins, non compos mentis, to appear for said non compos mentis and file such an answer in this cause as may be right and proper in the premises.

WM. R. HORNEY
Judge.

Filed Dec. 3, 1952

Answer of Guardian Ad Litem
Filed Dec. 5, 1952

Edward Fellows, etc. et al.

vs.

Anna Mae Fleetwood, et. al.

In The Circuit Court For
Queen Anne's County In
Equity Cause #3743

To: The Honorable, The Judge of said Court:

The Answer of Regina Robbins, non compos mentis, by J. Thomas Clark, Guardian Ad Litem, duly appointed by order of the Circuit Court of Queen Anne's County in equity on the 3rd day of December, 1952, to the Bill of Complaint of Edward Fellows, etc., et. al., against him in this court exhibited, this Defendant, being non compos mentis, he cannot admit any of the matters and things in said bill alleged, and submits his rights thereunder to the protection of this Court.

And as in duty bound, etc.,

J. THOMAS CLARK
Guardian Ad Litem

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

I hereby certify that on this 4th day of December, 1952, before me, the Subscriber, Clerk of the Circuit Court for Queen Anne's County, personally appeared J. Thomas Clark, Guardian Ad Litem for Regina Robbins, and made oath in due form of law that the matter and facts in the foregoing Answer are true to the best of his knowledge and belief.

T. SORDEN PIPPIN
Clerk of the Circuit Court
for Queen Anne's County

Service admitted Dec. 5th, 1952,

RICHARD T. EARLE
Atty. for Petitioner

Filed Dec. 5, 1952

Report of Examiner and Depositions.
Filed Dec. 8, 1952

EDWARD FELLOWS, et al.,

VS.

ANNA MAE FLEETWOOD, et al.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY, IN EQUITY.
Cause No. 3743.

REPORT OF EXAMINER AND DEPOSITIONS.

The undersigned examiner at the request of Richard T. Earle, Atty. for Alda B. Robbins, the Petitioner, met with Mr. Earle at his office in the town of Centreville, on Saturday the 6th. day of December, 1952 at 7 o'clock P.M. only the witnesses, whose depositions are hereto attached were present, and after swearing said witnesses, proceeded to take attached depositions, Thomas J. Clark, Guardian ad litem, having waived his appearance.

HARRY C. BUTLER
One of Regular Examiners.

Filed Dec. 8, 1952

The first witness called by the Petitioner, Alda B. Robbins, is Alda B. Robbins, who being duly sworn, deposes and states.

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

A. Alda B. Robbins, I am 50 years of age, I live in Sandtown, in Queen Anne's County, I run a boarding house for the aged.

2nd. Q. What relation are you to John A. Robbins and Regina Robbins, the purported purchasers of the property mentioned and described in these proceedings?

A. John A. Robbins is myson and Regina Robbins is his wife.

3rd. Q. Mrs. Robbins state in your own words the incidents surrounding the purchase and settlement of the property sold herein?

A. At the time the property was sold at auction, my son and his wife were living with me, his wife was in a very bad mental condition being a parolee from Farn Hurst, and my son thought that if he bought this property that she would be satisfied, and therefore authorized me to bid for him, those facts were not known to his wife, and should I be able to buy said property at a fair price to have the same conveyed to him and his wife and gave me a blank check on the Millington Bank signed by himself to use in settlement. I bought the property for \$325.00, and gave the names of my son and his wife, as purchasers, then gave the names of my son and his wife as purchasers, then gave the Trustee the check of my son, which I had filled in for the full purchase price; when I went home I reported the same to my son, he was very much worried on account of the condition of his wife, and I then made a deposit in the Millington Bank of Maryland to cover said check. My son's wife rapidly grew worse until shortly thereafter she had to return to The Delaware State Hospital, where she now is, and my son has no use for the property nor has he ever ratified my act in the purchase of same.

4th. Q. Has your son in any way ratified your act in buying this property, does he now want this property and if not are you willing to be considered the buyer rather than he and his wife.

A. My son has never ratified my act in buying this property, he has no use for same now nor does he want same, I am willing to take the place of he and his wife as purchaser, his wife knew nothing whatever about my buying this property.

Examiner's Special.

My son and I had his wife proled from The Delaware State Hospital in my custody, she did not want to return to Little Creek in Kent County were my son had a home but we thought that she might be satisfied in Millington, but she was in bad mental condition when this property was sold and rapidly grew worse, my son can hardly make sufficient money to keep his wife in the Hospital and has no use for this property if she is there and therefore never ratified my act as his agent.

ALDA B. ROBBINS

The next witness called by the Petitioner, being duly sworn, deposes and states.
1st. Q. State your name, age, residence and occupation.

A. My name is John A. Robbins, I am 27 years old to-day, I am now living with my mother, the Petitioner in Sandtown, I am chauffer for International Latex Corporation of Dover, Del.

2nd. Q. Now Mr. Robbins I want you to explain the circumstances surrounding the purchase of the property mentioned and described in these proceedings.

A. My wife and I had lived in Little Creek in Kent County before she had a mental breakdown and had to be confined in The Delaware State Hospital, when I spoke to her about coming out of said Hospital she did not seem to want to go back to Little Creek, so my mother and I had her paroled in our custody and we went to live with my mother, she seemed better for a while and I thought that if I bought this property she might be satisfied there, under which condition I asked my mother to bid on said property and if it sold right to purchase same and gave her a blank check with my name signed thereto, although at that time due to the expense of keeping my wife in the Hospital I had not money but though that I could make said check good, after my mother reported she had purchased the property in my name and my wife's name, and it seemed then as if my wife was going back fast mentally, I did not ratify my mother's acts, and shortly thereafter I had to return my wife to The Delaware State Hospital where she is now, and she has no committee of Trustee.

3rd. Q. Mr. Robbins

3rd. Q. Now Mr. Robbins as a matter of fact did your wife ever know that you asked your mother to buy this property for yourself and her, and has she ever thought that she has an interest in same.

A. No, she never knew I was buying this property or ever had any connection with the same.

4th. Q. Mr. Robbins are you satisfied that your mother be considered the purchaser of this property and that the Trustee convey the same to her?

A. Yes, she has paid for the same in full and due to the condition of my wife at the time of purchase and since I have never ratified the acts of my mother in purchasing same.

Examiner's Special.

I instructed my mother to buy this property in the name of my wife and myself, but thinking the matter over and seeing my wife becoming worse mentally I decided that I could not use this property as a home and I had use for every cent I could get to pay her expenses in The Delaware State Hospital and so did not ratify my mother's acts.

JOHN A. ROBBINS

After taking attached depositions, Mr Earle advised the examiner that he did not desire to take further depositions and asked that the same be reported.

Harry C. Butler, Examiner-----\$

HARRY C. BUTLER
One of Regular Examiners.

Filed Dec. 8, 1952

Decree
Filed Dec. 19, 1952

EDWARD FELLOW, et al.,

IN THE CIRCUIT COURT FOR QUEEN

VS.

ANNE'S COUNTY, IN EQUITY.

ANNA MAE FLEETWOOD, et al.

Cause No. 3743.

DECREE OF COURT.

The Petition of Alda B. Robbins asking to be declared the purchaser of the real estate sold herein and the answer of John A. Robbins thereto and the answer of the guardian ad litem of Regina Robbins and the testimony taken herein having been read and considered, IT IS THEREUPON this 19th day of December, 1952, ORDERED, ADJUDGED AND DECREED that Alda B. Robbins be and she is hereby decreed to be the purchaser of the real estate sold in these proceedings in the place and stead of John A. Robbins and Regina Robbins the purchasers reported herein, and it is further ordered, that upon the payment of the full purchase price to the Trustee herein and not before, the said Trustee shall convey a good and sufficient deed the aforesaid real estate to the said Alda B. Robbins, at her expense.

WM. R. HORNEY
Judge.

Filed Dec. 19, 1952

NISI RATIFICATION OF AUDIT

Edward Fellows, Individually and as Administrator of the Personal Estate of Howard F. Nickerson, Deceased.

In the Circuit Court for

Queen Anne's County

vs.

in Equity

Anna Mae Fleetwood and Thomas E. Fleetwood, her husband, et al.

Cause No. 3743

ORDERED, This 21st day of November, in the year nineteen hundred and fifty-two, that the Report and Account filed in these proceedings by Howard Wood,

3rd, auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of December, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 12th day of December, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

True Copy

Test: T. SORDEN PIPPIN, Clerk
Filed Nov. 21, 1952.

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Dec. 10, 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nise Ratification of Audit in the case/estate of Howard F. Nicherson vs Anna Mae Fleetwood and Thomas E. Fleetwood a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 12 day of Dec. 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 27 day of Nov. 1952, and the last insertion on the 4th day of Dec. 1952.

THE QUEEN ANNE'S RECORD AND
OBSERVER PUBLISHING COMPANY

By MYRTLE FAULKNER

Filed Dec. 19, 1952

FINAL RATIFICATION

ORDERED, this 22nd day of December, 1952, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, that the foregoing Report and Account filed in these proceedings by Howard Wood, 3rd, 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 required by the preceding order nisi; and the Trustee is directed to apply and distribute the said trust estate accordingly, with a due proportion of ingerest as same has been or may be received.

WM. R. HORNEY
Judge

Filed Dec. 22, 1952

C A U S E N O. 3744

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Third day of August in the year nineteen hundred and fifty-three, the following Bill of Complaint was filed for record, to wit:

VIRGINIA L. HAYMAKER
Guardian to Marjorie
E. Haymaker and to
Joseph McL. Haymaker, 3rd,
infants

Centreville, Maryland

and

IN THE
CIRCUIT COURT OF
QUEEN ANNE'S COUNTY

IN EQUITY

Chy. No. 3744

ERNEST W. GRUBB
LOUISE L. GRUBB, his wife
Centreville, Maryland
Plaintiffs

vs.

MARJORIE E. HAYMAKER, infant
Centreville, Maryland
JOSEPH McL. HAYMAKER, 3rd.
infant
Centreville, Maryland
Defendants

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orators Complaining Say:

1. That your oratrix, Virginia L. Haymaker, was appointed Guardian to Marjorie E. Haymaker and Joseph McL. Haymaker, 3rd, infants, by an order of the Orphans' Court of Queen Anne's County, Maryland passed on the 20th day of April, 1948, and has duly qualified as such Guardian, a certified copy of the letters of Guardianship being filed herewith, marked "Complainant's Exhibit A", and prayed to be made a part hereof.

2. That each of the infants is seized and possessed, in fee simple, of an undivided one-twelfth interest, with Charles E. Haymaker, Dorothy H. Anthony, Hellen H. Lane, and Virginia L. Haymaker, individually, as tenants in common, of the following described parcel of land, to wit:

ALL that lot of land improved by a frame dwelling house and garage, situate, lying and being in the Town of Centreville, on the north side of Belvedere Avenue, in the Third Election District of Queen Anne's County, State of Maryland, having a frontage on said Belvedere Avenue of fifty feet and running from the inner edge of the pavement with a uniform width of fifty feet to a depth of one hundred and fifty feet to a depth of one hundred and fifty feet, and being described more particularly as follows, to wit:

Beginning for the same at a stone planted in the ground at the inner edge of the pavement where the lot hereby intended to be conveyed corners with the western line of the Roscoe Whorton lot, and running thence from said stone in a westerly direction a distance of fifty feet to the place where a stone is planted on the inner or northern edge of the pavement on Belvedere Avenue, and running from said stone in a northern direction a distance of one hundred and fifty feet to a stone, and running thence in an eastern direction and parallel with the first line herein mentioned and also parallel with the pavement on Belvedere Avenue a distance of fifty feet to a stone planted in the western line of the Roscoe Whorton property and running from said stone and by and with the western line of the said Roscoe Whorton property in a southern direction of a distance of one hundred and fifty feet to the place of beginning.

Being all that lot or parcel of land conveyed to Elizabeth S. Haymaker, et al., from Bertha W. Gilmour, dated the 13th day of September, 1937, and recorded among the Land Records of Queen Anne's County in Liber W.H.C. No. 5A, folio 387, a certified copy thereof being attached hereto, marked "Complainants Exhibit B", and prayed to be made a part hereof.

3. That it would be for the benefit and advantage of each of said infants to sell his or her share of this real estate and invest the proceeds thereof in some productive fund for his and her benefit.

4. That your Oratrix, Virginia L. Haymaker, Guardian as aforesaid, deeming it for the best interest and advantage of said infants, entered into a Contract of Sale for and in behalf of said infants, along with the other tenants in common above set forth, agreeing to sell unto Ernest W. Grubb and Louise L. Grubb, the aforesaid lot of land and the improvements thereon, the entire purchase price for the same being the sum of Nine Thousand Five Hundred Dollars (\$9,500.00), a copy of said Contract of Sale being attached hereto, marked "Complainant's Exhibit C", and prayed to be made a part hereof.

5. That the said Virginia L. Haymaker, Ernest W. Grubb and Louise L. Grubb are all adults, residing in Centreville, Queen Anne's County, Maryland.

6. That the said Majorie E. Haymaker and Joseph McL. Haymaker, 3rd, are infants,

under the age of twenty-one years, residing in Centreville, Queen Anne's County, Maryland.

TO THE END, THEREFORE:

(1) That the said lot of land and improvements thereon erected may be sold, and the proceeds thereof re-invested in some productive fund for the benefit of the said infants.

(2) That the said Contract of Sale filed herein may be confirmed and ratified by this Honorable Court.

(3) That a Trustee may be appointed by this Honorable Court to convey the said tw-twelths undivided interest of the said infant defendants in said lot of land unto Ernest W. Grubb and Louise L. Grubb, their heirs and assigns, after the payment of the full purchase price, by a good and sufficient deed conveying fee simple title in the said interests in said lot of land, free, clear and discharged of the rights of all parties to this Bill of Complaint.

(4) That the said trustee may be vested with the power and authority to collect and receive said purchase money and bring the same into this Court to be invested under its order and direction.

(5) That your Orators may have such other and further relief as their case may require.

MAY IT PLEASE UNTO YOUR HONORS to grant unto your Orators writs of subpoena directed to the Sheriff of Queen Anne's County against the defendants, Majorie E. Haymaker and Joseph McL. Haymaker, 3rd, commanding them to be and appear in this Court at some certain day to be named therein to answer the premises and abide by and conform to such decree as may be passed therein.

And as in duty bound, etc.,

VIRGINIA L. HAYMAKER
Virginia L. Haymaker,
Guardian of Majorie E. Haymaker
and Joseph McL. Haymaker, 3rd.

ERNEST W. GRUBB
Ernest W. Grubb

LOUISE S. GRUBB
Louise S. Grubb

Filed Aug. 3, 1951

COMPLAINANT'S EXHIBIT A"
Filed August 3, 1951

CERTIFICATE OF GUARDIANSHIP

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to-wit:

I, EDWARD E. COURSEY, 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 20th day of April A.D. nineteen hundred and forty-eight, that VIRGINIA L. HAYMAKER was appointed Guardian of Marjorie E. Haymaker and Joseph M. Haymaker, 3rd, infant children of Joseph M. Haymaker late of Queen Anne's County, deceased, after she had entered into bond with approved security for the due performance thereof, according to law, and after she had taken the oath by law required of her.

Orphans' Court Seal.

In Testimony Whereof, I EDWARD E. COURSEY Register of Wills for Queen Anne's County aforesaid, do hereunto set my hand and affix the Seal of the Orphans' Court for Queen Anne's County, this 27th day of July nineteen hundred and fifty-one.

EDWARD E. COURSEY
Register of Wills for Queen Anne's
County.

COMPLAINANT'S EXHIBIT NO B"
Filed Aug. 3, 1951

.....
#18,513.

QUEEN ANNE'S COUNTY, TO
WIT: Be it remembered that on the Twenty-seventh day of September, in the year nineteen hundred and thirty seven, the following Deed was brought to be recorded, to wit:-

One-three Dollar and One-Fifty Cent
Int. Rev. Stamps. Endorsed B. W. G.
9/13/37.

One-Two Dollar, One-One Dollar and One-
Fifty Cent Recordation Tax Stamps.
Endorsed E.S.H. et al. 9/13/37.

THIS DEED, made this 13th day of September, 1937, by and between Bertha W. Gilmour (widow), of Queen Anne's County, State of Maryland, party of the first part, and Elizabeth S. Haymaker, Dorothy A. Anthony, Hellen L. Haymaker, Charles A. Haymaker and Joseph McL. Haymaker, of Queen Anne's County aforesaid, parties of the second part;

WITNESSETH, that for and in consideration of the sum of Thirty Five Hundred Dollars (\$3500.00) and other valuable considerations, the receipts of which are hereby acknowledged, the said Bertha W. Gilmour does hereby grant and convey unto the said Elizabeth S. Haymaker, and her assigns, for and during the term of her natural life, and no longer, and at and upon her death unto the said Dorothy A. Anthony, Helen L. Haymaker, Charles A. Haymaker and Joseph McL. Haymaker, as tenants in common, their heirs and assigns, in fee simple, the following real estate, to wit:

ALL that lot or parcel of land situate, lying and being in the town of Centreville, on the north side of Belvedere Avenue, in the Third Election District of Queen Anne's County, State of Maryland, having a frontage on said Belvedere Avenue of fifty feet and running from the inner edge of the pavement with an uniform width of fifty feet to the depth of one hundred and fifty feet, and being described more particularly as follows: BEGINNING for the same at a stone planted in the ground at the inner edge of the pavement where the lot hereby intended to be conveyed corners with the western line of the Roscoe Whorton Lot, and running thence from said stone in a westerly direction, a distance of fifty feet to the place where a stone is planted on the inner or northern edge of the pavement on Belvedere Avenue, and running from said stone in a northern direction, a distance of one hundred and fifty feet to a stone, and running thence in an eastern direction and parallel with the first line and also parallel with the pavement on Belvedere Avenue, a distance of fifty feet to a stone planted in the western line of the Roscoe Whorton property, and running thence from said stone and by and with the western line of the said Roscoe Whorton property, in a southern direction, a distance of one hundred and fifty feet to the place of beginning; being the same land which was granted and conveyed unto William H. Gilmour and the said Bertha W. Gilmour, his wife, as tenants by the entireties, by William R. Horney by deed bearing date the 25th day of May, 1934, and recorded in Liber B.H.T. No. 17, folios 524, etc., a Land record book for Queen Anne's County aforesaid, the said William H. Gilmour having since departed this life leaving the said Bertha W. Gilmour as the sole owner of said property.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of land and premises unto and to the use of the said Elizabeth S. Haymaker, and her assigns, for and during the term of her natural life, and no longer, and at and upon her death unto and to the use of the said Dorothy A. Anthony, Hellen L. Haymaker, Charles A. Haymaker and Joseph McL. Haymaker, as tenants in common, their heirs and assigns, in fee simple, forever.

AND the said Bertha W. Gilmour does hereby covenant that she has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; and that she will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

TEST: (as to Grantor). BERTHA W. GILMOUR (SEAL)
HILDA T. SEWARD
STATE OF MARYLAND,)
QUEEN ANNE'S COUNTY,) TO WIT:

I HEREBY CERTIFY that on this 13th day of September, 1937, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Bertha W. Gilmour and acknowledged the foregoing DEED to be her act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written:

HILDA T. SEWARD
Notary Public

Notary
Public
Seal.

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

I hereby certify that the foregoing is truly taken and copied from Liber W.H.C. No. 5-A, folio 387, etc., a Land Record Book for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Fourth day of August in the year nineteen hundred and fifty one.

Clerk's Seal.

T. SORDEN PIPPIN
Clerk

Complainant's Exhibit C.
Filed August 3, 1951

THIS CONTRACT OF SALE, made this 6th day of July, 1951, by and between DOROTHY H. ANTHONY and J. ELMER ANTHONY, her husband, HELEN L. LANE AND RONALD LANE, her husband, CHARLES A. HAYMAKER and ETHEL M. HAYMAKER, his wife, VIRGINIA L. HAYMAKER widow, individually and as Guardian of MARJORIE E. HAYMAKER and JOSEPH M. HAYMAKER, 3rd, INFANTS, parties of the first part, VENDORS, and ERNEST W. GRUBB and LOUISE L. GRUBB, his wife, parties of the second part, VENDEES.

WITNESSETH: that for and in consideration of the sum of Nine Thousand Five Hundred Dollars (\$9,500.00), to be paid as hereinafter set forth, the said Vendors do hereby agree to sell, free and clear of any and all liens and encumbrances of whatsoever kind or nature unto said Vendees do hereby agree to purchase, free and clear of any and all liens and encumbrances as aforesaid, the following described real estate, to wit:

ALL that lot or parcel of land, situate, lying and being in the Town of Centreville, on the north side of Belvedere Avenue, in the Third Election District of Queen Anne's County, State of Maryland, having a frontage on said Belvedere Avenue of fifty feet and running from the inner edge of the payment with an uniform width of fifty feet to the depth of one hundred and fifty feet, and being described more particularly by metes and bounds in a deed from Bertha W. Gilmour, widow, to Elizabeth S. Haymaker et al. dated September 13, 1937 and recorded in Land Liber W.H.C. No. 5A folio 387 of Queen Anne's County aforesaid; and

BEING the same land above described and conveyed as aforesaid which upon the death of Elizabeth S. Haymaker on the 18th day of December, 1950, vested in the possession of Dorothy H. Anthony, Helen L. Lane and Charles A. Haymaker, each to the extent of an undivided one fourth ($\frac{1}{4}$) interest, and in Virginia L. Haymaker, Marjorie E. Haymaker and Joseph M. Haymaker, 3rd, the only heirs at law of Joseph M. Haymaker, deceased, who departed this life, intestate, on the 26th day of July, 1946, to the extent of an undivided one fourth ($\frac{1}{4}$) interest,

upon the following terms and conditions, that is to say:

1. PAYMENT OF PURCHASE MONEY. The purchase money shall be paid as follows: the sum of Three Thousand Dollars (\$3000.00) to be paid by check upon the execution and delivery of this Contract of Sale to Dorothy H. Anthony, who shall receive the same as the agent of Charles A. Haymaker and Helen L. Lane and for her own share; the sum of One Thousand Dollars (\$1000.00) to be paid by check upon the execution and delivery of this Contract of Sale to Virginia L. Haymaker, who shall immediately deposit the sum of \$666.66 in The Centreville National Bank of Maryland to the account of "Virginia L. Haymaker, to the use of the Trustee in Haymaker vs. Haymaker, subject to the future order of the Circuit Court for Queen Anne's County, in Equity."

The balance of the purchase money in the amount of Five Thousand Five Hundred Dollars (\$5,500.00) with interest thereof at the rate of five per centum (5%) per annum, to be paid in cash or by certified check at the time of final settlement and passing of deed, which shall take place within thirty (30) days after the final ratification of the sale of the interest of said infants by the Circuit Court for Queen Anne's County, in Equity, as hereinafter provided for, to the persons then entitled to the same according to their respective interests.

2. POSSESSION: Full possession of said property shall be given to the Vendees as of the 1st day of July, 1951.

3. TAXES AND CHARGES: All rents, taxes and other charges against said property shall be adjusted to the date of possession, as well as all rents due the ownerw thereof.

4. INSURANCE: The Vendors agree to have all of the insurance policies now in force on the property so endorsed as to protect all parties thereto, as their interests may appear, Upon the expiration of said policies, the Vendees shall purchase at their own expense insurance policies on the property in an amount of not less than \$5000.00, and to have the same so endorsed so as to protect all parties hereto, as their interest may appear, and continue the same in force during the life of this contract.

5. CHANCERY PROCEEDINGS: the proceeding in Chancery to procure the ratification of the sale of the interests of the said Marjorie E. Haymaker and Joseph M. Haymaker, 3rd, in and to this property and the confirmation of this contract in respect to their interests shall be instituted and brought and completed by Virginia L. Haymaker, by and through such solicitors as she may select, in the Circuit Court for Queen Anne's County, in Equity, in the name of "Virginia L. Haymaker, Guardian of Marjorie E. Haymaker and Joseph M. Haymaker, 3rd, Infants" and such other persons and bodies corporate, as Defendants, as may be necessary to assure the Vendees a good and marketable fee simple title to said property, so far as the interests of said Infants are concerned, free and clear of all liens and encumbrances of whatsoever kind or nature. All costs and expenses incident to said chancery proceedings, including any commissions allowed to the person or persons appointed to carry out this Contract of Sale, shall be borne equally by said Vendors to the extent of their respective interests in said property, which the parties of the first part do hereby covenant and agree between them to pay.

6. TITLE: The Vendees agree to pay for the preparation of all necessary title papers and the recording of the same, as well as the necessary revenue and recordation stamps to be affixed to the same.

WITNESS the hands and seals of the parties to this Contract of

Sale:

TEST:

Olive Buckingham

DOROTHY H. ANTHONY (SEAL)
Dorothy H. Anthony

Olive Buckingham

J. ELMER ANTHONY (SEAL)
J. Elmer Anthony

Olive Buckingham

HELLEN H. LANE (SEAL)
Hellen H. Lane

Olive Buckingham

RONALD LANE (SEAL)
Ronald Lane

Olive Buckingham

CHARLES A. HAYMAKER (SEAL)
Charles A. Haymaker

Olive Buckingham

ETHEL M. HAYMAKER (SEAL)
Ethel M. Haymaker

OLIVE BUCKINGHAM

VIRGINIA L. HAYMAKER (SEAL)
VIRGINIA L. HAYMAKER

OLIVE BUCKINGHAM

VIRGINIA L. HAYMAKER (SEAL)
Virginia L. Haymaker

Guardian of Marjorie E.
Haymaker

OLIVE BUCKINGHAM

VIRGINIA L. HAYMAKER (SEAL)
~~Virginia L. Haymaker~~
Guardian of Joseph M.
Haymaker, 3rd

VEN DORS

DORIS L. DILLEHUNT
DORIS L. DILLEHUNT

ERNEST W. GRUBB (SEAL)
Ernest W. Grubb

LOUISE L. GRUBB (SEAL)
Louise L. Grubb

VENDEES

Subpoena

Filed

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

Queen Anne's County, to wit:

TO

Marjorie E. Haymaker, infant
Centreville, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Virginia L. Haymaker, Guardian to Marjorie E. Haymaker and to Joseph McL. Haymaker, 3rd, Centreville, Maryland, and Ernest W. Grubb and Louise L. Grubb, his wife, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 2nd day of July, 1951.

Issued the 3rd, day of August, 1951.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name John Palmer Smith

Address Centreville, Maryland

T. SORDEN PIPPIN

Clerk

Subpoena

Filed Aug. 6, 1951

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Clerk's Seal

TO

Joseph McL. Haymaker, 3rd, Infant,
Centreville, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Virginia L. Haymaker Guardian to Marjorie E. Haymaker and to Joseph McL. Haymaker, 3rd, infants Centreville, Maryland, and Ernest W. Grubb and Louise L. Grubb, his wife, Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 2nd day of July, 1951.

Issued the 3rd. day of August, 1951

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name John Palmer SmithAddress Centreville, MarylandT. SORDEN PIPPIN, Clerk

Petition for Appointment of
Guardian Ad Litem
Filed Aug. 24, 1951

VIRGINIA L. HAYMAKER,
Guardian to Marjorie
E. Haymaker, and to
Joseph McL. Haymaker, 3rd,
infants
Centreville, Maryland
and
Centreville, Maryland

ERNEST W. GRUBB, infant
LOUISE L. GRUBB, his wife
and
Centreville, Maryland

Centreville, Maryland
Plaintiffs
vs.
Centreville, Maryland

IN THE
CIRCUIT COURT
OF
QUEEN ANNE'S COUNTY
IN EQUITY

Chy. No. 3744

MARJORIE E. HAYMAKER, infant
Centreville, Maryland

JOSEPH McL. HAYMAKER, 3rd,
infant
Centreville, Maryland

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Virginia L. Haymaker, guardian to Marjorie E. Haymaker and Joseph McL. Haymaker, 3rd, and Ernest W. Grubb and Louise L. Grubb, his wife, in the above entitled cause, unto your Honors, respectfully sets forth:

1. That as will appear by reference to the Bill of Complaint filed in this Cause, the defendants to the Bill of Complaint, to wit: Marjorie E. Haymaker and Joseph McL. Haymaker, 3rd, are infants under the age of twenty-one years.

2. That the writs of subpoena heretofore issued in this cause against Marjorie E. Haymaker and Joseph McL. Haymaker, infants, have been duly served according to law upon the said infants as will appear from the returns of the Sheriff of Queen Anne's County endorsed on the said writs of subpoena and filed in this cause on the 6th day of August, 1951.

3. That your Petitioners are advised that because of the infancy of the said Marjorie E. Haymaker and Joseph McL. Haymaker, 3rd, it is necessary that a Guardian Ad Litem be appointed by this Honorable Court, to answer and Defend the suit for the said infants.

Your Petitioners, therefore, pray this Honorable Court to pass an order appointing some suitable person within the jurisdiction of this Court Guardian Ad Litem for the said Marjorie E. Haymaker and Joseph McL. Haymaker, 3rd, infants, with instructions to said Guardian Ad Litem to answer and defend the said suit for said infants.

Respectfully submitted,

JOHN PALMER SMITH
Solicitor for Petitioners

Filed Aug. 24, 1951

Order of Court
Filed August 27, 1951

ORDER OF COURT

Upon the foregoing Petition, IT IS ORDERED, this 27th day of August 1951, in the Circuit Court for Queen Anne's County, In Equity, and by the authority of said Court, that Vachel A. Downes, Jr., of Queen Anne's County, Maryland, be and he is hereby appointed Guardian Ad Litem of Marjorie E. Haymaker and Joseph McL. Haymaker, 3rd, infants, with instructions to him to answer and defend the suit instituted against the said infants by the Bill of Complaint filed in the above entitled cause.

WM. R. HORNEY
Judge

Filed August 27, 1951

Answer
Filed August 27, 1951

VIRGINIA L. HAYMAKER
Guardian to Marjorie
E. Haymaker, and to
Joseph McL. Haymaker, 3rd
infants
Centreville, Maryland

and
ERNEST W. GRUBB
LOUISE L. GRUBB, his wife.
Centreville, Maryland
Plaintiffs

vs

MARJORIE E. HAYMAKER, infant
Centreville, Maryland
JOSEPH McL. HAYMAKER, 3rd
infant
Centreville, Maryland

IN THE
CIRCUIT COURT
OF
QUEEN ANNE'S COUNTY
IN EQUITY
Chy. No. 3744

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of Marjorie E. Haymaker and Joseph McL. Haymaker, 3rd, infants under the age of twenty-one years, by Vachel A. Downes, Jr., their Guardian Ad Litem, to the Bill of Complaint of Virginia L. Haymaker, Guardian of Marjorie E. Haymaker and Joseph McL. Haymaker, 3rd, et. al., exhibited against them in the above entitled cause says:

That these defendants neither admit or deny any of the matters or things alleged in the said Bill of Complaint, and being infants of tender years, submit their rights to the protection of this Honorable Court.

VACHEL A. DOWNES JR.
Guardian Ad Litem

State of Maryland

To wit:

Queen Anne's County

I HEREBY CERTIFY that on this 27th day of August, 1951, before me the subscriber, personally appeared Vachel A. Downes, Jr. the above named Guardian Ad Litem for Marjorie E. Haymaker and Joseph McL. Haymaker, infants, and made oath in due form of law, that the matters and things stated in the foregoing answer are true and to the best of her knowledge and belief.

T. SORDEN PIPPIN Clerk.

Filed Aug. 27th, 1951

VIRGINIA L. HAYMAKER
GUARDIAN, ET AL

VS.

MARJORIE E. HAYMAKER
JOSEPH McL. HAYMAKER
infants

* IN THE
*
* CIRCUIT COURT
*
* FOR
* QUEEN ANNE'S COUNTY
*
* IN EQUITY #3744

* * * * *

TO THE HONORABLE, THE JUDGES OF SAID COURT:-

The Petition of Virginia L. Haymaker, Guardian, et al., by John Palmer Smith, their Solicitor, respectfully shows:

1. That the parties defendant have answered in the premises in proper form.
2. That the parties plaintiff desire to take testimony in the premises, and pray this Honorable Court to pass an Order permitting the papers in this Cause be sent before one of the regular examiners of this Court so that your Petitioners may have an opportunity to prove the allegations of the Bill.

And as in duty bound etc.,

JOHN PALMER SMITH
Solicitors for Plaintiffs

Filed Aug. 28, 1951

ORDER OF COURT

Upon the foregoing Petition, it is thereupon Ordered by the Circuit Court for Queen Anne's County, in Equity, this 28th day of August, 1951, that the papers in this Cause be sent before one of the regular examiners of this Court so that the Petitioners - Plaintiff may have an opportunity to prove the allegations of their Bill; provided however that before taking the said testimony, the Examiner shall give to the Defendants the usual notice of taking same so that they may be present either in person or by solicitor and take testimony.

WM. R. HORNEY
Judge.

Filed Aug. 28, 1951

DEPOSITIONS
Filed Jan. 4, 1952

VIRGINIA L. HAYNAKER, et. al.
Plaintiffs

vs.

MARJORIE E. HAYMAKER, et. al.
Defendants

IN THE
CIRCUIT COURT
OF
QUEEN ANNE'S COUNTY
IN EQUITY
No. 3744

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Subscriber, one of the regular examiners for this Honorable Court, having been notified by John Palmer Smith, Esq., Solicitor for the Plaintiffs, and Vachel A. Downes, Jr., Guardian Ad Litem of the infant defendant, of their desire to take testimony in this cause, met at the office of said Solicitor in the town of Centreville on Saturday, the 12th day of January, 1952, at two o'clock, P.M., for the purpose of taking testimony; the defendants having been notified of the time and place of taking said testimony, the Guardian Ad Litem, Vachel A. Downes, Jr., appearing for the infant defendant, I did then and there proceed after administering the oath to the witnesses, take the following testimony, to wit:

Filed Jan. 4, 1952

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

Ans. My name is L. Herman Meredith, I am 71 years old, I reside at Centreville, Maryland and I am an insurance agent.

2nd Int. Do you know all the parties to this suit, and if so, how long and what relation are they one to another?

Ans. Yes, I know all of them. Mrs. Virginia L. Haymaker is the widow of Joseph McL. Haymaker, and the mother of Marjorie E. and Joseph McL. Haymaker, 3rd, infant children. Mr. and Mrs. Ernest Grubb I also know, and I am told they have purchased the Bertha Gilmore property, and I have known them for many years. I have known the Haymakers for over 7 years. Josephy McL. Haymaker died on July 26, 1946, and his mother, Mrs. Elizabeth S. Haymaker died on Dec. 18th, 1950. Joseph McL. Haymaker left surviving him, his widow, Mrs. Virginia L. Haymaker, and two children one of whom is Marjorie E. Haymaker,

a minor, and Joseph McL. Haymaker, 3rd, a minor.

3rd Int. Do you know the property described in these proceedings as located on the north side of Belvedere Avenue, in the Town of Centreville, Maryland, now bounded by the property of Holton Sparks on the west, the property of John Moffett on the east, and formerly known as the Bertha Gilmore Property?

Ans. Yes, I know it very well. In fact, I was looking at it today. It is a lot of land 50 feet wide and 150 feet in depth, and it has a frame dwelling house on it and a garage. It lies on the north side of Belvedere Avenue, is bounded on the west by the property of Mr. Holton Sparks, and is bounded on the east by the property of Mr. John Moffett.

4th Int. As of the date of the contract of sale introduced in evidence, which contract is dated July 6th, 1951, and signed by Dorothy H. Anthony, and others, as sellers and Ernest W. and Lousie L. Grubb, as purchasers, do you think that the price agreed to be paid in the sum of \$9,500.00 is a fair price for this property?

Ans. I would say the price of \$9,500.00 is a good price for this property, as of July 6th, 1951, and it would be a good price for it today.

5th Int. In your opinion would it be to the benefit and advantage to Marjorie E. Haymaker, infant, and Joseph M. Haymaker, 3rd, infant, and of all the parties to this suit, to have this land sold and the proceeds invested in some productive fund distribution to the parties entitled thereto?

Ans. Yes, It would be to the benefit and advantage of Marjorie E. and Joseph McL. Haymaker, 3rd, infants, and to all the parties who own the property or who have an interest therein.

6th Int. Do you consider this price of \$9,500.00 as mentioned as good as could have been gotten at a public sale?

Ans. Yes, I do.

Examiner's Special.

Ans. No. sir.

L. HERMAN MEREDITH

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

Ans. My name is Joseph Holden, I am 52 years old, I reside at Centreville, Maryland, and I am a merchant.

2nd Int. Do you know all the parties to this suit, and if so, how long and what relation are they one to another?

Ans. Yes, I know all of them. Mrs. Virginia L. Haymaker is the widow of Joseph M. Haymaker. Joseph M. Haymaker was the son of Mrs. Elizabeth S. Haymaker, and he died before his mother died. Joseph M. Haymaker died on July 26, 1946, leaving surviving him, his widow, Mrs. Virginia L. Haymaker, and two children, one Marjorie E. Haymaker, a minor child, and Joseph McL. Haymaker 3rd, a minor child. Mrs. Elizabeth S. Haymaker, his mother, died Dec. 18th, 1950. I have known Mr. and Mrs. Grubb for 25 years or longer. I have known the Haymaker family for about 25 years also.

3rd Int. Do you know the property described in these proceedings as located on the north side of Belvedere Avenue, in the Town of Centreville, Maryland, now bounded by the property of Holton Sparks on the west, the property of John Moffett on the east, and formerly known as the Bertha Gilmore Property?

Ans. Yes, I know it very well. I lived on the same street, Belvedere Avenue for 4 years, and I was and am still very well acquainted with this property. It is located on the north side of Belvedere Avenue, and on the west side is the property of Holton Sparks, and on its east side is the property of John Moffett. The lot is 50 feet wide and 150 feet in depth, and it has a fine frame dwelling house on it and a garage.

4th Int. As of the date of the contract of sale introduced in evidence, which contract is dated July 6th, 1951, and signed by Dorothy H. Anthony, and others, as sellers and Ernest W. and Louise L. Grubb, as purchasers, do you think that the price agreed to be paid in the sum of \$9,500.00 is a fair price for this property?

Ans. I would say that the price of \$9,500.00 is a fair price for this property as of July 6th, 1951.

5th Int. In your opinion would it be to the benefit and advantage to Marjorie E. Haymaker, infant, and Joseph M. Haymaker, 3rd, infant, and of all the parties to this suit, to have this land sold and the proceeds invested in some productive fund after distribution to the parties entitled thereto?

Ans. Yes, it would be to the benefit and advantage of Marjorie E. and Joseph McL. Haymaker, 3rd, infants, and to all the parties who own the property.

6th Int. Do you consider this price of \$9,500.00 as mentioned as good as could have been gotten at a public sale?

Ans. Yes, I do.

Examiner's Special.

Ans. No. sir.

JOSEPH HOLDEN

AGREEMENT

It is hereby understood and agreed by and between John Palmer Smith, Solicitor for Plaintiffs, and Vachel A. Downes, Jr. Guardian Ad Litem, in Equity cause no. 3744, entitled "Virginia L. Haymaker, et. al. vs. Marjorie E. Haymaker, et. al.", that testimony will be taken in said cause on the 12th day of January, 1952, at two o'clock P.M. in the office of Harry C. Butler, Standing Examiner.

JOHN PALMER SMITH
John Palmer Smith
Solicitor for Plaintiffs

VACHEL A. DOWNES JR.
Vachel A. Downes Jr.
Guardian Ad Litem

There being no further witnesses to be examined, the examiner herewith makes his return of the depositions of the respective witnesses and costs chargeable to the Plaintiffs, as follows, to wit.

Harry C. Butler, Examiner	\$8.00
Joseph Holden	.75
L. Herman Meredith	.75

Respectfully submitted,

HARRY C. BUTLER
Harry C. Butler

Filed Jan. 4, 1952

DECREE FOR SALE
Filed Mar. 17, 1952

VIRGINIA L. HAYMAKER
ERNEST W. GRUBB
LOUISE L. GRUBB

vs.

MARJORIE E. HAYMAKER, infant
JOSEPH McL. HAYMAKER, infant

IN THE
CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
IN EQUITY
No. 3744

* * * * *

DECREE

This 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 17th day of March, 1952, by the Circuit Court for Queen Anne's County, In Equity, and by the authority of said Court, ADJUDGED, ORDERED, AND DECREED that the undivided interest of Majorie E. Haymaker and Joseph McL. Haymaker, infants, in the real estate mentioned and described in these proceedings be sold, it appearing to the Court that a sale thereof will be to the interest and advantage of said infants, and that John Palmer Smith, of Queen Anne's County, State of Maryland, be and he is hereby appointed trustee to make said sale.

And it is further adjudged, ordered and decreed as follows:

(a) That before proceeding to make any sale hereunder the said trustee 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 by himself, with a surety or sureties thereon to be approved by this Court, or the Clerk thereof, in the penalty of Sixteen Hundred Dollars (\$1,600.00), if corporate surety be given, and in double that amount if personal surety 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.

(b) That the said trustee shall then proceed to sell the interest of Majorie E. Haymaker and Joseph McL. Haymaker in said real estate at private sale unto Ernest W. Grubb and Louise L. Grubb, his wife, as tenants by the entireties, at and for the sum of One Thousand Five Hundred and Eighty-three Dollars and thirty three cents (\$1583.33), the sum of Six Hundred Sixty-Six Dollars and sixty-six cents (\$666.66) having been paid heretofore into the hands of said trustee under the terms of the contract of sale filed among the proceedings in this cause, the balance of said purchase money, to wit: the sum of Nine Hundred Sixteen Dollars and sixty eight cents

(916.68) shall be paid upon the final ratification of said sale by this Court without interest.

(c) That as soon as may be convenient after such sale the said trustee shall return to said Court a full and particular account of said sale, with an affidavit of the truth and fairness thereof annexed, whereupon the Court will pass the usual order nisi without which (and the publication thereof) the sale heretofore directed to be made shall not be final.

(d) That upon the final ratification of sale by this Court, and upon the payment of the whole purchase money (and not before) the said trustee, by good and sufficient deed to be executed and acknowledged by him agreeable to law, shall convey to the purchasers, their heirs and assigns, the real estate so sold to them, free, clear and discharged of all claims of the parties to this cause, and of any person or persons claiming by, through or under them, or any of them.

(e) And the said trustee shall bring into this Court the money arising from said sale to be disposed of under the direction of this Court, after deducting from said purchase money to be paid him as aforesaid, the costs of this cause and such commissions to the said trustee as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

WM. R. HORNEY
Judge

Filed Mar. 17, 1952

Certified Copy of Bond
Filed Mar. 18, 1952

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this Eighteenth day of March in the year nineteen hundred and fifty-two the following Bond was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS, that we, John Palmer Smith, of Queen Anne's County, State of Maryland, as principal, and Glens Falls Indemnity 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 Sixteen Hundred Dollars ---- (\$1600.00) current money of the United State 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, and administrators, successors and assigns, in the whole and for the whole, jointly and severally, formally by these presents, sealed with our seals and dated this 18th day of March, in the year nineteen hundred and fifty-two.

WHEREAS, the above named bounden John Palmer Smith has been appointed by a decree of the Circuit Court for Queen Anne's County, in Equity, passed on the 17th day of March, 1952, Trustee to make sale of the real estate mentioned and described in the Cause in said Court entitled "Virginia L. Haymaker, et. al. vs. Marjorie E. Haymaker, infant, et. al." being Cause No. 3722 on the Chancery Docket of said Court;

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden John Palmer Smith do 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 further order or decree in the premises, then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of:-

JOHN PALMER SMITH (SEAL)
John Palmer Smith

VACHEL A. DOWNES JR.
Vachel A. Downes Jr.

Glens Falls Indemnity Company

By L. HERMAN MEREDITH
Attorney

ATTEST:

VACHEL A. DOWNES,
Vachel A. Downes, Jr.,

Corporate Seal

And at the foot of the foregoing Bond is the following endorsement, to wit:

Security approved and bond filed March 18, 1952.

T. Sorden Pippin, Clerk

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber A.S.G.Jr. No. 1, folio 263, a Bond Record Book for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Eighteenth day of March in the year nineteen hundred and fifty-two.

Clerk's Seal.

T. SORDEN PIPPIN
Clerk

Report of Sale
Filed Mar. 18, 1952

VIRGINIA L. HAYMAKER
ERNEST W. GRUBB
LOUISE L. GRUBB

vs.

MARJORIE E. HAYMAKER, infant
JOSEPH McL. HAYMAKER, infant

IN THE
CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

No. 3744

* * * * *

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the real estate made in this cause by John Palmer Smith, Trustee appointed to make such sale, unto your Honors, respectfully shows:

1. That pursuant to a decree of this Honorable Court passed on the 17th day of March, 1952, your trustee filed in this cause a bond in the penalty of Sixteen Hundred Dollars, with corporate surety thereon, which said bond was duly approved by the Clerk of this Court.

2. That thereupon pursuant to said decree your trustee proceeded to sell and sold at private sale, on the 18th day of March, 1952, the interest of Majorie E. Haymaker and Joseph McL. Haymaker, infants, in the real estate mentioned and described in these proceedings, as follows, to wit:

All that lot of land improved by a frame dwelling house and garage, situate, lying and being in the Town of Centreville, on the north side of Belvedere Avenue, in the Third Election District of Queen Anne's County, State of Maryland, having a frontage on said Belvedere Avenue of fifty-feet and running from the inner edge of the pavement with a uniform width of fifty feet to a depth of one hundred and fifty feet, and being described more particularly as follows, to wit:

Beginning for the same at a stone planted in the ground at the inner edge of the pavement where the lot hereby intended to be conveyed corners with the western line of the Roscoe Whorton lot, and running thence from said stone in a westerly direction a distance of fifty feet to the place where a stone is planted on the inner or norther edge of the pavement of Belvedere Avenue, and running from said stone in a northern direction a distance of one hundred and fifty feet to a stone, and running thence in a eastern direction a parallel with the first line herein mentioned and also parallel with the pavement of Belvedere Avenue a distance of fifty feet to a stone planted in the western line of the Roscoe Whorton line of the said Roscoe Whorton property in a southern direction a distance of one hundred and fifty feet to the place of beginning, BEING all that lot or parcel of land conveyed to Elizabeth S. Haymaker, et. al., from Bertha W. Gilmour, dated the 13th day of September, 1937, and recorded among the Land Records of Queen Anne's County in Liber W.H.C. No. 5A, folio 387.

Unto Ernest W. Grubb and Louise L. Grubb, his wife, as tenants by the entireties, at and for the sum of One thousand Five Hundred Eighty-three Dollars and thirty-three cents (\$1583.33), upon the terms and conditions set forth in the contract of sale mentioned in this cause which said contract of sale is designated "Plaintiff's Exhibit C", and is filed herein.

3. That the said Ernest W. Grubb and Louise L. Grubb, his wife, have paid unto your trustee the sum of Six Hundred and Sixty-six Dollars and sixty-six cents (\$666.66) on account of the purchase price, and your trustee believes that upon the final ratification of this sale by this Court the said Ernest W. Grubb and Louise L. Grubb, his wife, will immediately pay the balance of the said purchase price in cash.

Respectfully submitted,

JOHN PALMER SMITH
Trustee

STATE OF MARYLAND

QUEEN ANNE'S COUNTY

to wit:

I HEREBY CERTIFY that on this 18th day of March, 1952, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared John Palmer Smith, the trustee in the above entitled cause, and made oath in due form of law, that the matters and facts set forth in the foregoing Report of Sale are true and bona fide as therein stated, and that the sale was fairly made.

T. SORDEN PIPPIN
Clerk

Filed March 18, 1952

ORDER NISI
Filed March 18, 1952

NISI

Virginia L. Haymaker, Guardian
to Marjorie E. Haymaker, and to
Joseph Haymaker, 3rd., infants,
Ernest W. Grubb and Louise L.
Grubb, his wife,

VS

Marjorie E. Haymaker, infant, and
Joseph McL. Haymaker, 3rd., infant.

) IN THE CIRCUIT COURT

) FOR QUEEN ANNE'S COUNTY

) IN EQUITY

) CHANCERY NO. 3744

ORDERED, This 18th. day of March, A.D., 1952, that the sale of
real estate made and reported in this cause by John Palmer Smith, Trustee be rati-
fied and confirmed, unless cause to the contrary thereof be shown on or before the
20th. day of Mary next; provided a copy of this order be inserted in some news-
paper printed and published in Queen Anne's County, Maryland, once in each of four
successive weeks before the 19th. day of April next.

The Report states the amount of sales to be \$1583.33.

T. SORDEN PIPPIN Clerk.

Filed March 18, 1952

NISI

Virginia L. Haymaker, Guardian
to Marjorie E. Haymaker and to
Joseph Haymaker, 3rd, infants,
Ernest W. Grubb and Louise L.
Grubb, his wife,

vs.

Marjorie E. Haymaker, infant,
and Joseph McL. Haymaker, 3rd,
infant.

In the Circuit Court for

Queen Anne's County

in Equity

Chancery No. 3744

ORDERED, This 18th day of March, A.D., 1952, that the sale of
real estate made and reported in this cause by John Palmer Smith, Trustee, be rati-
fied and confirmed, unless cause to the contrary thereof be shown on or before the
20th 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 suc-
cessive weeks before the 19th day of April, next.

The Report states the amount of sales to be \$1583.33.

T. SORDEN PIPPIN, Clerk

True Copy

Test: T. SORDEN PIPPIN, Clerk
Filed March 18, 1952

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. May 23 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does
hereby certify that the Nisi in the case/estate of Virginia L. Haymaker, Guardian
to Marjorie E. Haymaker and to Joseph Haymaker, 3rd, infants, Ernest W. Grubb and
Louise L. Grubb, his wife, vs. Marjorie E. Haymaker, infant and Joseph McL. Hay-
maker, 3rd, infant. Chancery No. 3744. a true copy of which is annexed hereto,
was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and
published at Centreville, in Queen Anne's County, Maryland, once a week for 4 suc-
cessive weeks before the 19th day of April, 1952, and that the first insertion
of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 20th day
of March 1952, and the last insertion on the 10th day of April 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

FINAL ORDER OF RATIFICATION

ORDERED, this 23rd day of May, 1952, 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 John Palmer Smith, trustee, and reported in this cause
be and she same is hereby finally ratified and confirmed, no cause to the con-
trary thereof having been shown, although due notice appears to have been duly
given as required in the preceding order nisi heretofore passed in this cause;
and the said John Palmer Smith, trustee as aforesaid, is allowed the usual com-
missions allowed by this Court upon the sale of real estate and for all expenses,
not personal, upon producing the vouchers therefore before the auditor.

WM. R. HORNEY
Judge.

Filed May 23, 1952

AUDIT
 Filed Mar. 18, 1952

VIRGINIA L. HAYMAKER, Guardian, etc.,
 et al.,

vs.

MARJORIE E. HAYMAKER and
 JOSEPH McL. HAYMAKER, 3rd, infants.

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

Cause No. 3744

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your auditor, unto your Honors, respectfully shows:

1. That this account is stated at the request of John Palmer Smith, the trustee appointed by this Court's decree of March 17, 1952, (Paper No. 13), to sell at private sale, per Contract of Sale (see Paper No. 4), the 2/12ths undivided interests of the two infants defendants in and to the land described in said Contract of Sale.

2. That, in the within account, the trustee is charged with the gross proceeds of sale, per the aforesaid Contract of Sale and Decree and the trustee's Report of Sale (Paper No. 15) and with the interest on said gross proceeds, per the trustee's statement to the auditor. He is then allowed his commissions, per rule of Court, the Court costs, bond premiums, cost of advertising the several orders nisi of the cause, and the auditor's fee.

3. That the balance of said proceeds is then distributed in two equal shares to Virginia L. Haymaker, Guardian of each of the two infant defendants, to be held subject to the jurisdiction and future orders of the Orphans' Court of Queen Anne's County in the premises.

Respectfully submitted,

HOWARD WOOD, 3rd.
 Auditor

November 17, 1952.

Filed Nov. 18, 1952

Cause No. 3744

The proceeds of the sale of the 2/12th undivided interest in certain land, sold in this cause, in account with John Palmer Smith, the Trustee appointed by the decree passed in said cause to sell the said real estate.

1952

CR.

March 18: By amount of the gross sale of the real estate sold by said Trustee, per Report of Sale filed, to wit: the sum of.....	\$1,583.33
By amount of interest collected on said gross sale proceeds, per Trustee's statement to auditor, to wit: the sum of	43.79
By total charged to Trustee.....	<u>\$1,627.12</u>

1952

DR.

March 18: To John Palmer Smith, Trustee, for his commissions per rule of Court, for making the sale mentioned, to wit:.....	\$101.67
To do., for the court costs of this cause, paid T. Sorden Pippin, Clerk, per his receipt exhibited, as follows, to wit:	
Clerk's costs.....	\$39.25
Frank Y. Whiteley, Sheriff.....	1.50
Appearance fee of John Palmer Smith.....	10.00
Edward E. Coursey, Register of Wills.....	.50
Vachel A. Downes, Jr., Guardian Ad Litem.....	4.00
Harry C. Butler, Examiner.....	8.00
Joseph Holden, witness fee.....	.75
L. Herman Meredith, witness fee.....	.75
To said Trustee, for the cost of his bond as Trustee, paid L. Herman Meredith, Agent, per receipt, exhibited to wit:.....	64.75
To do., for an amount paid the Queen Anne's Record-Observer, for advertising the order nisi passed on Report of Sale, per receipt exhibited, to wit:.....	10.00
To do., for the cost of advertising the order nisi to be passed as to this audit in the Queen Anne's Record-Observer, to wit:.....	7.50
To Howard Wood, 3rd, for stating this audit.....	5.00
	<u>18.00</u>
	<u>\$206.92</u>

To Balance carried forward for Distribution.....	1,420.20	
	<u>\$1,627.12</u>	<u>\$1,627.12</u>

HOWARD WOOD, 3rd, Auditor

CR.

By Balance brought forward.....		\$1,420.20
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DR.

DISTRIBUTION AMONG JOINT OWNERS, INFANT HEIRS
OF JOSEPH McL. HAYMAKER, DECEASED.

To Virginia L. Haymaker, Guardian of Marjorie E. Haymaker, infant, one-half thereof, to wit:.....	\$710.10	
To Virginia L. Haymaker, Guardian of Joseph McL. Haymaker, 3rd, infant, one-half thereof, to wit:.....	710.10	
	<u>\$1,420.20</u>	<u>\$1,420.20</u>

Said Distributions are made subject to the jurisdiction
and future orders of the Orphans' Court of Queen
Anne's County.

Respectfully submitted,

HOWARD WOOD, 3rd.
Auditor

November 17, 1952.

Filed Nov. 18, 1952

NISI RATIFICATION OF AUDIT
Filed Nov. 18, 1952

NISI RATIFICATION OF AUDIT

Virginia L. Haymaker, Guardian
etc., et al.,

VS

Marjorie E. Haymaker and Joseph
McL. Haymaker, 3rd, infants.

) IN THE CIRCUIT COURT

) FOR QUEEN ANNE'S COUNTY

) IN EQUITY

) Cause No. 3744

ORDERED, This 18th day of November in the year nineteen hundred
and fifty two that the Report and Account filed in these proceedings by Howard
Wood, 3rd. Auditor be ratified and confirmed, unless cause to the contrary there-
of be shown on or before the 12th day of December, 1952; provided a copy of this
order be published once a week in each of two successive weeks before the 5th day
of December, 1952, in some newspaper printed and published in Queen Anne's County,

T. SORDEN PIPPIN Clerk

Filed November 18, 1952

C A U S E N O. 3772

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Nineteenth day of December in the year nineteen hundred and fifty one, the following Bill of Complaint was brought to be recorded, to wit:

H. ELLOTT BROWN and MARGARET F. BROWN, his wife, WILLIAM E. BROWN and EUNICE BROWN, his wife, CATHERINE EVERETT and DANIEL EVERETT, her husband, MILDRED L. MOORE and LOUISE E. MOORE, her husband, CHARLOTTE M. MEARS, All residents of Centreville, Maryland, Plaintiffs, Complainants,	*	IN THE CIRCUIT COURT
	*	FOR
	*	QUEEN ANNE'S COUNTY,
	*	IN EQUITY,
VS.	*	Cause No. 3772
	*	
WILBUR S. BRINSFIELD, Crumpton, Maryland, JAMES A. MEARS, ELLEN MEARS, PHYLLIS MEARS and WINNIE LOU MEARS, All infants, Centreville, Maryland.	*	
Defendants.	*	
	*	

***** ****

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Orators complaining, ssays:

1. That Lydia E. Brown, late of Queen Anne's County, deceased, died intestate on April 2nd, 1951, possessed of a personal estate of little, if of any, value, and that letters of Administration on Real Estate only have been granted by The Orphans' Court for Queen Anne's County to her son, H. Elliot Brown, as per certificate filed herewith, and that Notice to Creditors have been given and although the six months has expired since the first publication thereof, only one claim, to wit: the undertaker's bill for \$400.00 has been filed, and that paid by the Plaintiff, Daniel Everett and the same has been assigned to him.

2. That the said Lydian E. Brown died seized and possessed of a tract or lot of land situate near Price in the Second Election District of Queen Anne's County, Maryland, by virtue of a deed from W.E.B. Faithful dated August 13th, 1907, and recorded in Liber S.S. No. 3, folio 285, & etc., a Land Record Book for Queen Anne's County, a certified copy of which marked "Complainants Exhibit A" is filed herewith as a part hereof.

3. That the said Lydia E. Brown dying so seized and possessed left the following children and grand-children, as her only heirs-at-law, to wit: H. Elliott Brown, a son, Catherine E. Everett, a daughter, Mildred L. Moore, a daughter, each of whom subject to the debts of the said Lydia E. Brown are seized and possessed of an undivided one fifth interest in said real estate; and Charlotte M. Mears, James A. Mears, Ellen Mears, Phyllis Mears, and Winnie Lou Mears, children of a deceased daughter of the said Lydia E. Brown and who predeceased the said Lydia E. Brown, and each of whom is seized and possessed subject to the debts of the said Lydia E. Brown, of an undivided one twenty fifth interest in said real estate.

4. That the said H. Elliott Brown is married to Margaret F. Brown and they reside in Centreville, Maryland; that the plaintiff, William E. Brown is married to the plaintiff Eunice Brown; that the plaintiff, Catherine Everett, is married to the plaintiff, Daniel Everett; that the plaintiff, Mildred L. Moore is married to the plaintiff, Louis E. Moore.

5. That the said parcel of land, with improvements thereon, is not susceptible of divisions among the parties in interest in accordance with their respective interest therein without loss or injury; and your orators are advised that they are entitled to have the said parcel of land sold under a decree of this Honorable Court and after the payment of expenses thereof and the debts of the said Lydia E. Brown, to have the net proceeds distributed to those entitles thereto.

6. That your orators have entered into a Contract of Sale with the defendant, Wilbur S. Brinsfield, for the sale of the land in question, at and for the sum of \$1,500.00, and to pay Herbert A. Willis the sum of \$100.00 as his commissions for the making of said sale and upon terms and conditions as set forth in said Contract of Sale, which is attached hereto and made a part hereof, subject however to the a Decree of Sale thereof by this Honorable Court and the ratification of said sale by this Court.

7. Your orators believe and allege that the net price of \$1,400.00 is a fair sale, and larger than the said property would be liable to bring at public sale; and that it is to the interest and advantage of all the parties to this suit that this Honorable Court ratify and confirm said sale made in accordance with the terms of said Contract of Sale.

TO THE END, THEREFORE:

1. That the Court may decree a sale of the real estate described herein in accordance with the terms of the Contract of Sale filed herein.

2. That the Court may appoint a Trustee to make sale of same in

accordance with the said terms of sale, and report said sale to this Honorable Court and after ratification of said sale, may upon the compliance of the purchaser with all of the terms of said Contract of Sale, convey the same to said purchaser, conveying by a good and sufficient deed all the right, title, interest and estate of all the parties to this cause.

3. That your orators may have such further and other relief as may be right and proper in the premises.

And as in duty bound & etc.,

HARRY C. BUTLER
Attorney for the Complainants.

Filed Dec. 19, 1951

STANDARD CONTRACT OF SALE

THIS AGREEMENT OF SALE made this _____ day of _____ nineteen hundred and fifty-one, between the heirs of Lydia E. Brown, deceased, Seller and Wilbur S. Brinsfield, Buyer

WITNESS that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property situate and lying in the Second Election District of Queen Anne's County, State of Maryland, on the left side of the public road leading from Price to Bridgetown adjoining the property of George Bostic and others and being the same property in which the said Lydia E. Brown resided at the time of her death, together with the improvements thereupon erected and being and all the rights, ways, waters and appurtenances thereto belonging at and for the price of Fifteen Hundred (\$1500.00) Dollars of which Five Hundred Dollars (\$500.00) have been paid prior to the signing hereof, and the balance to be paid as follows:

at the time of the ratification of the sale by the Circuit Court of Queen Anne's County, in Equity, in the proceedings filed therein for the purpose of clearing title to said property as to the infants' share (the Mears children) therein.

And it is further agreed that the Sellers shall pay to Herbert A. Willis the sum of One Hundred (\$100.00) Brokerage Commission.

And upon payment as above provided of the unpaid purchase money, a deed for the property shall be executed at the Buyer's expense by the Seller, which shall convey the property by a good merchantable title to the Buyer, free of liens and encumbrances except as specified herein; but subject, to all applicable restrictions easements, laws, ordinances, regulations, charges, taxes and assessments, if any.

Ground rent, rent, water rent, taxes and other public charges against the premises shall be apportioned as of date of settlement, at which time possession shall be given; and the said parties hereto hereby bind themselves, their heirs, executors and administrators, for the faithful performances of this agreement.

It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interest may appear, and continue said insurance in force during the life of this Contract.

This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written; time being of the essence of this Agreement. Cost of all documentary stamps required by law shall be paid by Buyer.

WITNESS in duplicate the hands and seals of the parties hereto the day and year first above written.
Witness to Sellers Signatures

HERBERT A. WILLIS

H. ELLIOTT BROWN (SEAL)
H. Elliott Brown

MARGARET F. BROWN (SEAL)

WILLIAM E. BROWN (SEAL)
William E. Brown

HERBERT A. WILLIS

EUNICE BROWN (SEAL)

CATHERINE E. EVERETT (SEAL)
Catherine E. Everett

HERBERT A. WILLIS

DANIEL EVERETT (SEAL)
Daniel Everett

JOHN W. MOORE

MILDRED L. MOORE (SEAL)
Mildred L. Moore

LOUIS E. MOORE (SEAL)

HERBERT A. WILLIS
(as to John E. Mears)

JOHN E. MEARS (SEAL)
John E. Mears

HERBERT A. WILLIS
(as to John E. Mears, Guardian)

JOHN E. MEARS (SEAL)
John E. Mears, Guardian of
Charlotte M. Mears, James A.
Mears, Ellen Mears, Phyllis
Mears and Winnie Lou Mears, infants.

HARRY C. BUTLER

CHARLOTTE M. Mears (SEAL)
Charlotte M. Mears

HERBERT A. WILLIS

WILBUR S. BRINSFIELD (SEAL)
Wilbur S. Brinsfield

Seal's Place

THE STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, Sct:

THE SUBSCRIBER, Register of Wills for Queen Anne's County, doth hereby certify that it appears by the Records in his office, that LETTERS OF ADMINISTRATION of all the REAL estate of LYDIA E. BROWN, late of Queen Anne's County, deceased, were on the 9th day of April in the year of our Lord one thousand nine hundred and fifty-one granted and committed unto H. Elliott Brown who was then and there appointed ADMINISTRATOR of the said deceased, and that said letters are at this date in full force and effect.

Seal's Place

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of my office, this 19th day of December in the year of our Lord, nineteen hundred and fifty-one.

Test:

EDWARD E. COURSEY
Register of Wills for Queen Anne's County.

Complainant's Exhibit A
Filed Dec. 19, 1951

QUEEN ANNE'S COUNTY TO WIT: Be it remembered that on the Thirteenth day of August in the year Nineteen Hundred and Seven the following Deed was brought to be recorded, to wit:

This Deed of Conveyance, made this 13th day of August in the year nineteen hundred and seven, by W. E. B. Faithful of Queen Anne's County, in the State of Maryland, Witnesseth that for and in consideration of the sum of Forty Dollars, the receipt of the same being hereby acknowledged, the said W. E. B. Faithful doth hereby grant and convey unto Lydia E. Brown, of Queen Anne's County, in the State of Maryland, her heirs and assigns, in fee simple, all that parcel of land situate near Prices, in the second election district of Queen Anne's County aforesaid and being part of the tract or farm called "Oldson's Delight" and lying on the east side of the public road leading from Prices to Roesville, and which may be described by metes and bounds, courses and distances, as follows, to wit:

Beginning for the same at a stone planted on the east side of the aforesaid public road, at the south east corner of Bethany Methodist Episcopal Church Property, and running thence with said church land north forty seven degrees and thirty minutes east, one hundred and fifty feet to a stone, a corner for said church land; thence south forty one degrees forty five minutes, east sixty feet to a post; thence south forty seven degrees thirty minutes, west one hundred and fifty feet to the aforesaid public road; thence north forty one degrees forty five minutes west, sixty feet, to the said place of beginning, containing nine thousand square feet of land, more or less, by survey thereof made by Thomas B. John, surveyor, on the twelfth day of August, in the year nineteen hundred and seven; and the said W. E. B. Faithful 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 his hand and seal.

WITNESS:

W. E. B. FAITHFUL (SEAL)

R. F. ARMSTRONG

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that, on this 13th day of August, in the year nineteen hundred and seven, before me, the subscriber, a justice of the peace of the State of Maryland, in and for Queen Anne's County, personally appeared W. E. B. Faithful and acknowledged the foregoing deed of conveyance to be his act.

R. F. ARMSTRONG J. P.
Justice of the Peace

STATE OF MARYLAND

COUNTY OF QUEEN ANNE'S, to wit:

I hereby certify that the foregoing is truly taken and copied from Liber S.S. No. 3, folio 285, a Land Record Book for Queen Anne's County.

Clerk's Seal.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 19th day of December in the year nineteen hundred and fifty-one.

T. SORDEN PIPPIN
Clerk

And on the back of the foregoing is the following endorsement, to wit:

Served: 12/31/51 by reading summons to Phyllis Mears, and leaving copy with her father, John E. Mears, Jr.

FRANK Y. WHITELEY
Sheriff

Subpoena
Filed Jan. 4, 1952
(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Winnie Lou Mears, Centreville, Maryland, infant,

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of H. Elliott Brown and Margaret F. Brown, his wife, William E. Brown and Eunice Brown, his wife, Catherine Everett and Daniel Everett, her husband, Mildred L. Moore and Louis E. Moore, her husband, Charlotte M. Mears, all residents of Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of November, 1951.

Issued the 19th. day of December, 1951.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complaint(s)

Name Harry C. Butler

Address Centreville, Maryland

Clerk

Subpoena
Filed Jan. 4, 1952
(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

James A. Mears, infant,
Centreville, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of H. Elliott Brown and Margaret F. Brown, his wife, William E. Brown and Eunice Brown, his wife, Catherine Everett and Daniel Everett, her husband, Mildred L. Moore and Louis E. Moore, her husband, Charlotte M. Mears, all residents of Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th day of November, 1951.

Issued the 19th. day of December, 1951.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make

other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complaint(s)

Name Harry C. Butler

Address Centreville, Maryland

T. SORDEN PIPPIN, Clerk

Subpoena
Filed Jan. 4, 1952

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Ellen Mears, infant,
Centreville, Maryland

GREETING:

We command and enjoin that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of H. Elliott Brown and Margaret F. Brown, his wife, William E. Brown and Eunice Brown, his wife, Catherine Everett and Daniel Everett, her husband, Mildred L. Moore and Louis E. Moore, her husband, Charlotte M. Mears, all residents of Centreville, Maryland, against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of November, 1951.

Issued the 19th. day of December, 1951.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Harry C. Butler

Address Centreville, Maryland

T. SORDEN PIPPIN, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Served: 12/31/51 by reading summons to Ellen Mears, and leaving a copy with her father, John E. Mears, Jr.

FRANK Y. WHITELEY
Sheriff

Answer of Wilbur S. Brinsfield
Filed Jan. 30, 1952

H. ELLIOTT BROWN and MARGARET F. BROWN,
his wife, WILLIAM E. BROWN and EUNICE
BROWN, his wife, CATHERINE EVERETT and
DANILE EVERETT, her husband, MILDRED
L. MOORE AND LOUIS E. MOORE, her husband,
CHARLOTTE M. MEARS,
All residents of Centreville, Maryland,
Complainants,

Vs.

WILBUR S. BRINSFIELD,
Crumpton, Maryland
JAMES A. MEARS, ELLEN MEARS, PHYLLIS
MEARS, and WINNIE LOU MEARS, All infants,
Centreville, Md. Defendants.

IN THE CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY,
IN EQUITY
Cause No. 3772

#

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The answer of Wilbur S. Brinsfield unto Your Honor respectfully says:

1. That he admits the matters and facts set forth in Bill of Complaint and consents to the passage of a decree that may be right and proper in the premises.

And that he further waives notice of taking testimony and states that

he has not testimony he desires to offer.

WILBUR S. BRINSFIELD
Wilbur S. Brinsfield

Filed Jan. 30, 1952

Petition for Appoint of Guardian
Ad Litem and Order of Court
thereon.
Filed Jan. 30, 1952

H. ELLIOTT BROWN and MARGARET F. BROWN, his wife, WILLIAM E. BROWN and EUNICE BROWN, his wife, CATHERINE EVERETT and DANILE EVERETT, her husband, MILDRED L. MOORE and LOUIS E. MOORE, her husband, and Charlotte Mears. Centreville, Maryland,	# # # # #	In the Circuit Court for Queen Anne's County, in Equity.
Complainants,	#	
VS	#	Cause No. 3772
WILBUR S. BRINSFIELD, Crumpton, Maryland, James A. Mears, ELLEN MEARS, PHYLLIS MEARS, WINNIE LOU MEARS, all infants, Centreville, Maryland	# # # # #	

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of H. Elliott Brown et al., Complainants, by Harry C. Butler, their attorney, to your Honors respectfully shows:

That all of the Infants Defendants in this cause have been duly summoned as per return of said summons filed in this cause, but being Infants are unable to Answer this Bill of Complaint:

Wherefore your complainants pray that a Guardian ad Litem may be appointed by this Honorable Court to appear for James A. Mears, Ellen Mears, Phyllis Mears and Winnie Lou Mears, infant defendants, and file an answer to said Bill of Complaint for the said Infants.

Respectfully submitted.
HARRY C. BUTLER
Atty. for Complainants.

Filed Jan. 30, 1952

ORDER OF COURT.

The foregoing Petition having been read and considered, IT IS THEREUPON this 1st day of February, 1952, ORDERED by the Circuit Court for Queen Anne's County, in Equity that J. Thomas Clark of Centreville, Maryland, be and he is hereby appointed Guardian ad Litem for the Infant Defendants, James A. Mears, Ellen Mears, Phyllis Mears and Winnie Lou Mears and directed to enter his appearance for said Infants in this cause and to file an Answer for them in this cause.

WM. R. HORNEY
Judge.

Filed Feb. 1, 1952

Answer of J. Thomas Clark,
Guardian ad Litem.
Filed Feb. 2, 1952

H. ELLIOTT BROWN and MARGARET F. BROWN, his wife, WILLIAM E. BROWN and EUNICE BROWN, his wife, CATHERINE EVERETT and DANILE EVERETT, her husband, MILDRED L. MOORE and LOUIS E. MOORE, her husband, CHARLOTTE MEARS, All residents of Centreville, Md.	# # # # # # #	IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY,
VS.	#	IN EQUITY.
WILBUR S. BRINSFIELD, Crumpton, Maryland, JAMES A. MEARS, Infant, ELLEN MEARS, Infant, PHYLLIS MEARS, Infant, WINNIE LOU MEARS, Infant, All of said Infants reside in Centreville, Md.	# # # # #	Cause No. 3772

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Answer of J. Thomas Clark, Guardian ad Litem for James E. Mears, Ellen Mears, Phyllis Mears and Winnie Lou Mears, Infants, respectfully says:

That he neither admits nor denies the matters and facts alleged in the Bill of Com-

plaint but submits the rights of said Infants to the protecting of this Honorable Court.

And as in duty bound & etc.,

J. THOMAS CLARK
Guardian ad Litem for James E. Mears, Ellen Mears, Phyllis Mears, and Winnie Lou Mears.

Filed Feb. 2, 1952

Report of Examiner and
Depositions.
Filed Mar. 13, 1952

H. ELLIOTT BROWN et al., # IN THE CIRCUIT COURT FOR QUEEN
VS. # ANNE'S COUNTY, IN EQUITY
Cause No. 3772.
WILBUR S. BRINSFIELD ET AL. #

REPORT OF EXAMINERS AND DEPOSITIONS.
TO THE HONORABLE, THE JUDGES OF SAID COURT:

The undersigned Examiner at the request of Harry C. Butler, Attorney for Complainants on Thursday at 10:30 A.M. March 13th., 1952, after swearing said witnesses took the attached depositions, the questions at the request of Harry C. Butler were asked the examiner.

RICHARD T. EARLE
One of the Regular Examiners

Filed Mar. 13, 1952

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

A. My name is John E. Mears, age 43, I live in Centreville and am a barber.

2ns. Int. This is a suit wherein it is sought to sell the real estate of which Lydia E. Brown, died seized and possessed, did you know Lydia E. Brown, is she living or dead, if dead when did she die, did she leave a will or not.

A. Yes I knew her, she was the mother of my wife, she died in April, 1951, and she left no Will.

3rd. Int. State if you know who are the Heirs-at-law of Lydia E. Brown?

A. H. Elliott Brown, William E. Brown, Catherine Everett, Mildred L. Moore, and my children, namely, Charlotte M. Mears, who is now of age, and James E. Mears, and Ellen Mears, Phyllis Mears and Winnie Mears, all Infants, being children and grandchildren of Lydia E. Brown.

4th. Int. Do you know if Letters of Administration have been granted on the Estate of Lydia E. Brown or not?

A. Yes Letters of Administration have been granted to H. Elliott Brown, and Notice to Creditors have been given, only one bill proven against said Estate that of Lane, the undertaker at Church Hill for \$400.00, which bill has been paid by Daniel Everett and the said Bill has been assigned to him.

Did the said Lydia E. Brown leave any personal or real estate?

A. She left no personal estate nothing but the home where she lived.

5th. Int. I now hand you a certified copy of deed, dated 13th. day of August, 1907, wherein W. E. B. Faithful granted and conveyed the land therein, containing 9000 square feet of land, the same to Lydia E. Brown, is that the land which Lydia E. Brown, died seized and possessed?

A. It is.

6th. The Bill of Complaint states that the heirs desire to sell the said land to Wilbur S. Brinsfield at and for the sum of \$1,500.00 and agreed to pay Herbert Willis the sum of \$100.00 for making said sale, netting the heirs of Lydia E. Brown the sum of \$1,400.00, do you consider that a sale at that price is of interest and advantage to the parties to this suit, and especially to the interest of your children, all except one of which are infants, if so, why?

A. I know that the heirs made several attempts to sell this property and the price offered by Brinsfield is the best that they could get, I know that it is not practical to hold this estate with so many people having an interest therein and besides the debts of Lydia E. Brown, that is the funeral expenses and costs of administration must be paid.

7th. Do you know if the heirs at law are married, if so their respective husbands and wives and there addresses.

A. H. Elliott Brown is married to Margaret F. Brown and they live in Centreville, William E. Brown is married to Eunice Brown and they live in Centreville, Catherine Everett is married to Daniel Everett and they reside in Centreville, Mildred L. Moore is married to Louis E. Moore and they reside in Centreville, none of my children are married and all infants except Charlotte M. Mears., and while Charlotte works in Washington, this is the home of all my children and Wilbur S. Brinsfield lives in

Crumpton.

Examiners Special

A. No.

JOHN E. MEARS

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

A. My name is R. Emmitt Leager, I am 70 years of age, reside at Price, and farming.

2nd Int. Mr. Leager this is a suit wherein the heirs at law of Lydia E. Brown are seeking to sell the house in which the said Lydia E. Brown lived at the time of her death to Wilbur Brinsfield, do you know said property?

A. Yes, I knew the house and garden attached.

3rd. I now hand you a certified copy of deed from W.E.B. Faithful to Lydia E. Brown is that the land in question?

A. Yes.

4th. Int. Are you familiar with land values in that vicinity?

A. Yes.

5th. Int. The heirs at law of Lydia E. Brown have entered into an agreement of sale to sell the real estate described in said Deed to Wilbur S. Brinsfield at and for sum of \$1,500.00 and to pay out of said sum \$100.00 to Herbert Willis for making said sale, do you consider a net price to the heirs of \$1,400.00 to the interest and advantage of the parties to this cause.

A. Yes.

Examiner's Special.

No.

EMMITT LEAGER

State your name, age, residence and occupation.

A. My name is T. Henry Furbush, 57 years of age, live in Centreville, retired merchant.

2nd Int. Did you know Lydia E. Brown, is she living or dead, where was she living at the time of her death?

A. Yes, she is dead, she was living near Price at the time of her death.

3rd. Int. I now hand you a certified copy of deed from W. E. B. Faithful to Lydia E. Brown, is that the land where she, Lydia E. Brown, was living at the time of her death?

4th. Yes.

Are you familiar with land values in the vicinity of this property.

A. Yes.

5th. Int. I now hand you a copy of a contract of sale entered into between the heirs of Lydia E. Brown and Wilbur S. Brinsfield for the sale of the land in question at and for the sum of \$1,500.00 and the heirs to pay \$100.00 commission for the making of said sale, do you consider it to be for the interest and advantage of all the parties to this cause to make said sale.

A. I Think that is a good price and to the interest of the sellers to make said sale, that is a larger price than I would give for it.

At this point the Deed referred to and contract of sale are offered in evidence.

Examiner's Special.

T. HENRY FURBUSH

No further witnesses were produced by the Complainants, who asked that said depositions be filed.

Witnesses waived Witness fees and expenses.

Richard T. Earle, Examiner-----\$10.00

RICHARD T. EARLE
One of Regular Examiners

Filed March 13, 1952

Decree of Sale
Filed March 28, 1952

H. ELLIOTT BROWN et al

VS

WILBUR S. BRINSFIELD et al.

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

Cause #3772.

THIS Cause standing ready for hearing and being submitted without argument, the proceedings were read and considered.

IT IS THEREUPON, this 28th day of March, 1952, by the said Court ADJUDGED; ORDERED and DECREED as follows;

THAT the real estate mentioned and described in these proceedings as having been sold under a Contract of Sale filed in these proceedings to Wilbur S. Brinsfield, one of the defendants in this Cause, at and for the sum of Fifteen Hundred Dollars (\$1500.00) upon the terms set forth in said Contract of Sale, subject to the final ratification of said Sale by this Court, be sold to him, Wilbur S. Brinsfield, it being to the interest and advantages of all parties hereto:

AND Harry C. Butler, of Queen Anne's County, State of Maryland, be and he is hereby appointed Trustee to carry out the terms of said Contract of Sale, but before he shall proceed to act as such Trustee, he shall file with the Clerk of this Court a Bond to the State of Maryland, to be executed by himself, with a Surety or Sureties thereon to be approved by this Court or the Clerk thereof, in the penalty of \$1500.00, if corporate surety be given, and in double that amount if personal Surety be given, conditional upon 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.

THAT as soon as may be convenient thereafter said Trustee shall return to this Court a full and particular account of said Sale, with an affidavit of the truth and fairness thereof annexed.

THAT upon the final ratification of said Sale by this Court after the passage of the usual order Nisi thereon and upon the payment to him of the whole purchase price, and not before, said Trustee shall be a good and sufficient DEED, to be by him executed and acknowledged agreeably to law, convey to the purchaser the property and estate so sold to him, free, clear and discharged of all claims of the parties to this Cause, and of those claiming by through and under them or any of them.

THAT the said Trustee shall bring into this Court all of the money arising from said Sale to be distributed under the future order of this Court, after deducting thereout the costs of this proceeding and such commissions to said Trustee as the Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his Trust.

WM. R. HORNEY

Judge

Filed March 28, 1952

BOND

Filed April 7, 1952

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Seventh day of April in the year nineteen hundred and fifty-two, the following Bond was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS: that We, Harry C. Butler of Queen Anne's County, State of Maryland, as principal, and Glens Falls Indemnity Company of Glens Falls, New York, a body corporate, duly authorized to become sole surety on bonds, are held and firmly bound unto the State of Maryland, or its certain Attorney in the full and just sum of Fifteen Hundred (\$1500.00) Dollars current money of the United States of America, to which payment well and truly to be made and we bind ourselves and each of us, our and each of our heirs, personal representatives, successors, and assigns, in the whole and for the whole, jointly and severally firmly by these presents, sealed with our seals and dated this Second day of April, in the year Nineteen hundred and fifty-two;

WHEREAS, that the above bounded Harry C. Butler, has by a Decree of the Circuit Court for Queen Anne's County, in Equity, passed in a Cause therein pending entitled "H. Elliott Brown et al, vs. Wilbur S. Brinsfield", being Cause No. 3772 in said Court, have been appointed Trustee to make sale of real estate in said cause described:

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Harry C. Butler shall well and truly perform the duties of Trustee as reposed him by said decree or that may be reposed in him by any future Order or Decree in the premises than these presents shall be null and void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of:

HELEN F. EMORY

HARRY C. BUTLER (SEAL)

Harry C. Butler

Glens Falls Indemnity Company

by L. HERMAN MEREDITH

L. Herman Meredith
Attorney-in-fact.

Corporate seal.

And at the foot of the foregoing Bondis the following endorsement, to wit:

Security approved and Bond filed April 7, 1952

T. Sorden Pippin, Clerk

STATE OF MARYLAND
COUNTY OF QUEEN ANNE'S; TO WIT:

I hereby certify that the a foregoing is truly taken and copied from Liber A.S.G.Jr. No. 1, folio 265, a Bond Record Book for Queen Anne's County.

Seal's Place

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Sixteenth day of May in the year nineteen hundred and fifty-two.

T. SORDEN PIPPIN
Clerk

REPORT OF SALE
Filed April 7, 1952

H. ELLIOTT BROWN et al. # IN THE CIRCUIT COURT FOR
VS. # QUEEN ANNE'S COUNTY, IN
WILBUR S. BRINSFIELD et al. # EQUITY
CAUSE NO. 3772

REPORT OF SALE.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

THAT the undersigned Trustee having first filed an approved bond in accordance with the decree passed herein proceed to make sale of the real estate mentioned in these proceedings, consisting of all that Parcel of land situate near Price, in the Second Election District of Queen Anne's County, being a part of Oldson's Delight, lying on the east side of the public road leading from Price to Roesville and more particularly described as follows, to wit:

BEGINNING for the same at a stone planted on the east side of the aforesaid public road, at the south east corner of Bethany Methodist Church Property, and running thence with said church property north 47 degrees 30 minutes east, one hundred and fifty feet to a stone, a corner for said church land; thence South 41 degrees 45 minutes East sixty feet to a post; thence South 47 degrees 30 minutes, West one hundred feet to the aforesaid public road; thence North 41 degrees, 45 minutes, West, sixty feet to the place of beginning;

BEING the same land granted and conveyed to Lydia E. Brown by DEED dated the 13th day of August 1907, from W.E.B. Faithful and which land the said Lydia E. Brown died seized and possessed and sold the same to Wilbur S. Brinsfield, on the terms and conditions as set forth in the Contract of Sale filed herein, and the said Wilbur S. Brinsfield has paid the sum of Five Hundred (\$500.00) Dollars of the Fifteen Hundred (\$1500.00) Dollar purchase price, and has agreed to pay the balance upon ratification of Sale.

Respectfully Submitted.

HARRY C. BUTLER
Harry C. Butler, TRUSTEE

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that on this 7th day of April, 1952, before me, the subscriber, The Clerk of The Circuit Court for Queen Anne's County, personally appeared Harry C. Butler, Trustee in above cause, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale are true as therein stated and that said Sale was fairly made.

T. SORDEN PIPPIN
Clerk of Circuit Court for Queen Anne's County

Filed April 7, 1952

ORDER NISI
Filed April 7, 1952

N I S I

H. Elliott Brown, et al.,)
VS) IN THE CIRCUIT COURT
Wilbur S. Brinsfield, et al.) FOR QUEEN ANNE'S COUNTY
IN EQUITY
CHANCERY NO. 3772

ORDERED, This 7th. day of April A.D. 1952, that the sale of real estate made and reported in this cause by Harry C. Butler, Trustee, 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 12th. day of May next.

The Report states the amount of sales to be \$1500.00

T. SORDEN PIPPIN Clerk

Filed April 7, 1952

NISI

H. Elliott Brown, et al.,

Vs.

Wilbur S. Brinsfield, et al.

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Chancery No. 3772

ORDERED, This 7th day of April, 1952, that the sale of real estate made and reported in this cause by Harry C. Butler, trustee, 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 12 day of May next.

The Report states the amount of sales to be \$1500.00

T. SORDEN PIPPIN,
Clerk

True Copy:

Test: T. SORDEN PIPPIN,
Clerk

Filed April 7, 1952.

THE QUEENSTOWN NEWS

Queenstown, Md. May 22, 1952

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Nisi in the case of H. Elliott Brown, et al. Vs. Wilbur Brinsfield et al. Chancery No. 3772 a true copy of which is annexed hereto was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 12th day of May 1952, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 11th day of April 1952.

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed May 23, 1952

Final Ratification of Sale
Filed June 31, 1952

H. ELLIOTT BROWN, et al,

VS

WILBUR S. BRINSFIELD, et al.

* IN THE CIRCUIT COURT FOR QUEEN
* ANNE'S COUNTY, IN EQUITY.
* CAUSE NO. 3772.
*

ORDER OF RATIFICATION OF SALE.

ORDERED this 13th day of June, 1952, that the sale of the real estate mentioned and described in these proceedings by Harry C. Butler, Trustee, 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 certificate of publication of the previous order NISI, and the Trustee is allowed the usual commissions and all expenses, except personal, upon the production of proper vouchers therefor before the auditor.

WM. R. HORNEY
JUDGE.

PETITION FOR APPOINTMENT OF
SPECIAL AUDITOR
Filed June 27, 1952

H. Elliott Brown, et al.

VS.

Wilbur S. Brinsfield et al.

IN THE CIRCUIT COURT FOR QUEEN
ANNE'S COUNTY, IN EQUITY
Cause No. 3772.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Harry C. Butler, Trustee in this cause, to your Honors respectfully shows:

That the sale having been ratified in this cause, it is not proper that an audit be made in this cause, between the proceeds of sale and himself as Trustee. That Howard Wood, 3rd., the Regular Auditor, is very busy and states that he would

appreciate it if a special auditor is appointed to state said audit. Wherefore your petitioner prays that a special auditor be appointed to state an audit in this cause.

Respectfully submitted.

HARRY C. BUTLER
Trustee

Filed June 27, 1952

ORDER OF COURT

The foregoing petition having been read and considered, It is thereupon this 27th day of June, 1952, ORDERED by the Circuit Court for Queen Anne's County, in Equity, that Richard T. Earle be and he is hereby appointed Special Auditor in this cause for the purpose of stating an audit between the proceeds of sale and the Trustee and make distribution of said proceeds.

WM. R. HORNEY
Judge.

Filed June 27, 1952

AUDIT
Filed July 10, 1952

H. ELLIOTT BROWN et al * IN THE CIRCUIT COURT FOR QUEEN
VS. * ANNE'S COUNTY, IN EQUITY.
WILBUR S. BRINSFIELD et al * CAUSE NO. 3772.

REPORT AND ACCOUNT.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report and Account of Richard T. Earle, Special Auditor in this Cause, to your Honors respectfully shows:

FIRST. That the undersigned first qualified as Special Auditor in this Cause.

SECOND. That the real estate in this cause is the real estate of which Lydia E. Brown died seized and possessed and was sold under an Agreement of Sale for interest and advantage, there being minors interested in the proceeds thereof; that letters of administration for real estate had been granted by The Orphans' Court for Queen Anne's County, the real estate appraised for Inheritance Tax and Notice to Creditors had been given in the estate of Lydia E. Brown.

THIRD. That the Auditor has charged the Trustee in this Cause with the full amount of the proceeds of sale, then has paid Herbert A. Willis the sum of One Hundred (\$100.00) Dollars, in accordance with the said Agreement, then allowed the expenses of Administration incurred in The Orphans' Court, paid the inheritance tax, the funeral expenses paid, allowed the Trustee the usual commission and all expenses in making said sale, not personal, in accordance with said Decree of Sale and then distributed the balance of said proceeds in accordance with the allegations of said Bill of Complaint.

Respectfully submitted

RICHARD T. EARLE
Special Auditor.

Filed July 10, 1952

The proceeds of sale of the real estate of which Lydia E. Brown, died intestate, seized and possessed, in accordance with an Agreement of Sale, signed by all adult heirs of the said Lydia E. Brown with Wilbur S. Brinsfield IN ACCOUNT WITH Harry C. Butler, the Trustee named in said Decree of sale to make said sale in accordance with said Agreement.

CR.

By gross amount of sale of said real estate as per report of sale filed by Trustee, in said Cause, to wit:..... \$1500.00

DR.

To Herbert A. Willis, brokerage as per agreement of sale. 100.00
Allowed Trustee for the payment of the following items as per his receipts, to wit:
Edward E. Coursey, Register of Wills, his costs. 16.60
Inheritance tax 1% on \$2000.00, appraisement . . 20.00
Harry C. Butler, Trustee, his commission allowed by Court 97.50
Daniel Everett, Assignee, funeral expenses of deceased 400.00

Queen Anne's Record-Observer, Notice to Creditors..... 7.50
 T. Sorden Pippin, Clerk of Court, his costs71.90
 Queenstown News, Nisi, on report of sale and
 Nisi on audit10.00
 State and County Taxes for year 1951 15.31
 Adjusted State & County taxes as per agreement of
 sale 7.30
 L. Herman Meredith, agent, bond premium of Trustee 10.00
 Richard T. Earle, special auditor10.00
 Total 766.11
 Balance for Distribution. 733.89

Distributed as follows:

To: Elliott Brown, son 1/5 146.77
 William E. Brown, son 1/5 146.77
 Catherine Everett, daughter 1/5 146.77
 Mildred M. Moore, daughter 1/5 146.77
 Charlotte E. Mears, one of five
 children of a deceased daughter
 1/25 John E. Mears, guardian for John
 E. Mears, Jr. Ellen Mears, Phyllis
 Mears and Winnie Lou Mears, children
 of a deceased daughter, 4/25 117.46
 Total Distributed \$733.89

Respectfully submitted,
RICHARD T. EARLE
 Special Auditor.

Filed July 10, 1952

Certificate of Publication
 Filed July 10, 1952

H. Elliott Brown, et al.
 Vs.
 Wilbur S. Brinsfield, et al.

IN THE CIRCUIT COURT FOR
 QUEEN ANNE'S COUNTY
 IN EQUITY
 Cause No. 3772

ORDERED, This 10th day of July in the year nineteen hundred and fifty two, that the Report and Account filed in these proceedings by Richard T. Earle Special Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of August, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 2nd. day of August, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk

Filed July 10, 1952

Nisi Ratification of Audit
 Filed Aug. 6, 1952

H. Elliott Brown, et al.
 Vs.
 Wilbur S. Brinsfield et al.

IN THE CIRCUIT COURT FOR
 QUEEN ANNE'S COUNTY
 IN EQUITY
 CAUSE NO. 3772

ORDERED, This 10th day of July in the year nineteen hundred and fifty two, that the Report and Account filed in these proceedings by Richard T. Earle, Special Auditor be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of August, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 2nd day of August, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN,
 Clerk

True Copy:
 Test: T. SORDEN PIPPIN,
 Clerk
 Filed July 10, 1952

THE QUEENSTOWN NEWS, trading as a co-partnership between Michael W. Aker and George J. Steinfeld, do hereby certify that the Nisi Ratification of Audit in the case of H. Elliott Brown, et al., Vs. Wilbur S. Brinsfield, et al., Cause No. 3772 a true copy of which is annexed hereto, was published in THE QUEENSTOWN NEWS, a weekly newspaper printed and published at Queenstown, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 2nd day of Aug. 1952, and that the first insertion of said advertisement in said THE QUEENSTOWN NEWS was on the 18th day of July 1952

THE QUEENSTOWN NEWS

By GEORGE J. STEINFELT

Filed Aug. 6, 1952

H. ELLIOTT BROWN, et al.,

VS.

WILBUR S. BRINSFIELD, et al.

In the Circuit Court for Queen

Anne's County, In Equity.

Cause No. 3772.

ORDER OF COURT

ORDERED this 11th day of August, 1952, by The Circuit Court for Queen Anne's County that the the foregoing Report and Account filed in this cause by Richard T. Earle Special 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 attached certificate of publication of Nisi to same attached.

WM. R. HORNEY
Judge.

Filed Aug. 11, 1952



C A U S E N O. 3798

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Seventh day of June, in the year nineteen hundred and fifty two, the following Creditor's Bill of Complaint was filed for record, to wit:

EDGAR L. LANE
Church Hill, Maryland
Complainant

vs.

VIVIAN BROWN SMITH
Denton, Maryland

IDA H. SMITH
Church Hill, Maryland

*
* IN THE
* CIRCUIT COURT
*
* FOR
* QUEEN ANNE'S COUNTY
*
* IN EQUITY
*

No. 3798

* * * * *

CREDITOR'S BILL OF COMPLAINT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Edgar L. Lane, Complainant, who sues for himself as for all other creditors of John Albert Smith, Jr., deceased, who will come in and contribute to the expense of this suit, complaining says:

1. - That John Albert Smith departed this life in Denton, Caroline County, Maryland, intestate, on or about the 11th day of April, 1952, your orator being advised that he left no personal property with which to pay his debts and costs of administration, and that no administration has even been granted by the Orphans' Court of Caroline County or the Orphan's Court of Queen Anne's County to administer the estate of the deceased.

2.- That John Albert Smith, Jr., died, intestate seized and possessed of a fee simple interest in and to the following described real estate, to wit:

Parcel 1. All that lot or parcel of land and buildings formerly used for the canning of corn and known as "The Thomas Cannery Property" or as "The Hufnal Cannery Property" situate, lying and being in the Sixth Election District of Queen Anne's County in the State of Maryland, at or near Carville Station on the railroad known or formerly known as the Queen Anne's and Kent Railroad, and on the left side of the public road leading from the Centreville-Hope Stone Road along the railroad to Hayden Station (also on said railroad), bounded by the lands of the company now owning said railroad, by the farm called "The Shallcross Farm" of or formerly of William T. Hufnal and also bounded by the lot of land hereinafter conveyed under the description of Parcel No. 2.

Parcel 2. And also all that lot or parcel of land situate, lying and being in the Sixth Election District of Queen Anne's County aforesaid, on the railroad called or once called the Queen Anne's and Kent Railroad and on the left side of the public road leading from the Centreville-Hope Stone Road at a point near Carville Station to Hayden Station, adjoining the property known as "The Thomas Cannery Property" or as "The Hufnal Cannery Property" described above as Parcel 1, the Dr. Madison Brown farm of or formerly of Lena Covington, the Shallcross Farm mentioned above in the description of Parcel 1, and the lands of or formerly of the heirs or devisees of the late Sudler C. Tolson.

BEING the same two parcels of land conveyed unto John Albert Smith, Jr., by deed from Theodore E. Fletcher, single-man, dated the 4th day of December, 1944 and recorded among the Land Record Books of Queen Anne's County in Liber A.S.G. Jr. No. 10, folio 323, said deed being attached hereto, marked "Complainant's Exhibit No. One" and is prayed be made a part hereof.

3. - That John Albert Smith, Jr., left surviving him as his only heirs at law, his wife, Vivian Brown Smith, an adult, of Denton, Caroline County, Maryland, and his mother, Ida A. Smith, adult, of Church Hill, Queen Anne's County, Maryland.

4. - That Edgar L. Lane, funeral director, buried the said deceased, the estate of John Albert Smith, Jr., becoming thereby indebted unto your Orator, in the sum of Five Hundred Dollars ----- (\$500.00).

TO THE END THEREFORE:

(a) That the real estate of John Albert Smith, Jr., deceased, or so much thereof as may be necessary for the purposes, may be sold for the payment of the Claims of your Orator and those of the other unsatisfied creditors of the deceased.

(b) That your Orator may have such other and further relief as his cause may require.

And as in duty bound, etc.

JOHN PALMER SMITH
John Palmer Smith

VACHEL A. DOWNES JR.
Vachel A. Downes, Jr.
Solicitors for Complainant

Filed June 7, 1952

Complainant's Exhibit No. 1
Filed June 7, 1952

Cor. of ...

One-Fifty Cent and One Five Cent
Int. Rev. Stamps. endorsed H.W. 3rd

One-Twenty Cent Recordation Tax
Stamp. endorsed H.W. 3rd

THIS DEED, made this 4th day of December, in the year nineteen hundred and forty-four, by Theodore E. Fletcher, single, of Caroline County, State of Maryland;

WITNESSETH; that for and in consideration of the sum of Two Hundred Fifty Dollars (\$250.00), the receipt of which is hereby acknowledged, the said Theodore E. Fletcher does hereby grant and convey unto John Albert Smith, Jr., of Queen Anne's County, State of Maryland, his heirs and assigns, in fee simple, the following described real estate, to wit:

ALL those two parcels of land which are described as follows, to wit:

Parcel 1. All that lot or parcel of land and buildings formerly used for the canning of corn and known as "The Thomas Cannery Property" or as "The Hufnal Cannery Property" situate, lying and being in the Sixth Election District of Queen Anne's County in the State of Maryland, at or near Carville Station on the railroad known or formerly known as the Queen Anne's And Kent Railroad, and on the left side of the public road leading from the Centreville-Hope Stone Road along the railroad to Hayden Station (also on said railroad,) bounded by the lands of the company now owning said railroad, by the farm called "The Shallcross Farm" of or formerly of William T. Hufnal and also bounded by the lot of land hereinafter conveyed under the description of Parcel No.2.

Parcel 2. And also all that lot or parcel of land situate, lying and being in the Sixth Election District of Queen Anne's County aforesaid, on the railroad called or once called the Queen Anne's and Kent Railroad and on the left side of the public road leading from the Centreville-Hope Road at a point near Carville Station to Hayden Station, adjoining the property known as "The Thomas Cannery Property" or as "The Hufnal Cannery Property" described above as Parcel 1, the Dr. Madison Brown Farm of or formerly of Lena Covington, the Shallcross Farm mentioned above in the description of Parcel 1, and the lands of or formerly of the heirs or devisees of the late Sudler C. Tolson.

BEING the same two parcels of land which are described as Parcel No. 1 and Parcel No. 2 in a deed dated the 8th day of December, 1942, by Dudley G. Roe and Anna M. Rose, his wife, to Theodore E. Fletcher, and recorded in Liber A. S. G. Jr. No. 7, folio 110, a Land Record Book for Queen Anne's County aforesaid; and being also the same two parcels of land which are described as Parcel No. 1 and Parcel No. 2 in a deed dated the first day of August, 1941, by P. Telvis Baker and Philip H. Close, Receivers, unto Dudley G. Roe, and recorded in Liber A. S. G. Jr. No. 4, folio 581, a Land Record Book for Queen Anne's County aforesaid; and in which said last mentioned deed the said two parcels of land are more particularly described by metes and bounds, courses and distances.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

TO HAVE and TO HOLD the said two lots or parcels of land, unto and to the use of the said John Albert Smith, Jr., his heirs and assigns, in fee simple, forever.

AND the said Theodore E. Fletcher does hereby covenant that he has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; and that he will warrant specially the property hereby granted and conveyed, and that he will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

TEST:

THEODORE E. FLETCHER (SEAL)
Theodore E. Fletcher

W. L. HARDING

STATE OF MARYLAND,)
) TO WIT:
CAROLINE COUNTY,)

I HEREBY CERTIFY, that on this 4th day of December, 1944, before me, the subscriber, a Notary Public of the State of Maryland in and for Caroline County, aforesaid, personally appeared Theodore E. Fletcher, and acknowledged the foregoing DEED to be his act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written.

Notary
Public
Seal

EARLEY J. HARRIS
Notary Public

SUBPOENA
Filed June 20, 1952
(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

Vivian Brown Smith
Denton, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of July next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Edgar L. Lane, Church Hill, Maryland against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of May, 1952.

Issued the 7th. day of June, 1952.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro-confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name JOHN PALMER SMITH
Vachel A. Downes Jr.
Address Centreville, Maryland

T. SORDEN PIPPIN Clerk

And on the back of the foregoing is the following endorsement, to wit:

Received and forthwith delivered to the Sheriff of Caroline County 6/11/52
Test: D. Ralph Horsey Clerk

Served the within and copy thereof with copy of Bill left with the Defendant therein named.

WILLIAM E. ANDREW
Sheriff of Caroline County

Fee \$1.05

Answer
Filed June 26, 1952

EDGAR L. LANE
Church Hill, Maryland
Complainant

vs.

VIVIAN BROWN SMITH
Denton, Maryland

IDA H. SMITH
Church Hill, Maryland

: IN THE CIRCUIT COURT
:
: FOR
: QUEEN ANNE'S COUNTY
:
: IN EQUITY
:
: No.

A N S W E R

TO THE HONORABLE, the Judges of said Court:

THE Answer of Ida A. Smith (described in the Bill of Complaint as Ida H. Smith) answering the Bill of Complaint filed in this cause respectfully sets forth:

THAT your Respondent admits the matters and things set forth in the Bill of Complaint and assents to the passing of such decree as may be right and proper in the premises.

Respectfully submitted,

THOS. J. KEATING JR.
Thomas J. Keating, Jr.,
Attorney for Respondent

IDA A. SMITH
Ida A. Smith

THIS IS TO CERTIFY that I, Thomas J. Keating, Jr., Attorney for the Respondent, served a copy of the above Answer upon John Palmer Smith, attorney for Complainant, at his office in Centreville, Maryland, on the 26th day of June, 1952.

THOS. J. KEATING JR.
(Thos. J. Keating Jr.)
Attorney for Respondent.

ANSWER
Filed July 2, 1952

EDGAR L. LANE : IN THE CIRCUIT COURT
VS. : FOR QUEEN ANNE'S COUNTY
VIVIAN BROWN SMITH ET AL : IN EQUITY
: NO. 3798 CHY.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Vivian Brown Smith, defendant in the above entitled cause, to the bill of Complaint against her herein exhibited, respectfully shows:

That she admits the matters and facts set forth therein.

And as in duty bound, etc.

JAMES A. WISE
Solicitor for Defendant

Service of copy admitted this 2 day of July, 1952.

JOHN PALMER SMITH
Solicitor for Complainant

Filed July 2, 1952

Subpoena
Filed July 7, 1952

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Ida H. Smith
Church Hill, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of July next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Edgar L. Lane, Church Hill, Maryland against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 5th. day of May, 1952

Issued the 7th. day of June, 1952

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name John Palmer Smith
Vachel A. Downes Jr.
Address Centreville, Maryland

T. SORDEN PIPPIN, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Defendant summoned by reading subpoena to her, and leaving copy of subpoena and bill of complaint with her this 14th. day of June, 1952.

FRANK Y. WHITELEY
Sheriff.

PETITION
Filed July 11, 1952

EDGAR L. LANE
Complainant

vs.

VIVIAN BROWN SMITH

IDA A. SMITH
Defendants

IN THE
CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

No. 3798

PETITION TO FILE AMENDED BILL
OF COMPLAINT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Edgar L. Lane, Complainant, by John Palmer Smith and Vachel A. Downes, Jr., his attorneys, respectfully represents unto your Honors:

1. That on June 7, 1952, your Petitioner filed herein a Bill of Complaint for the sale of real estate of which John Albert Smith, Jr. died seized and possessed.

2. That since the filing of said Bill of Complaint, certain information has come to the attention of your Petitioner which will require the withdrawal of a part of parcel number one set forth in said Bill of Complaint,

WHEREFORE, Your Petitioner requests this Honorable Court to pass an Order granting him permission to file an Amended Bill of Complaint herein, correctly describing the property of which John Albert Smith, Jr., died seized and possessed.

Respectfully submitted,

VACHEL A. DOWNES JR.
Vachel A. Downes Jr.

JOHN PALMER SMITH
John Palmer Smith
Solicitors for Complainant

STATE OF MARYLAND

to wit:

QUEEN ANNE'S COUNTY

I HEREBY CERTIFY, that on this 11th day of July, 1952, before me, Clerk of the Circuit Court of Queen Anne's County, Maryland, personally appeared John Palmer Smith and Vachel A. Downes, Jr., attorneys for Complainant, in the above entitled cause, and they made oath in due form of law that the matters and facts set forth in the foregoing Petition are true as therein stated to the best of their information, knowledge, and belief.

T. SORDEN PIPPIN
Clerk

Filed July 11, 1952

ORDER

Upon the foregoing Petition and Affidavit, it is ORDERED this 11th day of July, 1952, by the Circuit Court for Queen Anne's County, in Equity, that Edgar L. Lane be and he is hereby granted permission to file an Amended Bill of Complaint herein, correctly describing the real estate of which John Albert Smith died seized and possessed.

WM. R. HORNEY
Judge

Filed July 11, 1952

Amended Bill of Complaint
Filed July 12, 1952

EDGAR L. LANE
Church Hill, Maryland
Complainant

vs.

VIVIAN BROWN SMITH
Denton, Maryland

IDA A. SMITH
Church Hill, Maryland
Defendants

IN THE
CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

No. 3798

AMENDED CREDITOR'S BILL OF COMPLAINT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Edgar L. Lane, Complainant, by John Palmer Smith and Vachel A.

Edgar L. Lane, Complainant, by John Palmer Smith and Vachel A. Downes Jr., his attorneys, who sues for himself as for all other creditors of John Albert Smith, Jr., deceased, who will come in and contribute to the expense of this suit, complaining says:

1. That John Albert Smith, Jr. departed this life in Denton, Caroline County, Maryland, intestate, on or about the 11th day of April, 1952, your Orator being advised that he left no personal property with which to pay his debts and costs of administration, and that no administration has ever been granted by the Orphans' Court of Caroline County or the Orphan's Court of Queen Anne's County to administer the estate of the deceased.

2. That John Albert Smith, Jr., died, intestate seized and possessed of a fee simple interest in and to the following described real estate, to wit:

Parcel 1. All that lot or parcel of land and buildings formerly used for the canning of corn and known as "The Thomas Cannery Property" or as "The Hufnal Cannery Property" situate, lying and being in the Sixth Election District of Queen Anne's County in the State of Maryland, at or near Carville Station on the railroad known or formerly known as the Queen Anne's and Kent Railroad, and on the left side of the public road leading from the Centreville-Hope Stone Road along the railroad to Hayden Station (also on said railroad), bounded by the lands of the company now owning said railroad, by the farm called "The Shallcross Farm" of or formerly of William T. Hufnal and also bounded by the lot of land hereinafter conveyed under the description of Parcel No. 2.

SAVING AND EXCEPTING THEREFROM: All that part of said lot or parcel of land conveyed by John Albert Smith, Jr. to Howard T. Halliday by deed dated the 30th day of January, 1947, and recorded among the Land Records of Queen Anne's County in Liber A.S.G. Jr. No. 16, folio 300.

ALSO SAVING AND EXCEPTING THEREFROM: All that part of said parcel conveyed by John Albert Smith, Jr. to Howard T. Halliday and Irvin O. Drummer, trading as Cin-Crete Products Company, by deed dated the 30th day of June, 1948, and recorded among the Land Records of Queen Anne's County in Liber N.B.W. No. 1, folio 161.

Parcel 2. And also all that lot or parcel of land situate, lying and being in the Sixth Election District of Queen Anne's County aforesaid, on the railroad called or once called the Queen Anne's and Kent Railroad and on the left side of the public road leading from the Centreville-Hope Stone Road at a point near Carville Station to Hayden Station, adjoining the property known as "The Thomas Cannery Property" or as "The Hufnal Cannery Property" described above as Parcel 1, the Dr. Madison Brown farm of or formerly of Lena Covington, the Shallcross Farm mentioned above in the description of Parcel 1, and the lands of or formerly of the heirs or devisees of the late Sudler C. Tolson.

BEING the same two parcels of land conveyed unto John Albert Smith, Jr., by Deed from Theodore E. Fletcher, singleman, dated the 4th day of December, 1944 and recorded among the Land Record Books of Queen Anne's County in Liber A.S.G. Jr. No. 10, folio 323, said deed being attached hereto, marked "Complainant's Exhibit No. 1" and is prayed to be made a part hereof, excepting the two parcels above described, being Exhibit No. 2 and Exhibit No. 3

3. That John Albert Smith, Jr., left surviving him as his only heirs at law, his wife, Vivian Brown Smith, an adult of Denton, Caroline County, Maryland, and his mother, Ida A. Smith, adult, of Church Hill, Queen Anne's County, Maryland.

4. That Edgar L. Lane, funeral director, buried the said deceased, the estate of John Albert Smith, Jr., becoming thereby indebted unto your Orator in the sum of Five Hundred Dollars (\$500).

TO THE END THEREFORE:

(a) That the real estate of John Albert Smith, Jr., deceased, or so much thereof as may be necessary for the purpose, may be sold for the payment of the claims of your Orator and those of the other unsatisfied creditors of the deceased.

(b) That your Orator may have such other and further relief as his cause may require.

And as in duty bound, etc.

JOHN PALMER SMITH
John Palmer Smith

VACHEL A. DOWNES JR.
Vachel A. Downes Jr.
Solicitors for Complainant

THIS IS TO CERTIFY that a copy of the Amended Bill of Complaint was served on Thomas J. Keating, Jr., Solicitor for Ida A. Smith, by leaving a copy of the same at his law office in Centreville, Maryland, on the 11th day of July, 1952; and that a copy of the same was served on James A. Wise, Solicitor for Vivian Brown Smith, by mailing a copy to his law office in Denton, Maryland, on the date last above mentioned.

JOHN PALMER SMITH
John Palmer Smith

VACHEL A. DOWNES JR.
Vachel A. Downes Jr.
Solicitors for Complainant

Complainant's Exhibit No. 2
Filed July 12, 1952

.....P.....
#25,237. QUEEN ANNE'S COUNTY, TOWIT:
Be it remembered that on the Thirtieth day of January, in the year nineteen hundred and forty seven, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 30th day of January, in the year Nineteen Hundred and Forty-seven, by John Albert Smith, Jr., of Queen Anne's County, in the State of Maryland;

WITNESSETH that for and in consideration of the sum of Seventy-five Dollars (\$75.00), the receipt of which is hereby acknowledged, the said John Albert Smith Jr., does hereby grant and convey unto Howard T. Halliday, of Queen Anne's County, in the State of Maryland, his heirs and assigns, in fee simple, all of the following described real estate, to wit:

ALL of that lot of land situate, lying and being in the Sixth Election District of Queen Anne's County in the State of Maryland, at or near Carville Station, and lying on the left side of the public road leading from the Centreville-Hope Stone Road to Hayden Station, bounded by the lands formerly of the late Earl R. Bishop known as the "Shallcross Farm", by other lands of said John Albert Smith, Jr., and by the aforementioned public road, and beginning for the same at the edge of said public road where the property hereby conveyed corners with the said Bishop property known as the "Shallcross Farm" at a stone boundary marker, and running from thence by and with the edge of the said public road in a southerly direction toward the Centreville-Hope Stone Road a distance of two hundred ninety (290) feet, more or less, to an iron post driven in the ground, thence in a westerly direction of a distance two hundred twenty-seven (227) feet, more or less, to a large walnut tree, thence in a northerly direction and parallel with said public road a distance of one hundred seventy-three (173) feet, more or less, to the line of said Bishop land, thence in an easterly direction by and with the said Bishop land, to the place of beginning, containing one and two-tenths (1.2) acres of land, more or less; being a part of that lot or parcel of land which was designated as "Parcel No. 1" in a deed from Theodore E. Fletcher, single, to said grantor, bearing date the 4th day of December, 1944, and recorded in Liber A.S.G. Jr. No. 10, folio 323, a Land Record Book for Queen Anne's County aforesaid.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

TO HAVE AND TO HOLD the said land and premises unto and to the use of the said Howard T. Halliday, his heirs and assigns, in fee simple, forever.

AND the said John Albert Smith Jr., does hereby covenant that he has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; and that he will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

TEST: JOHN ALBERT SMITH JR. (SEAL)
(John Albert Smith Jr.)
HOWARD WOOD, 3rd.
STATE OF MARYLAND)
QUEEN ANNE'S COUNTY) TO WIT:

I HEREBY CERTIFY that on this 30th day of January, 1947 before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared John Albert Smith Jr., and acknowledged the foregoing DEED to be his act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above witten.

ROBERT T. NEWELL
Notary Public
Notary
Public
Seal.

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, to wit:

I hereby certify that the foregoing was truly taken and copied from Liber A. S. G. Jr. No. 16, folio 300, a Land Record Book for Queen Anne's County.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Twelfth day of July in the year nineteen hundred and fifty-two.
Seal's Place

Clerk

.....
#26,751. QUEEN ANNE'S COUNTY, TO
WIT: Be it remembered that on this Tenth day of July, in the year nineteen hundred and forty eight, the following Deed was brought to be recorded, to wit:-

One-Fifty Five Cent Recordation Tax
Stamp: Endorsed 7/10/48 R.T.E.

THIS DEED, made this 30th day of June in the year nineteen hundred and forty eight by John Albert Smith, Jr., a single man, of Queen Anne's County, State of Maryland, WITNESSETH:

That for and in consideration of the sum of -----EIGHTY-----
DOLLARS (\$80.00), the receipt of which is hereby acknowledged, the said John Albert Smith, Jr., does hereby grant and convey unto and to Howard T. Halliday and Irvin O. Drummer, Co-partners, trading as Cin-Crete Products Company, their heirs and assigns, in fee, all that lot or tract of land situate, lying and being in the Sixth Election of Queen Anne's County, State of Maryland, on the left side of the Public Road from Carville's Station to Hayden's Station and more particularly described as follows, to wit: Beginning for the same at an iron post planted in the South East Corner of other lands of the said grantees, and on the said public road, from thence in a southerly direction for a distance of 85 feet more or less to a Gum Tree; thence with other lands of the said grantor's and at right angles to said first line, in a Westerly direction a distance of 130 feet, more or less; thence at right angles to the last mentioned line in a northerly direction, a distance of 85 feet, more or less, along the easterly boundary of other lands of the said grantees; thence at right angles to the last mentioned line and in an easterly direction a distance of 130 feet, more or less, to the point of beginning, being a part of the land described as Parcel No. 1, in a deed to the said John Albert Smith, Jr., from Theodore E. Fletcher, bearing date of December 4th., 1944, and recorded in Liber A.S.G. Jr., no. 10, folio 323, & etc., a Land Record Book for Queen Anne's County.

TOGETHER with all buildings and improvements thereon erected, made or being and all roads, ways, waters, rights, privileges and advantages there-to attached or appertaining to the same.

TO HAVE AND TO HOLD the aforesaid premises, appurtenances and advantages to the proper use and benefit of the said Howard T. Halliday and Irvin O. Drummer, Co-partners, trading as Cin-Crete Products Company, their heirs and assigns forever.

AND the said John Albert Smith, Jr., does hereby covenant that he has not done nor suffered to be done by others of any act or thing to encumber said property and that he will warrant specially the same and execute such other and further assurances of title to the same as may be now or shall hereafter become requisite or necessary.

IN Witness whereof I have hereunto subscribed my name and affixed my seal.

Witness as to grantor:

JOHN ALBERT SMITH JR. (SEAL)
John Albert Smith Jr.

DELHA DANCY ROLPH
Delha Dancy Rolph

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I hereby certify that on this 30th day of June 1948, before me the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, personally appeared John Albert Smith, Jr., the above named grantor, and acknowledged the within and foregoing deed to be his act. and deed. In witness whereof I have hereunto subscribed my name and affixed my Notarial Seal the day and year last above written.

Notary
Public
Seal.

DELHA DANCY ROLPH
Delha Dancy Rolph
Notary Public

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied from Liber N.B.W. No. 1, folio 161, a Land Record Book for Queen Anne's County.

Clerk's Seal

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Twelfth day of July in the year nineteen hundred and fifty-two.

T. SORDEN PIPPIN
Clerk

Answer to Amended Bill
Filed July 12, 1952

EDGAR L. LANE
Complainant

vs.

VIVIAN BROWN SMITH
IDA A. SMITH
Defendants

IN THE
CIRCUIT COURT

FOR
QUEEN ANNE'S COUNTY
IN EQUITY
No. 3798

A N S W E R

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Ida A. Smith, defendant, to the Amended Bill of Complaint filed in this cause respectfully sets forth:

That your Respondent admits the matters and things set forth in the Amended Bill of Complaint, and assents to the passing of such decree as may be right and proper in the premises.

Respectfully submitted,

THOS. J. KEATING JR.
Thomas J. Keating, Jr.
Attorney for Respondent

This is to certify that I, Thomas J. Keating, Jr., attorney for the respondent, served a copy of the above answer upon John Palmer Smith, attorney for Complainant, at his law office in Centreville, Maryland, on the 12 day day of July, 1952.

THOS. J. KEATING JR.
Thomas J. Keating, Jr.
Attorney for Respondent

Filed July 12, 1952

Answer
Filed July 21, 1952

EDGAR L. LANE
Complainant

vs.

VIVIAN BROWN SMITH

IDA A. SMITH
Defendants

IN THE
CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
IN EQUITY
No. 3798

A N S W E R

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Answer of Vivian Brown Smith, defendant, by James A. Wise, her attorney, to the Amended Bill of Complaint against her herein exhibited, respectfully shows:

That she admits the matters and facts set forth in the Amended Bill of Complaint, and assents to the passing of such decree as may be right and proper in the premises.

And as in duty bound, etc.

JAMES A WISE
James A. Wise
Solicitor for Defendant

This is to certify that I, James A. Wise, served a copy of the above Answer to the Amended Bill of Complaint, upon John Palmer Smith, Attorney for Complainant, at his law office in Centreville, Maryland, on the 16 day of July, 1952.

JAMES A. WISE
James A. Wise
Solicitor for Defendant

Filed July 21, 1952

DECREE
Filed July 25, 1952

EDGAR L. LANE

vs.

VIVIAN BROWN SMITH

IDA A. SMITH

IN THE
CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
IN EQUITY
No. 3798

D E C R E E

The above cause standing ready for hearing, and being submitted without argument on Bill and Answer, the Bill of Complaint, exhibits, Answers, and other proceedings were, by the Court, read and considered.

IT IS THEREUPON, on this 25th day of July, 1952, by the Circuit Court for Queen Anne's County, in Equity, and by the authority of said Court, ADJUDGED, ORDER AND DECREED as follows:

That the real estate mentioned and described in these proceedings be sold at public sale to be conducted by the Trustee hereinafter appointed, for the purpose of applying the proceeds of sale to the payment of the debts of John Alfred Smith, Jr., deceased.

That Vachel A. Downes, Jr. of Queen Anne's County, State of Maryland, be and he is hereby appointed Trustee to make said sale, but before he shall proceed to act as such Trustee, he shall with the Clerk of this Court a bond to the State of Maryland with corporate surety to be approved by said Clerk in the penalty of One Thousand Dollars (\$1,000.00).

That he shall advertise the time, place, manner and terms of sale in a newspaper printed and published in said Queen Anne's County for at least three weeks prior to the day of sale, said terms to accord immediate possession to the purchaser, and to provide payment of the entire purchase price in cash, or one-third ($1/3$) of the purchase price in cash and two-thirds ($2/3$) upon final ratification of said sale by this Court, the deferred payment to bear interest from day of sale and be secured to the Trustee's satisfaction.

That he shall then proceed to make such sale at the appointed time and place, upon the above terms, by public auction, to the highest bidder for said property.

That he shall report a full account of said sale to this Court with an affidavit of the truth and fairness thereof.

That, upon the final ratification of said sale, and upon full payment of the purchase money, and not before, he shall convey unto the purchaser or purchasers thereof, by a good and sufficient Deed to be executed and acknowledged agreeably to law, the property so sold to him to be free, clear and discharged of all claims of the parties to this cause and the other creditors of John Albert Smith, Jr., deceased, or of those claiming by, through or under them or any of them.

That said Trustee shall bring into this Court all of the money arising from said sale to be disposed of under the direction of this Court, after deducting therefrom the costs of this proceeding 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.

And that, at the time of the first insertion or publication of the advertisement of sale, above required, he shall publish in the same newspaper a Notice to the Creditors of John Albert Smith, Jr., deceased, requiring them to file their claims against said deceased with the Clerk of this Court within ninety (90) days of the date of the said first insertion or be excluded from participating in the proceeds of said sale.

WM. R. HORNEY
Judge

Filed July 25, 1952

Certified Copy of Bond
Filed July 28, 1952

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty-eighth day of July in the year nineteen hundred and fifty-two, the following Bond was filed for record, to wit:

KNOW ALL MEN BY THESE PRESENTS:

That I, Vachel A. Downes, Jr., of Centreville, Queen Anne's County, State of Maryland, as Principal, and GLENS FALLS INDEMNITY COMPANY, a body corporate, of the State of New York, and duly authorized to transact business in 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 (\$1,000.00), 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, and successors, jointly and severally, firmly by these presents, sealed with our seals, and dated this 28th day of July, in the year nineteen hundred and fifty one.

WHEREAS, the above bounden, Vachel A. Downes, Jr., by virtue of a decree of the Circuit Court for Queen Anne's County, in Equity, has been appointed Trustee to sell the property mentioned in the proceedings in the case of Edgar L. Lane vs. Vivian Brown Smith and Ida A. Smith, being Chancery Cause No. 3798, now pending in said Court.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden, Vachel A. Downes, Jr., does 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 be and remain in full force and virtue in law.

TEST:

VACHEL A. DOWNES JR. (SEAL)
Vachel A. Downes, Jr.

JOHN PALMER SMITH

ATTEST:

JOHN PALMER SMITH

GLENS FALLS INDEMNITY COMPANY

BY: L. HERMAN MEREDITH
L. Herman Meredith
Attorney

Corporate Seal

And at the foot of the foregoing Bond is the following endorsement, to wit:

Security approved and bond filed July 28, 1952.

T. Sorden Pippin, Clerk

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, TO WIT:

I hereby certify that the foregoing is truly taken and copied from Liber A.S.G.Jr. No. 1, folio 279, a Bond Record Book for Queen Anne's County.

Clerk's Seal.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Twenty-eighth day of July, in the year nineteen hundred and fifty-two.

T. SORDEN PIPPIN
Clerk

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty-ninth day of August in the year nineteen hundred and fifty-two, the following Bond was filed for record, to wit:

STATE OF MARYLAND
QUEEN ANNE'S COUNTY to wit:

KNOW ALL MEN BY THESE PRESENTS, that we, Vachel A. Downes, Jr., of Queen Anne's County, State of Maryland, as principal, and Glens Falls Indemnity Company, a body corporate of the State of Maryland, as surety, are held firmly bound unto the State of Maryland, in the full and just sum of Five Hundred Dollars (\$500.00) current money of the United States of American, 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 29th day of August, 1952;

WHEREAS, the above bounden, Vachel A. Downes, Jr., has, by a Decree of the Circuit Court for Queen Anne's County, In Equity, passed on the 25th day of July, 1952, been appointed trustee to sell the property mentioned in the proceedings in a cause entitled "Edgar L. Lane vs. Vivian Brown Smith, et al.", Chancery No. 3798, and has heretofore furnished his bond with the same security as these presents in the penalty of One Thousand Dollars (\$1,000.00) as required by said Decree; and

WHEREAS, the said Vachel A. Downes, Jr., trustee as aforesaid, has sold said real estate pursuant to the authority conferred on him by said Decree at and for the sum of One Thousand Seventy-Five Dollars (\$1,075.00), so that he is by law required to furnish this additional bond, conditioned in the same manner as his original bond, in order to cover the entire purchase price.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above bounden, Vachel A. Downes, Jr., 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 be and remain in full force and effect.

TEST:

CHARLES A. CHANCEVACHEL A. DOWNES JR. (SEAL)
Vachel A. Downes Jr.

GLENS FALLS INDEMNITY COMPANY

ATTEST:

CHARLES A. CHANCEBy: L. HERMAN MEREDITH
L. Herman Meredith
Attorney

Corporate Seal

And at the foot of the foregoing Bond is the following endorsement, to wit:

Security approved and Bond filed Aug. 29, 1952

STATE OF MARYLAND
QUEEN ANNE'S COUNTY, to wit:

I hereby certify that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 1, folio 284, a Bond Record Book for QUEEN ANNE'S COUNTY.

Clerk's Seal

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this Twenty-ninth day of August in the year nineteen hundred and fifty-two.

T. SORDEN PIPPIN
Clerk

Report of Sale
Filed Aug. 29, 1952

EDGAR L. LANE
Plaintiff

vs.

VIVIAN BROWN SMITH, et. al.
Defendant

IN THE
CIRCUIT COURT
FOR
QUEEN ANNE'S COUNTY
IN EQUITY
No. 3798

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the real estate made in this case by Vachel A. Downes, Jr., the trustee appointed to make such sale, unto your Honors respectfully represents:

1. That pursuant to the Decree of this Honorable Court passed on the 25th day of July, 1952, your trustee filed in this cause a bond in the penalty of One Thousand Dollars (\$1,000.00) with a corporate surety thereon, which said bond was duly approved by the Clerk of this Court, and later filed his additional bond in the penalty of Five Hundred Dollars (\$500.00), with the same surety, and likewise approved, on the day of filing, this Report of Sale.

2. That thereupon, pursuant to said Decree, your trustee advertised the time, place, manner and terms of sale in the Queen Anne's Record-Observer, a newspaper printed and published in Queen Anne's County, State of Maryland, for more than three successive weeks prior to the 26th day of August, 1952, as will appear by reference to the Certificate of Advertisement of sale which is attached hereto as a part hereof.

3. That, pursuant to said Decree and said advertisement, your trustee proceeded to sell the real estate described in said advertisement, in front of the Court House, in the Town of Centreville, Queen Anne's County, Maryland at two o'clock, p.m. on Tuesday August 26, 1952, and sold the same to William G. Myers and Jennie E. Myers, his mother, they being then and there the highest bidders therefore, at and for the sum of One Thousand Seventy-Five Dollars (\$1075.00), and that said purchasers have paid Four Hundred Dollars (\$400.00) of said purchase money unto your trustee, and have secured the balance with the note of William G. Myers, with interest as required by the advertisement of sale.

4. That, at the time of the first insertion of said Advertisement of Sale in said newspaper, and in each subsequent Advertisement of Sale, your trustee published in the same newspaper a Notice to the Creditors of John Albert Smith, deceased, requiring them to file their claims against said deceased with the Clerk of this Court within 90 days of the date of the first insertion, or be excluded from participating in the proceeds of said sale, as will appear by reference to the Certificate of Publication of said Notice to Creditors, hereto attached, as a part hereof.

Respectfully submitted,

VACHEL A. DOWNES JR.
Trustee

STATE OF MARYLAND - QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that on this 29th day of August, 1952, before me, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Vachel A. Downes, Jr., and made oath in due form of law that the matters and facts set forth in the aforesaid Report of Sale are true and bona fide as therein stated, and that the sale made by him, as trustee, and therein reported, was fairly made.

T. SORDEN PIPPIN
Clerk

Filed Aug. 29, 1952

Trustee's Sale of Real Estate
Filed Aug. 29, 1952

TRUSTEE'S SALE OF REAL ESTATE
Near Caryville Station, Md.

My virtue of the power and authority contained in a Decree of the Circuit Court for Queen Anne's County, in Equity, passed on July 25, 1952, in Chancery Cause No. 3798, entitled "Edgar L. Lane vs. Vivian Brown Smith, et al.", the undersigned Trustee named therein will offer at public auction to the highest bidder in front of the Court House Doore in the Town of Centreville, Queen Anne's County, Maryland, on TUESDAY, AUGUST 26, 1952 at 2:00 P.M. Eastern Daylight Saving Time, the following property, to wit:

Parcel 1. All that lot or parcel of land and buildings formerly used for the canning of corn and known as "The Thomas Cannery Property" or as "The Hufnal Cannery Property" situate, lying and being in the Sixth Election District of Queen Anne's County, in the State of Maryland, at or near Caryville Station on the railroad known or formerly known as the Queen Anne's and Kent Railroad and

on the left side of the public road leading from the Centreville Hope Stone Road along the railroad to Hayden Station (also on said railroad), bounded by the lands of the company now owning said railroad, by the farm called "The Shallcross Farm" of or formerly of William T. Hufnal and also bounded by the lot of land hereinafter conveyed under the description of Parcel No. 2.

SAVING AND EXCEPTING THEREFROM: All that part of said lot or parcel of land conveyed by John Albert Smith, Jr., to Howard T. Halliday by deed dated the 30th day of January, 1947, and recorded among the Land Records of Queen Anne's County in Liber A.S.G. Jr., No. 16, folio 300.

ALSO SAVING AND EXCEPTING THEREFROM: All that part of said parcel conveyed by John Albert Smith, Jr., to Howard T. Halliday and Irvin O. Drummer, trading as Cin-Crete Products Company, by deed dated the 30th day of June, 1948, and recorded among the Land Records of Queen Anne's County in Liber N.B.W. No. 1, folio 161.

Parcel No. 2, And also all that lot or parcel of land situate, lying and being in the Sixth Election District of Queen Anne's County, aforesaid, on the railroad called or once called the Queen Anne's and Kent Railroad and on the left side of the public road leading from the Centreville-Hope Stone Road at a point near Carville Station to Hayden Station, adjoining the property known as "The Thomas Cannery Property" or as "The Hufnal Cannery Property" described above as parcel 1, the Dr. Madison Brown farm of or formerly of Lena Covington, the Shallcross Farm mentioned above in the description of Parcel 1, and the lands of or formerly of the heirs or devisees of the late Sudler C. Tolson.

BEING the same two parcels of land conveyed unto John Albert Smith, Jr., by deed from Theodore E. Fletcher, single man, dated the 4th day of December, 1944, and recorded among the Land Records Books of Queen Anne's County in Liber A.S.G. Jr. No. 10, folio 323, excepting the conveyances above set forth.

TERMS OF SALE

Immediate possession; whole price may be paid in cash on day of sale; or one-third of purchase money shall be payable in cash on day of sale, the balance to bear interest from day of sale and to be secured to the Trustee's satisfaction; title papers and costs of recording deed to be at purchaser's expense. Taxes will be prorated as of day of sale.

VACHEL A. DOWNES, JR.
Trustee.

J. Elmer Anthony, Auct.

NOTICE TO CREDITORS

All creditors of JOHN ALBERT SMITH, JR., deceased, are hereby notified that they must file their claims against said deceased with the Clerk of the Circuit Court for Queen Anne's County, in Equity, within ninety days from July 31, 1953, or be excluded from participating in the proceeds of sale of the real estate left by said deceased.

VACHEL A. DOWNES, JR.
Trustee in Chancery Cause No. 3798

FOR

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. August 27, 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustee's Sale and Notice to Creditors in the case/estate of Vachel A. Downes, Jr. trustee of Edgar L. Lane vs. Vivian Brown Smith et al Cause No. 3798 a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 26th day of August, 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 31st day of July 1952, and the last insertion on the 21st day of August 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed Aug. 29, 1952

NISI
Filed Aug. 29, 1952

N I S I

Edgar L. Lane

VS.

Vivian Brown Smith
Ida H. Smith

) IN THE CIRCUIT COURT

) FOR QUEEN ANNE'S COUNTY

) IN EQUITY

) CHANCERY NO. 3798

ORDERED, This 29th. day of August A.D., 1952, that the sale of real estate made and reported in this cause by Vachel A. Downes, Jr., Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th.

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 6th. day of October next.

The Report states the amount of sales to be \$1075.00.

T. SORDEN PIPPIN Clerk.

Filed August 29, 1952

NISI

Edgar L. Lane

vs.

Vivian Brown Smith,
Ida H. Smith

In the Circuit Court

for Queen Anne's County

In Equity.

Chancery No. 3798

ORDERED, This 29th day of August A.D., 1952, that the sale of real estate made and reported in this cause by Vachel A. Downes, Jr., Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th 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 6th day of October next.

The Report states the amount of sales to be \$1075.00

T. SORDEN PIPPIN, Clerk

True Copy

Test: T. SORDEN PIPPIN, Clerk

Filed August 29, 1952

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. Nov. 6, 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi in the case/estate of Edgar L. Lane vs. Vivian Brown Smith, Ida H. Smith a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, In Queen Anne's County, Maryland, once a week for 4 successive weeks before the 6th day of October, 1952, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 4th day of September 1952, and the last insertion on the 25th day of September 1952.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By BARBARA L. BINEBRINK

Filed Nov. 6, 1952

Final Order of Ratification
Filed Nov. 6, 1952

FINAL ORDER OF RATIFICATION

ORDERED, this 6th day of November, 1952, 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 Vachel A. Downes, Jr., Trustee, and reported in this 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 duly given as required by the preceding Order Nisi, heretofore passed in this cause; and the Trustee is allowed the usual commissions and all expenses incident to the making of said sale, not personal, for which he shall produce vouchers therefore to the Auditor.

WM. R. HORNEY
Judge

Filed Nov. 6, 1952

Audit
Filed Jan. 23, 1953

Edgar L. Lane

vs.

Vivian Brown Smith et. al.

In The Circuit Court For

Queen Anne's County In

Equity Cause No. 3798

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of J. Thomas Clark, your Auditor, unto your Honor respectfully shows:

1. That this account is stated at the request of Vachel A. Downes, Jr., Trustee, who was duly appointed by this Court to make the sale of the real estate and disburse proceeds received from the same, pursuant to the order of this Court on July 25th, 1952.

2. That this account is stated upon the submitted bill and answers of the parties hereto.

of the parties hereto.

3. That in the within account, Vachel A. Downes, Jr., Trustee, is charged with the proceeds of the sale of certain real estate which one, John Albert Smith, Jr., died seized and possessed, after a petition in the nature of a creditor's bill was filed by the plaintiff, and order of this Court authorizing sale of the same. The sale with interest for payment of balance of sales price amounted to \$1,086.55, which was more than sufficient to satisfy the plaintiff's claim of \$500.00, the necessity of this proceeding and sale. The plaintiff was the only creditor who file a claim, whereupon after all costs of this proceeding and sale were allowed, a balance of \$298.50 was left for distribution to the heirs at law of the late John Albert Smith, Jr.

4. In accordance with the bill and answers the deceased left as his only heirs at law, a widow and a mother. After deducting or rather directing payment of the State of Maryland Inheritance Tax of one per cent, one half of the balance was directed to be distributed to his widow and mother respectively.

Respectively submitted,

J. Thomas Clark
Auditor

January 23, 1953.

Filed Jan. 23, 1953

Cause No. 3798

The proceeds of the sale of land reported in this cause, in account with Vachel A. Downes, Jr., Trustee, appointed by this honorable Court to make the sale in these proceedings (and vendor of said land)

		Cr.	
1952			
Aug. 26	By gross proceeds of the sale of said land per report of said vendor, to wit:.....		\$1,075.00
	By interest at 6% per annum on the deferred portion of said proceeds (\$675.00) from the day of sale to day of payment thereof, to wit:.....		<u>11.55</u>
	Total proceeds (including interest) of sale.....		\$1,086.55

		Dr.	
Aug. 26	To Vachel A. Downes, Jr., trustee (and vendor) for his commissions for making the sale, per order of Court.....	\$72.69	
	To do., for court costs of this cause per clerk's receipts for the same exhibited, as follows, to wit: \$44.75		
	Costs of William E. Andrews, Sheriff of Caroline County.....	1.05	
	Costs of Frank Y. Whiteley, Sheriff of Queen Anne's County.....	.75	
	Appearance fee of John Palmer Smith and Vachel A. Downes, Jr.....	10.00	
	Appearance fee of James A. Wise and Thomas J. Keating, Jr.....	<u>10.00</u>	66.55
	To do., for an amount due L. Herman Meredith, Agent for Glens Falls Indemnity Company, for the premium on the surety bond filed by said trustee in this cause, per statement for same exhibited.....		15.00
	To do., for an amount paid J. Elmer Anthony, auctioneer, for cying said sale, per his receipt of same exhibited.....		25.00
	To do., for an amount paid Queen Anne's Record-Observer, per receipts for same exhibited, to wit:		
	For publishing advertisement of sale.....	\$67.50	
	For publishing notice to creditors.....	7.50	
	For publishing order nisi on sale.....	<u>7.50</u>	82.50

J. THOMAS CLARK
Auditor

January 23, 1953.

To do., for an amount paid Claude Lowery, Treasurer of Queen Anne's County for taxes levied on real estate sold hereby for year 1952, per receipt for same exhibited, less a payment by purchaser for 22 days taxes amounting to 53¢.....\$7.81

To do., for costs of advertising the order nisi to be passed as to this audit in the Queen Anne's Record-Observer.....5.00

To J. Thomas Clark, Auditor, for stating this audit....13.50

To balance for distribution prior to allowance of creditor's claim filed, to wit:.....798.50
 \$1,086.55 \$1,086.55

Cr.

By above balance..... \$798.50

Dr.

To Edgar L. Lane, in full of his claim filed under oath on open account against John A. Smith, deceased, owner of the real estate sold and which did descend to his heirs at law, the defendants..... \$500.00

To Balance for distribution after allowance of said Creditor's claim, to wit..... 298.50
 \$ 798.50 \$798.50

J. THOMAS CLARK
Auditor

January 23, 1953.

Cr.

By last above balance..... \$298.50

Dr.

To Edward E. Coursey, Register of Wills for Queen Anne's County, in payment of State of Maryland Inheritance Tax on above sum, which is to be distributed to deceased's lineal descendants at rate of 1%..... \$2.99

To Vivian Brown Smith, widow of John Albert Smith, Jr., deceased, a 1/2 share of same or..... 147.76

To Ida A. Smith, mother of John Albert Smith Jr., deceased, a 1/2 share of same or..... 147.75

\$298.50 \$298.50

J. THOMAS CLARK
Auditor

January 23, 1953

Filed Jan. 23, 1953

Nisi Ratification of Audit
Filed Jan. 23, 1953

NISI RATIFICATION OF AUDIT

Edgar L. Lane

vs

Vivian Brown Smith et. al.

) IN THE CIRCUIT COURT
)
) FOR QUEEN ANNE'S COUNTY
)
) IN EQUITY
) Cause No. 3798

ORDERED, This 23rd day of January in the year nineteen hundred and fifty three that the Report and Account filed in these proceedings by J. Thomas Clark, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of February, 1953; provided a copy of this order be published once a week in each of two successive weeks before the 13th day of February 1953, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk

Filed Jan. 23, 1953

Nisi Ratification of Audit
Filed Feb. 27, 1953

Nisi Ratification of Audit

Edgar L. Lane	)	In the Circuit Court for Queen Anne's
vs	)	County, In Equity
Vivian Brown Smith, et. al.	)	Cause No. 3798

ORDERED, This 23rd day of January, in the year nineteen hundred and fifty three, that the Report and Account filed in these proceedings by J. Thomas Clark, Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of February, 1953; provided a copy of this order be published once a week in each of two successive weeks before the 13th day of February, 1953, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk

True Copy
Test: T. SORDEN PIPPIN, Clerk

Filed Jan. 23, 1953

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. February 26 1953

THE QUEEN ANNE'S RECORD and OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Rat. of Audit in the case/estate of Edgar L. Lane vs. Vivian Brown Smith a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 13th day of February 1953, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 29th day of January 1953, and the last insertion on the 5th day of February 1953.

THE QUEEN ANNE'S RECORD AND OBSERVER
PUBLISHING COMPANY

By WANDA J. CLARK

Filed Feb. 27, 1953

EDGAR L. LANE

vs.

VIVIAN BROWN SMITH

IN THE CIRCUIT
COURT FOR
QUEEN ANNE'S
COUNTY
IN EQUITY

No. 3798

ORDERED, this 27th day of February, 1953, that the foregoing Report and Account of J. Thomas Clark, Auditor, be and the same is hereby ratified and confirmed, no cause to the contrary thereof having been shown although it appears notice has been given as required by the preceding Order Nisi, and the said Vachel A. Downes, Jr., Trustee, is hereby directed to apply the proceeds of the sale in accordance with and in the manner set forth in said Audit.

WM. R. HORNEY
Judge

Filed Feb. 27, 1953

C A U S E N O. 3673

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty first day of March in the year nineteen hundred and fifty, the following Bill of Complaint was filed for record, to wit:

Kennard R. Stafford Seaford, Delaware	:	
Neavitt Stafford 1318 Chester Pike Crum Lynne, Pa.	:	IN THE
T. Dudley Stafford 1305 Adams St. N.E., Washington, D. C.	:	CIRCUIT COURT
VS.	:	
William T. Stafford 9 West Hillview Ave., R.R. #1, NewCastle, Del.	:	FOR
Samuel R. Stafford 1424 Central Ave., Ocean City, N.J.	:	QUEEN ANNE'S COUNTY
John Hemsley Olin Stafford Nettie R. Treuth c/o Mrs. Nettie R. Treuth 56 Oaklee Village, Baltimore 29, Md.	:	IN EQUITY
George E. Godwin Smithers, British Columbia, Canada	:	
Emma M. Godwin Graves 3450 Caton Avenue, Baltimore, Md.	:	
Ruby Godwin Whilden Heislerville, N.J.	:	
Goldie Godwin Gephart 124 Eastern Avenue, Essex, Md.	:	
James E. Godwin 836 Woodward St., Baltimore, Md.	:	
Mary Sue Godwin Roe Tilghmans, Talbot County, Md.	:	

BILL OF COMPLAINT

To the Honorable, the Judges of said Court:
Your Orators, complaining, say:

1. That William B. Stafford, late of Queen Anne's County, Maryland, deceased, departed this life on or about the 26th day of February, 1945, in Queen Anne's County, Maryland;
2. That Emma W. Godwin Stafford, late of Kent County, Maryland, deceased, departed this life on or about the 29th day of December, 1933, in Cambridge, Dorchester County, Maryland;
3. That the said William B. Stafford, then a widower, was married to the said Emma W. Godwin Stafford, then a widow, on or about the 22nd day of June, 1924, and they remained husband and wife until they were divorced by decree of the Circuit Court for Kent County, Maryland, on May 10, 1930;
4. That, at the time of his marriage as aforesaid and also on September 16, 1925 (as hereinafter explained), the said William B. Stafford had six children by a former marriage, they being Kennard R. Stafford, Neavitt Stafford and T. Dudley Stafford, Plaintiffs, William T. Stafford and Samuel R. Stafford, Defendants, and one Olin B. Stafford, a son who predeceased his father and left surviving him one child, John Hemsley Olin Stafford, Defendant, and a widow, Nettie R. Stafford, now Nettie R. Treuth, Defendant; and, at the time of her marriage as aforesaid and also on September 16, 1925 (as hereinafter explained), the said Emma W. Godwin Stafford had six children by a former marriage, they being George E. Godwin, Emma M. Godwin Graves, Ruby Godwin Whilden, Goldie Godwin Gephart, James E. Godwin and Mary Sue Godwin Roe, Defendants;
5. That, on September 16, 1925, there was executed by J. Townsend and Allye C. Anthony, his wife, of Queen Anne's County, Maryland, a certain deed bearing said date, and recorded on October 28, 1925 among the Land Records of Queen Anne's County in Liber B. H. T. #4, Folio 270, etc., by which deed said Anthony did "grant, bargain and sell unto the said William B. Stafford and Emma Stafford, as tenants by the entireties for their natural lives and after their death to their children as tenants in common in fee simple" a certain lot of land in the Second Election District of Queen Anne's County, Maryland, more particularly described in said deed, a certified copy of which is filed herewith as a part hereof, marked "Plaintiffs' Exhibit No. 1";

6. That the said William B. Stafford and Emma W. Godwin Stafford never had any childred as a result of their marriage as aforesaid;

7. That the Plaintiffs and Defendants, by virtue of the deed hereinbefore mentioned and upon the death of William B. Stafford (the said Emma W. Godwin Stafford had predeceased him), became seized and possessed as tenants in common, in fee simple, in and to the said real estate described in "Plaintiff's Exhibit No. 1";

8. That the said real estate cannot be divided without loss or injury to the parties owning same or interested therein and, therefore, it will be to the interest and advantage of said parties that said real estate be sold and the proceeds of sale be divided among the parties according to their respective rights therein;

9. That the said William B. Stafford and Emma Stafford did, by a deed dated December 2, 1926, recorded in Liber B. H. T. #6, folio 188 (without joinder of "their children" therein), purport to convey unto Thomas F. Healey, in fee simple, the real estate hereinbefore mentioned, and said Thomas F. Healey, single, did thereupon, by a deed dated December 2, 1926 and recorded thereafter in Liber B. H. T. #6, Folio 190, purport to convey unto William B. Stafford and Kennard R. Stafford, as tenants in common, in fee simple, the real estate hereinbefore mentioned; and thereafter, the said William B. Stafford and Kennard Stafford did, by a deed dated November 26, 1929, recorded in Liber B. H. T. #10, folio 365, purport to convey again to Thomas F. Healey, in fee simple, the said real estate hereinbefore described (along with other real estate), and said Thomas F. Healey, single, did thereupon, by a deed dated November 26, 1929, and recorded thereafter in Liber B. H. T. #10, Folio 367, purport to convey unto said William B. Stafford, in fee simple the said real estate hereinbefore mentioned (along with other real estate). All of said Record Books are Land Records of Queen Anne's County, Maryland and certified copies of the four Deeds mentioned in this paragraph are filed herewith as a part hereof, marked respectively, "Plaintiffs' Exhibit No. 2," "Plaintiffs' Exhibit No. 3", "Plaintiffs' Exhibit No. 4", and "Plaintiffs' Exhibit No. 5"

10 That because of the non-joinder of the parties hereto in the Deeds hereinbefore mentioned in paragraph 9, said deeds, which purport to convey a fee simple interest, only had the effect of conveying the life interests of William B. Stafford and Emma W. Godwin Stafford.

To the end, therefore:

(1) That the said real estate mentioned and described in "Plaintiffs' Exhibit No. 1" may be sold and the money arising from said sale be divided among the parties according to their respective rights;

(2) 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 the Writ of Subpoena directed to the Sheriff of Baltimore City against John Hemsley Olin Stafford Nettie R. Treuth, Emma M. Godwin Graves, Goldie Godwin Gephart, and James E. Godwin, and to the Sheriff of Talbot County against Mary Sue Godwin Roe, Defendants, and an Order of Publication giving notice to William T. Stafford, Samuel R. Stafford, George E. Godwin and Ruby Godwin Whilden, non-resident Defendants, 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 to be passed, as prayed.

And as in duty bound, etc.

THOS. J. KEATING JR.
Thomas J. Keating, Jr.

HARRY C. BUTLER
Harry C. Butler

Solicitors for Plaintiffs

KENNARD R. STAFFORD
Kennard R. Stafford

NEAVITT STAFFORD
Neavitt Stafford

T. DUDLEY STAFFORD
T. Dudley Stafford

PLAINTIFFS

Filed Mar. 21, 1950

"Plaintiffs' Exhibit No. 1"
Filed Mar. 21, 1950

.....
#11,567. QUEEN ANNE'S COUNTY, TO WIT:
Be it remembered that on the twenty-eighth day of October, in the year nineteen hundred and twenty five, the following Deed was brought to be recorded, to wit:

This Deed, made this Sixteenth day of September, A.D. 1925, by J. Townsend Anthony, and Allye C. Anthony, his wife, of Queen Anne's County, State of Maryland, and the Kent Building and Loan Company, a corporation, of Kent County, State aforesaid, to William B. Stafford and Emma Stafford, his wife, Grantees, of said Kent County, State aforesaid.

Witnesseth, that for and in consideration of the sum of Four Hundred (\$400) dollars, unto the said J. Townsend Anthony paid, the receipt of which is hereby acknowledged, the said J. Townsend Anthony and Allye C. Anthony, do hereby grant, bargain and sell unto the said William B. Stafford and Emma Stafford as tenants by the entireties for their natural lives and after their death to their children, as tenants in common in fee simple, all that lot of land and premises located in the 2nd. Election District of said Queen Anne's County and on the Westerly side of the State Road leading from Chestertown to Church Hill adjoining the lands of Julian D.

Gale and wife on the Easterly side and fronting on the Southerly side of the road to the Harry P. Skipper farm and fronting thereon a distance of two hundred and ten (210) feet and having a depth of about four hundred (400) feet and on a line with the rear line of the said Gale lot of land.

The said lands hereby conveyed being a part of the farm aforesaid conveyed to the said J. Townsend Anthony by Deed of Hope H. Barroll, Trustee, dated on or about April 2nd. A.D. 1925, and duly recorded in Liber B.H.T. No. 3, folio 284, &c., of the Land Record Books for said Queen Anne's County and which was subsequently mortgaged to the Kent Building and Loan Company aforesaid, by Mortgage duly recorded in Liber B.H.T. No. 3, folio 285, aforesaid. And the said The Kent Building and Loan Company hereby releases the lien of the said mortgage so far as the same effects the hereby conveyed lands and premises but retains the lien thereof as to all the remainder of said farm so as aforesaid mortgaged.

And the Kent Building and Loan Company aforesaid, does hereby appoint as its Attorney to acknowledge these presents as the Corporate act and deed of said Corporation, John D. Urie, of Chestertown, Maryland, before any person authorized to take such acknowledgement by the Laws of the State of Maryland to the end that the same may be duly recorded, and that L. Bates Russell, its President, by his hand and the seal of said corporation duly executed the same.

As witness the hands and seals of the said Grantors and releasing Mortgagees.

Witness: Solomon T. Chaires.

J. TOWNSEND ANTHONY (SEAL)

Chas. No. Satterfield, Secy. Seal's Place.

ALLYE C. ANTHONY (SEAL)

The Kent Building & Loan Company.

By L. Bates Russell, President.

State of Maryland, Kent County, to wit:

I hereby certify that on this 16th day of September, A.D. 1925, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, State aforesaid, personally appeared J. Townsend Anthony, Allye C. Anthony his wife, and John D. Urie, Attorney for the Kent Building and Loan Company, Grantors, and Corporation within named, and each acknowledged the foregoing Deed to be their respective act for the purposes named in the foregoing Deed.

Notary Public Seal.

Solomon T. Chaires notary public.

One 5--ct. Int. Rev. Stamp, endorsed: JTA 10/28/25.

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber B.H.T. No. 4, folios 270, etc. a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this Eighteenth day of March, in the year nineteen hundred and fifty.

Clerk's Seal.

NELLIE B. WHITELEY Clerk

"Plaintiffs' Exhibit No. 2" Filed Mar. 21, 1950

..... #12,200 QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the 7th. day of December, in the year nineteen hundred and twenty six, the following Deed was brought to be recorded, to wit:

T H I S D E E D, Made this 2nd. day of December, one thousand nine hundred and twenty-six, by and between William B. Stafford and Emma Stafford, his wife, of Kent County and State of Maryland, of the one part, and Thomas F. Healey, of Kent County and State of Maryland, of the other part.

WITNESSETH, that in consideration of the sum of five dollars (\$5.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, the said William B. Stafford and Emma Stafford, his wife, do grant and convey unto the said Thomas F. Healey, his heirs and assigns, in fee simple, all that piece or parcel of land situate, lying and being in Second Election District of Queen Annes County aforesaid, and described as follows, that is to say Beginning for the same all that lot of land and premises located in the Second Election District of Queen Annes County, Maryland, on the Westerly side of the State Road leading from Chestertown to Church Hill, adjoining the lands of Julian D. Gale and wife, on the Easterly side and fronting on the Southerly side of the road to the

Harry P. Skipper farm and fronting thereon a distance of Two Hundred and Ten (210) feet and having a depth of about Four Hundred (400) feet and on a line with the rear line of the said Gale lot of land.

Being also the same piece or parcel of land which was conveyed to the said William B. Stafford and Emma Stafford, his wife, as tenants by the entireties for their natural life and after their death to their children as tenants in common in fee simple by Deed to J. Townsend Anthony and wife, bearing date of the sixteenth day of September, Nineteen Hundred and twenty-five, and same being duly recorded among the land records of Queen Annes County, Maryland, in Liber B. H. T. No. 4, folio 270 etc.

Being also part of the same piece or parcel of land which was conveyed to J. Townsend Anthony by deed of Hope H. Barroll, Trustee, bearing date the Second day of April, Nineteen Hundred and twenty five., The same being duly recorded among the land records of said Queen Anne's County, Maryland in Liber B.H.T. No. 3, folio 284, etc.

Being also part of the same piece or parcel of land which was conveyed to Mary Elliott Howard by deed of L. Bates Russell and wife bearing date of the twelfth day of March, Nineteen Hundred and Thirteen, the same being duly recorded among the land records of Queen Annes County, Maryland, in Liber W. F. W. No. 3, folio 22 etc.

TOGETHER with the buildings and improvements thereupon erected, made or being, and alland every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging, or in anywise appurtenanting..

TO HAVE AND TO HOLD the said land 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 Thomas F. Healey, his heirs and assigns in fee simple.

And the said William B. Stafford and Emma Stafford, his wife, hereby covenants that they will warrant specially the property hereby granted and conveyed, and that they will execute such other assurances of said land as may be requisite.

Witness the hands and seals of the said grantors.

Test: Emma W. Stafford (Seal)
J. Raymond Simpers William B. Stafford (Seal)

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I HEREBY CERTIFY that on this 2nd. day of December, in the year one thousand nine hundred and twenty-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, aforesaid, personally appeared William B. Stafford, and Emma Stafford, his wife, and acknowledged the foregoing Deed to be their act.

Notary Public Seal. J. Raymond Simpers NOTARY PUBLIC

STATE OF MARYLAND,

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the aforesaid is truly taken and copied from Liber B.H.T. No. 6, folios 188, etc., a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this 20th. day of March, in the year nineteen hundred and fifty.

Clerk's Seal.

NELLIE B. WHITELEY Clerk

"Plaintiffs Exhibit No. 3" Filed Mar. 21, 1950

.....
#12,202. QUEEN ANNE'S COUNTY, TO WIT:
Be it remembered that on the 7th. day of December, in the year nineteen hundred and twenty six, the following Deed was brought to be recorded, to wit:

T H I S D E E D, Made this 2nd day of December, one thousand nine hundred and twenty-six, by and between Thomas F. Healey, single man, of Kent County and state of Maryland, of the one part and William B. Stafford and Kennard R. Stafford, of Kent County, State of Maryland of the other part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, the said Thomas F. Healey, single man, does grant and convey unto the said William B. Stafford, as tenants in common, and their heirs and assigns, in fee simple, all that piece or parcel of land situate, lying and being in Second Election District of Queen Annes County aforesaid, and described as follows, that is to say Beginning for the same all that lot of land and premises located in the Second Election District of Queen Annes County, Maryland, on the Westerly side of the State Road leading from Chestertown to Church Hill, adjoining the lands of Julian D. Gale and wife, on the Esterly side and fronting on the Southerly side of the read leading from State Road to the Harry P. Skipper farm and fronting thereon a distance of Two Hundred and Ten (210) feet and having a depth of about Four Hundred (400) feet and on a line with

with the rear line of the said Gale lot of land.

Being the same piece or parcel of land which was conveyed to the said Thomas F. Healey by deed of William B. Stafford and Emma Stafford, his wife, by deed bearing the day of October, Nineteen Hundred and twenty-six. The same being duly recorded among the land records of said Queen Annes County, Maryland, in B.H.T. No. Folio

Being also the same piece or parcel of land which was conveyed to the said William B. Stafford and Emma Stafford, his wife, as tenants by the entireties for their natural live and after their death to their children as tenants in common in fee simple by Deed to J. Townsend Anthony and wife, bearing date of the sixteenth day of September, Nineteen Hundred and Twenty-five, the same being duly recorded among the land records of Queen Annes County, Maryland, in Liber B.H.T. No. 4, folio 270 etc.

Being also part of the same piece or parcel of land which was conveyed to J. Townsend Anthony by deed of Hope H. Barroll, Trustee, bearing date the second day of April, Nineteen Hundred and twenty-five,. The same being duly recorded among the land records of said Queen Anne's County, Maryland, in Liber B.H.T. No. 3, folio 284 etc.

Being also part of the same piece or parcel of land which was conveyed to Mary Elliott Howard by deed of L. Bates Russell and wife bearing date of the Twelfth day of March, Nineteen Hundred and Thirteen, the same being duly recorded among the land records of Queen Annes County, Maryland, in Liber W.F.W. No. 3, folio 222, etc.

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 or in anywise appurtenanting.

TO HAVE AND TO HOLD the said land 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 B. Stafford and Kennard R. Stafford, their heirs and assigns in fee simple.

And the said Thomas F. Healey, single man, here by covenants that he will warrant specially the property hereby granted and conveyed, and that he will execute such other assurances of said land as may be requisite.

Witness the hand and seal of the said grantor.

Test: J. Raymond Simpvers Thomas F. Healey (Seal)

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 2nd. day of December, in the year one thousand nine hundred and twenty six, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County aforesaid, personally appeared Thomas F. Healey, single man, and he acknowledged the foregoing Deed to be his act.

Notary Public Seal. J. RAYMOND SIMPERS NOTARY PUBLIC

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber B.H.T. No. 6, folios 190, etc., a Land Record Book for Queen Anne's County.

Clerk's Seal IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County this 20th. day of March, in the year nineteen hundred and fifty.

NELLIE B. WHITELEY Clerk

Plaintiff's Exhibit No. 4" Filed Mar. 21, 1950

:P::::::::::::::::P::::::::::::::::: #14,017. QUEEN ANNE'S COUNTY, to wit: Be it remembered that on the 27th. day of December, in the year nineteen hundred and twenty-nine, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 26th. day of November one thousand nine hundred and twenty nine by and between William B. Stafford and Kennard Stafford, of Kent County and State of Maryland of the one part, and Thomas F. Healey, of Kent County, and State of Maryland, of the other part.

WITNESSETH, that in consideration of Five Dollars and other good and valuable consideration, the receipt whereof in fullis hereby acknowledged, the said William B. Stafford and Kennard R. Stafford do grant and convey unto the said Thomas F. Healey, his and assigns, in fee simple, all that piece or parcel of land located in the Second Election District, situate, lying and being in Queen Anne's County aforesaid, and described as follows, that is to say

Beginning for the Same

No. 1. All that lot of land and premises located on the Southerly side of the road leading from the State Road from Chestertown to Church Hill in said Queen Anne's County, Maryland, to the Harry Skipper lands, adjoining lands of said Anthony and the tract of land belonging to the said William B. Stafford and wife on the Easterly side thereof, and fronting on said road a distance of (90) feet and having an even depth of 400 feet and being moreover the same piece or parcel of land which was conveyed to William B. Stafford and Kennard R. Stafford by Deed of J. Townsend Anthony and Wife bearing date of the 3d day of April, 1926, the same being duly recorded among the landsrecords of Queen Anne's County, Maryland, in Liber B. H. T. No. 5, folio 290 etc.

2. All that piece or parcel of land situate, lying and being in the Second Election District of Queen Anne's County, Maryland, Beginning for the same allthat lot of land located in the Second Election District of Queen Anne's County, Maryland, on the Westerly side of the State Road leading from Chestertown to Church Hill, adjoining the lands of Julian D. Gale and wife, on the Easterly side and fronting on the Southerly side of the road leading from the State Road to the Harry P. Skipper farm and fronting thereon a distance of 210 feet and having a depth of about 400 feet and on a line with the rear line of the said Gale lot of land.

Being the same piece or parcel of land which was conveyed to Thomas F. Healey to William B. Stafford and Kennard R. Stafford by Deed bearing date of the 2nd day of December, 1926, and duly recorded among the land records of Queen Anne's County, Maryland, in Liber B.H.T. No. 6, Folio 190 etc.

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, or in anywise appurtenanting.

TO HAVE AND TO HOLD the said pieces or parcels of land 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 Thomas F. Healey and assigns, in fee simple. And the said William B. Stafford and Kennard R. Stafford, hereby covenants that they will warrant specially the property hereby granted and conveyed, and that they will execute such other assurances of said land as may be requisite.

WITNESS the hands and seals of the said grantors.

TEST: Solomon T. Chaires. William B. Stafford (SEAL)
Fannie E. Adkins. Kennard R. Stafford (SEAL)

Notary Public Seal.

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 26th. day of November, in the year one thousand nine hundred and twenty nine, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, Maryland, aforesaid, personally appeared William B. Stafford and acknowledged the foregoing Deed to be his act.

Notary Public Seal. Solomon T. Chaires Notary Public N.P.

State of Maryland, Wicomico, County, To Wit:

I Hereby Certify, that on this 17th. day of December, 1929, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Kennard R. Stafford, and acknowledged the foregoing Deed to be his act.

Notary Public Seal. Fannie E. Adkins

STATE OF MARYLAND QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber B.H.T. No. 10, folios 365 etc., a Land Record Book for Queen Anne's County.

Seal's Place

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court for Queen Anne's County, this 18th. day of March, 1950.

NELLIE B. WHITELEY Clerk

Plaintiff's Exhibit No. 5" Filed Mar. 21, 1950

#:..... QUEEN ANNE'S COUNTY, to wit: Be it #14,018.

remembered that on the 27th. day of December, in the year nineteen hundred and twenty-nine, the following Deed was brought to be recorded, to wit:-

T H I S D E E D, made this 26 day of November one thousand nine hundred and twenty nine by and between Thomas F. Healey, of Kent County and State of Maryland of the one part and William B. Stafford of Kent County and State of Maryland of the other part.

WITNESSETH, that in consideration of Five Dollars and other good and valuable consideration, the receipt whereof in full is hereby acknowledged, the said Thomas F. Healey, does grant and convey unto the said William B. Stafford, his heirs and assigns in fee simple, all that piece or parcel of land situate, lying and being in the Second Election District of Queen Annes County aforesaid, and described as follows, that is to say

Beginning for the Same;

No. 1. All that lot of land and premises located on the Southerly side of the road leading from the State Road from Chestertown to Church Hill in said Queen Anne's County, Maryland, to the Harry Skipper lands adjoining the lands of said Anthony and the tract of land belonging to the said William B. Stafford and wife on the Easterly side thereof, and fronting on said road a distance of 90 feet and having an even depth of 400 feet, and being moreover the same piece or parcel of land which was conveyed to William B. Stafford and Kennard R. Stafford by Deed of J. Townsend Athony and wife bearing date of 3d day of April 1926, and duly recorded among the land records of Queen Anne's County, Maryland, in Liber B.H.T. No. 5, folio 290 etc.

And being the same piece or parcel of land which was conveyed to Thomas F. by Deed of William B. Stafford and Kennard R. Stafford bearing date of the day of November, 1929, and recorded prior to this Deed.

No. 2. All that piece or parcel of land located in the Second Election District of Queen Anne's County, Maryland, on the Westerly side of the State Road leading from Chestertown to Church Hill, adjoining the lands of Julian D. Gale, and wife, on the Easterly side and fronting on the Southerly side of the road leading from the State Road to the Harry P. Skipper farm and fronting thereon a distance of 210 feet and having a depth of about 400 feet and on a line with the rear line of said Gale lot of land.

Being the same piece or parcel of land which was conveyed to Thomas F. Healey by Deed of William B. Stafford and Kennard R. Stafford and recorded prior hereto.

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, or in anywise appurtenanting.

TO HAVE AND TO HOLD the parcels of land and 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 B. Stafford, his heirs and assigns in fee simple. And the said Thomas F. Healey hereby covenants that he will warrant specially the property hereby granted and conveyed, and that he will execute such other assurances of said land as may be requisite.

WITNESS the hand and seal of the said grantor.

TEST: Solomon T. Chaires. Thomas F. Healey (SEAL)

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 26th. day of November, in the year one thousand nine hundred and twenty nine, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, Maryland, aforesaid, personally appeared Thomas F. Healey, and acknowledged the foregoing Deed to be his act.

Notary Public Seal. Solomon T. Chaires

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY that the aforesaid is truly taken and copied from Liber B.H.T. No. 10, folio 367, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of the Circuit Court this Eighteenth day of March, in the year nineteen hundred and fifty.

Clerk's Seal.

NELLIE B. WHITELEY Clerk

Order of Publication
Filed Mar. 21, 1950

Kennard R. Stafford
Seaford, Delaware

Neavitt Stafford
1318 Chester Pike, Crum Lynne, Pa.

T. Dudley Stafford
1305 Adams St. N.E. Washington, D.C.

VS.

William T. Stafford
9 West Hillview Ave., R.R.#1,
New Castle, Del.

Samuel R. Stafford
1424 Central Ave., Ocean City, N.J.

John Hemsley Olin Stafford
Nettie R. Treuth
c/o Mrs. Nettie R. Treuth
56 Oaklee Village, Baltimore 29, Md.

George E. Godwin
Smithers, British Columbia, Canada

Emma M. Godwin Graves
3450 Caton Avenue, Baltimore, Md.

Ruby Godwin Whilden
Heislerville, N.J.

Goldie Godwin Gephart
124 Eastern Avenue, Essex, Md.

James E. Godwin
836 Woodward St., Baltimore, Md.

Mary Sue Godwin Roe
Tilghmans, Talbot County, Md.

IN THE
CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 3673

ORDER OF PUBLICATION

The object of this suit is to procure a decree for the sale of certain property in the Second Election District of Queen Anne's County, Maryland, in which William B. Stafford and Emma W. Godwin Stafford had a life interest and in which the parties to this cause had a fee simple interest in remainder.

The Bill states that William B. Stafford, late of Queen Anne's County Maryland, died on or about February 26, 1945, in Queen Anne's County and that Emma W. Godwin Stafford, late of Kent County, Maryland, died on or about December 29, 1933, in Dorchester County, Maryland. That the said William B. Stafford, then a widower, was married to the said Emma W. Godwin Stafford, then a widow, on or about June 22, 1924 and they remained husband and wife until they were divorced by decree of the Circuit Court for Kent County, Maryland, on May 10, 1930.

The Bill further states that at the time of said marriage and also on September 16, 1925 (as hereinafter explained) the said William B. Stafford had six children by a former marriage, they being Kennard R. Stafford, Neavitt Stafford and T. Dudley Stafford, Plaintiffs, William T. Stafford and Samuel R. Stafford, Defendants, and one Olin B. Stafford, a son who predeceased his father and left surviving him one child, John Hemsley Olin Stafford, Defendant, and a widow, Nettie R. Stafford, now Nettie R. Treuth, Defendant; and at the time of her marriage and also on September 16, 1925 (as hereinafter explained) the said Emma W. Godwin Stafford had six children by a former marriage, they being George E. Godwin, Emma M. Godwin Graves, Ruby Godwin Whilden, Goldie Godwin Gephart, James E. Godwin and Mary Sue Godwin Roe, Defendants.

The Bill further states that on September 16, 1925 there was executed by J. Townsend Anthony and Allie C. Anthony, his wife, of Queen Anne's County, Maryland, a certain deed bearing said date and recorded on October 28, 1925 among the land records of Queen Anne's County in Liber B.H.T. No. 4, Folio 270, by which deed said Anthonys did "Grant, bargain and sell unto the said William B. Stafford and Emma Stafford, as tenants by the entireties, for their natural lives and after their death to their children, as tenants in common in fee simple" a certain lot of land in the Second Election District of Queen Anne's County, Maryland, more particularly described in said deed, a certified copy of which is filed with the Bill, marked "Plaintiffs' Exhibit No. 1".

The Bill further states that William B. Stafford and Emma W. Godwin Stafford never had any children as a result of their marriage as aforesaid.

That the Plaintiffs and Defendants by virtue of the deed above mentioned and upon the death of William B. Stafford (the said Emma W. Godwin Stafford having predeceased him) became seized and possessed as tenants in common, in fee simple in and to the real estate described in the aforesaid deed, "Plaintiffs' Exhibit No. 1" and that the said real estate cannot be divided without loss or injury to the parties owning same or interested therein and therefore it will be to the interest and advantage of said parties that said real estate be sold and the proceeds of sale be divided among the parties according to their respective rights therein.

The Bill further states that the said William B. Stafford and Emma Stafford did by a deed dated December 2, 1926, recorded in Liber B.H.T. No. 6, folio 188 (without the joinder of "their children" therein) purport to convey unto Thomas F. Healey in fee simple the real estate hereinbefore mentioned and said Thomas F. Healey, single, did thereupon by a deed dated December 2, 1926 and recorded thereafter in Liber B.H.T. #6, folio 190, purport to convey unto William B. Stafford and Kennard R. Stafford, as tenants in common, in fee simple, the real estate hereinbefore mentioned, and thereafter the said William B. Stafford and Kennard R. Stafford did by a deed dated November 26, 1929 recorded in Liber B.H.T. #10, Folio 365, purport to convey again to Thomas F. Healey, in fee simple the said real estate hereinbefore described (along with other real estate) and said Thomas F. Healey, single, did thereupon by a deed dated November 26, 1929 and recorded thereafter in Liber B.H.T. #10, Folio 367, purport to convey unto said William B. Stafford in fee simple the said real estate hereinbefore mentioned (along with other real estate). All of said record books are land records of Queen Anne's County, Maryland and certified copies of said four deeds are filed with the Bill of Complaint marked respectively "Plaintiffs' Exhibits No. 2, 3, 4 and 5, and that because of the non-joinder of the parties to the suit in the four deeds last above mentioned said deeds while purporting to convey a fee simple interest, only had the effect of conveying the life interests of William B. Stafford and Emma W. Godwin Stafford.

That William T. Stafford, Samuel R. Stafford, George E. Godwin and Ruby Godwin Whilden are non-residents of the State of Maryland.

It is thereupon this 21st day of March, 1950, 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 printed and published in said Queen Anne's County, once in each of four successive weeks, before the 24th day of April, 1950, give notice to the said non-residents of the object and substance of this bill, warning them to appear in this Court in person or by solicitor, on or before the 24th day of May next, to show cause, if any they have, why a decree ought not to be passed as prayed.

NELLIE B. WHITELEY CLERK

Filed March 21, 1950

Subpoena
Filed March 29, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND.

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Emma M. Godwin Graves
3450 Caton Avenue
Baltimore, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of April next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford Seaford, Delaware, Neavitt Stafford 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 21st. day of March, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Maryland

_____, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Summoned Emma H. Godwin Graves and a copy of the Process with a copy of the Bill of Complaint left with the Defendant on the 24th day of March, 1950, in the presence of Jesse Fillings.

JOSEPH C. DEEGAN
Sheriff

Subpoena
Filed Mar. 29, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

James E. Godwin
836 Woodward Street
Baltimore, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of April next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., T. Dudley Stafford, 1305 Adams St. N.E. Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 21st day of March, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Thos. J. Keating Jr.
Name Harry C. Butler

Address Centreville, Maryland

NELLE E. B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Summoned James E. Godwin and a copy of the Process with copy of the Bill of Complaint left with the Defendant on the 24th day of March, 1950 in the presence of Harry M. Medicus, Jr.

Joseph C. Deegan,
Sheriff

Subpoena
Filed Mar. 31, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

Mary Sue Godwin Roe
Tilghmans, Talbot County, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of April next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa; T. Dudley Stafford, 1305 Adams St. N.E., Washington, D.C., against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 21st. day of March, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Summoned Mary Sue Godwin Roe this 28th day of March, A.D. 1950 and copy of subpoena and Bill left with her.

A. RAYMOND CARROLL
Sheriff of Talbot County.

Received the 24 day of March 1950 and forthwith delivered to the Sheriff of Talbot County for service

Test: JOHN T. BAYNARD
Clerk

Subpoena
Filed April 3, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Goldie Godwin Gephart
124 Eastern Avenue, Essex, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of April next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D. C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 21st. day of March, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)
Thos. J. Keating, Jr.
Name Harry C. Butler

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Received 3-24-50 at 9 A.M. forthwith delivered to Sheriff of Baltimore County

T. Braden Silcott Clerk

Summoned Goldie Godwin Gepharty this 31st day of March, 1950 and a copy subpoena and Bill of Complaint left with Godie Godwin Gephart.

CLARENCE E. DEITZ
Clarence E. Deitz

Subpoena
Filed April 3, 1950

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

John Hemsley Olin Stafford
c/o Mrs. Nettie R. Treuth
56 Oaklee Village, Baltimore 29, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of April next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C., against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th, day of March, 1950.

Issued the 21st. day of March, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating Jr.
Harry C. Butler

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

Non Est
Medicus

Joseph C. Deegan
Sheriff

Subpoena
Filed April 3, 1950

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

TO

Nettie R. Treuth
56 Oaklee Village, Baltimore 29, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of April next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 6th. day of March, 1950.

Issued the 21st. day of March, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

PETITION
Filed April 21, 1950

Kennard R. Stafford et al

Vs.

William T. Stafford et al

: IN THE CIRCUIT COURT
:
:
:
:
: FOR
: QUEEN ANNE'S COUNTY, IN EQUITY

P E T I T I O N

To the Honorable, the Judges of said Court;

The Petition of Kennard R. Stafford, Neavitt Stafford and T. Dudley Stafford, Plaintiffs, by Harry C. Butler and Thomas J. Keating, Jr., their attorneys, respectfully sets forth:

1) That your petitioners have heretofore filed in this cause their Bill of Complaint, said Bill being prepared in accordance with information available at the time of the filing thereof;

2) That since the filing of said Bill of Complaint, your petitioners have discovered that one of the defendants named in the original Bill was deceased at the time of filing same and that there were other parties who, although they may not be necessary parties to the Bill, are proper parties, and your petitioners desire to make them parties defendant;

Wherefore, your petitioners pray your Honors to pass an order authorizing them to file in this cause an amended Bill of Complaint, making certain additional parties defendant and changing the allegations in the Bill to conform to the facts now available to your petitioners.

Respectfully submitted,

HARRY C. BUTLER

THOS. J. KEATING JR.
Attorneys for Petitioners

Filed April 21, 1950

Upon the foregoing Petition, it is by the Circuit Court for Queen Anne's County in Equity this 21st day of April, 1950, ordered:

That the Plaintiffs in this cause be and they are hereby authorized to file an amended Bill of Complaint making certain additional parties defendant and setting forth certain additional facts in the allegations thereof.

WM. R. HORNEY
Judge

Filed April 21, 1950

Amended Bill of Complaint
Filed Aug. 5, 1950

Kennard R. Stafford :
Seaford, Delaware :

Neavitt Stafford :
1318 Chester Pike, Crum Lynne, Pa. :

T. Dudley Stafford :
1305 Adams St. N.E. Washington, D.C. :

VS. :

William T. Stafford :
9 West Hillview Ave. R.R. #1, :
New Castle, Delaware :

Samuel R. Stafford :
1424 Central Ave., Ocean City, N.J. :

John Hemsley Olin Stafford :
Frankford Arsenal, Philadelphia, Pa. :

Nettie R. Treuth :
56 Oaklee Village, Baltimore 29, Md. :

Emma W. Godwin Graves :
3450 Caton Avenue, Baltimore, Md. :

Ruby Godwin Whilden :
Heisler ville, N. J. :

Goldie Godwin Gephart :
1214 Berk Terrace, Baltimore 6, Md. :

James E. Godwin :
836 Woodward St., Baltimore, Md. :

Mary Sue GodwinRoe :
Tilghmans, Talbot County, Md. :

William Seibel, Jr. :
2422 Calverton Heights Ave., Baltimore, Md. :

Hilda L. Seibel :
2422 Calverton Heights Ave., Baltimore, Md. :

Gordon L. Seibel :
2422 Calverton Heights Ave., Baltimore, Md. :

Elizabeth E. Seibel :
2422 Calverton Heights Ave., Baltimore, Md. :

IN THE

CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

AMENDED
BILL OF COMPLAINT

To the Honorable, the Judges of said Court;
Your Orators, complaining, say:

1. That William B. Stafford, late of Queen Anne's County, Maryland, deceased, departed this life on or about the 26th day of February, 1945, in Queen Anne's County, Maryland;
2. That Emma W. Godwin Stafford, late of Kent County, Maryland, deceased, departed this life on or about the 29th day of December, 1933, in Cambridge, Dorchester, County, Maryland;
3. That the said William B. Stafford, then a widower, was married to the said Emma W. Godwin Stafford, then a widow, on or about the 22nd day of June, 1924, and they remained husband and wife until they were divorced by decree of the Circuit Court for Kent County, Maryland, on May 10, 1930;
4. That at the time of his marriage as aforesaid and also on September 16, 1925 (as hereinafter explained) the said William B. Stafford had six children by a former marriage, they being Kennard R. Stafford, Neavitt Stafford and T. Dudley Stafford, Plaintiffs, William T. Stafford and Samuel R. Stafford, Defendants, and one Olin B. Stafford, a son who predeceased his father and left surviving him one child, John Hemsley Olin Stafford, Defendant, and a widow, Nettie R. Stafford, now Nettie R. Treuth, Defendant; and at the time of her marriage as aforesaid and also on September 16, 1925 (as hereinafter explained) the said Emma W. Godwin Stafford had eight children by a former marriage, they being George E. Godwin, Emma M. Godwin Graves, Ruby Godwin Whilden, Goldie Godwin Gephart, James E. Godwin, Mary Sue Godwin Roe, Anita Godwin Seibel, and Gurney L. Godwin; and there had also been a ninth child, Mabel N. Godwin, who predeceased her mother in 1922, never having married;
5. That the aforesaid Anita Godwin Seibel died about the year 1927 in Baltimore, Maryland, leaving surviving her a husband, William Seibel, who has since died about the month of June, 1947, without ever having remarried, and the following children, William Seibel, Jr., Hilda L. Seibel, Gordon L. Seibel, Elizabeth E. Seibel, Ruth M. Seibel Kellum, and Leonard L. Seibel all being made parties defendant;
6. That the said Gurney L. Godwin died in October, 1941, in Baltimore City, leaving surviving him a wife, Marguerite Belbin Godwin and two children, Gurney L. Godwin, Jr. and Marguerite G. Gude, defendants;
7. That the said George E. Godwin died about the month of April, 1949 in British Columbia, Canada, without ever having married.
8. That on September 16, 1925, there was executed by J. Townsend Anthony and Allye C. Anthony, his wife, of Queen Anne's County, Maryland, a certain deed bearing said date, and recorded on October 28, 1925 among the Land Records of Queen Anne's County in Liber B.H.T. #4, Folio 270, etc., by which deed said Anthonys did "grant, bargain and sell unto the said William B. Stafford and Emma Stafford, as tenants by the entireties for their natural lives and after their death to their children as tenants in common in fee simple" a certain lot of land in the Second Election District of Queen Anne's County, Maryland, more particularly described in said deed, a certified copy of which is filed herewith as a part hereof, marked "Plaintiffs' Exhibit No. 1";
9. That the said William B. Stafford and Emma W. Godwin Stafford never had any children as a result of their marriage as aforesaid;
10. That the Plaintiffs and Defendants, by virtue of the deed hereinbefore mentioned and upon the death of William B. Stafford (the said Emma W. Godwin Stafford had predeceased him), became seized and possessed as tenants in common, in fee simple, in and to the said real estate described in "Plaintiffs' Exhibit No. 1";
11. That the said real estate cannot be divided without loss or injury to the parties owning same or interested therein, and, therefore, it will be to the interest and advantage of said parties that said real estate be sold and the proceeds of sale be divided among the parties according to their respective rights therein;
12. That the said William B. Stafford and Emma Stafford did, by a deed dated December, 2, 1926, recorded in Liber B.H.T. #6, folio 188 (without joinder of "their children" therein), purport to convey unto Thomas F. Healey, in fee simple, the real estate hereinbefore mentioned, and said Thomas F. Healey, single, did thereupon, by a deed dated December 2, 1926 and recorded thereafter in Liber B.H.T. #6, Folio 190, purport to convey unto William B. Stafford and Kennard R. Stafford, as tenants in common, in fee simple, the real estate hereinbefore mentioned; and thereafter, the said William B. Stafford and Kennard Stafford did, by a deed dated November 26, 1929, recorded in Liber B.H.T. #10, Folio 365, purport to convey again to Thomas F. Healey, in fee simple, the said real estate hereinbefore described (along with other real estate), said Thomas F. Healey, single, did thereupon, by a deed dated November 26, 1929, and recorded thereafter in Liber B. H. T. #10, Folio 367, purport to convey unto said William B. Stafford, in fee simple, the said real estate hereinbefore mentioned (along with other real estate). All of said Record Books are Land Records of Queen Anne's County, Maryland and certified copies of the four Deeds mentioned in this paragraph are filed herewith as a part hereof, marked respectively, "Plaintiffs' Exhibit No. 2", "Plaintiffs' Exhibit No. 3", "Plaintiffs Exhibit No. 4", and "Plaintiffs' Exhibit No. 4" and "Plaintiffs' Exhibit No. 5";
13. That because of the non-joinder of the parties hereto in the Deeds hereinbefore mentioned in Paragraph 12, said deeds, which purport to convey a fee simple interest, only had the effect of conveying the life interests of William B. Stafford and Emma W. Godwin Stafford;
14. That all of the parties to this cause are adults and, as will be seen by reference to the several addresses of the parties, set forth in the titling hereof, all of them are residents of the State of Maryland except William T. Stafford, Samuel R. Stafford

John Hemsley Olin Stafford, Ruby Godwin Whilden and Gurney L. Godwin, Jr., who are non-residents of the State of Maryland.

To the end, therefore:

(1) That the said real estate mentioned and described in "Plaintiffs' Exhibit No. 1" may be sold and the money arising from said sale be divided among the parties according to their respective rights;

(2) 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 the Writ of Subpoena directed to the Sheriff of Baltimore City against Nettie R. Treuth, Emma M. Godwin Graves, Goldie Godwin Gephart, James E. Godwin, William Seibel, Jr., Hilda L. Seibel, Gordon L. Seibel, Elizabeth E. Seibel, Ruth M. Seibel Kellum, Leonard L. Seibel, Marguerite Belbin Godwin, and Marguerite G. Gude, and to the Sheriff of Talbot County against Mary Sue Godwin Roe, and an Order of Publication giving notice to William T. Stafford, Samuel R. Stafford, Ruby Godwin Whilden, John Hemsley Olin Stafford, and Gurney L. Godwin, Jr., non-resident defendants 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 to be passed as prayed.

And as in duty bound, etc.

THOS. J. KEATING JR.
Thomas J. Keating, Jr.

HARRY C. BUTLER
Harry C. Butler

Attorneys for Plaintiffs

Filed Aug. 5, 1950

Order of Publication on
Amended Bill
Filed Aug. 5, 1950

KENNARD R. STAFFORD,
Seaford, Delaware,

NEAVITT STAFFORD,
1318 Chester Pike, Crum Lynne, Pa.,

T. DUDLEY STAFFORD,
1305 Adams St., N.E., Washington, D.C.

versus

WILLIAM T. STAFFORD
9 West Hillview Ave., R.R.#1
New Castle, Delaware,

SAMUEL R. STAFFORD,
1424 Central Ave., Ocean City, N.J.

JOHN HEMSLEY OLIN STAFFORD,
Frankford Arsenal, Philadelphia 7, Pa.,

NETTIE R. TREUTH,
56 Oaklee Village, Baltimore 29, Md.,

EMMA W. GODWIN GRAVES,
3450 Caton Avenue, Baltimore, Md.,

RUBY GODWIN WHILDEN,
Heislerville, N.J.,

GOLDIE GODWIN GEPHART
1214 Berk Terrace, Baltimore 6, Md.,

JAMES E. GODWIN,
836 Woodward St., Baltimore, Md.,

MARY SUE GODWIN ROE,
Tilghmans, Talbot County, Md.,

WILLIAM SEIBEL, JR.,
2422 Calverton Heights Ave., Baltimore,
Maryland,

HILDA L. SEIBEL,
2422 Calverton Heights Ave., Baltimore,
Maryland,

GORDON L. SEIBEL
2422 Calverton Heights Ave., Baltimore,
Maryland

IN THE

CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

ELIZABETH E. SEIBEL,
2422 Calverton Heights Ave., Baltimore,
Maryland,

RUTH M. SEIBEL KELLUM,
798 Grantlee St., Baltimore, Md.,

LEONARD L. SEIBEL,
2422 Calverton Heights Ave., Baltimore,
Maryland,

MARGUERITE BELBIN GODWIN,
524 Poplar Grove St., Baltimore, Md.,

GURNEY L. GODWIN, JR.,
2295 William Penn Highway,
Wilksburg, Pittsburgh, 21, Pa.,

MARGUERITE G. GUDE,
524 Poplar Grove St., Baltimore, Md.,

ORDER OF PUBLICATION

THE object of this Suit is to procure a Decree for the Sale of certain property in the Second Election District of Queen Anne's County, Maryland, in which William B. Stafford and Emma W. Godwin Stafford had a life interest and in which the Parties to this Cause had a fee simple interest in remainder.

THE Bill states that William B. Stafford, late of Queen Anne's County, Maryland, died on or about February 26, 1945, in Queen Anne's County, Maryland, and that Emma W. Godwin Stafford, late of Kent County, Maryland, died on or about December 29, 1933, in Dorchester County, Maryland. That the said William B. Stafford, then a widower, was married to the said Emma W. Godwin Stafford, then a widow, on or about June 22, 1924, and they remained husband and wife until they were divorced by Decree of the Circuit Court for Kent County, Maryland, on May 10, 1930.

THE Bill further states that, at the time of said marriage and also on September 16, 1925, (as hereinafter explained), the said William B. Stafford had six (6) children by a former marriage, they being Kennard R. Stafford, Neavitt Stafford, and T. Dudley Stafford, Plaintiffs, William T. Stafford and Samuel R. Stafford, Defendants, and one Olin B. Stafford, a son who predeceased his father and left surviving him one child, John Hemsley Olin Stafford, Defendant, and a widow, Nettie R. Stafford, now Nettie R. Truth, Defendant; and at the time of her marriage and also on September 16, 1925, (as hereinafter explained), the said Emma W. Godwin Stafford had eight (8) children by a former marriage, they being George E. Godwin, Emma M. Godwin Graves, Ruby Godwin Whilden, Goldie Godwin Gephart, James E. Godwin and Mary Sue Godwin Roe, Anita Godwin Seibel and Gurney L. Godwin, and there had also been a ninth child, Mabel N. Godwin, who predeceased her mother in 1922, never having married.

THE Bill further states that the aforesaid Anita Godwin Seibel died about the year 1927 in Baltimore, Maryland, leaving surviving her a husband, William Seibel, who has since died about the month of June, 1947, without ever having remarried, and the following children, William Seibel, Jr., Hilda L. Seibel, Gordon L. Seibel, Elizabeth E. Seibel, Ruth M. Seibel Kellum, and Leonard L. Seibel, all being made Parties Defendant; and that the said Gurney L. Godwin died in October, 1941, in Baltimore City, Maryland, leaving surviving him a wife, Marguerite Belbin Godwin, and two (2) children, Gurney L. Godwin, Jr., and Marguerite G. Gude, Defendants; and that the said George E. Godwin Godwin died about the month of April, 1949, in British Columbia, Canada, without ever having married.

THE Bill further states that on September 16, 1925, there was executed by J. Townsend Anthony and Allye C. Anthony, his wife, of Queen Anne's County, Maryland a certain Deed bearing said date and recorded on October 28, 1925, among the Land Records of Queen Anne's County, in Liber BHT #4, folio 270, by which Deed said Anthonys did grant, bargain and sell unto the said William B. Stafford and Emma Stafford, as tenants by the entireties, for their natural lives and after their death to their children, as tenants in common in fee simple a certain lot of land in the Second Election District of Queen Anne's County, Maryland, more particularly described in said Deed, a certified copy of which is filed with the Bill, marked "Plaintiffs' Exhibit No. 1".

THE Bill further states that William B. Stafford and Emma W. Godwin Stafford never had any children as a result of their marriage as aforesaid;

THAT the Plaintiffs and Defendants, by virtue of the Deed above mentioned and upon the death of William B. Stafford (the said Emma W. Godwin Stafford having predeceased him), became seized and possessed, as tenants in common, in fee simple, in and to the real estate described in the aforesaid Deed, "Plaintiffs' Exhibit No. 1", and that the said real estate cannot be divided without loss or injury to the Parties owning same or interested therein, and, therefore, it will be to the interest and advantage of said Parties that said real estate be sold and the proceeds of sale be divided among the Parties according to their respective rights therein.

THE Bill further states that the said William B. Stafford and Emma Stafford did, by a Deed dated December 2, 1926, and recorded in Liber BHT No. 6, folio 188, (without the joinder of "their children" therein), purport to convey unto Thomas F. Healey, in fee simple, the real estate hereinbefore mentioned and the said Thomas F. Healey, single, did thereupon by a Deed dated December 2,

1926, and recorded thereafter in Liber BHT No. 6, folio 190, purport to convey unto William B. Stafford and Kennard R. Stafford, as tenants in common, in fee simple, the real estate hereinbefore mentioned, and thereafter the said William B. Stafford and Kennard R. Stafford did, by a Deed dated November 26, 1929, and recorded in Liber BHT No. 10, folio 365, purport to convey again unto Thomas F. Healey, in fee simple, the said real estate hereinbefore described (along with other real estate) and the said Thomas F. Healey, single, did thereupon, by a Deed dated November 26, 1929, and recorded thereafter in Liber BHT No. 10, folio 367, purport to convey unto the said William B. Stafford, in fee simple, the said real estate hereinbefore mentioned (along with other real estate). All of said Record Books are Land Records of Queen Anne's County, Maryland, and Certified Copies of said four (4) Deeds are filed with the Bill of Complaint marked respectively "Plaintiffs' Exhibits Nos. 2, 3, 4, and 5", and the Bill further states that because of the non-joinder of the Parties to the Suit in the four (4) Deeds last above mentioned, said Deeds, while purporting to convey a fee simple interest in said real estate, only had the effect of conveying the life interests of William B. Stafford and Emma W. Godwin Stafford;

THAT all of the Parties are adults and residents of the State of Maryland except William T. Stafford, Samuel R. Stafford, John Hemsley Olin Stafford, Ruby Godwin Whilden, and Gurney L. Godwin, Jr., who are non-residents of the State of Maryland.

IT IS, THEREUPON, this 5th day of August, 1950, 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 printed and published in said Queen Anne's County, Maryland, once in each of four (4) Successive weeks before the 11th day of Sept. 1950, give notice to the said non-residents of the State of Maryland of the object and substance of this Bill, warning them to appear in this Court, in person or by solicitor, on or before the 27th day of Sept. 1950, next, to show cause, if any they have, why a Decree ought not to be passed as prayed.

NELLIE B. WHITELEY CLERK

Filed Aug. 5, 1950

Subpoena
Filed

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Nettie R. Treuth
56 Oaklee Village,
Baltimore 29, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynney, Pa., and T. Dudley Stafford, 1305 Adams St. N. E. Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Md.

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Emma W. Godwin Graves
3450 Caton Avenue, Baltimore, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the, 3rd. day of July, 1950.

Issued the 5th. day of August, 1950

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complaint(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Md.

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

TO

Goldie Godwin Gephart
1214 Berk Terrace, Baltimore 6, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating
Harry C. Butler

Address Centreville, Md.

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

James E. Godwin
836 Woodward Street
Baltimore, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa. and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Md. NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

Seal's Place

TO

Mary Sue Godwin Roe
Tilghmans, Talbot County, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St. N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Md. NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

William Seibel, Jr.,
2422 Calverton Heights, Ave.,
Baltimore, Maryland.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N. E., Washington, D.C., against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name: Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

SUBPOENA
Filed

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Hilda L. Seibel,
2422 Calverton Heights, Ave.,
Baltimore, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complaint(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Maryland NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsment, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Gordon L. Seibel
 2422 Calverton Heights, Ave.
 Baltimore, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Maryland NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY; TO WIT:

TO

Elizabeth E. Seibel
 2422 Calverton Heights Ave.
 Baltimore, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa. and T. Dudley Stafford 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm.R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within fifteen days after the return day named in the above subpoena. Personal attendance in Court on the day named is not necessary, but unless you answer

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

QUEEN ANNE'S COUNTY, TO WIT:

TO

Ruth M. Seibel Kellum
 798 Grantlee St.,
 Baltimore, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. Against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

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Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Md.

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpeona

(EQUITY SUBPOENA)

Seal's Place

THE STATE OF MARYLAND

TO

QUEEN ANNE'S COUNTY, TO WIT:

Leonard L. Seibel
 2422 Calverton Heights Ave.,
 Baltimore, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

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Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Maryland

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Marguerite Belbin Godwin
524 Poplar Grove St.,
Baltimore, Md.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E. Washington D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

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Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Md.

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Gurney L. Godwin, Jr.,
2295 William Penn Highway
Wilkinsburg, Pittsburgh 21, Pa.

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Kennard R. Stafford, Seaford, Delaware, Neavitt Stafford, 1318 Chester Pike, Crum Lynne, Pa., and T. Dudley Stafford, 1305 Adams St., N.E., Washington, D.C. against you exhibited in the Circuit Court for Queen Anne's County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Wm. R. Horney, Chief Judge of the Second Judicial Circuit of Maryland, the 3rd. day of July, 1950.

Issued the 5th. day of August, 1950.

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Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Md.

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

Subpoena

(EQUITY SUBPOENA)

THE STATE OF MARYLAND

Seal's Place

QUEEN ANNE'S COUNTY, TO WIT:

TO

Marguerite G. Gude
524 Poplar Grove St.,
Baltimore, Md.

GREETING:

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Solicitor for Complainant(s)

Name Thos. J. Keating, Jr.
Harry C. Butler

Address Centreville, Md.

NELLIE B. WHITELEY, Clerk

And on the back of the foregoing is the following endorsement, to wit:

"To lie in office"

ANSWER OF WILLIAM T. STAFFORD
Filed Aug. 7, 1950.

KENNARD R. STAFFORD ETAL

VS.

WILLIAM T. STAFFORD ETAL

:
:
:
:

IN THE
CIRCUIT COURT
FOR

QUEEN ANNE'S COUNTY, IN EQUITY

A N S W E R

To the Honorable, the Judges of said Court:

The Answer of William T. Stafford respectfully sets forth:
That your Respondent admits the allegations of the amended Bill of Complaint and consents to the passing of such decree as may be right and proper therein.

And as in duty bound, etc.

WILLIAM T. STAFFORD
William T. Stafford

Filed Aug. 7, 1950

ANSWER OF SAMUEL R. STAFFORD
Filed Aug. 7, 1950

KENNARD R. STAFFORD ETAL : IN THE
VS. : CIRCUIT COURT
WILLIAM T. STAFFORD ETAL : FOR
: QUEEN ANNE'S COUNTY, IN EQUITY

A N S W E R

To the Honorable, the Judges of said Court:

The Answer of Samuel R. Stafford, respectfully sets forth:

That your Respondent admits the allegations of the amended Bill of Complaint and consents to the passing of such decree as may be right and proper therein.

And as in duty bound, etc.

SAMUEL R. STAFFORD
Samuel R. Stafford

Filed Aug. 7, 1950

ANSWER OF NETTIE R. TREUTH
Filed Aug. 7, 1950

KENNARD R. STAFFORD ETAL : IN THE
VS. : CIRCUIT COURT
WILLIAM T. STAFFORD ETAL : FOR
: QUEEN ANNE'S COUNTY

A N S W E R

To the Honorable, the Judges of said Court:

The Answer of Nettie R. Treuth respectfully sets forth:

That your Respondent admits the allegations of the amended Bill of Complaint and consents to the passing of such decree as may be right and proper therein.

And as in duty bound, etc.

NETTIE R. TREUTH
Nettie R. Treuth

Filed Aug. 7, 1950

Answer of Emma M. Godwin Graves,
Goldie Godwin Gephart, and James
E. Godwin
Filed Aug. 7, 1950

KENNARD R. STAFFORD, et al, : IN THE CIRCUIT COURT FOR
versus : QUEEN ANNE'S COUNTY, IN EQUITY.
WILLIAM T. STAFFORD, et al : Chancery No. 3673

A N S W E R

TO THE HONORABLE, the Judges of said Court:

THE JOINT AND SEVERAL ANSWER of Emma M. Godwin Graves, Goldie Godwin Gephart and James E. Godwin, three (3) of the Defendants in the above entitled suit,

to the Amended Bill of Complaint filed against them in this Cause respectfully sets forth:

THAT your Respondents admit the several matters and things alleged in the Amended Bill of Complaint, and consent to the passing of a Decree for the sale of the real estate therein mentioned; AND they do further submit their rights thereunder to the protection of this Honorable Court.

Respectfully submitted,

EMMA M. GODWIN GRAVES
(Emma M. Godwin Graves)

GOLDIE GODWIN GEPHARDT
(Goldie Godwin Gephardt)

JAMES E. GODWIN
(James E. Godwin)

Filed Aug. 7, 1950

ANSWER OF MARY SUE GODWIN ROE
Filed Aug. 7, 1950

KENNARD R. STAFFORD, Et al

vs.

WILLIAM T. STAFFORD, et al

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY,
IN EQUITY.

A N S W E R

TO THE HONORABLE, the Judges of said Court:

THE ANSWER of Mary Sue Godwin Roe respectfully sets forth:

(1) THAT your Respondent admits the allegations of the Amended Bill of Complaint and consents to the passing of such Decree as may be right and proper therein.

AND AS IN DUTY BOUND, etc.

MARY SUE GODWIN ROE
(Mary Sue Godwin Roe)

Filed Aug. 7, 1950

ANSWER OF JOHN HEMSLEY OLIN STAFFORD
Filed Aug. 7, 1950

KENNARD R. STAFFORD ETAL

VS.

WILLIAM T. STAFFORD ETAL

: IN THE
: CIRCUIT COURT
: FOR
: QUEEN ANNE'S COUNTY, IN EQUITY

A N S W E R

To the Honorable, the Judges of said Court:

The Answer of John Hemsley Olin Stafford respectfully sets forth:

That your Respondent admits the allegations of the amended Bill of Complaint and consents to the passing of such decree as may be right and proper therein.

And as in duty bound, etc.

JOHN HEMSLEY OLIN STAFFORD
John Hemsley Olin Stafford

Filed Aug. 7, 1950

ANSWER OF RUBY GODWIN WHILDEN, ET AL
Filed Aug. 7, 1950

KENNARD R. STAFFORD ETAL

VS

WILLIAM T. STAFFORD ETAL

: IN THE
: CIRCUIT COURT
: FOR
: QUEEN ANNE'S COUNTY, IN EQUITY

A N S W E R

To the Honorable, the Judges of said Court:

The joint and several answers of Ruby Godwin Whilden, William Seibel, Jr., Hilda L. Seibel, Gordon L. Seibel, Elizabeth E. Seibel, Ruth M. Seibel Kellum, Leonard L. Seibel, Marguerite Belbin Godwin, Gurney L. Godwin, Jr. and Marguerite G. Gude to the amended Bill of Complaint respectfully sets forth:

That your Respondents admit the allegations of the amended Bill of Complaint and consent to the passing of such decree as may be right and proper therein.

And as in duty bound, etc.

RUBY GODWIN WHILDEN
Ruby Godwin Whilden

WILLIAM E. SEIBEL JR.
William E. Seibel Jr.

HILDA L. SEIBEL
Hilda L. Seibel

GORDON L. SEIBEL
Gordon L. Seibel

ELIZABETH E. SEIBEL
Elizabeth E. Seibel

RUTH M. SEIBEL KELLUM
Ruth M. Seibel Kellum

LEONARD L. SEIBEL
Leonard L. Seibel

MARGUERITE BELBIN GODWIN
Marguerite Belbin Godwin

GURNEY L. GODWIN JR.
Gurney L. Godwin Jr.

MARGUERITE G. GUDE
Marguerite G. Gude

Filed Aug. 7, 1950

Report of Examiner and Deposition
Filed Jan. 29, 1951

KENNARD R. STAFFORD et al., # IN THE CIRCUIT COURT FOR
 VS. # QUEEN ANNE'S COUNTY, IN EQUITY
 WILLIAM T. STAFFORD at al. # Cuase No. 3673
 #

The Report of Axaminer and Depositions.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The undersigned examiner at the requestt of Thomas L. Keating, Atty. for Complainant, on August 16th., 1950, at 10.30 A.M; and again on August 26th., 1950, at 10.45 A.M. did attend at the office of Thomas J. Keating, in Centreville, Maryland, and after swaering said witnesses and the Stenographer, take attached Depositions; and again on January 19th at 3.15 P.M., the said Thomas J. Keating, his atencgrapher and witness did attend at the office of the Examiner and the ex-amoner took the attached depositions.

Respectfully submitted,

RICHARD T. EARLE

One of the Standing Examiners.

Filed Jan. 29, 1951

KENNARD R. STAFFORD, et al () IN THE CIRCUIT COURT FOR
 versús () QUEEN ANNE'S COUNTY,
 WILLIAM T. STAFFORD, et al (() IN EQUITY.

T E S T I M O N Y

ON Wednesday, August 16, 1950, the undersigned Examiner did attend at the office of Thomas J. Keating, Jr., at 10.30 o'clock, A.M., having been notified by the Attorneys for the Plaintiffs of their desire to take the Testimony of William T. Stafford, one of the Defendants, in support of the allegations of the Amended Bill of Complaint, and then and there, in the presence of Thomas J. Keating, Jr., one of the Attorneys for the Plaintiff, did take the following Testimony:

William T. Stafford, a witness of lawful age produced on the part of the Plaintiffs, after being duly sworn, testified as follows:

- Q. Mr. Stafford, will you please state your name, age, residence and occupation?
- A. William T. Stafford, 67 on the 12th day of last March,; 9 West Hillview Avenue, RFD No. 1, New Castle, Delaware; retired
- Q. Are you one of the sons of the late William B. Stafford of Queen Anne's County, Maryland?
- A. I am his oldest son.
- Q. What children did the said William B. Stafford have at or about the time of June 22, 1924?
- A. Samuel Randolph Stafford, who now lives, as far as I know, at Ocean City, New Jersey;
Neavitt Stafford, who now lives at Philadelphia, Pa;
Kennard Stafford, who now lives at Seaford, Delaware;
Dudley Stafford, who now lives at Washington, D.C.; and Olin B. Stafford.
That is all; that is five besides myself.
- Q. State whether or not the said Olin B. Stafford is still living and if not, whether he died before his father.
- A. He died before my father but I could not say just when for I got a notice after he was buried.
- Q. Where did he live at the time of his death?
- A. He lived on a route outside of Chestertown. I don't remember what road.
- Q. Did or not the said Olin B. Stafford leave a wife and children surviving him?
- A. Well, I presume that he had the first child, - I never saw it. He had a second wife, I did not know his first one.
- Q. Did you know the name of his second wife who was living at the time of his death?
- A. I knew her, but do not recall her name. I understood he had one son by his first wife.
- Q. Did you know the son's name?
- A. I did not know his name until I saw it on your report.
- Q. Did you know Mrs. Emma W. Godwin Stafford?
- A. That is a pretty hard question to answer. I knew her as Mrs. Emma Godwin, but I cannot say I knew Her as Mrs. Stafford. I was never told and she never said anything. I knew only by the paper I saw.
- Q. Did you know that your father had married Mrs. Godwin?
- A. No, I did not.
- Q. Do you know the property which is the subject of this Partition Suit?
- A. I do
- Q. What does it consist of?
- A. A lot and 2 houses.
- Q. Where is it located?
- A. I do not know the road name, in Townley or Kingstown, Queen Anne's County, near Chestertown, on the Queen Anne's side of the Chester River bridge.
- Q. What do the buildings consist of?
- A. Two dwelling houses.
- Q. Do you know from whom your father acquired this property?
- A. Mr. James Townsend Anthony, I believe. I knew his father who lived at Bennett's Point.
- Q. Do you know anything about the children that Emma W. Godwin Stafford left surviving her?
- A. Do you know a thing about them. I did know one when she was single, - that was Susie Godwin - She is the only one I knew.
- Q. Were there any children born as a result of the marriage between your father and Emma Godwin Stafford so far as you know?
- A. No.
- Q. Assuming that the real estate which you mentioned and which consists of a lot improved by two dwelling houses is owned by the parties to this suit as tenants in common, do you think that the property itself could be divided amongst all of them without loss or injury to the parties?

- A. I am a little afraid to answer that question. It could not be done in the number of parts that there are parties.
- Q. State whether or not it would, therefore, be of interest and advantage to the parties to sell the property and divide the proceeds.
- A. I would suggest selling it in two properties dividing the two properties in half according to a road frontage and in that way it would be to the interest and advantage of the parties.
- Q. I might ask you whether or not all of the Stafford brothers whom you have mentioned above are adults?
- A. Yes. The youngest born in 1903.
- Q. Do you know whether or not your brother Olin's son, whose name is John Hemsley Olin Stafford, is an adult?
- A. Well, he must be. He was in the Army during the last War.

EXAMINER'S SPECIAL QUESTION:

- Q. Mr. Stafford, do you know anything else that might be of interest and advantage to any of the Parties to these proceedings except what you have testified to? That is in relation to this property.
- A. I do not know of anything.

WILLIAM T. STAFFORD
(William T. Stafford)

TESTIMONY adjourned sine die to await other witnesses.

The adjourned testimony in the above case attended in the office of Thomas J. Keating, Jr., Centreville, Maryland on Saturday, August 26, 1950 at 10:45 A.M. There were present Thomas J. Keating, Jr., one of the attorneys for the plaintiff and Emma M. Godwin Graves and James E. Godwin, two of the defendants.

The first witness of lawful age produced being Emma M. Godwin Graves:

- Q. State your full name, place of residence and occupation, if any.
- A. Emma M. Godwin Graves. I live at 3450 Caton Avenue, Baltimore, Maryland. I don't have any occupation except a little housework.
- Q. Mrs. Graves, what was your mother's name?
- A. Emma Wilhelmina Merchant Godwin.
- Q. Did you know Mr. William B. Stafford?
- A. I met him once but I wouldn't say that I know him exactly.
- Q. Was your mother married more than once?
- A. She was married to my father and to William B. Stafford.
- Q. Do you know about when and where your mother and Mr. Stafford were married?
- A. No, I wouldn't say that I do.
- Q. If you were told that it was on the 22nd day of June 1924, could you tell us whether or not your mother had any living children by her first husband at the time of her marriage to Mr. Stafford?
- A. Certainly.
- Q. Will you please give us the names of such children and where any of them now live who may be still living.
- A. Laura Anita Godwin Seibel, George Edward Godwin, Mary Susan Godwin Roe, myself - Emma M. Godwin Graves, Guerne Lindale Godwin, Ruby Godwin Whilden, Goldie Godwin Gephart, and James E. Godwin.
- Q. How many of the above children are living at this time?
- A. All are living but Laura Anita Godwin Seibel, George Edward Godwin, and Guerne Lindale Godwin.
- Q. State whether or not those whom you have just mentioned as having died left children surviving them.
- A. Mrs. Seibel left six children, whose names are William Seibel, Jr., Hilda L. Seibel, Gordon L. Seibel, Elizabeth E. Seibel, Ruth M. Seibel Keillum, and Leonard L. Seibel. Guerne L. Godwin left two children, Guerne L. Godwin, Jr. and Marguerite G. Gude. There were no children left by George, who was never married.
- Q. I now hand you the bill of complaint which sets forth the address of each of the parties that you have mentioned, and who are parties defendant to this suit. Will you please look it over and state whether or not such addresses are correct.

- A. The addresses are all correct except Mrs. Gude, who has moved a short distance since the bill of complaint was filed.
- Q. How long, if you know, did your mother remain married to Mr. William B. Stafford?
- A. That I don't know, but I have heard that they are divorced.
- Q. Do you know about what year Mrs. Anita Godwin Seibel died?
- A. About 1927, '28 or '29.
- Q. You have named above the children that Mrs. Seibel left surviving her. Will you now state whether or not she left a husband surviving?
- A. Yes, she did.
- Q. What was his name?
- A. William E. Seibel.
- Q. Will you state whether or not he has since died?
- A. Yes, he has.
- Q. About when?
- A. Just about three years ago.
- Q. Do you know when Mr. Guerney L. Godwin died?
- A. He dies in October of 1941.
- Q. Did he leave a wife surviving him?
- A. Yes, he did.
- Q. What is her name?
- A. Marguerite Belbin Godwin.
- Q. When did Mr. George E. Godwin die?
- A. He died in April of 1949.
- Q. Where did he live when he died?
- A. Smithers, British Columbia, Canada.
- Q. Was he ever married?
- A. Never, that I know of.
- Q. Did or did not Mr. William B. Stafford and your mother, Mrs. Emma W. Godwin Stafford, ever have any children as a result of their marriage?
- A. I'm sure not.
- Q. Will you state whether or not all of the parties to this suit whom you have mentioned are adults.
- A. They are.
- Q. Have you ever seen the real estate which is the subject of this suit?
- A. No sir.
- Q. Do you know when your mother died?
- A. I think it was the 29th day of December, 1933.
- Q. At what place?
- A. Cambridge, Maryland.
- Q. Did you have any knowledge of when Mr. William B. Stafford died?
- A. No sir.
- Q. Do you know any of the Staffords?
- A. Not a one.

Examiner's Special:

- A. I can't say that I do.

EMMA M. GODWIN GRAVES.

The second witness of lawful age produced being James E. Godwin:

- A. State your name, age and place of residence.

- A. James Earl Godwin, 45, 836 Woodward Street, Baltimore, Maryland. I'm a plasterer for the School Board, City of Baltimore.
- Q. Are you one of the children of Mrs. Emma W. Godwin, who married Mr. Stafford?
- A. Yes sir.
- Q. You have just heard your sister, Mrs. Graves, testify as to the children of your mother by her first marriage. Have you any different recollection from that testified to by your sister, Mrs. Graves, about the family relationship?
- A. No.
- Q. Did you know Mr. William B. Stafford?
- A. No sir.
- Q. Do you recall about the year that your sister, Mrs. Anita Seibel, died?
- A. '27 or '29.
- Q. The bill of complaint states that she left surviving her a husband, William Seibel, who has since died about the month of June, 1947 without ever having married. Is that correct?
- A. That's correct.
- Q. And that Mrs. Seibel left the following children surviving her. William Jr., Hilda, Gordon L., Elizabeth C., Ruth M., who is now Mrs. Kellum, and Leonard L.
- A. That's correct.
- Q. Will you state whether or not they are all adults?
- A. They are.
- Q. When did your brother, Guerney L. Godwin, die?
- A. 1941.
- Q. And whom did he leave surviving him?
- A. A wife and two children, as named in the bill.
- Q. And your brother, George E. Godwin?
- A. He never was married.
- Q. And when did he die?
- A. He died in British Columbia, Canada in April 1949.
- Q. You state that you did not know Mr. Stafford. Did you know of your mother's marriage to him?
- A. I had heard of it.
- Q. Do you know whether or not there were ever any children born as a result of their marriage?
- A. Not to my knowledge.
- Q. Did you know any of the Stafford children?
- A. None whatsoever.
- Q. Do you know the real estate that is the subject of this suit?
- A. No sir.
- Q. Have you been informed of the nature of the real estate, which is the subject of this suit?
- A. Two houses and small lots.
- Q. Based upon the assumption that the real estate does consist of two small houses and lots, can you state whether or not the same could be divided amongst the parties to this suit and if not, whether it would be of interest and advantage to have said real estate sold for the purpose of partition.
- A. I'd say sell it because it would absolutely impossible to divide it among the twenty-one parties claiming interest in it.

Examiner's Special:

- A. No.

JAMES EARL GODWIN

THE adjourned Testimony in the above case attended in the office of Richard T. Earle, Special Examiner, at Centreville, Maryland, on Friday, January 19, 1951, at 3:15 P.M. There were present Mr. Earle, Thomas J. Keating, Jr., one of the Attorneys for the Plaintiffs, and Herbert A. Willis, Real Estate Broker, as Witness.

WITNESS, after being duly sworn, deposes and says:

(Examination by Mr. Keating):

- Q. Please state your name, age, and place of residence.
- A. Herbert A. Willis, 40, Sudlersville, Maryland.
- Q. What is your occupation?
- A. Real Estate and Insurance.
- Q. How long have you been engaged in the business?
- A. About five (5) years.
- Q. Did you, at the request of Harry C. Butler, Esq., one of the Attorneys for the Plaintiffs in this case, inspect certain real estate situate in Queen Anne's County, Maryland, near Chestertown?
- A. I did, on January 18, 1951.
- Q. Was the real estate pointed out to you as the property once belonging to the late William B. Stafford?
- A. It was.
- Q. Describe briefly, if you will, what the property consists of.
- A. I understand that it is one property but has two (2) dwellings. The plot of land fronting on the public road leading into the Truslow Farm as a road front of approximately 205 feet, which I valued at \$10.00 per frontage foot. This plot of land is approximately 393 feet deep and is deep enough for two (2) lots in sub-division. However, in sub-dividing, it would be necessary to have outlets and rights-of-ways, so I took into account only the value as it exists at the present. One dwelling is rented by Dorothy Collison at \$10.00 per month. The dwelling is very poorly built; the roof is bad; and it has no conveniences. This dwelling has possibilities for re-building, that is to say, someone could purchase it and that with the framing it could be made into a substantial home. I valued this dwelling and the portion of the lot on which it stands at \$1000.00. There is an old shed in back of this dwelling which has no value. The other dwelling is occupied or rented by Charles Reynolds, who I understood is paying no rent. This dwelling is also poorly constructed and has very little possibilities for being re-built into a permanent home. It has no electricity or conveniences. I valued this dwelling and the portion of the lot on which it stands at \$750.00
- Q. Mr. Willis, I now hand you a certified copy of a Deed dated September 16, 1925, from J. Townsend Anthony and wife to William B. Stafford and wife, recorded in Liber BHT no. 4, folio 270, etc., a Land Record Book for Queen Anne's County, which has been filed in this Cause and marked "Plaintiffs' Exhibit No. 1". Will you state whether or not the property about which you just testified is the same lot of land described in this Deed.
- A. Yes, it is.
- Q. There are twenty-one parties to this suit claiming interest in this real estate. Will you please state whether or not, in your opinion, said real estate could be divided among the parties owning same and interested therein without loss or injury to them, and if not, give your reasons therefor.
- A. It is perfectly obvious, from my description of the property, that it could not be divided into twenty-one parts, there being only two houses, and the only way to do justice to the parties would be to sell the property and divide the proceeds among the parties.

EXAMINER'S SPECIAL:

Is there anything else that you consider would be of interest to the parties to this suit?

- A. Not that I know of.

HERBERT A. WILLIS
LICENSED REAL ESTATE BROKER
SUDLERSVILLE, MD.

Being advised by Thomas J. Keating, Atty., that he did not desire to take further depositions, and requested to file same.

Four witnesses, each waive witness fee-----

Richard T. Earle, Examiner----- \$10.00

RICHARD T. EARLE
one of Standing Examiners.

Filed Jan. 29, 1951

DECREE

Filed Mar. 2, 1951

KENNARD R. STAFFORD ETAL : IN THE CIRCUIT COURT FOR
 VS. : QUEEN ANNE'S COUNTY IN EQUITY
 WILLIAM T. STAFFORD ETAL : CHANCERY #3673

DECREE

The cause standing ready for hearing and being submitted, without argument, the proceedings were read and considered, and it appearing that the real estate which is the subject of this suit, cannot be divided among the parties owning same and interested therein without loss or injury to them,

It is thereupon, this 2nd day of March, 1951, by the Circuit Court for Queen Anne's County in Equity, adjudged, ordered, and decreed that the real estate mentioned and described in the proceedings be sold and the money arising from such sale or sales be divided among the parties according to their respective rights, and that Thomas J. Keating, Jr. and Harry C. Butler 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 the Clerk of this Court in the penalty of Three Thousand Dollars if corporate surety be given, and in double said amount if personal surety be given, conditioned for the faithful performance of the trust reposed in them by this Decree, or to be reposed in them by any future Order or Decree in the premises; they shall then proceed to make the said sale, having given at least three week's notice by advertisement, inserted in a newspaper published in Queen Anne's County, of the time, manner and terms of sale, which shall be one third cash on day of sale and the balance in cash upon ratification of the sale by this Court; 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 their proceedings relative to such sale or sales, with an affidavit annexed 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 discharged from all claims of the parties hereto, and those claiming by, from or under them or any of them. And the Trustees shall bring into this Court the money arising from said sale or sales to be distributed under the direction of this Court, after deducting the costs of this suit, and such commissions 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, And said Trustees be and they are hereby authorized, if they deem it advisable, to have the real estate surveyed and platted and divided into two parcels and to sell the same in such way as to them shall seem most advantageous.

It is further ordered and decreed that the Trustees hereinbefore appointed shall give notice to the creditors of William B. Stafford, Emma Godwin Stafford, Olin B. Stafford, Mabel N. Godwin, Anita Godwin Seibel, William Seibel, Gurney L. Godwin and George E. Godwin, deceased, in accordance with the provisions of Section 117 of Article 93 of the Annotated Code of Maryland.

WM. R. HORNEY
 JUDGE

Filed Mar. 2, 1951

Certified Copy of Bond
 Filed April 3, 1951

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this 3rd day of April in the year nineteen hundred and fifty one the following bond was filed for record, to wit:

STATE OF MARYLAND,
 TO WIT:
 QUEEN ANNE'S COUNTY,

KNOW ALL MEN BY THESE PRESENTS, THAT we, Thomas J. Keating, Junior, and Harry C. Butler, of Queen Anne's County, State of Maryland, as principal, and The Maryland Casualty 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 Three Thousand (\$3,000.00) Dollars current 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 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 3rd day of April, 1951.

WHEREAS the above boundens Thomas J. Keating, Junior, and Harry C. Butler, by virtue of a Decree of the Circuit Court for Queen Anne's County, in Equity, have been appointed Trustees to sell the property mentioned in the proceedings in the case of Kennard R. Stafford, et al., VS William T. Stafford, et al., and numbered 3673 on the Chancery Docket of said Court.

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if the above boundens Thomas J. Keating, junior, and Harry C. Butler, Trustees, do and shall well, truly and faithfully perform the trust reposed in them under said Decree or

that may be reposed in them by any future order or Decree in the premises then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

SIGNED, sealed and delivered
in the presence of:

Thos. J. KEATING, JR. (SEAL)
Thos. J. Keating, Jr.

MARIE SHORTALL

HARRY C. BUTLER (SEAL)
Harry C. Butler

ATTEST:

THE MARYLAND CASUALTY COMPANY

MARIE SHORTALL

By HARRY C. BUTLER
Its Attorney-in-fact.

Corporate
Seal's
Place

And at the foot of the foregoing bond is thus endorsed, to wit:

Security approved and Bond filed April 3, 1951.

T. SORDEN PIPPIN, Clerk

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

I hereby certify that the foregoing is truly taken and copied from Liber A.S.G. Jr. No. 1, folio 201, a Bond Record Book for Queen Anne's County.

Clerk's Seal.

In Testimony whereof, I have hereunto subscribed my name and affixed the Seal of the Circuit Court for Queen Anne's County this 3rd day of April, in the year nineteen hundred and fifty one.

T. SORDEN PIPPIN
Clerk

REPORT OF SALE
Filed April 17, 1951

KENNARD R. STAFFORD, et al

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

VS

WILLIAM T. STAFFORD, et al

: : Chancery #3673

To the Honorable, the Judges of said Court:

The Report of Sale of Thomas J. Keating, junior, and Harry C. Butler, Trustees, respectfully shows unto your Honors:

That pursuant to the decree of this Honorable Court heretofore passed in this cause your Trustees employed Wirt D. Bartlett, Engineer and Surveyor, to survey and plat all of the Stafford Property at the located mentioned in the testimony in this cause, that is to say, the Real Estate which is the subject of this suit and also the Real Estate adjoining same owned by the heirs of William B. Stafford. Accordingly on or about March 17, 1951, the said Wirt D. Bartlett did proceed to survey and plat said land, the certificates of his survey and the plat thereof being filed herewith. During the course of survey and upon examination of the title to the real estate which is the subject of this suit it was discovered that said real estate consisted of Lots "A", "B", "C" and "X" as shown on said plat, but that during the lifetime of William B. Stafford he had conveyed away Lot "X" to one Paul B. McGinnis by deed bearing date the 4th day of May, 1942, and recorded in Liber A.S.G. No. 6, folio 135, a land record book for Queen Anne's County, the title reference given in said deed, however, referring to other property.

It was also discovered during the course of survey and examination of title that Lots "Y" and "Z" are not a part of the real estate described in these proceedings and are, therefore, not the subject of this suit.

Your Trustees, according to the Decree, advertised for sale at public auction the real estate which is the subject of this suit by publication in the Queen Anne's Record-Observer in accordance with the attached certificate of advertisement thereof for more than four successive weeks before the day of sale.

Your Trustees, on the day of sale, filed a bond approved by the Court.

In view of the aforementioned conveyance of Lot "X" to Paul B. McGinnis your Trustees offered for sale in one lump Lots "A", "B" and "C", being the remainder of the real estate which is the subject of this suit and they did not offer said Lots "A", "B" and "C" separately because there was no way to give a Right-of-Way to a purchaser of Lots "B" and "C". After crying the sale for sometime the tract composed of Lots "A", "B" and "C" was thereupon sold to Eugene Kienzle, he being then and there the highest bidder, at and for the sum of Twelve Hundred Seventy-five (\$1275.00) Dollars. The terms of sale being

those set forth in the advertisement, the said purchaser has paid one-third (1/3) of the purchase money and your Trustees believe that he will pay the balance thereof upon ratification of the sale by the Court.

Your Trustees will later negotiate with Paul B. McGinnis the record title holder of Lot "X" with the idea of endeavoring to sell to him any right, title or interest which the parties to this suit might have in said Lot "X".

Respectfully submitted,

THOS. J. KEATING JR.
Thomas J. Keating, junior

HARRY C. BUTLER
Harry C. Butler
Trustees

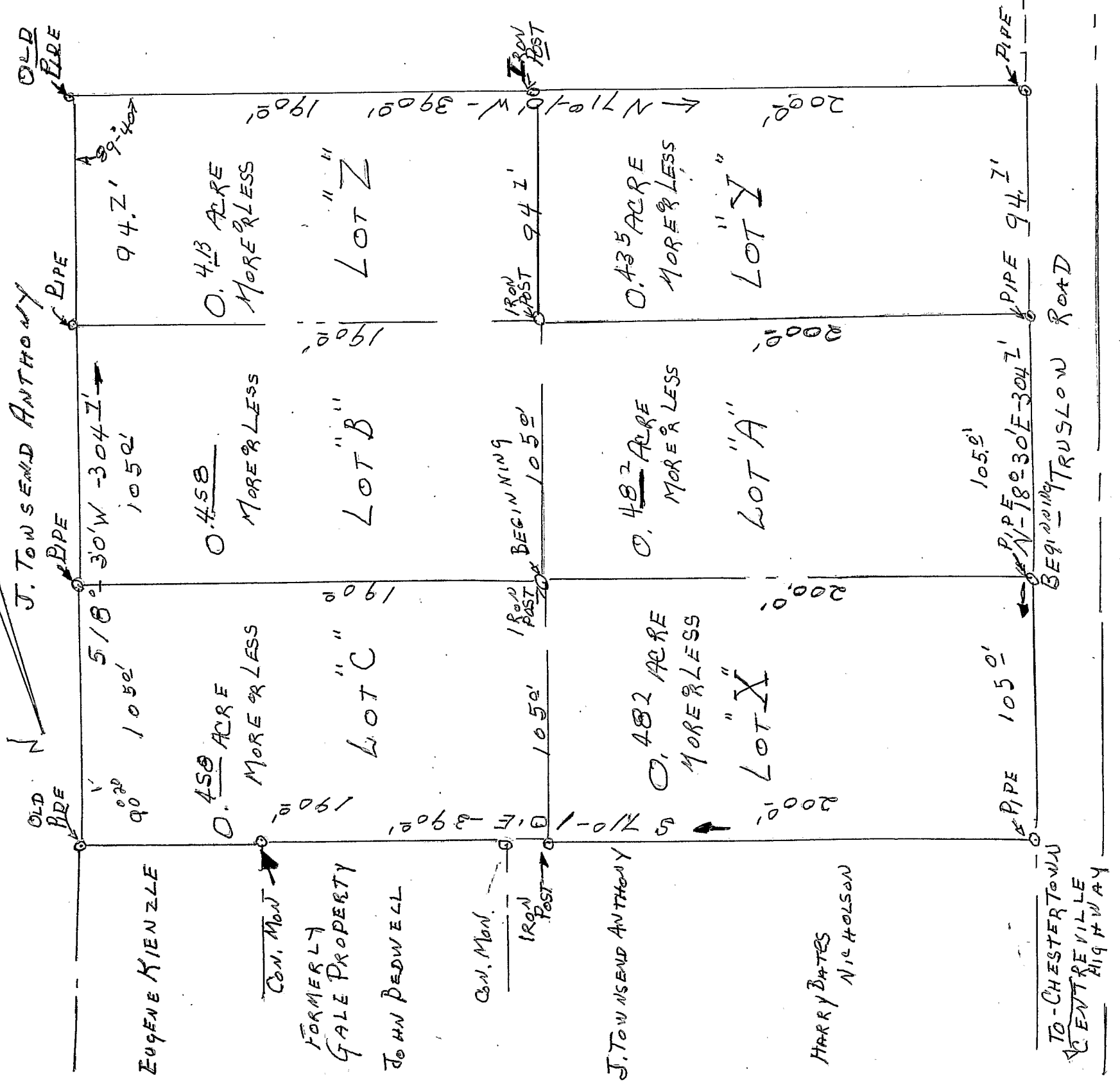
State of Maryland, Queen Anne's County, to wit:

I hereby certify that on this 17th day of April, 1951, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County aforesaid, personally appeared Thomas J. Keating, junior and Harry C. Butler, Trustees named in the above cause, and made oath in due form of law that the matters and facts stated in the above Report of Sale are true and bona fide as therein set forth and that the said sale was fairly made.

T. SORDEN PIPPIN
Clerk of Court

Filed April 17, 1951

~~17 MARCH 1951~~



J. TOWNSEND ANTHONY

MAP-SHOWING LOT PARCEL (LOTS A-B-Z) OF LAND FOR
 WILLIAM B. STAFFORD BY EMMA STAFFORD, HIS WIFE, HEIRS
 LOCATED & ELECTION, QUEEN ANNES' MARYLAND.
 SCALE 1"=50'
 W.D. BARTLETT - REG 1676-MD.
 17 MARCH 1951

TO-CHESTERTOWN
 CENTREVILLE
 HIGHWAY

CERTIFICATE OF SURVEY

I hereby certify that I have made a survey of a lot or parcel of land, designated on the Plat as Lot "X", (said lot being a part of the William B. Stafford and Emma Stafford, his wife, lands, now occupied by Paul B. McGinnis and Mary Isabel McGinnis, his wife,) situate, lying and being in the Second Election District of Queen Anne's County, in the State of Maryland, and described by the following metes and bounds, courses and distances, to wit:

BEGINNING at an Iron Pipe along with the right of way of Truslow Road and a corner for Lot "A"; thence by and with the Truslow Road North eighteen degrees and thirty minutes East (N 18°-30'E), one hundred five and no tenths (105.0) feet to an Iron Pipe, a corner for the Harry Bates Nicholson land; thence by and with the lands of Harry Bates Nicholson and the J. Townsend Anthony lands South seventy one degrees and ten minutes East (S 71°-10'E), two hundred and no tenths (200.0) feet, to an Iron Post a corner for Lot "C" and along the lands of J. Townsend Anthony; thence by and with Lot "C" South eighteen degrees and thirty minutes West (S 18°-30' W), one hundred five and no tenths (105.0) feet, to an Iron Post a Corner for Lots "C", "B" and "A"; thence by and with Lot "A" North seventy-one degrees and ten minutes West (71° - 10' W), two hundred and no tenths (200.0) feet, to the PLACE OF BEGINNING, containing four hundred eighty-two one-thousandths of an acre, more or less.

W. D. BARTLETT

W. D. Bartlett

Surveyor and Engineer

March 17, 1951
Md. Reg. #1676

Filed April 17, 1951

CERTIFICATE OF SURVEY

I hereby certify that I have divided, by Survey, for Thomas J. Keating, Jr. Attorney, and Harry C. Butler, Attorney, the William B. Stafford, single, heirs' lot or parcel of land, situate, lying and being in the Second Election District of Queen Anne's County, in the State of Maryland, into two (2) lots or parcels of land, and which are described by the following metes and bounds, courses and distances, to wit:

LOT "Y"

BEGINNING at an Iron pipe along the right of way for Truslow Road and a Corner for Lot "A", as shown on the Plat; thence thence running by and with Lot "A" South seventy-one degrees and ten minutes East (S 71° -10' E), two hundred and no tenths (200.0) feet to an Iron post a corner for Lots "A", "B" and "Z"; thence by and with Lot "Z" South eighteen degrees and thirty minutes West (S 18° 30' W), ninety-four and seven-tenths (94.7) feet to an Iron post, a corner for Lot "Z" and along the lands of J. Townsend Anthony; thence by and with the lands of J. Townsend Anthony North seventy-one degrees and ten minutes West (N 71°-10'W), two hundred and no tenths (200.0) feet to an Iron pipe along the right of way of Truslow Road; thence by and with Truslow Road North eighteen degrees and thirty minutes East (N 18°-30'E), ninety-four and seven tenths (94.7) feet to the PLACE OF BEGINNING, containing four hundred thirty-five ten-thousandths of an acre, more or less.

LOT "Z"

BEGINNING at an Iron Post a corner for Lot "Y", "A" and "B" as shown on the Plat, and running thence by and with Lot "B" South seventy-one degrees and ten minutes East (S 71°-10'E), one hundred ninety and no tenths (190.0) feet to an Iron Pipe a Corner for Lot "B" and along the lands of J. Townsend Anthony; thence by and with the lands of J. Townsend Anthony the following two courses and distances South eighteen degrees and thirty minutes West (S 18°-30'W), ninety-four and seven tenths (94.7) feet to an Iron Pipe; thence North seventy-one degrees and ten minutes West (71° -10'W), one hundred ninety and no tenths (190.0) feet to an Iron Post a Corner for Lot "Y"; thence by and with Lot "Y" North eighteen degrees and thirty minutes East (N 18°-30'E), ninety-four and seven-tenths (94.7) feet to the PLACE OF BEGINNING, containing Four hundred thirteen one-thousandths of an acre, more or less.

W. D. BARTLETT

W. D. Bartlett

Surveyor and Engineer

May 17, 1951
Md. Reg. #1676

Filed April 17, 1951

CERTIFICATE OF SURVEY

I HEREBY CERTIFY That I have divided, by Survey, for the William B. Stafford and Emma Stafford, his wife, heirs, all that lot or parcel of land, situate, lying and being in the Second Election District of Queen Anne's County, in the State of Maryland, into three (3) lots or parcels of land, and which is described by the following metes and bounds, courses and distances, to wit:

LOT "A"

BEGINNING at an Iron Pipe along the right of way for Truslow Road and a Corner for Lot "X", as shown on the Plat, thence running by and with Lot "X" South seventy-one degrees and ten minutes East (S71° - 10'E), two hundred and no tenths (200.0) feet to an Iron Post, a corner for the Lots "X" "C" and "B" thence running by and with Lot "B" South eighteen degrees and thirty minutes West (S18°-30'W), one hundred five and no tenths (105.0) feet to an Iron Post, a corner for Lots "B", "Z" and "Y"; thence by and with Lot "Y" North seventy-one degrees and ten minutes West (N 71°-10'W), two hundred and no tenths (200.0) feet to an Iron Pipe, a corner for the Lot "Y" and along the right of way of Truslow Road; thence by and with the right of way of Truslow Road North eighteen degrees and thirty minutes East (N 18°-30'E), one hundred five and no tenths (105.0) feet to the PLACE OF BEGINNING, containing four hundred eighty-two one-thousandths of an acre, more or less.

LOT "B"

BEGINNING at an Iron Post a Corner for Lots "A", "X" and "C"; thence running by and with Lot "C" South seventy-one degrees and ten minutes East (S 71° -10' E), one hundred ninety and no tenths (190.0) feet to an Iron Pipe a Corner for Lot "C" and along the lands of J. Townsend Anthony; thence by and with the lands of J. Townsend Anthony South eighteen degrees and thirty minutes West (S 18°-30'W), one hundred five and no tenths (105.0) feet to an Iron pipe a Corner for Lot "Z"; thence by and with Lot "Z" North seventy-one degrees and ten minutes West (N 71° -10'W), one hundred ninety and no tenths (190.0) feet to an Iron Post, a Corner for Lots "Z", "Y" and "A"; thence by and with Lot "A" North eighteen degrees and thirty minutes East (N 18°-30'E), one hundred five and no tenths (105.0) feet, to the PLACE OF BEGINNING containing four hundred fifty-eight one-thousandths of an acre, more or less.

LOT "C"

BEGINNING at an Iron Post, a Corner for Lots "B", "A" and "X"; thence by and with Lot "X", North eighteen degrees and thirty minutes East (N 18° -30'E), one hundred five and no tenths (105.0) feet to an Iron Post along the lands of J. Townsend Anthony; thence by and with the J. Townsend Anthony, John Bedwell and Eugene Kienzle lands South seventy-one degrees and ten minutes East (S 71° -19'E), one hundred ninety and no tenths (190.00) feet to an Iron pipe, a Corner for the Eugene Kienzle and J. Townsend Anthony lands, thence by and with the J. Townsend Anthony lands South eighteen degrees and thirty minutes West (S 18°-30'W), one hundred five and no tenths (105.0) feet to an Iron Pipe, a Corner for Lot "B"; thence by and with Lot "B" North seventy-one degrees and ten minutes West (N71°-10'W), one hundred ninety and no tenths (190.0) feet to the PLACE OF BEGINNING containing Four hundred fifty-eight one-thousandths of an acre of land, more or less.

WIRT D. BARTLETT

March 17, 1951.

Md. Reg. #1676

Filed April 17, 1951

Certificate of Publication of
Advertisement of Sale
Filed April 17, 1951

TRUSTEE'S SALE OF
VALUABLE RESIDENCE PROPERTIES

Under and by virtue of a Decree of the Circuit Court for Queen Anne's County in Equity, passed on the Second day of March, 1951, in a Cause in said Court entitled "Kennard R. Stafford vs. William T. Stafford et al" and Number 3673 on the Chancery Docket of said Court, the undersigned Trustees will offer at public sale to the highest bidder on TUESDAY, April 3, 1951 at two o'clock, P.M. in front of the Courthouse door in the Town of Centreville, Queen Anne's County, Maryland, on the following described real estate, to wit:

All that lot or parcel of land situate, lying and being in the Second Election District of Queen Anne's County, Maryland, on the Westerly side of, but not binding upon the Church Hill-Chestertown State Road, fronting on the Southerly side of the road leading from said State Road to the Harry P. Skipper farm, adjoining the lands of, or formerly of Julian D. Gale and being the same lot of land described in a Deed from J. Townsend Anthony and Allie C. Anthony his wife, to William B. Stafford and Emma Stafford, his wife, dated September 16, 1925, recorded in Liber B.H.T. No. 4, folio 270, a Land Record Book for Queen Anne's County.

The above real estate is improved by TWO SMALL DWELLING HOUSES and the land upon which they stand will be divided by a survey before the day of sale and will be offered in two separate parcels with a dwelling house on each parcel.

This property is located in the Kingstown section of Queen Anne's County, near the Chester River bridge section.

TERMS OF SALE: As prescribed by the Decree, one third of the purchase price in cash on the day of sale and the balance thereof upon ratification of the sale by the Court. Taxes for the year 1951 to be assumed by the purchaser

and the purchaser will pay all expenses of title papers and revenue stamps.

THOMAS J. KEATING, JR.

HARRY C. BUTLER

Trustees

J. Elmer Anthony, Auctioneer

KENNARD R. STAFFORD ETAL

Vs.

WILLIAM T. STAFFORD ETAL

In The Circuit Court

For Queen Anne's County

In Equity

Chancery No. 3673

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. April 17, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Trustee's Sale in the case/estate of Kennard R. Stafford et al vs William T. Stafford et al a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published in Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 3rd day of April, 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 8th day of March 1951, and the last insertion on the 29th day of March 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

By CHARLOTTE M. MEARS

Filed April 17, 1951

Certificate of Publication of Notice to Creditors Filed Apr. 17, 1951

NOTICE TO CREDITORS

Pursuant to a Decree of the Circuit Court for Queen Anne's County in Equity, passed on the Second day of March, 1951, and in accordance with the provisions of Section 117 of Article 93 of the Code of Public General Laws of Maryland, notice is hereby given to all creditors having claims against William B. Stafford, Emma Godwin Stafford, Olin B. Stafford, Mabel N. Godwin, Anita Godwin Seibel, Guerny L. Godwin and George E. Godwin, deceased, to file same with the Clerk of the Circuit Court for Queen Anne's County, with vouchers thereof, legally authenticated, on or before the 9th day of June, 1951, otherwise they shall not assert any such claims against the real estate decree to be sold in this Cause in the hands of a purchaser thereof.

THOMAS J. KEATING, JR.

HARRY C. BUTLER

Trustees

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. April 17, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Notice to Creditors in the case/estate of William B. Stafford, Emma Godwin Stafford, Olin B. Stafford, Mabel N. Godwin, Anita Godwin Seibel, Gurney L. Godwin and Georgie E. Godwin, dec a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 3rd day of April 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 8th day of March 1951, and the last insertion on the 29th day of March 1951.

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY

BY Charlotte M. Mears

Filed Apr. 17, 1951

ORDER NISI Filed Apr. 17, 1951

N I S I

Kennard R. Stafford, et al.,

VS.

William T. Stafford, et al.

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

IN EQUITY

CHANCERY NO. 3673

ORDERED, This 17th. day of April A.D., 1951, that the sale of real estate made and reported in this cause by Thos. J. Keating, Jr., and Harry C. Butler, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th. 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 19th. day of May next.

The Report states the amount of sales to be \$1275.00

Clerk

Clerk

Filed April 17, 1951

NISI
Filed June 26, 1951

Kennard R. Stafford, et al.,

vs.

William T. Stafford, et al.,

In the Circuit Court

for Queen Anne's County

In Equity

Chancery No. 3673

ORDERED, This 17th. day of April A.D., that the sale of real estate made and reported in this cause by Thomas J. Keating, Jr., and Harry C. Butler, Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th. 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 19th. day of May next.

The Report states the amount of sales to be \$1,275.00.

T. SORDEN PIPPIN, Clerk.

Filed: April 17, 1951
True Copy
Test: T. Sorden Pippin, Clerk

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. June 26, 1951

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Order Nisi in the case/estate of Kennard R. Stafford, et al., vs. William T. Stafford, et al a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 19 day of May 1951, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 19 day of April 1951, and the last insertion on the 10 day of May 1951.

THE QUEEN ANNE'S RECORD AND
OBSERVER PUBLISHING COMPANY

By MARY JANE WHITE

Filed June 26, 1951

Final Order of Ratification
Filed June 29, 1951

FINAL ORDER OF RATIFICATION

ORDERED, this 29th day of June, in the year 1951, that the sale of the real estate made and reported in this Cause by Thomas J. Keating, Jr. and Harry C. Butler, Trustees, 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 as required by the preceding Order Nisi; and the Trustees are allowed the usual commissions and such proper expenses, not personal, as they shall produce vouchers for to the additor.

WM. R. HORNEY
JUDGE

Filed June 29, 1951

AUDIT
Filed April 29, 1952

KENNARD R. STAFFORD, et al.,
PLAINTIFFS,

VS

WILLIAM T. STAFFORD, et al.,
DEFENDANTS.

IN THE CIRCUIT COURT FOR
QUEEN ANNE'S COUNTY
IN EQUITY

CAUSE NO. 3673

:::: : ::::

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Howard Wood, 3rd, your Auditor, unto your Honors, respectfully shows:

1. That this account is stated at the request of Thomas J. Keating, Jr., one of the Trustees appointed by this Court's decree of March 2, 1951, (Paper No. 40).

2. That in the within account, Thomas J. Keating, Jr. and Harry C. Butler, the trustees appointed by said Decree, are charged with the gross proceeds of sale of the land sold in these proceedings at public sale, per their report of sale filed (Paper No. 42); and said trustees are then allowed their commissions, per rule of Court, the Court costs, bond premium, cost of advertising an order of publication, notice of sale, notice to creditors and the several orders nisi of the cause, the fee of the auctioneer who cried said sale, the fee of the surveyor who subdivided and surveyed the land sold and adjacent land, certain State and County taxes, per claim filed, and the auditor's fee.

3. That the balance of said proceeds, remaining for distribution, is then distributed among the children of William B. Stafford, deceased, and of Emma Stafford, deceased, as of September 16, 1925, the date of the deed conveying this property to said decedents "for their natural lives and after their death to their children as tenants in common in fee simple." Your auditor finds no language in the deed to indicate an intention that the remainder interests should not become vested on the date of the deed, as a vested remainder to a class, in the respective children of the life tenants then in being. Of course the share of each child was subject to be diminished by subsequent birth of a child or children to the life tenants. Cf. Williams v. Armiger, 1929 Md. 222, and Martin v. Cook, 129 Md. 195. Your auditor also believes that the children of each life tenant; by prior marriage, qualify as members of the class; otherwise there would have been no persons so qualifying at the date of the deed. The absence of any gift, in default of the birth of children to the life tenants, as man and wife, strengthens the construction adopted. The remainder interest of any child dying before the life tenants, being vested, passed to his heirs, devisees or assignees. On April 24, 1952, your auditor and Mr. Keating called on Mrs. Emma Godwin Graves, one of the parties to the cause, at her home in Baltimore; and she testified before your auditor that none of the deceased children mentioned in the bill left any will, to her knowledge. Accordingly the shares of such deceased children are distributed herein to their heirs as established by the testimony previously filed.

4. In making said distribution, the shares of children (and issue of one deceased child) of William B. Stafford are diminished by their respective proportionate shares of Maryland inheritance tax (and interest thereon) due upon the descent to them of the personal estate and of certain fee simple real estate of William B. Stafford, deceased, per claim filed by Edward E. Coursey, Register of Wills; and said claim is also allowed in the distribution, with interest from June 9, 1946, thirty days after the tax became due and payable, letters having been granted in the estate on April 10, 1945, by the Orphans' Court of Queen Anne's County. (See Maryland Code, Article 81, Sections 112 and 122).

Respectfully submitted

HOWARD WOOD, 3rd.
Auditor

April 29, 1952.

Filed April 29, 1952

CAUSE NO. 3673

The proceeds of the sale of the real estate sold in this cause, in account with Thomas J. Keating, Jr. and Harry C. Butler, the Trustees appointed to sell said real estate by the decree passed in said cause.

Cr.

1951

Apr. 3 By amount of the gross sale of the land sold by said Trustees, per Report of Sale filed, to wit: the sum of \$1,275.00

Dr.

To Thomas J. Keating, Jr., and Harry C. Butler, Trustees, for their commissions per rule of Court, for making the sale mentioned, to wit: the sum of \$84.00

To do., for an amount due T. Sorden Pippin, Clerk of this Court, for his costs, per his statement exhibited to the Auditor, to wit: 144.05

To do., for an amount due Harry C. Butler, Agent for Maryland Casualty Co., for the cost of said Trustee's corporate surety bond, per statement exhibited, to wit: . . 12.00

To do., for an amount due The Queenstown News, for advertising an Order of Publication in this cause, per statement exhibited, to wit: 75.00

To do., for an amount due J. Elmer Anthony, for crying said sale, per statement exhibited, to wit: 25.00

To do., for an amount due Wirt D. Bartlett, for traverse, Certificate of survey and plat of six lots, per his statement exhibited, to wit: 70.24

To do., for amounts due the Queen Anne's Record Observer per statements exhibited, to wit:		
for advertising notice of sale	\$47.25	
for advertising notice to creditors	7.50	
for advertising order nisi on sale	<u>7.50</u>	62.25
To do., for an amount due the Treasurer of Queen Anne's County for State and County taxes on the property sold for the years 1948, 1949, and 1951, per claim filed in these proceedings, to wit:		89.09
To do., for the cost of advertising the order nisi to be passed as to this audit, in the Queen Anne's Record-Observer		5.00
To Howard Wood, 3rd, for stating this audit		<u>27.00</u>
		\$593.63
To Balance carried forward, being the net proceeds of said sale		<u>681.37</u>
	\$1,275.00	\$1,275.00

HOWARD WOOD, 3rd, Auditor

DISTRIBUTION

Cr.

By a three-sevenths part of the above Balance of \$681.37, brought forward for distribution among the children of William B. Stafford, deceased, (and the heirs of such of said children as have died since September 16, 1925) to wit: \$ 292.01

Distributed as follows:

To <u>Edward E. Coursey, Register of Wills</u> , for 1% Direct Inheritance Tax due the State of Maryland upon real and personal estate of William B. Stafford, deceased, and interest thereon, as follows, to wit:		
1% of appraised value of real estate (\$1,000)	\$10.00	
1% of distributable personal estate (\$182.)	<u>1.82</u>	
		\$11.82
Interest, June 9, 1946 - April 29, 1952	<u>4.17</u>	
		\$15.99
To <u>Kennard R. Stafford</u> , son of the decedent:		
One-sixth thereof	\$48.67	
Less: 1/6 of said tax and interest	<u>2.67</u>	46.00
To <u>Neavitt Stafford</u> , son of the decedent:		
One-sixth thereof	48.67	
Less: 1/6 of said tax and interest	<u>2.67</u>	46.00
To <u>T. Dudley Stafford</u> , son of the decedent:		
One-sixth thereof	48.67	
Less: 1/6 of said tax and interest	<u>2.67</u>	46.00
To <u>William T. Stafford</u> , son of the decedent:		
One-sixth thereof	\$48.67	
Less: 1/6 of said tax and interest	<u>2.66</u>	46.01
To <u>Samuel R. Stafford</u> , son of the decedent:		
One-sixth thereof	\$48.67	
Less: 1/6 of said tax and interest	<u>2.66</u>	46.01
To <u>John Hemsley Olin Stafford</u> , son of Olin B. Stafford, deceased son of the decedent:		
One-ninth thereof	\$32.44	
Less: 1/6 of said tax and interest % % %	<u>2.66</u>	29.78
To <u>Nettie R. Treuth</u> , widow of Olin B. Stafford, aforesaid:		
One-eighteenth thereof	<u>16.22</u>	
	\$292.01	\$292.01

By a four-sevenths part of the above Balance of \$681.37, brought forward for distribution among the children of Emma Stafford, deceased (and the heirs of such of said children as have died since September 16, 1925) to wit: \$389.36

Distributed as follows:

To <u>Emma M. Godwin Graves</u> :	
As daughter of Emma Stafford, deceased:	
One-eighth thereof	\$48.67

HOWARD WOOD, 3rd Auditor

To <u>Emma M. Godwin Graves</u> :	
Brought forward	48.67

As sister of George E. Godwin, deceased son of Emma Stafford, deceased:		
One fifty-sixth thereof	\$ 6.96	55.63
To Ruby Godwin Whilden:		
As daughter of Emma Stafford, deceased:		
One-eighth thereof	48.67	
as sister of George E. Godwin aforesaid:		
One fifty-sixth thereof	<u>6.95</u>	55.62
To Goldie Godwin Gephart:		
As daughter of Emma Stafford, deceased:		
One-eighth thereof	48.67	
as sister of George E. Godwin, aforesaid:		
One fifty-sixth thereof	<u>6.95</u>	55.62
To James E. Godwin:		
As son of Emma Stafford, deceased:		
One-eighth thereof	48.67	
As brother of George E. Godwin, aforesaid:		
One fifty-sixth thereof	<u>6.95</u>	55.62
To Mary Sue Godwin Roe:		
As daughter of Emma Stafford, deceased:		
One-eighth thereof	48.67	
as Sister of George E. Godwin, aforesaid:		
One fifty-sixth thereof	<u>6.95</u>	55.62
To William Seibel, Jr.:		
As son of Anita Godwin Seibel, deceased daughter of Emma Stafford, deceased, and William Seibel, also now deceased:		
One forty-eighth thereof	8.11	
As nephew of George E. Godwin, aforesaid:		
One three hundred thirty-sixth thereof . .	<u>1.16</u>	9.27
To Hilda L. Seibel:		
As daughter of Anita Godwin Seibel and William Seibel, aforesaid:		
One forty-eighth thereof	8.11	
As niece of George E. Godwin, aforesaid:		
One three hundred thirty-sixth thereof .	<u>1.16</u>	9.27
To Gordon L. Seibel:		
As son of Anita Godwin Seibel and William Seibel, aforesaid:		
One forty-eighth thereof	8.11	
As nephew of George E. Godwin, aforesaid:		
One three hundred thirty-sixth thereof . .	<u>1.16</u>	9.27
To Elizabeth E. Seibel:		
As daughter of Anita Godwin Seibel and William Seibel, aforesaid:		
One forty-eighth thereof	8.11	
As nephew of George E. Godwin, aforesaid:		
One three hundred thirty-sixth thereof . .	<u>1.16</u>	9.27
To Ruth M. Seibel Kellum:		
As daughter of Anita Godwin Seibel and William Seibel, aforesaid:		
One forty-eighth thereof	8.11	
As niece of George E. Godwin aforesaid:		
One three hundred thirty-sixth thereof . .	<u>1.16</u>	9.27
HOWARD WOOD, 3rd, Auditor		
To Leonard L. Seibel:		
As son of Anita Godwin Seibel and William Seibel, aforesaid:		
One forty-eighth thereof	8.11	
As nephew of George E. Godwin, aforesaid:		
One three hundred thirty-sixth thereof . .	<u>1.16</u>	9.27
To Marguerite Belbin Godwin:		
As widow of Gurney L. Godwin, deceased son of Emma Stafford, aforesaid:		
One twenty-fourth thereof		16.23
To Gurney L. Godwin, Jr.:		
As son of Gurney L. Godwin, aforesaid:		
One twenty-fourth thereof	16.22	
As nephew of George E. Godwin, aforesaid:		
One-one hundred twelfth thereof	<u>3.48</u>	19.70
To Marguerite G. Gude:		
As daughter of Gurney L. Godwin, aforesaid:		
One twenty-fourth thereof	16.22	
As niece of George E. Godwin, aforesaid:		
One-one hundred twelfth thereof	<u>3.48</u>	19.70
		<u>19.70</u>
		\$389.36 \$389.36

Nisi Ratification of Audit
Filed April 29, 1952

NISI RATIFICATION OF AUDIT

Kennard R. Stafford, et al.,
Plaintiffs,

VS.

William T. Stafford, et al.,
Defendants

) IN THE CIRCUIT COURT

) FOR QUEEN ANNE'S COUNTY

) IN EQUITY

) Cause No. 3673.

ORDERED, This 29th day of April in the year nineteen hundred and fifty two, that the Report and Account filed in these proceedings by Howard Wood, 3rd., Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd. day of May, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 16th. day of May, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN Clerk

Filed April 29, 1952

NISI RATIFICATION OF AUDIT

Kennard R. Stafford, et al.
Plaintiffs

Vs.

William T. Stafford, et al.
Defendants

) In the Circuit Court for

) Queen Anne's County

) in Equity

) Cause No. 3673

ORDERED, This 20th day of April, in the year nineteen hundred and fifty-two, that the Report and Account filed in these proceedings by Howard Wood, 3rd., Auditor, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of May, 1952; provided a copy of this order be published once a week in each of two successive weeks before the 16th day of May, 1952, in some newspaper printed and published in Queen Anne's County.

T. SORDEN PIPPIN, Clerk.

True Copy

Test: T. SORDEN PIPPIN, Clerk
Filed April 29, 1952

QUEEN ANNE'S RECORD - OBSERVER

Centreville, Md. May 22, 1952

THE QUEEN ANNE'S RECORD AND OBSERVER PUBLISHING COMPANY, a body corporate, does hereby certify that the Nisi Ratification of Audit in the case/ Kennard R. Stafford vs. Wm. Stafford a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published in Centreville, in Queen Anne's County, Maryland, once a week for 2 successive weeks before the 16th day of May, 1952 and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 1st day of May 1952 and the last insertion on the 22nd day of May 1952

THE QUEEN ANNE'S RECORD AND
OBSERVER PUBLISHING COMPANY

By WANDA JENKINS

Filed May 23, 1952

FINAL ORDER OF RATIFICATION

ORDERED this 2nd day of June 1952, by the Circuit Court for Queen Anne's County, in Equity, that the foregoing Report and Account filed in these proceedings by Howard Wood III, 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 required by the preceding Order Nisi; and the Trustees are directed to apply the proceeds of sale accordingly with due proportion of interest as the same has been or may be received.

WM. R. HORNEY
JUDGE

Filed June 2, 1952

PETITION
Filed July 24, 1953

KENNARD R. STAFFORD, et al	:	IN THE CIRCUIT COURT FOR
vs.	:	QUEEN ANNE'S COUNTY
	:	IN EQUITY
WILLIAM T. STAFFORD, et al	:	CHANCERY #3673

P E T I T I O N

TO THE HONORABLE, the Judges of said Court:

The Petition of Harry C. Butler and Thomas J. Keating, Jr., Trustees, respectfully shows unto your Honors:

1. THAT as will appear by reference to the Report of Sale heretofore filed in this cause, your Trustees, discovered that Lot X designated on the surveyor's Plat and Certificate filed herein has been conveyed by William B. Stafford, during his life time, without the joinder therein of Emma G. Stafford, or the parties to this suit unto Paul B. McGinnis and Mary Isabel McGinnis, by Deed dated May 4, 1942, recorded in Liber ASG, Jr. No. 6, folio 135, a Land Record Book for Queen Anne's County, but the title reference given in said Deed referred to other property owned by the said William B. Stafford, said other property actually being Lots Y and Z, which said latter lots were owned by the said William B. Stafford in his own right and which were, therefore, not part of the real estate which could be decreed to be sold in these proceedings.

2. THAT the said Paul B. McGinnis and Mary Isabel McGinnis, his wife, are desirous of perfecting the title to said real estate designated as Lot X and have requested your Trustees to release, quit-claim and confirm unto them any and all right, title and interest which the parties to this chancery cause might have in said Lot X and in consideration thereof and in exchange therefor they have offered to execute a Quit-Claim Deed to the heir-at-law of William B. Stafford of any and all right, title and interest that they might have in Lots Y and Z shown on the aforementioned Plat.

3. YOUR Trustees believe that it is right and proper to clarify the Title to the lots as hereinbefore set forth.

WHEREFORE, your Petitioner pray your Honors to pass an Order authorizing them to execute unto Paul B. McGinnis and Mary Isabel McGinnis a confirmatory and Quit-Claim Deed for any and all right, title and interest which the parties to this cause may have in the lot designated as Lot X on the surveyor's Plat filed in this cause upon the execution and delivery by the said Paul B. McGinnis and Mary Isabel McGinnis of a Quit-Claim Deed to the heirs of William B. Stafford for any interest they may have in the lots Y and Z shown on the aforesaid Plat.

Respectfully submitted,

HARRY C. BUTLER
(Harry C. Butler)

THOS. J. KEATING JR.
(Thomas J. Keating, Jr.)

Filed July 24, 1953

ORDER OF COURT

UPON the foregoing Petition, it is, by the Circuit Court for Queen Anne's County, in Equity, this 27th day of July, 1953, ORDERED that Harry C. Butler and Thomas J. Keating, Jr., Trustees, be and they are hereby authorized to execute unto Paul B. McGinnis and Mary Isabel McGinnis, his wife, a Deed of confirmation and quit-claim for any and all right, title and interest which the parties to this cause or any of them may have in and to the lot of land designated as Lot X on the surveyor's Plat filed in these proceedings upon the execution and delivery of a Deed to the heirs of William B. Stafford of a Deed of confirmation and quit-claim from Paul B. McGinnis and Mary Isabel McGinnis, his wife, of any and all of their right, title or interest in the lots designated as Lots Y and Z on the aforesaid Plat filed in this cause.

WM. R. HORNEY
JUDGE

Filed July 27, 1953

