

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty-seventh Day of May, in the year nineteen hundred and sixty-nine, the following Bill of Complaint was brought to be recorded, to wit:-

ROBERT R. PRICE, JR., Administrator of the Estate of Grover C. Robbins, Sr. Deceased, Centreville, Maryland,	:	IN
Plaintiff	:	THE
vs.	:	
GROVER C. ROBBINS, JR. and MINNIE C. ROBBINS, his wife, Millington, Maryland	:	CIRCUIT COURT
FANNIE PATTERSON and HERMAN PATTERSON, her husband, Box 282, RFD #5, Dover, Delaware	:	FOR
ANNA COPPAGE and FRANK COPPAGE, her husband, Millington, Maryland	:	QUEEN ANNE'S COUNTY
EDNA LOCKWOOD and WILLIAM LOCKWOOD, her husband, Middletown, Delaware	:	IN EQUITY
SADIE BULAT and JOHN BULAT, her husband, 406 Champlain Avenue Wilmington, Delaware	:	NO. <u>5050</u> 15.00 R29263
ELLA GRAHAM and BENJAMIN GRAHAM, her husband, 55 St. John's Drive Dunlinden Estate, Wilmington, Delaware	:	
Defendants.	:	

BILL OF COMPLAINT

Robert R. Price, Jr., Administrator of the Estate of Grover C. Robbins, Sr., Deceased, alleges:

(1) That Grover C. Robbins, Sr., a resident of Millington, Queen Anne's County, State of Maryland, died on May 20th, 1965, intestate, and that Robert R. Price, Jr., was appointed Administrator, as will more fully appear by reference to the certificate of the Register of Wills for Queen Anne's County filed herewith and marked "Plaintiff's Exhibit A",

(2) That the Estate of Grover C. Robbins, Sr. consisted of a small personal estate totalling \$85. and the fee simple interest in certain real estate acquired in his sole name by deed from W. Raymond Horney, Trustee, dated May 19th, 1931, and recorded in Liber BHT No. 13, folio 50, of the Land Records of Queen Anne's County, said real estate being more particularly described as follows, to wit:

"FIRST: ALL that lot or parcel of land situate, lying and being in the village of Sandtown, in the Seventh Election District of Queen Anne's County, aforesaid, adjoining the

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
730-1000

property of, or formerly of, Caleb Clow, James E. Walters and Thomas J. Britton; SECOND: ALL that lot or parcel of land situate, lying and being in the said village of Sandtown, in the Seventh Election District of Queen Anne's County, aforesaid, on the West side of the public road leading from Millington to Sudlersville, adjoining the lands of, or formerly of, Benjamin T. Biggs and others." A certified copy of said deed is filed herewith and marked "Plaintiff's Exhibit B."

(3) That said personal estate is not sufficient to discharge all the just debts due and owing by Grover C. Robbins, Sr. and the costs of the administration of his estate, but the sums now in the hands of the Administrator will be applied to the payment of said claims, so far as it extends.

(4) That your Petitioner alleges that any deficiency in said personal estate ought to be supplied by a sale of all of the above described real estate.

(5) That said Grover C. Robbins, Sr. being so seized and possessed, died leaving to survive him the following heirs at law, to wit:

Sadie M. Robbins, widow  
Grover C. Robbins, Jr., son  
Fannie Patterson, daughter

(6) That said Sadie M. Robbins, widow, of Queen Anne's County, died intestate on May 17th, 1966, and that Robert R. Price, Jr., has been appointed Administrator, as well more fully appear by the certificate of the Register of Wills for Queen Anne's County, filed herewith, and marked "Plaintiff's Exhibit C."

(7) That said Sadie M. Robbins died leaving to survive her the following heirs at law, to wit:

Grover C. Robbins, Jr., son  
Fannie Patterson, daughter  
Anna Coppage, daughter  
Edna Lockwood, daughter  
Sadie Bulat, daughter  
Ella Graham, daughter

(8) That all parties known to the Plaintiff to have any interest in said real estate so devised or who might have any interest as an heir at law of Grover C. Robbins, Sr. or Sadie M. Robbins, both deceased, have been made parties to this proceeding, as will more fully appear as follows, that is to say:

- (1) Grover C. Robbins, Jr., is married to Minnie C. Robbins.
- (2) Fannie Patterson is married to Herman Patterson.
- (3) Anna Coppage is married to Frank Coppage.
- (4) Edna Lockwood is married to William Lockwood.
- (5) Sadie Bulat is married to John Bulat.
- (6) Ella Graham is married to Benjamin Graham.

WHEREFORE PLAINTIFF PRAYS:

- (1) That the said real estate or so sold for the payment of debts of Grover C. Robbins, Sr.
- (2) That the balance of the proceeds if any may be distributed to the parties entitled according to their respective interests therein.
- (3) That he may have such other and further relief as the case may require.

*Robert R. Price, Jr.*  
Robert R. Price, Jr.,  
Administrator of the Estate of  
Grover C. Robbins, Sr.,  
Deceased.

*Filed May 27, 1969*



# The State of Maryland,

Queen Anne's County, Set:

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 GROVER C. ROBBINS

\_\_\_\_\_, late of Queen Anne's County, deceased, were on the 23rd day of May in the year of our Lord one thousand nine hundred and sixty seven granted and committed unto Robert R. Price, Jr.

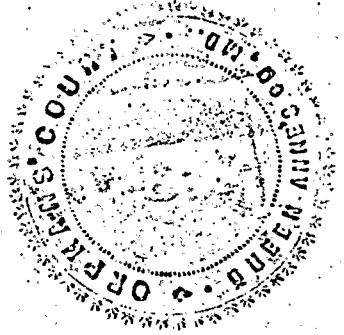
who was \_\_\_\_\_ then and there appointed ADMINISTRATOR of the said deceased, and that said letters are at this date in full force and effect.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the

Seal of my office, this 14th day of January in the year of our Lord, nineteen hundred and sixty - nine.

Test:

Madelyn E. Wooters  
Register of Wills for Queen Anne's County



Form 30

*Filed May 27, 1969*

*"EXHIBIT A"*

.....  
#14,953. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the twenty third day of May, in the year nineteen hundred and thirty one, the following Deed was brought to be recorded, to wit:-

2 THIS DEED, made this nineteenth day of May, in the year nineteen hundred and thirty one, by W. Raymond Horney, of Queen Anne's County, State of Maryland, Trustee as hereinafter set forth;

WHEREAS, by a decree of the Circuit Court for Queen Anne's County in Equity, bearing date the 7th day of May, 1929, and passed in a cause in said Court entitled "Charles W. Nickerson, et al. vs. Mary E. Robbins, et al.", being Cause No. 2770 on the Chancery Docket of said Court, the said W. Raymond Horney was appointed Trustee with authority to sell the two parcels of real estate of William Robbins, deceased, mentioned in the proceedings in said Chancery Cause No. 2770;

AND WHEREAS, the said Trustee, after complying with all the previous requisites of the said decree, did, on the 22nd day of June, 1929, attend on the premises, in the village of Sandtown, Queen Anne's County, Maryland, and did then and there offer at public sale to the highest bidder the said two parcels of real estate so decreed to be sold, first separately and then as a whole, but not receiving an adequate bid therefor withdrew the same;

AND WHEREAS, the said Trustee, on the 20th day of May, 1930, sold the said two parcels of real estate, at private sale, to Grover C. Robbins, of Queen Anne's County aforesaid, at and for the sum of Five Hundred Dollars (\$500.00);

AND WHEREAS, the said sale, having been by the said Trustee duly reported to the said Circuit Court for Queen Anne's County in Equity in said Chancery Cause No. 2770, has been, after order nisi and the due publication thereof, finally ratified and confirmed by the said Court by its order passed on the 2nd day of August, 1930;

AND WHEREAS, the said Grover C. Robbins has fully paid the said purchase money and is entitled to a deed granting and conveying unto him the said two parcels of real estate so sold to him as aforesaid;

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the premises and of the said sum of Five Hundred Dollars (\$500.00), the receipt of which is hereby acknowledged, and by virtue of the power and authority conferred upon him by said decree, the said W. Raymond Horney, Trustee as aforesaid, does hereby grant and convey unto the said Grover C. Robbins, his heirs and assigns, in fee simple, all the two parcels of real estate so sold to him as aforesaid, and all the right, title, interest and estate of all the parties to the aforesaid Chancery Cause No. 2770, and every of them, and of those claiming by, from, through or under them or any of them, of, in and to the said two parcels of real estate, the same being described as follows, to wit:

FIRST: All that lot or parcel of land situate, lying and being in the village of Sandtown, in the Seventh Election District of Queen Anne's County aforesaid, adjoining the property of (or formerly of) Caleb Clow, James E. Walters and Thomas J. Britton; SECOND: All that lot or parcel of land situate, lying and being in the said village of Sandtown, in the said Seventh Election District of Queen Anne's County aforesaid, on the west side of the public road leading from Millington To Sudlersville, adjoining the lands of (or formerly of) Benjamin T. Biggs and others; being the same land which was granted and conveyed unto the said William Robbins by Alda E. Robbins and John Robbins, her husband, by deed bearing date the 11th day of December, 1926, and recorded in Liber B. H. T. No. 6, folios 209, 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 and (or) alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

WITNESS the hand and seal of the said Grantor:

TEST:

Hilda T. Seward.

W. RAYMOND HORNEY (SEAL)  
Trustee.

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

*Filed May 27, 1969*      *EXHIBIT B*  
*14*  
*TESTIMONY EXHIBIT A*  
*Filed May 27, 1969*

I HEREBY CERTIFY that on this Nineteenth day of May, in the year nineteen hundred and thirty one, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared W. Raymond Horney, Trustee, 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:

HILDA T. SEWARD

Notary Public.

Notary  
Public  
Seal.

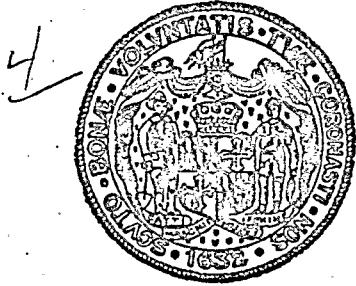
State of Maryland, Queen Anne's County, to wit:

I Hereby Certify, that the foregoing is truly taken and copied from Liber BHT No. 13 Folio 50, a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my hand and affix the Seal of the Circuit Court for Queen Anne's County, this 14th day of January, in the year nineteen hundred and sixty-nine.

*Charles W. Cecil*  
Charles W. Cecil  
Clerk of the Circuit Court.



# 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 SADIE M. ROBBINS

\_\_\_\_\_ late of Queen Anne's County, deceased, were on the 23rd day of May in the year of our Lord one thousand nine hundred and sixty seven granted and committed unto Robert R. Price, Jr.

who w<sup>as</sup> 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 14th day of January in the year of our Lord, nineteen hundred and sixty - nine.

Test:

Madlyn E. Wooters  
Register of Wills for Queen Anne's County

Form 30



Filed May 27, 1969 "EXHIBIT C"  
LIBER 6 PAGE 7

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1

ROBERT R. PRICE, JR., : IN THE  
Administrator of the :  
Estate of :  
Grover C. Robbins, Sr., :  
Deceased, :  
Centreville, Maryland, :  
Plaintiff :  
CIRCUIT COURT

vs. :  
FOR

GROVER C. ROBBINS, JR. :  
and :  
MINNIE C. ROBBINS, his wife, :  
Millington, Maryland :  
QUEEN ANNE'S COUNTY

FANNIE PATTERSON and :  
HERMAN PATTERSON, :  
her husband, :  
Box 282, RFD #5, :  
Dover, Delaware :  
IN EQUITY

ANNA COPPAGE and :  
FRANK COPPAGE, :  
her husband, :  
Millington, Maryland :  
NO. 5050

EDNA LOCKWOOD and :  
WILLIAM LOCKWOOD, :  
her husband, :  
Middletown, Delaware :

SADIE BULAT and :  
JOHN BULAT, her husband, :  
406 Champlain Avenue :  
Wilmington, Delaware :

ELLA GRAHAM and :  
BENJAMIN GRAHAM, :  
her husband, :  
55 St. John's Drive :  
Dunlinden Estate, :  
Wilmington, Delaware, :

Defendants. :

ORDER OF PUBLICATION

THIS IS TO GIVE NOTICE that on the 27<sup>th</sup> day of May 1969, a Bill of Complaint was filed in the Circuit Court for Queen Anne's County, in Equity, by the above named Plaintiff, against the above named Defendants.

The Bill alleges in substance that Grover C. Robbins, Sr., late of Queen Anne's County, Maryland, died intestate on May 20th, 1965, and that Robert R. Price, Jr., was appointed Administrator, by the Orphans' Court for Queen Anne's County. That the said Grover C. Robbins, Sr., died seized and possessed of a small personal estate totalling \$85. and the fee simple interest in certain real estate acquired in his sole name by deed from W. Raymond Horney, Trustee, dated May 19, 1931, and recorded in Liber BHT No. 13, folio 50, of the Land Records of Queen Anne's County, said real estate being more particularly described as follows, to wit:



"FIRST: All that lot or parcel of land situate, lying and being in the village of Sandtown, in the Seventh Election District of Queen Anne's County, aforesaid, adjoining the property of, or formerly of, Caleb Clow, James E. Walters and Thomas J. Britton; SECOND: ALL that lot or parcel of land situate, lying and being in the said village of Sandtown, in the Seventh Election District of Queen Anne's County, aforesaid on the West side of the public road leading from Millington to Sudlersville, adjoining the lands of, or formerly of, Benjamin T. Biggs and others."

That the said personal estate is not sufficient to discharge all the just debts due and owing by Grover C. Robbins, Sr. and the costs of the administration of his estate, but the sums now in the hands of the Administrator will be applied to the payment of said claims, so far as it extends.

That your Petitioner alleges that any deficiency in said personal estate ought to be supplied by a sale of all of the above described real estate.

That said Grover C. Robbins, Sr. being so seized and possessed, died leaving to survive him the following heirs at law, to wit:

Sadie M. Robbins, widow  
Grover C. Robbins, Jr., son  
Fannie Patterson, daughter

That said Sadie M. Robbins, widow, of Queen Anne's County, died intestate on May 17th, 1966, and that Robert R. Price, Jr., has been appointed Administrator, by the Orphans' Court of Queen Anne's County.

That said Sadie M. Robbins died leaving to survive her the following heirs at law, to wit:

Grover C. Robbins, son  
Fannie Patterson, daughter  
Anna Coppage, daughter  
Edna Lockwood, daughter  
Sadie Bulat, daughter  
Ella Graham, daughter

That all parties known to the Plaintiff to have any interest in said real estate so devised or who might have any interest as an heir at law of Grover C. Robbins, Sr. or Sadie M. Robbins, both deceased, have been made parties to this proceeding, as will more fully appear as follows, that is to say:

Grover C. Robbins, Jr., is married to Minnie C. Robbins.

Fannie Patterson is married to Herman Patterson.

Anna Coppage is married to Frank Coppage.

Edna Lockwood is married to William Lockwood.

Sadie Bulat is married to John Bulat.

Ella Graham is married to Benjamin Graham.

The relief prayed in the Bill of Complaint is substantially as follows:

(1) That the said real estate be sold for the payment of debts of Grover C. Robbins, Sr.

(2) That the balance of the proceeds, if any, may be distributed to the parties entitled according to their respective interests therein.

(3) That he may have such other and further relief as the case may require.

WHEREUPON, IT IS ORDERED, by the Circuit Court for Queen Anne's County, in Equity, this 27<sup>th</sup> day of May, 1969, that the Plaintiff cause a copy of this Order to be inserted in some newspaper published in Queen Anne's County, once a week in each of four successive weeks before the 2<sup>nd</sup> day of July, 1969, giving notice to the Defendants who are non-residents of the State of Maryland, of the substance and object of this Bill of Complaint and appear in the Circuit Court for Queen Anne's County on or before the 4<sup>th</sup> day of August, 1969, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland, otherwise a decree pro confesso and/or final decree may be entered for the relief demanded by the Plaintiff.

Charles W. Cal  
CLERK OF COURT.

*Filed May 27, 1969*

Circuit Court For Queen Anne's County

6 EQUITY SUMMONS:

June Return Day  
File No. 5050  
Docket C.W.C.#2, fol. 80

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

TO: Grover C. Robbins, Jr. and  
Minnie C. Robbins, his wife  
Millington Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of June, next, to answer an action at the suit of

Robert R. Price, Jr., Administrator of the Estate of  
Grover C. Robbins, Sr., deceased  
Centreville, Maryland

Issued the 27th day of May 19 69

Witness the Honorable Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: Robert R. Price, Jr.

ADDRESS: Centreville, Maryland  
Telephone: 758-1660

NAME:

ADDRESS:

*Charles W Cecil*  
Clerk  
(Seal of Court)

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE June 17, 19 69, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

*Filed May 29, 1969*

LIBER 6 PAGE 11

Summoned Grover C. Robbins, Jr., and Minnie C. Robbins, his wife  
on this 28 day of May 1969

and left with them a copy of  
subpoena, bill of complaint

A. M. Butler  
Deputy Sheriff of Queen Anne's Co.

*Filed May 29, 1969*

### Circuit Court For Queen Anne's County

#### EQUITY SUMMONS:

*1*

\_\_\_\_\_ June \_\_\_\_\_ Return Day

File No. 5050

Docket C.W.C. #2, fol. 80

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

TO: Anna Coppage and Frank Coppage, her husband  
Millington, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of \_\_\_\_\_  
\_\_\_\_\_ June \_\_\_\_\_, next, to answer an action at the suit of

Robert R. Price, Jr., Administrator of the Estate of  
Grover C. Robbins, Sr. Deceased  
Centreville, Maryland

Issued the 27th. day of May 1969

Witness the Honorable Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: Robert R. Price, Jr.

ADDRESS: Centreville, Maryland  
758-1660

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

*Charles W. Cecil*

(Seal of Court) Clerk

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE June 17,  
1969, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

*Filed May 29, 1969*

Summoned Anna Coppage and Frank Coppage, her husband  
on this 28 day of May, 19669,  
and left with them a copy of  
subpoena, bill of complaint \_\_\_\_\_

A. M. Butler  
Deputy Sheriff of Queen Anne's Co.

Robert R. Price, Jr.,  
Administrator of  
Grover C. Robbins, Sr.

vs.

Grover C. Robbins, Jr.,  
et al.

In The  
Circuit Court  
For Queen Anne's County  
In  
Equity, No. 5050

ADMISSION OF SERVICE ORDER  
OF PUBLICATION

The undersigned hereby certifies that on the 6-15  
day of \_\_\_\_\_, 1969, a true copy of the Order of  
Publication, dated May 27, 1969, in the above entitled,  
cause was received by him at the following place,  
to wit:

Middletown, Delo

WITNESS:

Queen Lockwood

William A. Lockwood  
William Lockwood

Filed July 28, 1969

LIBER

6 PAGE 13

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
758-1660

<b>INSTRUCTIONS TO DELIVERING EMPLOYEE</b> Show to whom, date, and <input type="checkbox"/> Deliver ONLY address where delivered <input type="checkbox"/> to addressee (Additional charges required for these services)	
<b>RECEIPT</b> Received the numbered article described below.	
REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. <u>448387</u>	<u>William A. Lockwood</u>
INSURED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED <u>6/13/69</u>	SHOW WHERE DELIVERED (only if requested)
<u>Filed July 28 1969</u>	

45-10-11515-10 GPO

ROBERT R. PRICE, JR., : IN THE CIRCUIT COURT  
ADMINISTRATOR OF :  
GROVER C. ROBBINS, SR. : FOR QUEEN ANNE'S COUNTY  
VS. :  
GROYER C. ROBBINS, JR., : IN EQUITY  
ET AL, : NO. 5050

ANSWER

Defendant, William Lockwood, in answer to  
the Bill of Complaint, says:

- (1) He admits the allegations of the Bill of  
Complaint.
- (2) He submits his rights in said property to  
the protection of this Honorable Court.

Respectfully submitted,

William A. Lockwood  
William Lockwood

*Filed July 28, 1969*



ROBERT R. PRICE, JR., : IN THE CIRCUIT COURT  
ADMINISTRATOR OF :  
GROVER C. ROBBINS, SR. : FOR QUEEN ANNE'S COUNTY  
VS. :  
GROVER C. ROBBINS, JR., : IN EQUITY  
ET AL, : NO. 5050

ANSWER

Defendant, Edna Lockwood, in answer to  
the Bill of Complaint, says:

- (1) She admits the allegations of the Bill of  
Complaint.
- (2) She submits her rights in said property to  
the protection of this honorable Court.

Respectfully submitted,

  
Edna Lockwood

*Filed July 28, 1969*



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Robert R. Price, Jr., : In The  
 Administrator of : Circuit Court  
 Grover C. Robbins, Sr. :  
 vs. : For Queen Anne's County  
 Grover C. Robbins, Jr., : In  
 et al. : Equity, No. 5050

ADMISSION OF SERVICE ORDER  
 OF PUBLICATION

The undersigned hereby certifies that on the 19  
 day of June, 1969, a true copy of the Order of  
 Publication, dated May 27, 1969, in the above entitled,  
 cause was received by him at the following place,  
 to wit:

Wilmington, Delaware

WITNESS:

Miss Leonora Wallace Benjamin Graham  
Benjamin Graham

**INSTRUCTIONS TO DELIVERING EMPLOYEE**  
 Show to whom, date, and address where delivered  
 Deliver ONLY to addressee  
 (Additional charges required for these services)

**RECEIPT**

Received the numbered article described below.

REGISTERED NO. SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.  
448389

Benjamin L. Graham  
 SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

INSURED NO.

Ellen Graham

DATE DELIVERED

SHOW WHERE DELIVERED (only if requested)

Filed July 28, 1969

Filed July 28, 1969

c55-13-71549-10 GPO

LIBER 6 PAGE 17

ROBERT R. PRICE, JR., : IN THE CIRCUIT COURT  
ADMINISTRATOR OF :  
GROVER C. ROBBINS, SR. : FOR QUEEN ANNE'S COUNTY  
VS. :  
GROVER C. ROBBINS, JR., : IN EQUITY  
ET AL, : NO. 5090

ANSWER

Defendant, Benjamin Graham, in answer to  
the Bill of Complaint, says:

- (1) He admits the allegations of the Bill of  
Complaint.
- (2) He submits his rights in said property to  
the protection of this Honorable Court.

Respectfully submitted,

Benjamin Graham  
Benjamin Graham

Filed July 28, 1969

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Robert R. Price, Jr., Administrator of Grover C. Robbins, Sr.	:	In The
	:	Circuit Court
vs.	:	For Queen Anne's County
Grover C. Robbins, Jr., et al.	:	In
	:	Equity, No. 5050

ADMISSION OF SERVICE ORDER  
OF PUBLICATION

The undersigned hereby certifies that on the 19  
day of June, 1969, a true copy of the Order of  
Publication, dated May 27, 1969, in the above entitled,  
cause was received by her at the following place,  
to wit:

Wilmington, Del.

WITNESS:

Howard B. Wallad      Ella Graham  
Ella Graham

**INSTRUCTIONS TO DELIVERING EMPLOYEE**

Show to whom, date, and address where delivered       Deliver ONLY to addressee  
*(Additional charges required for these services)*

**RECEIPT**

Received the numbered article described below.

REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
	<u>Ella Graham</u>
CERTIFIED NO. <u>448390</u>	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
INSURED NO.	
DATE DELIVERED	SHOW WHERE DELIVERED (only if requested)
<u>Filed July 28, 1969</u>	

CS-16-71515-10 GPO

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
758-1660

Filed July 28, 1969

ROBERT R. PRICE, JR., : IN THE CIRCUIT COURT  
ADMINISTRATOR OF :  
GROVER C. ROBBINS, SR. : FOR QUEEN ANNE'S COUNTY  
VS. :  
GROVER C. ROBBINS, JR., : IN EQUITY  
ET AL, : NO. 5050

ANSWER

Defendant, Ella Graham, in answer to  
the Bill of Complaint, says:

- (1) She admits the allegations of the Bill of  
Complaint.
- (2) She submits her rights in said property to  
the protection of this Honorable Court.

Respectfully submitted,

Ella Graham  
Ella Graham

Filed July 28, 1969

WJ

Robert R. Price, Jr.,  
Administrator of  
Grover C. Robbins, Sr.

vs.

Grover C. Robbins, Jr.,  
et al.

In The  
Circuit Court  
For Queen Anne's County  
In  
Equity, No. 5050

ADMISSION OF SERVICE ORDER  
OF PUBLICATION

The undersigned hereby certifies that on the 14  
day of June, 1969, a true copy of the Order of  
Publication, dated May 27, 1969, in the above entitled,  
cause was received by him at the following place,  
to wit:

406 Champlain Ave  
Wilmington, Del. 19804

WITNESS:

Frank Bulat

John Bulat  
John Bulat

**INSTRUCTIONS TO DELIVERING EMPLOYEE**

Show to whom, date, and  
address where delivered  Deliver ONLY  
to addressee  
(Additional charges required for these services)

**RECEIPT**

Received the numbered article described below.

REGISTERED NO.

SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO.

INSURED NO.

SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED

SHOW WHERE DELIVERED (only if requested)

6-14-69

Filed July 28, 1969

655-16-71515-10 GPO

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
756-1660

Filed July 28, 1969

ROBERT R. PRICE, JR., : IN THE CIRCUIT COURT  
ADMINISTRATOR OF :  
GROVER C. ROBBINS, SR. : FOR QUEEN ANNE'S COUNTY  
VS. :  
GROVER C. ROBBINS, JR., : IN EQUITY  
ET AL, : NO. 5050

ANSWER

Defendant, John Bulat, in answer to  
the Bill of Complaint, says:

- (1) He admits the allegations of the Bill of  
Complaint.
- (2) He submits his rights in said property to  
the protection of this Honorable Court.

Respectfully submitted,

  
John Bulat

Filed July 28, 1969

13/1

Robert R. Price, Jr.,  
Administrator of  
Grover C. Robbins, Sr.

vs.

Grover C. Robbins, Jr.,  
et al.

In The  
Circuit Court  
For Queen Anne's County

In  
Equity, No. 5050

ADMISSION OF SERVICE ORDER  
OF PUBLICATION

The undersigned hereby certifies that on the 16<sup>th</sup>  
day of June 1969, 1969, a true copy of the Order of  
Publication, dated May 27, 1969, in the above entitled,  
cause was received by her at the following place,  
to wit:

Sadie Bulat  
406 Champlain Ave  
Wilmington, Del

WITNESS:

Frank Bulat

Sadie Bulat  
Sadie Bulat

INSTRUCTIONS TO DELIVERING EMPLOYEE  
 Show to whom, date, and address where delivered  
 Deliver ONLY to addressee  
(Additional charges required for these services)

RECEIPT

Received the numbered article described below.

REGISTERED NO. SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

CERTIFIED NO. 448392 SIGNATURE OF ADDRESSEE'S AGENT, IF ANY  
Sadie Bulat

INSURED NO.

DATE DELIVERED 6-14-69 SHOW WHERE DELIVERED (only if requested)

Filed July 28, 1969 c55-10-71515-10 OPO

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
756-1600

Filed July 28, 1969

ROBERT R. PRICE, JR., : IN THE CIRCUIT COURT  
ADMINISTRATOR OF :  
GROVER C. ROBBINS, SR. : FOR QUEEN ANNE'S COUNTY  
VS. :  
GROVER C. ROBBINS, JR., : IN EQUITY  
ET AL, : NO. 5050

ANSWER

Defondant, Sadie Bulat, in answer to  
the Bill of Complaint, says:

- (1) She admits the allegations of the Bill of  
Complaint.
- (2) She submits her rights in said property to  
the protection of this Honorable Court.

Respectfully submitted,

Sadie Bulat  
Sadie Bulat

Filed July 28, 1969



**LEGAL NOTICES**

**NOTICE  
IN THE  
CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY  
NO. 5050**

ROBERT R. PRICE, JR.,  
Administrator of the  
Estate of  
Grover C. Robbins, Sr.,  
Deceased,  
Centreville, Maryland,  
PLAINTIFF

vs.  
GROVER C. ROBBINS, JR.  
and  
MINNIE C. ROBBINS,  
his wife,  
Millington, Maryland

FANNIE PATTERSON and  
HERMAN PATTERSON,  
her husband,  
Box 282, RFD No. 5,  
Dover, Delaware

ANNA COPPAGE and  
FRANK COPPAGE,  
her husband,  
Millington, Maryland

EDNA LOCKWOOD and  
WILLIAM LOCKWOOD,  
her husband,  
Middletown, Delaware

SADIF BULAT and  
JOHN BULAT, her husband,  
406 Champlain Avenue  
Wilmington, Delaware

ELLA GRAHAM and  
BENJAMIN GRAHAM,  
her husband,  
55 St. John's Drive  
Dunlinden Estate,  
Wilmington, Delaware,  
DEFENDANTS.

ORDER OF PUBLICATION  
THIS IS TO GIVE NOTICE that  
on the 27th day of May, 1969, a  
Bill of Complaint was filed in the  
Circuit Court for Queen Anne's  
County, in Equity, by the above  
named Plaintiff, against the above

14

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., *Sept 26*, 19*69*

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that  
the Notice

in the ~~xxxxxxx~~ Equity No. 5050

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 July, 19*69*, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 5th. day of June 19*69*, and the last insertion on the 25th. day of June, 19*69*

THE RECORD-OBSERVER CORPORATION

By *Dorothy N. Moore*

*Filed Sept. 26. 1969*

LIBER 6 PAGE 25

**LEGAL NOTICES**

named Defendants.

The Bill alleges in substance that Grover C. Robbins, Sr., late of Queen Anne's County, Maryland, died intestate on May 20th, 1965, and that Robert R. Price, Jr., was appointed Administrator, by the Orphans' Court for Queen Anne's County.

That the said Grover C. Robbins, Sr., died, seized and possessed of a small personal estate totalling \$85. and the fee simple interest in certain real estate acquired in his sole name by deed from W. Raymond Horney, Trustee, dated May 19, 1931, and recorded in Liber BHT No. 13, folio 50, of the Land Records of Queen Anne's County, said real estate being more particularly described as follows, to wit:

"FIRST: All that lot or parcel of land situate, lying and being in the village of Sandtown, in the Seventh Election District of Queen Anne's County, aforesaid, adjoining the property of, or formerly of, Caleb Clow, James E. Walters and Thomas J. Britton; SECOND: ALL that lot or parcel of land situate, lying and being in the said village of Sandtown, in the Seventh Election District of Queen Anne's County, aforesaid on the West side of the public road leading from Millington to Sudlersville, adjoining the lands of, or formerly of, Benjamin T. Biggs and others."

That the said personal estate is not sufficient to discharge all the just debts due and owing by Grover C. Robbins, Sr. and the costs of the administration of his estate, but the sums now in the hands of the Administrator will be applied to the payment of said claims, so far as it extends.

That your Petitioner alleges that any deficiency in said personal estate ought to be supplied by a sale of all of the above described real estate.

That said Grover C. Robbins, Sr. being so seized and possessed, died leaving to survive him the following heirs at law, to wit:

Sadie M. Robbins, widow  
Grover C. Robbins, Jr., son  
Fannie Patterson, daughter

That said Sadie M. Robbins, widow, of Queen Anne's County, died intestate on May 17th, 1966, and that Robert R. Price, Jr., has been appointed Administrator, by the Orphans' Court of Queen Anne's County.

That said Sadie M. Robbins died leaving to survive her the following heirs at law, to wit:

Grover C. Robbins, son  
Fannie Patterson, daughter  
Anna Coppage, daughter  
Edna Lockwood, daughter  
Sadie Bulat, daughter  
Ella Graham, daughter

That all parties known to the Plaintiff to have any interest in said real estate so devised or who might have any interest as an heir at law of Grover C. Robbins, Sr. or Sadie M. Robbins, both deceased, have been made parties to this proceeding, as will more fully appear as follows, that is to say:

Grover C. Robbins, Jr., is married to Minnie C. Robbins.

Fannie Patterson is married to Herman Patterson.

Anna Coppage is married to Frank Coppage.

Edna Lockwood is married to William Lockwood.

Sadie Bulat is married to John Bulat.

Ella Graham is married to Benjamin Graham.

The relief prayed in the Bill of Complaint is substantially as follows:

(1) That the said real estate be sold for the payment of debts of Grover C. Robbins, Sr.

(2) That the balance of the proceeds, if any, may be distributed to the parties entitled according to their respective interests therein.

(3) That he may have such other and further relief as the case may require.

WHEREUPON, IT IS ORDERED, by the Circuit Court for Queen Anne's County, in Equity, this 27th day of May, 1969, that the Plaintiff cause a copy of this Order to be inserted in some newspaper published in Queen Anne's County, once a week in each of four successive weeks before the 3rd day of July, 1969, giving notice to the Defendants who are non-residents of the State of Maryland, of the substance and object of this Bill of Complaint and appear in the Circuit Court for Queen Anne's County on or before the 4th day of August, 1969, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland, otherwise a decree pro confesso and/or final decree may be entered for the relief demanded by the Plaintiff.

Charles W. Cecil  
Clerk of Court

Filed May 27, 1969

True Copy

Test: Charles W. Cecil, Clerk

41-6-26

ROBERT R. PRICE, JR., : IN THE CIRCUIT COURT FOR  
 Administrator of the  
 Estate of  
 Grover C. Robbins, Sr., :  
 Deceased, : QUEEN ANNE'S COUNTY  
 Centreville, Maryland, :  
 Plaintiff :  
 vs. : IN EQUITY  
 GROVER C. ROBBINS, JR., :  
 ET AL, : NO. 5050  
 Defendants.

AFFIDAVIT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

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

I, Robert R. Price, Jr., make oath that I mailed to each of the following, at the address therein shown:

Fannie Patterson  
 Box 283, RFD #5  
 Dover, Delaware

Herman Patterson  
 Box 283, RFD #5  
 Dover, Delaware

the letter hereto attached enclosing a copy of the Order of Publication filed in this matter, also attached is a return receipt showing that the above defendants duly received the same.

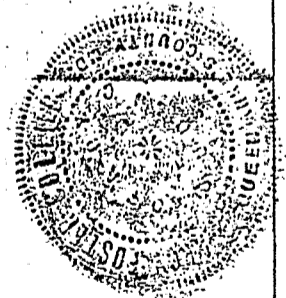
*Robert R. Price Jr*

Robert R. Price, Jr.,  
 Administrator aforesaid.

SUBSCRIBED AND SWORN to before the undersigned, a Notary Public of the State and County aforesaid, this 26<sup>th</sup> day of Sept., 1969.

*Marcy J. Collins*

Notary Public  
 My comm. exp. 7-1-70



*Filed Sept. 26. 1969*

FD Form 3811 Apr. 1957

POST OFFICE DEPARTMENT OFFICIAL BUSINESS		PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, \$300	
INSTRUCTIONS: Show name and address below and complete instructions on other side, where applicable. Moisten gummed ends, attach and hold firmly to back of article. Print on front of article RETURN RECEIPT REQUESTED.			
NAME OF SENDER		RETURN TO	
<i>Robert R. Price, Jr.</i>			
STREET AND NO. OR P.O. BOX			
POST OFFICE, STATE, AND ZIP CODE			
<i>Centerville, Md. 21617</i>			

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, \$300		POSTMARK OF DELIVERING OFFICE	
INSTRUCTIONS: Show name and address below and complete instructions on other side, where applicable. Moisten gummed ends, attach and hold firmly to back of article. Print on front of article RETURN RECEIPT REQUESTED.			
NAME OF SENDER		RETURN TO	
<i>Robert R. Price, Jr.</i>			
STREET AND NO. OR P.O. BOX			
POST OFFICE, STATE, AND ZIP CODE			
<i>Centerville, Md. 21617</i>			

June 11, 1959

*Let him do it  
200.00*

Enclosed is a copy of the Order of Publication entered against you in the Circuit Court for Queen Anne's County.

Please ready the notice as it requests the Court to appoint a Trustee to sell the real estate of Grover C. Robbins, Sr. and after payment of costs and debts of the decedent to distribute the proceeds.

If you have objections to this sale or don't understand the contents of the Order of Publication, please consult your attorney.

I am also enclosing two other items in this letter:

(1) An admission of service that you have received a copy of the Order of Publication. Please fill in the date, address, sign same and have your signature witnessed and return this in the self-addressed envelope.

(2) An Answer to the Bill: Your signature to this Answer would indicate you have no objection to the sale being made by the Court. I am asking you to sign and return this, as it will speed up the proceedings. If you have objections do not sign and return it.

If you have any questions on the above, please call me.

Very truly yours,

Robert R. Price, Jr.

RRPjr:mc

Enc: 3

16  
 ROBERT R. PRICE, JR., : IN THE  
 Administrator of the :  
 Estate of :  
 Grover C. Robbins, Sr., :  
 Deceased, :  
 Centreville, Md. : CIRCUIT COURT

Plaintiff

vs.

GROVER C. ROBBINS, JR. : FOR  
 and :  
 MINNIE C. ROBBINS, :  
 his wife, :  
 Millington, Maryland : QUEEN ANNE'S COUNTY

FANNIE PATTERSON :  
 HERMAN PATTERSON, :  
 her husband, : IN EQUITY  
 Box 282, RFD #5, :  
 Dover, Delaware :

ANNA COPPAGE and :  
 FRANK COPPAGE, : NO. 5050  
 her husband, :  
 Millington, Maryland :

EDNA LOCKWOOD and :  
 WILLIAM LOCKWOOD, :  
 her husband, :  
 Middletown, Delaware :

SADIE BULAT and :  
 JOHN BULAT, her husband :  
 406 Champlain Avenue :  
 Wilmington, Delaware :

ELLA GRAHAM and :  
 BENJAMIN GRAHAM, :  
 her husband, :  
 55 St. John's Drive :  
 Dunlinden Estate :  
 Wilmington, Delaware :

Defendants. :

MOTION FOR DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Robert R. Price, Jr., respectfully re-  
 presents:

1. The above entitled cause having been filed May 27,  
 1969, and Answers to the Bill of Complaint having been filed  
 by all Defendants, except two, Fannie Patterson and Herman  
 Patterson, in which they did not contest the allegations  
 contained in the Bill of Complaint; and no answer having been  
 filed by the aforesaid Fannie Patterson and Herman Patterson,  
 but both having been duly served, summoned to appear, answer  
 and defend in this cause, as evidenced by the Order of Publica-  
 tion issued in said Cause, and the certificate of Publication  
 of the same by the Queen Anne's Record Observer, all of which  
 is filed herein in this Cause and,

2. That although the time allowed by said Order of Publication to the Defendant' to answer and defend in the Cause has long since passed, the Defendants have failed to enter their appearance, either in proper person or by a solicitor and have not filed any pleadings herein, and

3. That your Petitioners are advised, and therefore allege, that they have a right, under Maryland Rule 310b, to secure a Decree Pro Confesso against the Defendants, and that the papers be submitted to one of the Examiners of this Court, so that your Petitioners may offer testimony in support of the allegations in the Bill of Complaint.

TO THE END, THEREFORE:

1. That a Decree Pro Confesso may be granted by this Honorable Court against the Defendants hereinabove named.

2. That the papers in this Cause may be submitted to one of the standing Examiners of this Court, so your Petitioners may take testimony in support of the allegations of the Bill of Complaint.

3. That your Petitioners may have such other and further relief as their case may require.

AND AS IN DUTY BOUND, ETC.

*Robert R. Price, Jr.*  
Robert R. Price, Jr.,  
Administrator of the Estate of  
Grover C. Robbins, Deceased.

*Filed Sept. 26. 1969*

17

ROBERT R. PRICE, JR. : IN THE CIRCUIT COURT FOR  
Administrator of the  
Estate of  
Grover C. Robbins, Sr., :  
Deceased : QUEEN ANNE'S COUNTY  
Centreville, Maryland

Plaintiff

IN EQUITY

vs.

GROVER C. ROBBINS, JR., :  
ET AL, :

NO. 5050

Defendants.

DECREE PRO CONFESSO

The Defendants, Fannie Patterson and Herman Patterson having been duly summoned to appear to the Bill of Complaint and having failed to appear thereto, according to the exigency of the said Writ;

It is thereupon this 29<sup>th</sup> day of September, 1969, by the Circuit Court for Queen Anne's County in Equity, Adjudged, Ordered and Decreed that the Plaintiff's are entitled to relief in the premises and that the Bill of Complaint be and is hereby taken pro confesso against the Defendants, Fannie Patterson and Herman Patterson, but because it doth not certainly appear to what relief the Plaintiff is entitled, it is further Adjudged and Ordered that leave is granted to Plaintiff to take testimony before anyone of the standing Examinors of this Court to support the allegations of the Bill.

B. Hackett Turner Jr.  
JUDGE.

Filed Sept 29, 1969



18

Robert R. Price, Jr., Administrator of the Estate of Grover C. Robbins, Sr., Deceased, Centreville, Maryland,	:	In The Circuit Court For
	:	Queen Anne's County
Plaintiff	:	In Equity
vs.	:	
Grover C. Robbins, Jr., et al,	:	No. <u>5050</u>
Defendants	:	

TESTIMONY

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The undersigned, Edward Turner, one of the standing Examiners for the Circuit Court for Queen Anne's County, at the request of Robert R. Price, Jr., Solicitor for the Plaintiff herein, did, at the office of Robert R. Price, Jr., 103 Lawyer's Row, Centreville, Maryland, on Tuesday, October 21, 1969, at 2:00 P.M. and also on October 24, 1969, at 10:30 A.M., after swearing the witnesses, Grover C. Robbins, Jr. and Harper Starkey, and the stenographer, Marcy F. Collier, proceed to take their depositions, and further certify that Edward Turner, Examiner herein, was present at the taking of said depositions.

*Edward Turner*  
 \_\_\_\_\_  
 Edward Turner, Examiner.

*Filed Nov 20. 1969*

ROBERT R. PRICE, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MARYLAND  
 758-1660

The first witness, Grover C. Robbins, Jr., on behalf of the Plaintiff, who being first sworn according to law, did hereby depose and say, as follows:

Q. Please state your name and address.

A. Grover C. Robbins, Jr., Millington, Maryland.

Q. State your age.

A. 43.

Q. Are you the son of Grover C. Robbins, Sr., Deceased?

A. Yes.

Q. When did your Father die?

A. May 20th, 1965.

Q. Did your Father leave a Will?

A. Not that I know of.

Q. Who were the heirs of your Father?

A. My Mother, Sadie M. Robbins, myself and my sister, Fannie Patterson.

Q. At the time of your Father's death, did he possess any real estate in Queen Anne's County?

A. Yes, he owned a residence property in Sandtown, in the Seventh Election District of Queen Anne's County.

Q. I hand you a certified copy of a deed from W. Raymond Honney to Grover C. Robbins, dated May 19th, 1931, and marked "Exhibit B" in these proceedings. Is this the deed by which your Father acquired the residence property? (Enter this "Exhibit B" in this testimony as "Testimony Exhibit A").

A. Yes.

Q. When did Sadie M. Robbins, your Mother, die?

A. May 17th, 1966.

Q. Did your Mother leave a Will?

A. No.

Q. Who are the heirs?

A. Ella Graham; Anna Coppage; Edna Lockwood; and Sadie Bulat were the children of my Mother by a marriage prior to Grover C. Robbins, Sr., and Fannie Patterson and Grover C. Robbins, Jr., were the children as a result of her marriage to Grover C. Robbins, Sr.

Q. Who is the wife of Grover C. Robbins, Jr.?

A. Minnie C. Robbins.

Q. Who is the husband of Fannie Patterson?

A. Herman Patterson.

Q. Who is the husband of Anna Coppage?

A. Frank Coppage.

Q. Who is the husband of Edna Lockwood?

A. William Lockwood.

Q. Who is the husband of Sadie Bulat?

A. John Bulat.

Q. Who is the husband of Ella Graham?

A. Benjamin Graham.

Q. At the time of your Father's death, did he have any personal property?

A. Yes, he had an old Pickup Truck appraised at \$20. and a garden tractor appraised at \$15. All other personal property he held jointly with my Mother.

Q. Would you describe the improvements on the residence property of your Father's?

A. It is a frame, two story dwelling with three rooms down and three rooms up, side porch, no sanitary facilities inside, except running water in the kitchen, and no central heat. There is a one story shop, and an old meat house in the back that has a wood floor.

Q. How would you described the condition of these buildings?

A. Very poor.

Q. Do you have any opinion as to the value of this property?

A. I would say it would bring around \$2,500.

Q. Are you aware of any claims filed against your Father's Estate?

A. Yes, I am.

Q. I hand you a certificate from the Orphans' Court of Queen Anne's County, setting forth bills in the amount of \$81.93, as being filed against your Father's Estate. Is this correct to your knowledge?

A. Yes, but in addition to these claims I assume there will be court costs and fees in administration of the Estate.

(Entered as evidence and marked "Testimony Exhibit B").

Q.

The second witness, Harper Starkey, on behalf of the Plaintiff herein, and after being duly sworn in, did depose and say:

Q. Please state your name, age and address.

A. Harper Starkey, 63, Sudlersville, Maryland.

Q. Mr. Starkey, what is your employment?

A. I am a State and County Tax Assessor.

Q. How long have you been a State and County Tax Assessor?

A. Approximately 9 1/2 years.

Q. In this position, do you assess property for tax purposes?

A. Yes, I do.

Q. Are you familiar with property in the Seventh Election District of Queen Anne's County, Sandtown area?

A. Yes, I am.

Q. Are you familiar with the property assessed to Grover C. Robbins, Sr.?

A. Yes, I am.

Q. Would you describe this property?

A. The property is improved by a frame dwelling, two small storages. The dwelling is poor conditions, storages are just about down. There are no conveniences, no bath, I do believe it has electric. This house could be made liveable with repairs, but it is in very poor condition. The lot size from my records is approximately 100 feet by 180 feet.

Q. What is your opinion as to the market value of this property?

A. \$2,500.00

There being no further witnesses to be examined, the Examiner herewith makes his return to the depositions of the respective witnesses, and the costs chargeable to the Complainant, as follows, to wit:

Edward Turner, Examiner-----	\$ 10.00
Marcy F. Collier, Steno.-----	15.00
Grover C. Robbins, Jr.-----	10.00
Harper Starkey-----	10.00

And I further certify that said depositions were commenced at 2:00 P.M. and completed at 3:00 P.M. on the 21st day of October, 1969; and commenced at 10:30 A.M. and completed at 11:00 A.M. on the 24th day of October, 1969.

*Edward Turner*  
Examiner.

*Filed Nov 20, 1969*

FOR EXAMINER'S EXHIBITS A & B, filed on November 20, 1969,  
SEE Plaintiffs' Exhibits, filed on May 27, 1969 in Bill of  
Complaint.

20

TO WHOM IT MAY CONCERN:

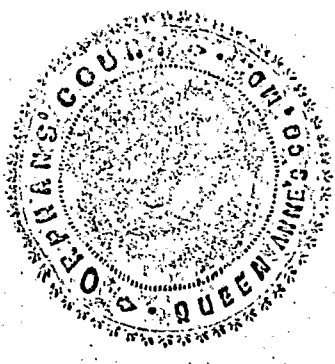
I, Madlyn E. Wooters, Register of Wills of Queen Anne's County, State of Maryland, ex-officio Clerk of the Orphans' Court of said County, and as such, the keeper of the records of said Court, DO HEREBY CERTIFY:

Letters of Administration on the estate of GROVER C. ROBBINS, late of Queen Anne's County, deceased, were granted to Robert R. Price, Jr., on May 23, 1967;

The three (3) months in which Inventories are to be filed have expired. Inventory of Personal Property in the amount of \$35.00 was filed and passed on August 8, 1967; Inventory of Real Estate in the amount of \$1,800.00 was filed and passed on August 8, 1967;

The following claims have been filed against the decedent, passed by the Court and entered on the Claims Docket:

Sudlersville Cemetery Association -----	\$ .52.00
Clarence M. Melvin, Jr. -----	29.93



IN TESTIMONY WHEREOF, I here-  
unto subscribe my name and affix  
the Seal of the Orphans' Court of  
Queen Anne's County, the same being  
the Seal of my said office, this  
15th day of October, 1969:

Madlyn E. Wooters  
Register of Wills of Queen Anne's  
County, Maryland

*"Testimony Exhibit B"*  
*Filed Nov 20, 1969*

21

Robert R. Price, Jr., : In The Circuit Court  
 Administrator of the Estate of :  
 Grover C. Robbins, Sr., :  
 Deceased, : For  
 Centreville, Maryland, :  
 Plaintiff :  
 vs. : Queen Anne's County  
 Grover C. Robbins, Jr., :  
 et al, : No. 5050  
 Defendant. :

DECREE

The above Cause standing ready and being submitted, the proceedings were by the Court read and considered, and it appearing to the Court that Grover C. Robbins, Sr. died leaving the real estate in possession, but not leaving personal estate sufficient to pay his debts and costs of administration.

IT IS THEREUPON, on this 3rd day of December, 1969, 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 will be sold to pay the debts of Grover C. Robbins, Sr., now deceased; and

That Robert R. Price, Jr. be, and he is hereby appointed Trustee to make sale thereof, but before he shall make the judicial sale, he shall file with the Clerk of this Court a bond to the State of Maryland, in the penalty of Four Thousand DOLLARS (\$4000.00), and with such surety as shall be approved pursuant to Maryland Rule H 2 conditioned on faithful performance and execution of the Trust reposed in him; that before he shall make a public sale, he shall give notice by advertisement of the time, place and terms of sale in a newspaper published in Queen Anne's County; such notice shall be given at least once in each week for three (3) successive weeks, the first such publication to be not less than fifteen (15) days prior to sale and the last such publication to be not more than one (1) week prior to sale, and shall describe the property to be sold to such extent as to make it readily recognizable.

That the terms of sale shall be determined by the Trustee.

That said Trustee shall comply with Maryland Rules BR6 a and BR6 b. 3.

That upon the Court's ratification of said sale, and on 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, convey the real estate so sold 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 Grover C. Robbins, Sr., now deceased, and those claiming by, from or under them, or any of them; and

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
758-1660

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 proceeding and such commissions to such Trustees 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

AND IT IS FURTHER ORDERED, that *Robert R. Price, Esq.* Trustee as aforesaid, be, and he is hereby adirected to give Notice to the Creditors of Grover C. Robbins, Sr., deceased, to file their claims pursuant to the provisions of Code (1957) Article 93 Section 124, and the Rule of this Court relating to such notice.

*B. Heckett Turner, Jr.*  
JUDGE

Filed: *Dec. 3, 1969*



22

ROBERT R. PRICE, JR., Administrator of the Estate of Grover C. Robbins, Sr., Deceased.	:	IN THE
	:	CIRCUIT COURT
Plaintiff	:	FOR
Vs.	:	
GROVER C. ROBBINS, JR., Et Al.	:	QUEEN ANNE'S COUNTY
Defendants.	:	IN EQUITY
	:	NO. <u>5050</u>

Petition to File Bond Nunc Pro Tunc

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Trustee, Robert R. Price, Jr., made sale of the real estate described in this matter without first filing the required bond.

Said bond is now prepared and it is requested that it be filed Nunc Pro Tunc, as of February 6, 1970.

Respectfully submitted,

*Robert R. Price Jr.*  
 \_\_\_\_\_  
 Robert R. Price, Jr.,  
 Trustee

*Filed Feb 13 1970*

ORDER OF COURT

UPON the foregoing Petition, it is this 13 day of February, 1970, by the Circuit Court for Queen Anne's County, that the bond of Robert R. Price, Jr., Trustee and Fidelity Deposit Company, in the amount of \$4,000<sup>00</sup> be filed in the above entitled case as of February 6, 1970, Nunc Pro Tunc.

*B. Hackett Turner Jr.*  
 \_\_\_\_\_  
 JUDGE

*Filed Feb 13 1970*

ROBERT R. PRICE, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MARYLAND  
 750-1660

23

24

Maryland RECEIVED FOR RECORD Feb 13, 1970

WESTERN SURETY COMPANY

One of America's Oldest Bonding Companies

CHICAGO • SIOUX FALLS • DALLAS PALO ALTO • BALTIMORE • PA.

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. 19-TM- 327

That we, Robert R. Price, Jr., as Principal, and the WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, as Surety, authorized to do business in the State of Maryland, are held and firmly bound in the sum of Four thousand and no/100 (\$ 4,000.00 ) DOLLARS, (NOT VALID IF FILLED IN FOR MORE THAN \$500,000.00) to be paid to the said State of Maryland or its certain Attorney, to which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally, by these presents.

Scaled with our seals and dated this 11th day of February, 1970.

WHEREAS, the above bounden Robert R. Price, Jr. by virtue of the power contained in case No. 5050 from The Circuit Court for Queen Anne's County to Robert R. Price, Jr.

bearing date the 3rd day of December, 1969 and recorded among the records of The Circuit Court for Queen Anne's County

in Liber No. Folio and Robert R. Price, Jr.

is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Robert R. Price, Jr.

do and shall well and truly and faithfully perform the trust reposed in under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

Signed, Sealed and delivered in the presence of

As to Principal Mary E. Collins Robert R. Price, Jr. Principal

As to Surety W. Cousins R. Price WESTERN SURETY COMPANY By P. Gacke, Ass't. Secy.

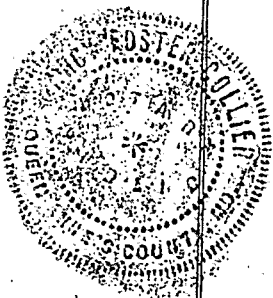
Countersigned by W.M. Incester Maryland Resident Agent

Party approved & Bond filed Feb 13, 1970. Same was true Feb 6, 1970. Charles W. Carl, Clerk



matters and facts set forth in the foregoing Report of Sale are true and correct to the best of his knowledge, information and belief, and that the sale thereby reported, was fairly made.

WITNESS my hand and Notarial Seal.



Mary J. Cellin  
Notary Public

My commission expires: 7-1-70

*Filed Feb 13 1970*

**TRUSTEE'S SALE OF  
IMPROVED REAL ESTATE**

The undersigned Trustee, by virtue of a Decree of the Circuit Court for Queen Anne's County, in Equity, passed on December 3, 1969, in Cause No. 5050, in said Court, will sell at public sale to the highest bidder,

**AT THE PREMISES  
ON  
SATURDAY, FEBRUARY 7, 1970**

AT 11 O'CLOCK, A. M.

the following described real estate, to wit:

Firstly: All that lot or parcel of land situate, lying and being in the Town of Millington, in the Seventh Election District of Queen Anne's County, State of Maryland, adjoining the property of, or formerly of, Caleb Clow, James E. Walters and Thomas J. Britton, and

Secondly: All that lot or parcel of land in the Town of Millington, in the Seventh Election District of Queen Anne's County, State of Maryland, on the west side of the public road leading from Millington to Sudlersville, adjoining the lands of, or formerly of, Benjamin T. Biggs and others and the land described Firstly.

BEING the same land described in a deed dated May 19, 1931, from W. Raymond Horney, Trustee, to Grover C. Robbins, recorded in Liber BHT No. 13, folio 50, of the Land Records aforesaid.

Said land in total area is 100 feet by 180 feet, more or less.

Improved by a frame dwelling and outbuildings.

**TERMS OF SALE**

Entire purchase price may be paid in cash on day of sale or ten per cent of purchase money 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 at the rate of six per cent, per annum, and to be secured to the satisfaction of the Trustee. Taxes and public utility charges including sewer assessments will be adjusted to the day of sale and all title papers, revenue stamps, transfer tax and costs of recording the deed to be at the purchaser's expense. Full possession will be given upon final ratification of sale and payment of the purchase price in full.

Robert R. Price, Jr., Trustee  
103 Lawyer's Row  
Centreville, Md.  
758-1660

3t-2-4

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND

758-1660

26

Queen Anne's

**RECORD-OBSERVER**

Centreville, Md., February 13, 1970.

RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that

is Sale

Grover C. Robbins

is annexed hereto, was published in the QUEEN ANNE'S RECORD-  
y newspaper printed and published in Centreville, in Queen Anne's  
c a week for 3 successive weeks before the 7th day  
1970, and that the first insertion of said advertisement in  
RECORD-OBSERVER was on the 21st day of January 1970  
insertion on the 4th day of February 1970.

THE RECORD-OBSERVER CORPORATION

By Walter H. Moore

*Filed Feb 13 1970*

27

ORDER NISI ON SALE

Robert R. Price, Jr., Administrator  
of the Estate of Grover C. Robbins, Sr.,  
Deceased

Plaintiff

vs.

Grover C. Robbins, Jr., et al  
Defendants

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

Cause No. 5050

ORDERED, this 13th. day of February, 19 70, that  
the sale of the real property, made and reported in this cause by  
Robert R. Price, Jr., Trustee, be ratified and confirmed,  
on or after the 16th. day of March, 19 70, unless  
cause to the contrary thereof be previously shown; provided a copy of this order be inserted  
in some newspaper published in Queen Anne's County, Maryland, once in each of three suc-  
cessive weeks before the 9th. day of March, 19 70.

The report states the amount of sales to be \$3,200.00.

Charles W. Cecil Clerk

Filed Feb. 13, 1970

28

LIBER

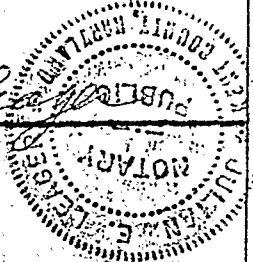
PAGE 26

STATE OF MARYLAND  
QUEEN ANNE'S COUNTY

TO WIT:

I HEREBY CERTIFY, that on this 20 day of Feb  
1970, before me, the Subscriber, a Notary Public of the State  
and County aforesaid, personally appeared FALL L  
CATHERINE GLAUDING, the Purchasers, and made oath  
in due form of law that WE purchased the same as principal  
and not as agents for anyone, of that lot, parcel or tract  
of land, with improvements, situated in the Seventh Election  
District of Queen Anne's County, Maryland, being the same  
land described in a deed dated May 19, 1931, from W. Raymond  
Horney, Trustee, to Grover C. Robbins, recorded in Liber BHT  
No. 13, folio 50, of the Land Records of Queen Anne's County.  
And that WE did not directly or indirectly discourage any-  
one from bidding for the said property, more particularly  
described in the advertisement of said property filed in this  
Cause, at and for the purchase price of \$ 3200<sup>00</sup>.

WITNESS my hand and Notarial Seal.

*[Signature]*  
NOTARY PUBLIC.  


*Filed Mar 18, 1970*

29

AUCTIONEER'S CERTIFICATE

I HEREBY CERTIFY, that on this 7th day of February, 1970, that I sold, at public auction, the property situated in the Town of Millington, Seventh Election District of Queen Anne's County, Maryland, to PAUL A. & CATHERINE GUARDINO for the consideration of \$ 3208<sup>00</sup>, said property belonging to Grover C. Robbins, now deceased.  
WITNESS my hand and Notarial Seal.

Almon Dixon

Feb 18, 1970

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
730-1000

**ORDER NISI**

**ORDER NISI ON SALE**  
In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5050

Robert R. Price, Jr.,  
Administrator of the  
Estate of Grover C. Robbins, Sr.,  
Deceased

Plaintiff

VS.

Grover C. Robbins, Jr., et al  
Defendants

ORDERED, this 13th day of February, 1970, that the sale of the real property, made and reported in this cause by Robert R. Price, Jr., Trustee, be ratified and confirmed, on or after the 16th day of March, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 9th day of March, 1970.

The report states the amount of sales to be \$3,200.00.

Charles W. Cecil, Clerk

Filed Feb. 13, 1970

True Copy

Test: Charles W. Cecil, Clerk

31-3-4

30

Queen Anne's  
**RECORD-OBSERVER**

Centerville, Md., 12-16, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Order Nisi

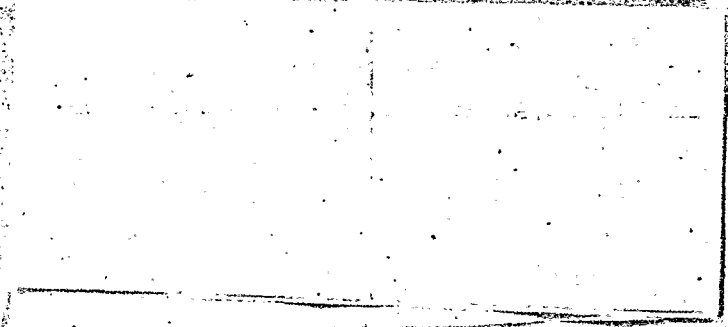
in the ~~XXXXXX~~ Equity Cause No. 5050

a true copy of which is annexed hereto, was published in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published in Centerville, in Queen Anne's County, Maryland, once a week for 3 successive weeks before the 9th day of March, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 18th day of February, 1970, and the last insertion on the 4th day of March, 1970.

THE RECORD-OBSERVER CORPORATION

By Walter A. Miller

Filed Mar 18 1970





31

ROBERT R. PRICE, JR.,  
 ADMINISTRATOR OF THE ESTATE OF  
 GROVER C. ROBBINS, SR.,  
 DECEASED,  
 CENTREVILLE, MARYLAND,

IN THE CIRCUIT COURT

FOR

PLAINTIFF

VS.

QUEEN ANNE'S COUNTY

GROVER C. ROBBINS, JR.,  
 ET AL,

DEFENDANT.

NO. 5050

FINAL ORDER OF RATIFICATION

ORDERED, this 19<sup>th</sup> day of March, 1970, 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 Robert R. Price, Jr., Administrator, as aforesaid,  
 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  
 given as required by the proceeding Order Nisi heretofore  
 filed in this Cause, and the Administrator as aforesaid,  
 is allowed his usual commission and all expenses incident  
 to the making of said sale, not personal, for which he shall  
 produce vouchers therefor to the Auditor.

B. Hackett Turner Jr.  
 JUDGE.

*Filed Mar 19 1970*

ROBERT R. PRICE, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MARYLAND  
 730-1000

32  
ROBERT R. PRICE, JR., Admr.

IN THE CIRCUIT COURT FOR

vs.

QUEEN ANNE'S COUNTY

GROVER C. ROBBINS, JR., et al.

IN EQUITY No. 5050

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto Your Honor, respectfully represents:

1. That this account is stated at the request of Robert R. Price, Jr., Trustee, who was by decree of this Court of December 3, 1969. appointed such Trustee to make the sale of the real estate sold in these proceedings.

2. That in the within account the said Trustee is charged with the proceeds of sale and is allowed thereafter his commissions for making said sale, the Court costs, the premium on the Trustee's corporate surety bond, the several advertising costs, the auctioneer's fee, the costs of a certified copy of deed, Notary Public fees, costs of certified mail, town taxes and sewage, the State and County taxes, the fee of your Auditor and his expenses in stating this audit, and the balance was directed to be paid to Robert R. Price, Jr., Administrator of the Estate of Grover C. Robbins, Sr.

Respectfully submitted,



---

J. Thomas Clark, Auditor

Cause No. 5050

The proceeds of the sale of real estate reported in this cause, in account with Robert R. Price, Jr., Trustee, appointed by this Honorable Court, to make the sale herein reported in these proceedings (and vendor of said land).

Cr.

1970

Apr. 24 By proceeds of the sale of land, per report of sale of said vendor, to wit:-----\$3,200.00

Dr.

To Robert R. Price, Jr., Trustee, his commissions on \$3,200.00, for making said sale, or the sum of-----\$ 310.00

To do., for an amount paid as advanced court costs, per receipt exhibited, to wit:----- 15.00

to do., for amounts due Charles W. Cecil, Clerk, per statement exhibited. to wit:  
1-Costs of Chas. W. Cecil, Clerk---\$127.00  
2-Costs of Sheriff of Queen Anne's County----- 8.00  
3-Appearance fee of Robert R. Price, Jr.. Attorney----- 10.00  
4-Costs of Edward Turner. Examiner- 10.00  
5-Costs of Marcy Collier. Steno.--- 15.00  
6-Witness fee of Grover C. Robbins, Jr.----- 10.00  
7-Witness fee of Harper Starkey---- 10.00 190.00

To do., for an amount paid W. M. Freestate. Agency, for the premium on the Trustee's corporate surety bond filed in this cause, per receipt exhibited, to wit:----- 12.00

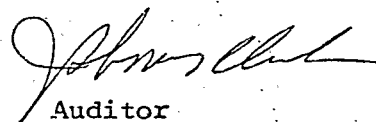
To do., for amounts paid Queen Anne's Record-Observer, rep receipts exhibited, as follows. to wit:  
1-Costs of publishing Order of Publication-----\$181.25  
2-Costs of publishing Notice of Sale 66.50  
3-Costs of publishing Order Nisi of Sale----- 14.00 261.75

To do. for an amount paid Norman Dixon. Auctioneer, for crying said sale, per rule of Court----- 25.00

To do., for an amount paid Charles W. Cecil, Clerk, for certified copy of deed, per receipt exhibited, to wit:----- 2.00

To do., for an amount due Marcy Collier, Notary Public, for notary fees, per statement exhibited, to wit:----- 2.50

April 24, 1970

  
Auditor

To do., for an amount paid Centreville Postmaster, for eight certified mail, return receipt postage, per receipts exhibited, to wit:-----	\$	3.20	
To do., for an amount paid the Town of Millington, for taxes and sewage, per receipt exhibited, to wit:-----			351.69
To do., for an amount paid Wm. R. Wilson, III, Treas., for State and County taxes, per receipts exhibited, to wit:			
1-1967-8 taxes-----	\$61.02		
2-1968-9 taxes-----	65.12		
3-1969-70 taxes-----	<u>39.51</u>		165.65
To J. Thomas Clark, Auditor, as follows:			
1-His fee for stating audit-----	45.00		
2-His expenses involved in stating audit and notifying parties-----	<u>10.00</u>		55.00
To Robert R. Price, Jr., Administrator of the Estate of Grover C. Robbins, Sr.. the balance, or the sum of-----		<u>1,806.21</u>	
		\$3,200.00	<u>\$3,200.00</u>

April 24, 1970

*J Thomas Clark*  
Auditor

*Filed Apr 24, 1970*

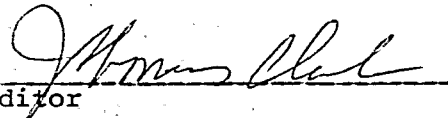
33

LAW OFFICES  
J. THOMAS CLARK  
118 N. COMMERCE STREET  
CENTREVILLE, MD. 21617  
TELEPHONE 758-1392 AREA CODE 301

April 24, 1970

TO WHOM IT MAY CONCERN:

Pursuant to Rule 12d. Rules of the Second Judicial Circuit of Maryland, enclosed herewith is a copy of the audit duly certified by the undersigned Auditor, and pursuant to Rule 595, Section, G, Maryland Rules of Procedure, notice is hereby given that the audit in the cause entitled "Robert R. Price, Jr., Admr. vs. Grover C. Robbins, Jr., et al.," being Cause No. 5050, in The Circuit Court for Queen Anne's County, in Equity, has been filed with the Clerk of said Court in said cause, Centreville, Maryland, on April 24, 1970, and that exceptions to said audit must be filed on or before May 11, 1970, or the account may thereupon be ratified on May 12, 1970.

  
Auditor

*Filed Apr. 24, 1970*

LIBER

6 PAGE 53

34  
ROBERT R. PRICE, JR., Admr.

IN THE CIRCUIT COURT FOR

vs.

QUEEN ANNE'S COUNTY

GROVER C. ROBBINS, JR., et al.

IN EQUITY No. 5050

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned Court Auditor hereby certifies that on April 24, 1970, the date the audit in the above entitled cause was filed in this Court that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:

Robert R. Price, Jr..  
Lawyers Row  
Centreville, Maryland 21617

Grover C. Robbins, Jr.  
and Minie C. Robbins  
Millington, Maryland

Fannie Patterson and  
Herman Patterson  
Box 282, RFD #5  
Dover, Delaware


Anna Coppage and  
Frank Coppage  
Millington, Maryland

Edna Lockwood and  
William Lockwood  
Middletown, Delaware

Sadie Bulat and  
John Bulat  
406 Champlain Avenue  
Wilmington, Delaware

Ella Graham and  
Benjamin Graham  
55 St. Johns Drive  
Dunlinden Estate  
Wilmington, Delaware

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on April 24, 1970, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before May 11, 1970, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on May 12, 1970.

  
Auditor

Filed Apr 24, 1970

35/

NISI RATIFICATION OF AUDIT

Robert R. Price, Jr., Admr.  
vs.  
Grover C. Robbins, Jr., et al.

In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5050

ORDERED, this 24th day of April, 1970, that the report and account filed in these proceedings by J. Thomas Clark, Auditor, be ratified on or after the 12th day of May, 1970, unless cause to the contrary thereof be previously shown; provided notice is given in manner provided by Maryland Rule 595, & to persons entitled thereto before the \_\_\_\_\_ day of \_\_\_\_\_, 1970.

*Charles W. Cecil* Clerk

Filed Apr. 24, 1970

36/

ROBERT R. PRICE, JR., ADMR.  
OF THE ESTATE OF GROVER C.  
ROBBINS, SR., DECEASED

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

Cause No. 5050

GROVER C. ROBBINS, JR., ET AL

FINAL ORDER OF RATIFICATION  
OF AUDIT

ORDERED, this 12th. day of May, 1970, by the Circuit Court for Queen Anne's County, in Equity, that the account of the auditor is finally ratified and confirmed, and Robert R. Price, Jr., Trustee, is directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

*Charles W. Cecil*  
Clerk

*Filed May 12, 1970*

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twentieth Day of June, in the year nineteen hundred and sixty-nine, the following Report of Tax Sales was brought to be recorded, to wit:-

IN THE MATTER OF THE TAX SALES IN QUEEN ANNE'S COUNTY, MARYLAND, FOR THE YEAR, 1969, OF PROPERTIES ASSESSED TO THE FOLLOWING:

JOHN J. AND MARGARET E. CLOUGH, THOMAS C. AND JULIA A. HYNSON, WILLIAM R. LANE, ALBERT H. MURRAY, VIRGINIA GOVER, HARRY AND OLIVE TEAT, ANNIE SEWELL, ET AL, WILLIAM WILHOIT, PETER AND SARAH BENCICH, THOMAS R. AND BARBARA CARNICOM, HERBERT T. CHAMBERS, WILLIAM H. JR. AND CHARLENE L. CLARK, DORSEY CROMWELL, PHILIP A. AND FRANCES J. FOX, EARL M. GIBSON, CATHERINE, JEFFERY AND ALLAN JEROME, HERMAN C. AND EVELYN LEONHART, WILLIAM A. LYNCH, WILLIAM A. AND ELLA N. LYNCH, JOSEPH H. AND JAMES A. MATTHEWS, DAVID M. NICHOLS, JR., NICHOLS REALTY COMPANY, DARRELL M. AND SHARON A. RUSSELL, GEORGE A. SMITH, JUDITH A. TULKA, JAMES M. AND BETTY K. WILSON, HARRY C. REYNOLDS AND DANIEL J. GANNON, HIRAM C. AND ARLENE R. STOWERS, C. LINWOOD AND MABEL L. STURDIVANT, WILLIAM G. BLACKISTON, HAROLD A. AND DELORES BRATCHER, RANDOLPH E. AND BETTY BRATCHER, JOHN H. AND EDNER BURKE, JOAN H. BURKE, ERNEST B. FERRELL, ROBERT C. LARRIMORE, JAMES K. AND ETHEL L. SIDNEY, WM. THOMPSON, JR., ROBERT MASSEY AND CHARLES AND SARAH WILKERSON, CHARLES AND SARAH K. WILKERSON, ET AL,

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY IN EQUITY No. 5056

REPORT OF TAX SALES

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Tax Sales made by William R. Wilson, III, Treasurer for Queen Anne's County, unto your Honors, respectfully represents:

1. That in the annual levy made by The County Commissioners of Queen Anne's County for the fiscal year 1968-1969 there were assessed to the respective persons taxes for Queen Anne's County and the State of Maryland, levied against certain parcels all situate in certain designated districts of Queen Anne's County. The respective persons against whom and the respective parcels against which the taxes were levied are hereinafter fully designated, the taxes having been so levied and assessed were placed in the hands of William R. Wilson III, Treasurer for Queen Anne's County, for collection.
2. That as to the properties hereinafter set forth respectively, the taxes thereon were not paid when due.
3. That William R. Wilson, III, Treasurer, caused to be published in the Queen Anne's Record-Observer and Bay Times, newspapers printed and published and of general circulation in Queen Anne's County, once in each of two successive weeks, between the 15th day of February and the first day of

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617  
750-0877



March, a list of all delinquents, together with the amount of taxes for which they were respectively in arrears, with a notice of warning to such delinquents thereto appended that unless payment be made in full of said taxes, together with all interest and costs accrued thereon to the date of payment, on or before the 10th day of April, 1969, the same would be collected by process of law.

4. That the said County Treasurer did cause to be mailed to each of said delinquents at the address shown on the County assessment ledgers between the 15th day of March and the first day of April an account of his taxes, which were in arrears, with a notice of warning to such delinquents thereto appended that unless payment be made in full of all taxes, together with all interest and costs accrued thereon to date of payment on or before the 10th day of April, 1969, the same would be collected by process of law.

5. That the said County Treasurer did cause to be published in the Queen Anne's Record-Observer and Bay Times, newspapers printed and published and of general circulation in Queen Anne's County, for three successive weeks prior to the third Tuesday in May, a list of all delinquents assessed with real estate, giving the names of the persons assessed, a brief description of the property and the district of its location, together with the amount of taxes in arrears thereon, including all taxes on personalty in arrears, by the owner of the real estate, with a notice appended that if said taxes, together with all interest, costs, expenses and commissions accrued and to accrue are not paid before the third Tuesday in May, 1969, the Treasurer would proceed at 10:00 o'clock, a.m. on that day, at the Court House in said County, to offer said property for sale to the highest bidder for cash. A certificate of said publication is attached hereto as a part hereof.

6. The said Treasurer not having received the taxes in arrears on the several parcels of land, hereinafter described, did proceed to sell on May 20, 1969, at 10:00 a.m. (D.S.T.) in front of the Court House Door, Centreville, Maryland, under the terms of said notice all of said properties in the following manner. The advertisement of sale was first read, and then the properties were offered to the highest bidder, one at a time, by Joseph Jackson, Auctioneer. There follows the description of the properties, the amount of taxes and interest accrued, the pro-rata cost of advertising said sale, the County Treasurer's fees, and all other charges, costs, fees, and expenses incident to said sale, the person to whom and at what price each of said several properties were respectively sold.

FIRST DISTRICT

ALL that lot or parcel of land located on Shank's Corner Road designated as Parcel 20, Block 14 on Map 76 consisting of a lot, more or less. Assessed value \$252, assessed to John J. and Margaret E. Clough for \$6.18 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 6.18
Interest-----	.25
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$33.43</u>
5% Treasurer's Commission-----	9.50
	<u>\$42.93</u>

The property was sold to James A. Nickerson at and for the sum of One Hundred Ninety Dollars (\$190), he being then and there the highest bidder therefor.

ALL that lot or parcel of land located on Miller Avenue in Sudlersville designated as Parcel 12A, Block 18 on Map 212 consisting of a lot and improvements. Assessed value \$2,371, assessed to Thomas C. and Julia A.

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617

756-0877

Hynson for \$58.09 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 58.09
Interest-----	2.32
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 87.41</u>
5% Treasurer's Commission-----	45.00
	<u>\$132.41</u>

The property was sold to Kenneth E. Brown at and for the sum of Nine Hundred Dollars (\$900), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located on Holdens Church Road being designated as Parcel 34, Block 6, on Map 13, Queen Anne's County Tax Maps, consisting of 16 acres of land, more or less. Assessed value \$640, assessed to William R. Lane for \$15.66 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 15.66
Interest-----	.63
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 43.29</u>
5% Treasurer's Commission-----	55.00
	<u>\$ 98.29</u>

The property was sold to Kenneth E. Brown at and for the sum of One Thousand One Hundred Dollars (\$1,100), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located in Templeville being designated as Parcel 27, Block 3, on Map 26, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1,780, assessed to Albert H. Murray for \$43.61 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 43.61
Interest-----	1.74
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 72.35</u>
5% Treasurer's Commission-----	42.50
	<u>\$114.85</u>

The property was sold to William R. Wilson, III, at and for the sum of Eight Hundred Fifty Dollars (\$850), he being then and there the highest bidder therefor.

SECOND DISTRICT

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located in Chester Harbor, 265 & 266 being designated on Map 10, Queen Anne's County Tax Maps, consisting of two lots. Assessed value \$500, assessed to Virginia Gover for \$12.25 taxes in arrears plus interest, costs, and expenses to day of sale.

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Taxes-----	\$ 12.25
Interest-----	.49
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 39.74</u>
5% Treasurer's Commission-----	100.00
	<u>\$139.74</u>

The property was sold to Albert W. Miller at and for the sum of Two Thousand Dollars (\$2,000), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located in Church Hill being designated as Parcel 87, Block 1, on Map 23, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$500, assessed to Harry and Olive Teat for \$12.25 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$12.25
Interest-----	.49
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$39.74</u>
5% Treasurer's Commission-----	40.00
	<u>\$79.74</u>

The property was sold to Albert W. Miller at and for the sum of Eight Hundred Dollars (\$800), he being then and there the highest bidder therefor.

#### THIRD DISTRICT

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on Poplar Grove Road being designated as Parcel 100, Block 16, on Map 28, Queen Anne's County Tax Maps, consisting of 7 acres of woodland, more or less. Assessed value \$140, assessed to Annie Sewell, et al, for \$3.43 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 3.43
Interest-----	.14
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 30.57</u>
5% Treasurer's Commission-----	82.50
	<u>\$113.07</u>

The property was sold to Lawrence Wood, Jr., at and for the sum of One Thousand Six Hundred Fifty Dollars (\$1,650), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located in Burrsville being designated as Parcel 79, Block 16, on Map 28, Queen Anne's County Tax Maps, consisting of 1/2 acre of land, more or less. Assessed value \$100, assessed to Annie E. Sewell, et al, for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

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Taxes-----	\$ 2.45
Interest-----	.10
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$29.55</u>
5% Treasurer's Commission-----	5.00
	<u>\$34.55</u>

The property was sold to Lawrence Wood, Jr., at and for the sum of One Hundred Dollars (\$100), he being then and there the highest bidder therefor

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on Railroad Avenue in Centreville being designated as Parcel 5, on Map 19, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,194, assessed to William Wilhoit for \$53.75 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 53.75
Interest-----	2.15
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 82.90</u>
5% Treasurer's Commission-----	75.00
	<u>\$157.90</u>

The property was sold to Robert Wolcott at and for the sum of One Thousand Five Hundred Dollars (\$1,500), he being then and there the highest bidder therefor.

FOURTH DISTRICT

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 35, Block V, Kentmoor Airpark being designat on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$1,175, assessed to Peter and Sarah Bencich for \$28.80 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 28.80
Interest-----	1.15
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 56.95</u>
5% Treasurer's Commission-----	80.00
	<u>\$136.95</u>

The property was sold to Raymond Taylor at and for the sum of One Thousand Six Hundred Dollars (\$1,600), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 31, Block AA, Plat 6, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$325, assessed to Thomas R. and Barbara Carnicom for \$7.96 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 7.96
Interest-----	.32
Advertising-----	11.00

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Attorney-----	\$ 10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 35.28</u>
5% Treasurer's Commission-----	25.00
	<u>\$ 60.28</u>

The property was sold to T. L. Reynolds at and for the sum of Five Hundred Dollars (\$500), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 22, Block R, Section 3, Kent Island Estates, being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$380, assessed to Herbert T. Chambers for \$9.31 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 9.31
Interest-----	.37
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$36.68</u>
5% Treasurer's Commission-----	32.00
	<u>\$68.68</u>

The property was sold to Albert W. Miller at and for the sum of Six Hundred Forty Dollars (\$640), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 9, Block DD, Plat 6, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$340, assessed to William H. Jr. and Charlene L. Clark for \$8.33 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 8.33
Interest-----	.33
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$35.66</u>
5% Treasurer's Commission-----	20.00
	<u>\$ 55.66</u>

The property was sold to Robert Wolcott at and for the sum of Four Hundred Dollars (\$400), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located near Stevensville being designated as Parcel 69, Block 24, on Map 48, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$150, assessed to Dorsey Cromwell for \$3.68 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 3.68
Interest-----	.15
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$30.83</u>
5% Treasurer's Commission-----	21.75
	<u>\$52.58</u>

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The property was sold to Elmer E. Frazier at and for the sum of Four Hundred Thirty-five Dollars (\$435), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lots 13 and 14, Block J, Tower Gardens being designated on Map 76, Queen Anne's County Tax Maps, consisting of two lots. Assessed value \$2,400, assessed to Philip A. and Frances J. Fox for \$58.80 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 58.80
Interest-----	2.35
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 88.15</u>
5% Treasurer's Commission-----	150.00
	<u>\$238.15</u>

The property was sold to Albert W. Miller at and for the sum of Three Thousand Dollars (\$3,000), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 9, Block 9, Section 1, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$408, assessed to Earl M. Gibson for \$9.99 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 9.99
Interest-----	.40
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$37.39</u>
5% Treasurer's Commission-----	27.50
	<u>\$64.89</u>

The property was sold to Raymond Taylor at and for the sum of Five Hundred Fifty Dollars (\$550), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 1, Block J, Section 2, Romancoke being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$648, assessed to Catherine, Jeffery and Allan Jerome for \$15.87 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$15.87
Interest-----	.63
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$43.50</u>
5% Treasurer's Commission-----	17.50
	<u>\$61.00</u>

The property was sold to Robert Wolcott at and for the sum of Three Hundred Fifty Dollars (\$350), he being then and there the highest bidder therefor.

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ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 31, Block J, Plat 3, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$700, assessed to Herman C. and Evelyn Leonhart for \$17.15 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$17.15
Interest-----	.69
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$44.84</u>
5% Treasurer's Commission-----	27.50
	<u>\$72.34</u>

The property was sold to Kenneth E. Brown at and for the sum of Five Hundred Fifty Dollars (\$550), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located near Stevensville being designated as Parcel 71, Block 24, on Map 48, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$450, assessed to William A. Lynch for \$11.03 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$11.03
Interest-----	.44
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$38.47</u>
5% Treasurer's Commission-----	25.00
	<u>\$63.47</u>

The property was sold to Albert W. Miller at and for the sum of Five Hundred Dollars (\$500), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on Old Love Point Road being designated as Parcel 82, Block 12, on Map 48, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to William A. and Ella N. Lynch for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 2.45
Interest-----	.10
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$29.55</u>
5% Treasurer's Commission-----	10.50
	<u>\$40.05</u>

The property was sold to Kenneth E. Brown at and for the sum of Two Hundred Ten Dollars (\$210), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 4, Block T, Harborview, being designated on Map 57, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$695, assessed to Joseph H. and James A. Matthews for \$17.03

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Taxes-----	\$17.03
Interest-----	.68
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
5% Treasurer's Commission-----	\$44.71
	<u>40.00</u>
	\$84.71

The property was sold to Carlton Foster at and for the sum of Eight Hundred Dollars (\$800), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on Long Point Road being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to David M. Nichols, Jr. for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 2.45
Interest-----	.10
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
5% Treasurer's Commission-----	\$29.55
	<u>11.00</u>
	\$40.55

The property was sold to Lawrence Wood, Jr. at and for the sum of Two Hundred Twenty Dollars (\$220), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 6, Block 14, Section 1, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$1,360, assessed to Nichols Realty Company for \$33.32 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 33.32
Interest-----	1.33
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
5% Treasurer's Commission-----	\$ 61.65
	<u>85.00</u>
	\$146.65

The property was sold to Gabriel Farone at and for the sum of One Thousand Seven Hundred Dollars (\$1,700), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 6, Block H, Plat 3, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$890, assessed to Darrell M. and Sharon A. Russell for \$21.80 taxes in arrears plus interest, costs, and expenses to day of Sale.

Taxes-----	\$ 21.80
Interest-----	.87
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 49.67</u>

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5% Treasurer's Commission-----\$ 65.00  
 \$114.67

The property was sold to Albert W. Miller at and for the sum of One Thousand Three Hundred Dollars (\$1,300), he being then and there the highest

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 27, Block GG, Plat 6, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$440, assessed to George A. Smith for \$10.78 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----\$10.78  
 Interest----- .43  
 Advertising----- 11.00  
 Attorney----- 10.00  
 Auctioneer----- 5.00  
 Notary Public----- 1.00  
\$38.21  
 5% Treasurer's Commission----- 32.50  
\$70.71

The property was sold to Robert Wolcott at and for the sum of Six Hundred Fifty Dollars (\$650), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 2, Block H, Section 2, Kent Island Estates, being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot; Assessed value \$545, assessed to Judith A. Tulka for \$13.36 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----\$13.36  
 Interest----- .53  
 Advertising----- 11.00  
 Attorney----- 10.00  
 Auctioneer----- 5.00  
 Notary Public----- 1.00  
\$40.89  
 5% Treasurer's Commission----- 30.00  
\$70.89

The property was sold to Lawrence Wood, Jr. at and for the sum of Six Hundred Dollars (\$600), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 12, Block V, Plat 1, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$410, assessed to James M. and Betty K. Wilson for \$10.05 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----\$10.05  
 Interest----- .40  
 Advertising----- 11.00  
 Attorney----- 10.00  
 Auctioneer----- 5.00  
 Notary Public----- 1.00  
\$37.45  
 5% Treasurer's Commission----- 32.50  
\$69.95

The property was sold to Albert W. Miller at and for the sum of Six Hundred Fifty Dollars (\$650), he being then and there the highest bidder therefor.

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FIFTH DISTRICT

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Queenstown being designated as Parcel 19, Block 21, on Map 51, Queen Anne's County Tax Maps, consisting of 5 acres of land, more or less. Assessed value \$750, assessed to Harry C. Reynolds and Daniel J. Gannon for \$18.38 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 18.38
Interest-----	.74
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 46.12</u>
5% Treasurer's Commission-----	230.00
	<u>\$276.12</u>

The property was sold to T. L. Reynolds at and for the sum of Four Thousand Six Hundred Dollars (\$4,600), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on John Brown Road, Lot 1 being designated as Parcel 50, Block 15, on Map 52, Queen Anne's County Tax Maps, consisting of one lot. Assessed value \$310, assessed to Harry C. Reynolds and Daniel J. Gannon for \$7.60 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 7.60
Interest-----	.30
Advertising-----	10.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$33.90</u>
5% Treasurer's Commission-----	40.00
	<u>\$73.90</u>

The property was sold to Carlton Foster at and for the sum of Eight Hundred Dollars (\$800), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Saw Mill Road near Grasonville being designated as Parcel 585, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to Hiram C. and Arlene R. Stowers for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 2.45
Interest-----	.10
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$29.55</u>
5% Treasurer's Commission-----	20.00
	<u>\$49.55</u>

The property was sold to Catherine Scott at and for the sum of Four Hundred Dollars (\$400), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Cemetery Lane near

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Grasonville being designated as Parcel 388, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and trailer. Assessed value \$1,720, assessed to C. Linwood and Mabel L. Sturdivant for \$42.14 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 42.14
Interest-----	1.69
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 70.83</u>
5% Treasurer's Commission-----	50.00
	<u>\$120.83</u>

The property was sold to Robert Wolcott at and for the Sum of One Thousand Dollars (\$1,000), he being then and there the highest bidder therefor.

SEVENTH DISTRICT

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on Deep Landing Road being designated as Parcel 155, Block 15, on Map 5, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$225, assessed to William G. Blackiston for \$5.51 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 5.51
Interest-----	.22
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$32.73</u>
5% Treasurer's Commission-----	31.75
	<u>\$64.48</u>

The property was sold to Marion G. Coleman at and for the sum of Six Hundred Thirty-five Dollars (\$635), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 133, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1,310, assessed to Harold A. and Delores Bratcher for \$32.10 taxes in arrears plus interest, costs and expenses to day of sale.

Taxes-----	\$32.10
Interest-----	1.28
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$60.38</u>
5% Treasurer's Commission-----	35.00
	<u>\$95.38</u>

The property was sold to Kenneth E. Brown at and for the sum of Seven Hundred Dollars (\$700), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 134, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$210, assessed to Randolph E. and Betty Bratcher for

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\$5.15 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 5.15
Interest-----	.21
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$32.36</u>
5% Treasurer's Commission-----	15.00
	<u>\$47.36</u>

The property was sold to Lawrence Wood, Jr. at and for the sum of Three Hundred Dollars (\$300), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 92, Block 19, on Map 5, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,650, assessed to John H. and Edner Burke for \$64.93 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 64.93
Interest-----	2.60
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 94.53</u>
5% Treasurer's Commission-----	75.00
	<u>\$169.53</u>

The property was sold to Kenneth E. Brown at and for the sum of One Thousand Five Hundred Dollars (\$1,500), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on Lime Landing Road being designated as Parcel 53, Block 13, on Map 2, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,875, assessed to Joan H. Burke for \$70.44 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 70.44
Interest-----	2.82
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$100.26</u>
5% Treasurer's Commission-----	75.00
	<u>\$175.26</u>

The property was sold to Kenneth E. Brown at and for the sum of One Thousand Five Hundred Dollars (\$1,500), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Ewingtown being designated as Parcel 42, Block 7, on Map 11, Queen Anne's County Tax Maps, consisting of one acre of land, more or less. Assessed value \$100, assessed to Ernest B. Ferrell for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

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Taxes-----	\$ 2.45
Interest-----	.10
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$29.55</u>
5% Treasurer's Commission-----	10.50
	<u>\$40.05</u>

The property was sold to Lawrence Wood, Jr. at and for the sum of Two Hundred Ten Dollars (\$210), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on Millington-Unicorn Road being designated as Parcel 32, Block 18, on Map 1, Queen Anne's County Tax Maps, consisting of one acre of land, more or less. Assessed value \$100, assessed to Robert C. Larrimore for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 2.45
Interest-----	.10
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$29.55</u>
5% Treasurer's Commission-----	12.50
	<u>\$42.05</u>

The property was sold to Harper Starkey at and for the sum of Two Hundred Fifty Dollars (\$250), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods being designated as Parcel 230, Block 7, on Map 12, Queen Anne's County Tax Maps, consisting of one acres of land, more or less. Assessed value \$100, assessed to James K. and Ethel L. Sidney for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 2.45
Interest-----	.10
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$29.55</u>
5% Treasurer's Commission-----	14.50
	<u>\$44.05</u>

The property was sold to Lawrence Wood, Jr. at and for the sum of Two Hundred Ninety Dollars (\$290), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on Powers Landing Road being designated as Parcel 30, Block 24, on Map 1, Queen Anne's County Tax Maps, consisting of one acre of land, more or less. Assessed value \$200, assessed to William Thompson, Jr., Robert Massey, and Charles and Sarah Wilkerson for \$4.90 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 4.90
Interest-----	.20
Advertising-----	11.00
Attorney-----	10.00

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617  
756-0877

Auctioneer-----	\$ 5.00
Notary Public-----	1.00
5% Treasurer's Commission-----	\$32.10
	<u>13.00</u>
	\$45.10

The property was sold to Robert Wolcott at and for the sum of Two Hundred Sixty Dollars (\$260), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on Lime Landing Road being designated as Parcel 102, Block 18, on Map 1, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,200, assessed to Charles and Sarah K. Wilkerson, et al, for \$53.90 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 53.90
Interest-----	2.16
Advertising-----	11.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
5% Treasurer's Commission-----	\$ 83.06
	<u>90.00</u>
	\$173.06

The property was sold to Kenneth E. Brown at and for the sum of One Thousand Eight Hundred Dollars (\$1,800), he being then and there the highest bidder therefor.

The Treasurer further reports that all purchasers have complied with the terms of sale.

Respectfully submitted,

*William R. Wilson III*  
 \_\_\_\_\_  
 William R. Wilson, III, Treasurer for  
 Queen Anne's County

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

I HEREBY CERTIFY, that on this 20 day of June, 1969, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared William R. Wilson, III, Treasurer for Queen Anne's County, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Tax Sales are true to the best of his knowledge, information, and belief.

WITNESS my hand and Notarial Seal.

*Helen E. Pardee*  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: 7/1/71



JAMES E. THOMPSON, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MD. 21617  
 756-0877

*Filed June 20, 1969* 15-

May 8, 1969

**LEGAL NOTICES**

**TAX SALES**

(Continued from page 6A)

Burke for \$70.44 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Deep Creek Road being designated as Parcel 82, Block 19, on Map 5, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$250, assessed to Leon E. & Nancy C. Edwards for \$6.13 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Deep Landing Road being designated as Parcel 159, Block 15, on Map 5, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$3475, assessed to Leon E. & Nancy C. Edwards for \$85.14 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located in Ewingtown being designated as Parcel 42, Block 7, on Map 11, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$100, assessed to Ernest B. Ferrell for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Millington-Unicom Road being designated as Parcel 32, Block 18, on Map 1, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$100, assessed to Robert C. Larrimore for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Millington-Sudlersville Road being designated as Parcel 20, Block 14, on Map 2, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1485, assessed to Grover C. Robbins for \$36.38 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located in Big Woods being designated as Parcel 230, Block 7, on Map 12, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$100, assessed to James K. & Ethel L. Sidney for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

Queen Anne's

**RECORD-OBSERVER**

Centreville, Md., June 17, 1969

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Tax Sales notice

in the case/estate of \_\_\_\_\_

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 3 successive weeks before the 20th day of 12, 1969, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 15th day of 12, 1969, and the last insertion on the 15th day of 12, 1969

THE RECORD-OBSERVER CORPORATION

*Arletty M. Moore*

*Filed June 20, 1969*

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Powers Landing Road being designated as Parcel 30, Block 24, on Map 1, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$200, assessed to Wm. Thompson, Jr., Robert Massey & Charles & Sarah Wilkerson for \$4.90 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Lime Landing Road being designated as Parcel 102, Block 18, on Map 1, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2200, assessed to Charles & Sarah K. Wilkerson et al for \$53.90 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 116, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$2200, assessed to James & Helen Wilson for \$53.90 taxes in arrears plus interest, costs, and expenses to day of sale. Also \$24.35 for the year 1967-68.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located in Big Woods being designated as Parcel 215, Block 13, on Map 12, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1050, assessed to Ernest W. & Charles & Sarah Wright for \$25.73 taxes in arrears plus interest, costs, and expenses to day of sale.

William R. Wilson, III,  
Treasurer for Queen Anne's County.  
31-5-15



**LEGAL NOTICES**

**TAX SALES**

Under and by virtue of the authority vested in the undersigned by the laws of the State of Maryland, Acts of the General Assembly of Maryland for the year 1957, Chapter 305, applicable to the collection of State and County Taxes within Queen Anne's County, THE COUNTY TREASURER FOR QUEEN ANNE'S COUNTY hereby gives notice that the following taxes are due and owing for the State, County and Town for the years 1967-1968 thru June 30, 1969 inclusive, there will be added to each of the following amounts, interest, fees and costs.

Unless payment be made in full of said taxes together with all interest and costs accrued thereon before the third Tuesday in May of 1969, to wit:

**TUESDAY  
MAY 20, 1969**

the said County Treasurer for Queen Anne's County will proceed at 10:00 a.m.(D.S.T.)

ON THAT DAY at the COURT HOUSE in CENTREVILLE QUEEN ANNE'S COUNTY, MARYLAND, to offer for sale, to the highest bidder, For Cash, all of said property upon which taxes, interest, costs, fees or expenses are in arrears, and shall continue said sale on each day thereafter, legal holidays excepted, from 10 A.M. until 3 P.M., until all of said property shall have been offered and disposed of.

The said COUNTY TREASURER shall be entitled to receive a commission of five per centum on the amount of all sales made by him in pursuance of the provision of said Act, to be computed and charged as part of the expenses of such sales, and if before sale but after advertisement, the taxes, interest, and expenses chargeable to any property are paid, then the said COUNTY TREASURER shall be entitled to receive a commission of two per centum on the amount of such taxes, interest and costs as a part of the cost of collecting same.

All properties will be sold without warranty of title or representation as to compliance with zoning or health regulations.

The names of the person or persons to whom the respective parcels or lots of land and improvements, if any, are assessed with a brief description thereof, the District in which the same is located, together with the amount of taxes due and in arrears are as follows: INTERESTS, COSTS, FEES AND EXPENSES TO BE ADDED.

**FIRST DISTRICT**

assessed to William R. Lane for \$15.66 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Peter's Corner Road being designated as Parcel 71, Block 7, on Map 20, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2325, assessed to John A. & Leah Lofland for \$56.96 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located East of Barclay being designated as Parcel 79, Block 23, on Map 19, Queen Anne's County Tax Maps, consisting of 10 acres of land, more or less and improvements. Assessed value \$3645, assessed to Thomas F. & Ruby H. Lyon for \$89.31 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located in Templeville being designated as Parcel 27, Block 3, on Map 26, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1780, assessed to Albert H. Murray for \$43.61 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Sudlersville-Dudley's Corner Road being designated as Parcel 108, Block 23, on Map 12, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2900, assessed to James & Sylvia Wilmore for \$71.05 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Church Hill-Sudlersville Road being designated as Parcel 233, Block 22, on Map 12, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$3725, assessed to Horace R. & Emily Winchester for \$91.26 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Sudlersville Road being designated as Parcel 38, Block 22, on Map 12, Queen Anne's County Tax Maps, consisting of 3 acres of land, more or less and improvements. Assessed value \$950, assessed to James E. & Sylvia A. Wilmore & Harold Robinson for \$23.28 taxes in arrears plus interest, costs, and

lot and improvements. Assessed value \$500, assessed to Harry & Olive Teat for \$12.25 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located on new Road near Chestertown being designated as Parcel 28, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$11,093, assessed to Harry J. & Kathryn Tucker for \$271.78 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located on old Bridge Road near Chestertown being designated as Parcel 123, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$8925, assessed to Harry J. & Kathryn Tucker for \$218.66 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located Lot 5 on New Road near Chestertown being designated as Parcel 81, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$12095, assessed to Harry J. & Kathryn Tucker for \$296.33 taxes in arrears plus interest, costs, and expenses to day of sale.

**THIRD DISTRICT**

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located Lot 3 Dulin Clark lots being designated as Parcel 120, Block 19, on Map 35, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$150, assessed to Irvin & Mary Anna Blake for \$3.68 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located east side of Perlee Road being designated as Parcel 46, Block 20, on Map 44, Queen Anne's County Tax Maps, consisting of 6 acres of land and improvements. Assessed value \$2290, assessed to Charles Homer for \$56.10 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Brown's Corner Road being designated as Parcel 9, Block 1, on Map 29, Queen Anne's County Tax Maps, consisting of 181 acres of land, more or less and improvements. Assessed value \$19290, assessed to George B. Jr. & Geraldine Merrick for \$472.60 taxes in arrears plus interest, costs, and expenses to day

consisting of a lot. Assessed value \$100, assessed to Robert Tilghman Heirs for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Railroad Ave. in Centreville being designated as Parcel 5, on Map 19, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2194, assessed to William Wilhoit for \$53.75 taxes in arrears plus interest, costs, and expenses to day of sale.

**FOURTH DISTRICT**

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located 1/2 of lot 9, Blk. D, Kentmorr Airpark being designated on Map 70, Queen Anne's County Tax Maps, consisting of 1/2 of a lot. Assessed value \$320, assessed to James E. Amos for \$7.85 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 10, Blk. D, Kentmorr Airpark being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$635, assessed to James E. & Kathleen Amos for \$15.56 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located parcel 67, Blk. 8, Batts Neck Road being designated as Parcel 67, Block 8, on Map 63, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$250, assessed to Alice Bailey for \$6.14 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 35, Blk. V, Kentmorr Airpark being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$1175, assessed to Peter & Sarah Bencich for \$28.80 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 31, Blk. AA, Plat 6, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$325, assessed to Thomas R. & Barbara Carnicom for \$7.96 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 22, Blk. R, Sect. 3, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps

PLEASE NOTE \*\*\*

FOR REMAINDER OF COLUMNS, SEE NEXT PAGE.

Charles W. Cecil, Clerk

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Sudlersville-Church Hill Road being designated as Parcel 174, Block 22, on Map 12, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1830, assessed to Terrance E. Bratcher for \$46.06 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Shank's Corner Road being designated as Parcel 20, Block 14, on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$252, assessed to John J. and Margaret E. Clough for \$6.18 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Miller Ave. in Sudlersville being designated as Parcel 12A, Block 18, on Map 212, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2371, assessed to Thomas C. and Julia A. Hynson for \$58.09 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Ingleside being designated as Parcel 32, Block 7, on Map 10, Queen Anne's County Tax Maps, consisting of 7 acres of land, more or less. Assessed value \$280, assessed to John H. & Annie E. Johnson for \$6.86 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Holdens Church Road being designated as Parcel 34, Block 6, on Map 13, Queen Anne's County Tax Maps, consisting of 16 acres of land, more or less. Assessed value \$640,

expenses to day of sale.

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Church Street in Sudlersville being designated as Parcel 43, Block 24, on Map 12A, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2432, assessed to Thomas A. Sr. & Mary E. Wheat for \$59.58 taxes in arrears plus interest, costs, and expenses to day of sale.

**SECOND DISTRICT**

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located in Chester Harbor-265 & 266 being designated on Map 10, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$500, assessed to Virginia Gover for \$12.25 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located lots 239 & 240 Chester Harbor being designated on Map 10, Queen Anne's County Tax Maps, consisting of 2 lots and improvements. Assessed value \$4965, assessed to William H. & Betty A. Scott for \$121.64 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located on Md. Route 305 being designated as Parcel 9, Block 17, on Map 31, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$975, assessed to Irvin & Rosetta Steele for \$23.89 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located in Church Hill being designated as Parcel 87, Block 1, on Map 23, Queen Anne's County Tax Maps, consisting of a

of sale.

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located in Brownsville being designated as Parcel 23, Block 1, on Map 44, Queen Anne's County Tax Maps, consisting of 2 1/2 acres of land, more or less and improvements. Assessed value \$4110, assessed to William & Gertrude Ryans for \$100.70 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Poplar Grove Road being designated as Parcel 100, Block 16, on Map 28, Queen Anne's County Tax Maps, consisting of 7 acres of woodland, more or less. Assessed value \$140, assessed to Annie Sewell Etal for \$3.43 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located in Burrisville being designated as Parcel 79, Block 16, on Map 28, Queen Anne's County Tax Maps, consisting of 1/2 acre of land, more or less. Assessed value \$100, assessed to Annie E. Sewell Etal for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Burrisville road being designated as Parcel 71, Block 17, on Map 28, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$930, assessed to William Stubbs for \$22.78 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Tighman Neck road being designated as Parcel 26, Block 16, on Map 43, Queen Anne's County Tax Maps,

consisting of a lot. Assessed value \$380, assessed to Herbert T. Chambers for \$9.31 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 6, Blk. 14, Sect. 1, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$1360, assessed to Nichols Realty Company for \$33.32 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Chester being designated as Parcel 46, Block 21, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$5545, assessed to Henry C. & Ollie Mae Pollard for \$135.86 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Cox Neck Road being designated as Parcel 47, Block 1, on Map 64, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$800, assessed to George M. & Australia Reed for \$19.60 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 7, Blk. 17, Sect. 2, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$6306, assessed to John W. Revelle for \$154.50 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located in Chester being designated as Parcel 41, Block 9, on

Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1905, assessed to Mary E. Roe for \$46.67 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 6, Blk. H, Plat 3, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$890, assessed to Darrell M. & Sharon A. Russell for \$21.80 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 27, Blk. GG, Plat 6, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$440, assessed to George A. Smith for \$10.78 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Stevensville being designated as Parcel 83, Block 12, on Map 48, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1700, assessed to Velma E. Spence for \$41.65 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Chester being designated as Parcel 93, Block 10, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2005, assessed to William L. Taylor for \$49.12 taxes in arrears plus interest, costs, and expenses to day of sale. Also \$51.61 for the year 1967-68.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 2, Blk. H, Sect. 2, Kent Island Estates being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$545, assessed to Judith A. Tulka for \$13.36 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Chester being designated as Parcel 140, Block 20, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1790, assessed to Charles E. & Edna M. Watkins for \$43.85 taxes in arrears plus interest, costs, and expenses to day of sale.

lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 9, Blk. 9, Sect. 1, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$408, assessed to Earl M. Gibson for \$9.99 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located on Price Lane in Chester being designated as Parcel 261, Block 9, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$5300, assessed to Frank Jr. & Lillian Graham for \$129.85 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lots 10 & 12, Blk. 1, Kentmoir Airpark being designated on Map 70, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$1270, assessed to Arthur C. Hyde for \$31.12 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 1, Blk. J, Sect. 2, Romancoe being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$648, assessed to Catherine, Jeffery & Allan Jerome for \$15.87 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located in Chester being designated as Parcel 244, Block 9, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$850, assessed to Elton L. & Shirley B. Legg for \$20.83 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 31, Blk. J, Plat 3, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$700, assessed to Herman C. & Evelyn Leonhart for \$17.15 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Stevensville being designated as Parcel 71, Block 24, on Map 48, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$450, assessed to William A. Lynch for \$11.03 taxes in arrears

Brown for \$48.14 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Grasonville being designated as Parcel 541, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3770, assessed to William H., Jr., & Nellie J. Fletcher for \$92.37 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Wye Neck Road being designated as Parcel 20, Block 23, on Map 59, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1100, assessed to Margaret Ann Green for \$26.95 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Perry's Corner Road being designated as Parcel 197, Block 21, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1790, assessed to Marie Hubert for \$43.85 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Perry's Corner Road being designated as Parcel 469, Block 21, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1300, assessed to William & Marion Little for \$31.85 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Grasonville being designated as Parcel 542, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$150, assessed to George Mathews for \$3.68 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Saw Mill Road being designated as Parcel 391 & 499, Block 18, on Map 58, Queen Anne's County Tax Maps, consisting of 2 acres of land and improvements. Assessed value \$4055, assessed to Lillian C. Meredith for \$99.34 taxes in arrears plus interest, costs, and expenses to day of sale.

Anna R. Taylor for \$72.77 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Grasonville being designated as Parcel 208, Block 214, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3135, assessed to Archie Williams for \$76.81 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Grasonville being designated as Parcel 476, Block 18, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1350, assessed to Charles H. Wilson Heirs for \$33.08 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Grasonville being designated as Parcel 54, Block 18, on Map 58, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to Charles S. & Florence Wilson for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Grasonville being designated as Parcel 36, Block 17, on Map 58, Queen Anne's County Tax Maps, consisting of 6 acres of land, more or less and improvements. Assessed value \$1000, assessed to Nathan Wilson & Daisy W. Starkey for \$24.50 taxes in arrears plus interest, costs, and expenses to day of sale.

SEVENTH DISTRICT

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on McGinnis Corner Road being designated as Parcel 53, Block 3, on Map 11, Queen Anne's County Tax Maps, consisting of 236 acres of land, more or less and improvements. Assessed value \$25,993, assessed to Louise C. Bisbee & Florence B. Leach for \$636.83 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Round Top Road being designated as Parcel 48, Block 21, on Map 4, Queen Anne's County Tax Maps, consisting of 268 acres of land, more or less and improvements. Assessed value \$41,912, assessed to Louise C. Bisbee & Florence B. Leach for \$1207.54 taxes in arrears plus interest, costs, and expenses to day of sale.

PLEASE NOTE \*\*\*

FOR REMAINDER OF COLUMNS, SEE NEXT PAGE.

Charles W. Cecil, Clerk

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 12, Blk. V, Plat 1, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$410, assessed to James M. & Betty K. Wilson for \$10.05 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located in Stevensville being designated as Parcel 130, Block 6, on Map 56, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1870, assessed to Charles Jr. & Ada Louise Clark for \$45.82 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 9, Blk. DD, Plat 6, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$340, assessed to William H. Jr. & Charlene L. Clark for \$8.33 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Stevensville being designated as Parcel 69, Block 24, on Map 48, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$150, assessed to Dorsey Cromwell for \$3.68 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lots 13 & 14, Blk. J, Tower Gardens being designated on Map 76, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$2400, assessed to Philip A. & Frances J. Fox for \$58.80 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land

plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located on Old Love Point Road being designated as Parcel 82, Block 12, on Map 48, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to William A. & Ella N. Lynch for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 4, Blk. T, Harbor View being designated on Map 57, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$695, assessed to Joseph H. & James A. Matthews for \$17.03 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located on Long Point Road being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to David M. Nichols, Jr. for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

FIFTH DISTRICT

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located in Grasonville being designated as Parcel 244, Block 22, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1705, assessed to Rudell & Christine Askins for \$41.77 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Grasonville being designated as Parcel 385, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1965, assessed to Armon R.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Queenstown being designated as Parcel 19, Block 21, on Map 51, Queen Anne's County Tax Maps, consisting of 5 acres of land, more or less. Assessed value \$750, assessed to Harry C. Reynolds & Daniel J. Gannon for \$18.38 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on John Brown Road, Lot 1, being designated as Parcel 50, Block 15, on Map 52, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$310, assessed to Harry C. Reynolds & Daniel J. Gannon for \$7.60 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Saw Mill Road near Grasonville being designated as Parcel 585, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to Hiram C. & Arlene R. Stowers for \$2.45 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Cemetery Lane near Grasonville being designated as Parcel 388, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and trailer. Assessed value \$1720, assessed to C. Linwood & Mabel L. Sturdivant for \$42.14 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located in Grasonville being designated as Parcel 594, Block 22, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2970, assessed to Linwood E. &

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Deep Landing Road being designated as Parcel 155, Block 15, on Map 5, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$225, assessed to William G. Blackiston for \$5.51 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 133, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1310, assessed to Harold A. & Delores Bratcher for \$32.10 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 134, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$210, assessed to Randolph E. & Betty Bratcher for \$5.15 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 92, Block 19, on Map 5, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2650, assessed to John H. & Edner Burke for \$64.93 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Lime Landing Road being designated as Parcel 53, Block 13, on Map 2, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2875, assessed to Joan H.

(Continued on page 7A)



Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., July 31, 1969

**NOTICE**  
 IN  
 THE  
 CIRCUIT COURT  
 FOR  
 QUEEN ANNE'S COUNTY  
 IN EQUITY  
 No. 5056

IN THE MATTER OF THE TAX SALES IN QUEEN ANNE'S COUNTY, MARYLAND, FOR THE YEAR 1969, OF PROPERTIES ASSESSED TO THE FOLLOWING: JOHN J. AND MARGARET E. CLOUGH, THOMAS C. AND JULIA A. HYNSON, WILLIAM R. LANE, ALBERT H. MURRAY, VIRGINIA GOVER, HARRY AND OLIVE TEAT, ANNIE SEWELL, ET AL, WILLIAM WILHOIT, PETER AND SARAH BENCICH, THOMAS R. AND BARBARA CARNICOM, HERBERT T. CHAMBERS, WILLIAM H. JR. AND CHARLENE L. CLARK, DORSEY CROMWELL, PHILIP A. AND FRANCES J. FOX, EARL M. GIBSON, CATHERINE, JEFFERY AND ALLAN JEROME, HERMAN C. AND EVELYN LEONHART, WILLIAM A. LYNCH, WILLIAM A. AND ELLA N. LYNCH, JOSEPH H. AND JAMES A. MATTHEWS, DAVID M. NICHOLS, JR., NICHOLS REALTY COMPANY, DARRELL M. AND SHARON A. RUSSELL, GEORGE A. SMITH, JUDITH A. TULKA, JAMES M. AND BETTY K. WILSON, HARRY C. REYNOLDS AND DANIEL J. GANNON, HIRAM C. AND ARLENE R. STOWERS, C. LINWOOD AND MABEL L.

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice Tax Sales No. 5056

in the case/estate of Equity No. 5056

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, Queen Anne's County, Maryland, once a week for 4 successive weeks before the 31st day of July, 1969, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 26th day of June 1969, and the last insertion on the 17th day of July, 1969

THE RECORD-OBSERVER CORPORATION  
By Deborah M. Monroe

*Filed July 31, 1969*

July 10, 1969

**LEGAL NOTICES**

SUTRIVANT, WILLIAM G.  
 BLACKISTON, HAROLD A. AND  
 DELORES BRATCHER,  
 RANDOLPH E. AND BETTY  
 BRATCHER, JOHN H. AND  
 EDNER BURKE, JOAN H.  
 BURKE, ERNEST B. FERRELL,  
 ROBERT C. LARRIMORE,  
 JAMES K. AND ETHEL L.  
 SIDNEY, WM. THOMPSON, JR.,  
 ROBERT MASSEY AND  
 CHARLES AND SARAH  
 WILKERSON, CHARLES AND  
 SARAH K. WILKERSON, ET AL

ORDERED, this 23 day of June, 1969, that the tax sale made and reported in this cause by William R. Wilson, III, Treasurer for Queen Anne's County, State of Maryland, be ratified and confirmed, on or after the 31st day of July, 1969, unless cause to the contrary thereof be previously shown; provided a copy of this Order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once a week for four successive weeks commencing on the 26th day of June, 1969, and ending on the 17th day of July, 1969.

And the report states amount of sale to be Thirty-seven Thousand Nine Hundred Ninety Dollars (\$37,990.00).

B. Hackett Turner, Jr.  
 JUDGE  
 Filed: June 23, 1969  
 True Copy  
 Test: Charles W. Cecil,  
 Clerk

4-7-17



Herman C. and Evelyn Leonhart- Fourth Election District  
 William A. Lynch -Fourth Election District  
 William A. and Ella N. Lynch - Fourth Election District  
 Joseph H. and James A. Matthews-Fourth Election District  
 David M. Nichols, Jr. - Fourth Election District  
 Nichols Realty Company -Fourth Election District  
 Darrell M. and Sharon A. Russell-Fourth Election District  
 George A. Smith- Fourth Election District  
 Judith A. Tulka -Fourth Election District  
 James M. and Betty K. Wilson-Fourth Election District  
 Harry C. Reynolds and Daniel J. Gannon-Fifth Election District

Hiram C. and Arlene R. Stowers-Fifth Election District  
 C. Linwood and Mabel L. Sturdivant-Fifth Election District  
 William G. Blackiston- Seventh Election District  
 Harold A. and Delores Bratcher-Seventh Election District  
 Randolph E. and Betty Bratcher-Seventh Election District  
 John H. and Edner Burke- Seventh Election District  
 Joan H. Burke- Seventh Election District  
 Ernest B. Ferrell- Seventh Election District  
 Robert C. Larrimore-Seventh Election District  
 James K. and Ethel L. Sidney-Seventh Election District  
 William Thompson, Jr., Robert Massey and Charles and Sarah Wilkerson- Seventh Election District  
 Charles and Sarah K. Wilkerson-et al- Seventh Election District

reported sold in these proceedings on account of taxes in arrears BE AND THE SAME ARE HEREBY FINALLY RATIFIED AND CONFIRMED, no cause to the contrary thereof having been shown, although notice appears to have been given as provided by the ORDER NISI passed in these proceedings on the 22nd day of June, 1969, a Certificate of Publication of said ORDER NISI being filed in this cause showing publication thereof in accordance with said ORDER.

B. Hackett Turner Jr.  
 JUDGE

*Filed July 31, 1969*



QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Thirteenth Day of April, in the year nineteen hundred and seventy, the following Bill of Complaint For Partition By Sale was brought to be recorded, to wit:-

MARY WIEST GOLT  
Millington, Maryland

vs.

ROLAND GOLT  
Sudlersville, Maryland

and

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA,  
a New Jersey Corporation  
(Serve on: Newton I. Steers, Jr.  
Insurance Commissioner  
301 West Preston Street  
Baltimore, Maryland 21201)

IN THE

CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

EQUITY NO. 512.1

15.00 Pa 4-13-70  
Re 33942

BILL OF COMPLAINT

FOR

PARTITION BY SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Oratrix complaining says:

1. The Plaintiff, Mary Wiest Golt and the Defendant, Roland Golt, were divorced a vinculo matrimonii by decree of this Honorable Court on March 19, 1970, which said decree is recorded in Liber C.W.C. No. 1, folio 115, a Divorce Record Book for Queen Anne's County. A Certified Copy of said decree is attached hereto as a part hereof, marked "Plaintiff's Exhibit 1".

2. Plaintiff and Defendant, Roland Golt, are seized and possessed of the following two tracts of land in fee simple as tenants in common (tenants by the entireties prior to the aforesaid divorce).

TRACT NO. 1

PARCEL NO. 1

ALL that tract of land or farm called or known as "Maynors Chance" the Maynor Farm", of Abraham J. Gadd and more recently called or known by the name of "Sunnyside", situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the left side of the State Road leading from Sudlersville in said county to Millington in Kent County bounded on the east by said state road; on the north by land of Spencer Truitt (once that of Joseph Carson) on the west by the land of Lucien Massey (once of Anna C. Rasin) on the west by

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD 21617

730-0077

100 6 21

the land of the heirs of devisees of S. Sturgis Goodhand and contained within the following metes and bounds, courses and distances, to wit: BEGINNING for the same at a point in said state road and at the end of the divisional line between the land hereby conveyed and that of the heirs of S. Sturgis Goodhand, aforesaid, and running thence (1) north  $6\frac{3}{4}$  degrees east  $7\frac{1}{2}$  perches; (2) north  $25\frac{3}{4}$  degrees east  $23\frac{2}{5}$  perches; thence (3) north  $10\frac{1}{2}$  degrees east  $91\frac{4}{5}$  perches; thence (4) north 8 degrees west  $179\frac{2}{5}$  perches to the land abovementioned as that once of Joseph M. Carson; thence with this land (5) south  $68\frac{1}{2}$  degrees west  $96\frac{3}{10}$  perches to the lands abovementioned as that once of Anna C. Rasin; thence with this land (6) south  $21\frac{3}{4}$  degrees west  $201\frac{8}{10}$  perches to the land of the heirs of S. Sturgis Goodhand aforesaid; and thence with the last named land (7) south  $65\frac{3}{4}$  degrees east  $177\frac{7}{10}$  perches to the place of beginning containing TWO HUNDRED AND TWENTY (220) ACRES, THREE (3) ROODS AND EIGHTEEN (18) perches of land, more or less.

PARCEL NO. 2

ALL that tract of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on that public road which branches from the Duhamels Corner-Templeville road to lead to the Peters Corner-Templeville road, adjoining the land of (or formerly of) George Phillips, that of Coursey Phillips, that of (or formerly of) Joseph M. George, (now of Clifford Knight) and the land of others, and containing within the following metes and bounds, courses and distances, to wit: BEGINNING for the same at a stone on the south side of the public road first above mentioned and at the northwest corner of the land of George Phillips and running thence with the land of George Phillips (1) south 19 degrees 41 minutes east 1,438.1 feet to a stone; thence continuing with the land of said George Phillips (2) north 69 degrees 2 minutes east 1,310.6 feet to a stone and to a corner of the land of Coursey Phillips; thence with the land of said Coursey Phillips (3) south 30 degrees 7 minutes east 1,084.1 feet to a stone thence still with the land of said Coursey Phillips (4) south 15 degrees 58 minutes east 455.87 feet to a point and the lands of one Starkey; thence with the last named land (5) south 50 degrees 38 minutes west 651.84 feet to a point; thence still with the last named land and the lands of one Thorp (6) south 84 degrees 21 minutes west 844.52 feet to a point; thence (7) in a northerly direction for a distance of 1,450 feet more or less to a point which is south 19 degrees 41 minutes east 33 feet from the end of the first line hereof; thence (8) with a line drawn westerly, but at a right angle to the last mentioned line (seventh) for a distance of 33 feet; thence (9) north 19 degrees 4 minutes west, 1,471.1 feet to said public road and thence (10) north 61 degrees 9 minutes east 33 feet to the place of beginning, CONTAINING FIFTY-THREE AND ONE-FOURTH ( $53\frac{1}{4}$ ) ACRES of land, more or less; Subject however to the easement of the right-of-way fully described in and reserved by Joseph M. George to himself, his heirs and assigns, in a deed from himself and wife to the said George Russell Carey.

BEING the same and all of the land granted and conveyed

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617  
726-0677

to Roland Golt and Mary Golt by William E. Palmatory and Ellen H. Palmatory by Deed dated January 9, 1961, recorded January 9, 1961, in Liber T.S.P. No. 58, folio 524, a Land Record Book for Queen Anne's County.

A Certified Copy of said Deed is attached hereto as a part hereof marked "Plaintiff's Exhibit 2".

TRACT NO. 2

ALL that lot, tract or part of a tract of land situate lying and being in the First Election District of Queen Anne's County aforesaid, on the north side of the public road connecting the public road leading from Dixon's Tavern to Sudlersville with the public road leading from Templeville to Duhamel's Corner, adjoining the lands formerly of John E. George and being that part of the farm called "Dolly Varden", containing nine (9) acres Three (3) roods and fifteen (15) square perches.

BEING the same and all of the land granted and conveyed to Roland Golt and Mary Wiest Golt by Alta Seward Barwick, widow, et al by Deed dated November 30, 1942, recorded December 23, 1942, in Liber A.S.G. JR. No. 7, folio 136, a Land Record Book for Queen Anne's County.

A Certified Copy of said Deed is attached hereto as a part hereof marked "Plaintiff's Exhibit 3".

3. Tract No. 1 (both Parcels 1 and 2) is subject to the lien of a First Mortgage from Roland Golt and Mary Golt to The Prudential Insurance Company of America, a New Jersey Corporation, dated December 18, 1963, recorded December 20, 1963, in Liber C.W.C. No. 5, folio 153, a Land Record Book for Queen Anne's County, to secure an indebtedness in the principal amount of Thirty Two Thousand Dollars (\$32,000.00).

A Certified Copy of said Mortgage is attached hereto as a part hereof marked "Plaintiff's Exhibit 4".

4. That said real estate is of such nature that it will not admit of being divided among the parties entitled thereto as aforesaid without loss or injury to said parties, and that in order to make division of said interests it will be necessary that said real estate be sold and the proceeds thereof divided among the parties according to their several interests.

5. That the Plaintiff desires said property partitioned so that she may have and enjoy her undivided interest in severalty and avers that said partition will be to the benefit and advantage of all parties in interest.

TO THE END, THEREFORE:

- (1) That a decree may be passed for partition by sale of the aforesaid real estate free and clear of the Mortgage of The Prudential

Insurance Company of America with The Prudential Insurance Company of America as First Mortgagee to be protected in the distribution of the proceeds from the sale of Tract No. 1 (Parcels 1 and 2).

- (2) That a Trustee may be appointed to carry out said sale and partition.
- (3) That your Oratrix may have such other and further relief as the nature of her case may require.

*Mary Wiest Golt*  
Mary Wiest Golt

*James E. Thompson, Jr.*  
James E. Thompson, Jr.  
117 Lawyers Row  
Centreville, Maryland 21617  
Telephone No. 758-0877  
Attorney for Plaintiff

*Filed April 13, 1970*

2  
MARY W. GOLT  
Vs.  
ROLAND GOLT

IN THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY  
EQUITY NO. 5109

THIS cause standing ready for hearing and being submitted, and the proceedings having been read and considered.

IT IS THEREUPON, this 19th day of March, 1970, by the Circuit Court for Queen Anne's County, in Equity, ADJUDGED, ORDERED AND DECREED that the said Mary W. Golt, the above-named Complainant, be and she is hereby divorced a vinculo matrimonii from the said Roland Golt.

AND IT IS FURTHER ORDERED that the wife Mary Golt shall have the care, custody and guardianship of Johanna Alice Golt subject to the further Order of this Court.

AND IT IS FURTHER ORDERED that the husband Roland Golt shall have the care, custody and guardianship of Wayne Wiest Golt subject to the further Order of this Court.

B. HACKETT TURNER JR.  
JUDGE

FILED Mar. 19, 1970

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber C.W.C. No. 1, folio 115, a Divorce Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 14th day of April in the year nineteen hundred and seventy.

Charles W. Cecil  
Clerk

\$ 2.00 Filed July 6, 1970  
Referent's Exhibit #1 to testimony  
Plaintiff's Exhibit #1 to testimony

Filed April 13, 1970  
PLAINTIFF'S EXHIBIT #1

WITNESS my hand and Notarial Seal.

*Mary E. D. [Signature]*  
Notary Public



T.S.P. 58 Page 524  
NO TITLE SEARCH

31

No 45517  
R 54422

RECEIVED FOR RECORD Jan 9 1916

WILLIAM E. PALMATORY and wife :

to

ROLAND GOLT and wife

THIS DEED, Made this 1<sup>st</sup> day of January, in the year Nineteen Hundred and Sixty-one, by William E. Palmatory and Ellen H. Palmatory, his wife, of Harrington, Delaware.



WITNESSETH, that for and in consideration of the sum of FIFTY THOUSAND (\$50,000) DOLLARS, the receipt of which is hereby acknowledged, the said William E. Palmatory and Ellen H. Palmatory, his wife, do hereby grant and convey unto Roland Golt and Mary Golt, his wife, as tenants by the entireties, their assigns and the heirs and assigns of the survivor, in fee simple, all the following described property, to wit:



**PARCEL NO. 1:** ALL that tract of land or farm called or known as "Maynora Chance" the Maynor Farm", of Abraham J. Gadd and more recently called or known by the name of "Sunnyside", situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the left side of the State Road leading from Sudlerville in said county to Millington in Kent County bounded on the east by said state road; on the north by land of Spencer Truitt (once that of Joseph Carson) on the west by the land of Lucien Massey (once of Anna C. Rasin) on the west by the land of the heirs of devisees of S. Sturgis Goodhand and contained within the following metes and bounds, courses and distances, to wit: BEGINNING for the same at a point in said state road and at the end of the divisional line between the land hereby conveyed and that of the heirs of S. Sturgis Goodhand, aforesaid, and running thence (1) north 6-3/4 degrees east 7 1/2 perches; (2) north 25-3/4 degrees east 23-2/5 perches; thence (3) north 10-1/2 degrees east 91-4/5 perches; thence (4) north 8 degrees west 179-2/5 perches to the land abovementioned as that once of Joseph M. Carson; thence with this land (5) south 68-1/2 degrees west 96-3/10 perches to the lands abovementioned as that once of Anna C. Rasin; thence with this land (6) south 21-3/4 degrees west 201-4/10 perches to the land of the heirs of S. Sturgis Goodhand aforesaid; and thence with the last named land (7) south 65-3/4 degrees east 177-7/10 perches to the place of beginning containing TWO HUNDRED AND TWENTY (220) ACRES, THREE (3) ROODS AND EIGHTEEN (18) perches of land, more or less:

**PARCEL NO. 2:** ALL that tract of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on that public road which branches from the Duhmels Corner-Templeville road to lead to the Peters Corner-Templeville road, adjoining the land of George Phillips, that

\$2.50

of Coursey Phillips, that of (or formerly of) Joseph M. George and the lands of others, and contained within the following metes and bounds, courses and distances, to wit: BEGINNING for the same at a stone on the south side of the public road first above mentioned and at the northwest corner of the land of George Phillips and running thence with the land of George Phillips (1) south 19 degrees 41 minutes east 1,438.1 feet to a stone; thence continuing with the land of said George Phillips (2) north 69 degrees 2 minutes east 1,310.6 feet to a stone and to a corner of the land of Coursey Phillips; thence with the land of said Coursey Phillips (3) south 30 degrees 7 minutes east 1,084.1 feet to a stone thence still with the land of said Coursey Phillips (4) south 15 degrees 58 minutes east 455.87 feet to a point and the lands of one Starkey; thence with the last named land (5) south 50 degrees 38 minutes west 651.94 feet to a point; thence still with the last named land and the lands of one Thorp (6) south 84 degrees 21 minutes west 844.52 feet to a point; thence (7) in a northerly direction for a distance of 1,450 feet more or less to a point which is south 19 degrees 41 minutes east 33 feet from the end of the first line hereof; thence (8) with a line drawn westerly, but at a right angle to the last mentioned line (seventh) for a distance of 33 feet; thence (9) north 19 degrees 4 minutes west 1,471.1 feet to said public road and thence (10) north 61 degrees 9 minutes east 33 feet to the place of beginning, CONTAINING FIFTY-THREE AND ONE-FOURTH (53 $\frac{1}{4}$ ) ACRES of land, more or less; Subject however to the easement of the right of-way fully described in and reserved by Joseph M. George to himself, his heirs and assigns, in a deed from himself and wife to the said George Russell Carey:

The foregoing two parcels of land being the same property described in a deed from Bertram Perkins and Alice K. Perkins, his wife, to William E. Palmatory and Ellen H. Palmatory, his wife, dated September 6, 1956, and recorded in Liber T.S.P. No. 30, folio 363, one of the Land Record Books for Queen Anne's County, Maryland.

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

TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging and appertaining unto and to the proper use and benefit of the said Roland Golt and Mary Golt, his wife, their assigns and the heirs and assigns of the survivor, in fee simple.

AND the said William E. Palmatory and Ellen H. Palmatory, his wife, do hereby covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said property as may be requisite.

WITNESS the hands and seals of the said Grantors.

TEST:

*1 witness to be*

*William E. Palmatory* (SEAL)  
William E. Palmatory

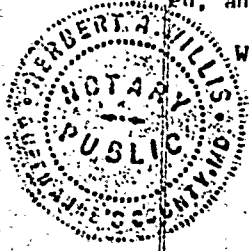
*Ellen H. Palmatory* (SEAL)  
Ellen H. Palmatory

STATE OF MARYLAND, CAROLINE COUNTY, TO WIT:

LIBER 58 PAGE 526

I HEREBY CERTIFY, that on this 17<sup>th</sup> day of January, 1961, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William E. Palmatory and Ellen H. Palmatory, his wife, and duly acknowledged that they executed the said deed for the purposes therein contained, and further acknowledged said instrument to be their act and deed.

WITNESS my hand and Notarial Seal.



*Herbert A. Willis*

Notary Public

*My Comm. expires May 1, 1961*

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber TSP #58 folio 524 a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 13th day of April, nineteen hundred and seventy.

*Charles W. Cecil*  
Clerk of the Circuit Court for Queen Anne's County

*Filed April 13, 1970*

PLAINTIFF'S EXHIBIT #2

*Defendant's Exhibit #2 to testimony  
Plaintiff's Exhibit #2 to testimony*

*Filed July 6, 1970*



#21,613.

Be it remembered that on the Twenty third day of December, in the year nineteen hundred and forty two, the following Deed was brought to be recorded, to wit:-

THIS DEED made this 30th day of November in the Year nineteen hundred and forty-two between Alta Seward Barwick, widow, and Henry Barwick and Blanche Barwick, his wife, of Elsmore, Delaware, and Reba Barwick Teat and Arthur Teat, her husband of Chester, Pennsylvania, parties of the first part, Benjamin H. Engle and Ruth Bennett Engle, his wife, of Baltimore City, parties of the second part and Roland Golt and Mary Wiest Golt, his wife, of Queen Anne's County, State of Maryland, parties of the third part;

WITNESSETH, that the parties of the first part and the parties of the second part for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations then thereunto moving, receipts of which are hereby acknowledged, do hereby grant, convey, remise, release and forever quit-claim unto the parties of the third part, as tenants by the entireties, their heirs and assigns, forever in fee simple, the following described real estate, to wit;

All that lot, tract or part of a tract of land, situate lying and being in the First Election District of Queen Anne's County aforesaid, on the north side of the public road connecting the public road leading from Dixon's Tavern to Sudlersville with the public road leading from Templeville to Duhamel's Corner, adjoining the lands formerly of John E. George and being that part of the farm called "Dolly Varden", containing nine (9) acres Three (3) roods and fifteen (15) square perches, and being the same land which was conveyed by deed dated the sixteenth day of December 1907 to Thomas Howard Barwick by Foster Sudler and Elsie Sudler, his wife, and recorded in Liber W. F. W. 10, folio 368.

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.

*Original Exhibit mailed to Roland Golt Jan 5, 1942 Beverly Gols*

TO HAVE and TO HOLD the land and premises above described unto the parties of the third part, as tenants by the entirities, their heirs and assigns, in fee simple, forever.  
parties of the second part have hereunto affixed their names and seals the day and year first above written.

\$ 200

Filed April 13, 1970

Filed July 1970 PLAINTIFF'S EXHIBIT #3  
Dependent's Exhibit #31 Retaining  
Dependent's Exhibit # 35 Retaining

TEST: (as to Grantors).

RUSSELL O. GRIFFITH

as to Alta Seward Barwick

Henry Barwick  
Blanche Barwick

ANNA J. PLATT

as to Reba Barwick Teat  
Arthur Teat

A. W. LANDON

as to Benjamin H. Engle and  
Ruth Bennett Engle

ALTA SEWARD BARWICK  
Alta Seward Barwick

HENRY BARWICK  
Henry Barwick

BLANCHE BARWICK  
Blanche Barwick

REBA BARWICK TEAT  
Reba Barwick Teat

ARTHUR TEAT  
Arthur Teat

BENJAMIN H. ENGLE  
Benjamin H. Engle

RUTH BENNETT ENGLE  
Ruth Bennett Engle

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF DELAWARE,  
COUNTY OF NEW CASTLE

TO WIT:

I HEREBY CERTIFY that on this 30th day of November in the year nineteen hundred and forty two, before me, the subscriber, a Notary Public of the State of Delaware, in and for New Castle County aforesaid, personally appeared Alta Seward Barwick, widow, and Henry Barwick and Blanche Barwick, wife of Henry Barwick and each acknowledged the foregoing DEED to be their respective act.

name and affixed my notarial seal, the day and year last above written.

LEWIS A. WELSH  
(Notary Public)

Notary  
Public  
Seal.

STATE OF PENNSYLVANIA,  
DELAWARE COUNTY

TO WIT:

I HEREBY CERTIFY that on this Second day of December in the year nineteen hundred and forty two, before me, the subscriber, a Notary Public of the State of Pennsylvania, in and for Delaware County aforesaid, personally appeared Reba Barwick Teat and Arthur Teat, her husband of Chester, Pennsylvania, 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.

JOHN H. PLATT  
Justice of the Peace

Justice of the  
Peace Seal.

My term expires Jan. 1948

STATE OF MARYLAND,  
BALTIMORE CITY

TO WIT:

I HEREBY CERTIFY that on this 9th day of December in the year nineteen hundred and forty two, before me, the subscriber, a Notary Public of the State of Maryland, in and for City aforesaid, personally appeared Benjamin H. Engle and Ruth Bennett Engle, his wife of Baltimore, Maryland 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.

WANDA LONDON  
(Notary Public)

Notary  
Public  
Seal.

LIBER

6 PAGE 92

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber ASG, Jr No. 7, Folio 136, a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 13th day of April, nineteen hundred and seventy.

*Charles H. Coal*

Clerk of the Circuit Court for  
Queen Anne's County

5/ 7050910

Re 4622 RECEIVED FOR RECORD Dec. 20, 1963

P. I. C. LOAN NUMBER

116 1 155 382

MARYLAND

THIS MORTGAGE, made the 18th day of December, 1963, Between ROLAND GOLT and MARY GOLT, his wife

of the County of Queen Anne's, State of Maryland, hereinafter called Mortgagor, and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, hereinafter called Mortgagee, having its principal office in Newark, New Jersey.

Whereas, Mortgagor is justly indebted to Mortgagee in the principal sum of Thirty-two Thousand Dollars and 00/100 Dollars (\$ 32,000.00 ) to secure the payment of which Mortgagor has executed a certain promissory note, of even date herewith, payable to the order of Mortgagee at its office aforesaid or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on the 1st day of December, 1983.

Now, Therefore, This Mortgage Witnesseth, that for the purpose of securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the performance of all the covenants, conditions, stipulations and agreements herein contained and in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, Mortgagor does hereby grant, convey and assign unto Mortgagee, its successors and assigns, all the hereinafter described property, together with the buildings and improvements thereon and the rights, roads, alleys, ways, waters, streets, privileges, interests, easements, hereditaments, appurtenances and advantages thereunto belonging or pertaining, and all the rents, issues and profits thereof, and also all boilers, hot water heaters, plumbing, heating and lighting apparatus, screens, storm windows and doors, ventilating or air condition system, awnings, window shades, Venetian blinds, gas and electric ranges, mechanical refrigeration, clothes washing and drying equipment, mechanical dishwashers, garbage disposal equipment, mantels and linoleum, now owned or which may hereafter be owned by Mortgagor in and upon said premises or which may hereafter be placed in or upon the same, including but not limited to any equity which may be acquired by Mortgagor in any such equipment as a result of the making of installment payments on account of the purchase of the same, and all the interior improvements and fixtures movable or immovable, of every kind and description in and upon said premises or which may hereafter be placed in or upon the same or used in connection therewith (all said property being herein referred to as "the premises").

To Have and To Hold the said premises unto Mortgagee, its successors and assigns, in fee simple As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagor hereby transfers, sets over and assigns to Mortgagee:

(a) All rents, issues and profits of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to Mortgagor, however, so long as Mortgagor is not in default hereunder, the right to receive and retain such rents, issues and profits.

(b) All judgments, awards of damages and settlements hereafter made as a result of or in lieu of any taking of the premises or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the premises or the improvements thereon or any part thereof. Mortgagee may apply all such sums or any part thereof so received on the indebtedness secured hereby in such manner as it elects or, at its option, the entire amount or any part thereof so received may be released.

Mortgagor covenants and agrees with Mortgagee as follows:

1. Mortgagor warrants specially the premises and will execute such further assurances thereof as may be requisite.

2. To pay all sums secured hereby when due.

3. To pay, when due all ground rents, and all taxes and assessments of every type or nature levied or assessed against the premises or upon Mortgagee's interest therein, and any claim, lien or encumbrance against the premises which may be or become prior to this mortgage, and upon payment exhibit to Mortgagee the receipted bills thereof at Mortgagee's place of business.

4. If required by Mortgagee, to also make monthly deposits with Mortgagee, in a non-interest bearing account, together with and in addition to interest and principal, of a sum equal to one-twelfth of the yearly ground rents, taxes and assessments which may be levied against the premises, and (if so required) one-twelfth of the yearly premiums for insurance thereon. The amount of such ground rents, taxes, assessments and premiums, when unknown, shall be estimated by Mortgagee. Such deposits shall be used by Mortgagee to pay such ground rents, taxes, assessments and premiums when due. Any insufficiency of such account to pay such charges when due shall be paid by Mortgagor to Mortgagee on demand. If, by reason of any default by Mortgagor under any provision of this mortgage, Mortgagee declares all sums secured hereby to be due and payable, Mortgagee may then apply any funds in said account against the entire indebtedness secured hereby. The enforceability of the covenants relating to ground rents, taxes, assessments and insurance premiums herein otherwise provided shall not be affected except in so far as those obligations have been met by compliance with this paragraph. Mortgagee may from time to time at its option waive, and after any such waiver reinstate, any or all provisions hereof requiring such deposits, by notice to Mortgagor in writing. While any such waiver is in effect Mortgagor shall pay ground rents, taxes, assessments and insurance premiums as herein elsewhere provided.

5. To pay all taxes which may be assessed upon this mortgage, or said note, or indebtedness secured hereby, without regard to any law, heretofore or hereafter enacted, imposing payment of all or any part thereof upon Mortgagee. In event of enactment of any law imposing payment of all or any portion of any such taxes upon Mortgagee, or the rendering by any court of competent jurisdiction of a decision that the undertaking by Mortgagor, as herein provided, to pay such tax or taxes is legally inoperative, then, unless Mortgagor nevertheless pays such taxes, all sums hereby secured, without any deduction, shall at the option of Mortgagee become immediately due and payable, notwithstanding anything contained herein or any law heretofore or hereafter enacted.

6. To keep the premises insured against loss or damage by fire, windstorm and such other hazards as may be required by Mortgagee, in form and amounts satisfactory to, and in insurance companies approved by Mortgagee, the policies for which insurance shall be payable to Mortgagee. Any and all amounts received by Mortgagee under any of such policies may be applied by Mortgagee on the indebtedness secured hereby in such manner as Mortgagee may, in its sole discretion, elect or, at the option of Mortgagee, the entire amount so received or any part thereof may be released. Such insurance policies, and abstracts and other title evidence, shall be delivered to and held by Mortgagee without liability. Upon foreclosure of this mortgage or other acquisition of the premises or any part thereof by Mortgagee, said policies, abstracts and title evidence shall become the absolute property of Mortgagee.

Original recorded in The Prudential Ins Co. Records  
Book 807, Page 123  
Date 9. Pa.  
1-31-64

Filed July 6, 1970

LIBER 5 PAGE 153

Filed April 13, 1970

3.00 Plaintiff's Exhibit #4 to testimony  
Defendant's Exhibit #4 to testimony

PLAINTIFF'S EXHIBIT #4

LIBER 6 PAGE 93

7. That Mortgagor (i) will not remove or demolish nor alter the design or structural character of any building now or hereafter erected upon the premises unless Mortgagee shall first consent thereto in writing; (ii) will maintain the premises in good condition and repair; (iii) will not commit or suffer waste thereof; (iv) will not cut or remove nor suffer the cutting or removal of any trees or timber on the premises (except for domestic purposes) without Mortgagee's written consent; (v) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises, and will not suffer or permit any violation thereof.

8. If Mortgagor fails to pay any claim, lien or encumbrance which is prior to this mortgage, or, when due any ground rent, tax or assessment or insurance premium, or to keep the premises in repair, or shall commit or permit waste, or if there be commenced any action or proceeding affecting the premises or the title thereto, then Mortgagee, at its option, may pay said claim, lien, encumbrance, ground rent, tax, assessment or premium, with right of subrogation thereunder, may procure such abstracts or other evidence of title as it deems necessary, may make such repairs and take such steps as it deems advisable to prevent or cure such waste, and may appear in any such action or proceeding and retain counsel therein, and take such action therein as Mortgagee deems advisable, and for any of said purposes Mortgagee may advance such sums of money as it deems necessary. Mortgagee shall be the sole judge of the legality, validity and priority of any such claim, lien, encumbrance, ground rent, tax, assessment and premium, and of the amount necessary to be paid in satisfaction thereof.

9. Mortgagor will pay to Mortgagee, immediately and without demand, all sums of money advanced by Mortgagee pursuant to this mortgage, together with interest on each such advancement at the rate of six per cent. (6%) per annum, and all such sums and interest thereon shall be secured hereby.

10. All sums of money secured hereby shall be payable without any relief whatever from any valuation or appraisal laws.

11. If default be made in payment of any installment of principal or interest of said note or any part thereof when due, or in payment, when due, of any other sum secured hereby, or in performance of any of Mortgagor's obligations, covenants or agreements hereunder,

(a) All of the indebtedness secured hereby shall become and be immediately due and payable at the option of Mortgagee, without notice or demand which are hereby expressly waived, and

(b) Mortgagor, in accordance with the provisions of Article LXXVI of the Code of Public General Laws of the State of Maryland, or of any other general or local laws of the State of Maryland relating to mortgages, including any amendments, supplements or additions thereto, does hereby (1) declare his assent to the passing of a decree for the sale of the herein described premises at any time after the recording of this mortgage (said sale to take place after a default has occurred in any of the conditions of this mortgage, as herein provided); and Mortgagor does (2) also authorize Mortgagee, or its attorney, after any such default shall have occurred as aforesaid, to sell the hereby mortgaged premises. Upon any such sale, whether made under the assent to the passing of a decree or under the above power of sale, the premises as a whole may be sold, and it shall not be the duty of the party selling to sell the same in parts or in lots, but such party may do so, and the sale may be made after giving not less than twenty days' notice of the time, place, manner and terms of sale in some newspaper printed in the City or County in which the land is situate; and the party selling may also give such other notice as he may deem expedient. The terms of any such sale may be all cash upon ratification of the sale, or such other terms as the party selling may deem expedient. It is agreed that upon any sale of said premises under this mortgage, whether under the above assent to a decree or under the above power of sale, the proceeds of sale shall be applied as follows, to wit: first, to the payment of all expenses incident to said sale, including a counsel fee of fifty dollars for conducting the proceedings if without contest, but if legal services be rendered to the Trustee appointed by such decree or to Mortgagee, or to the party selling under the power of sale in connection with any contested matter in the proceedings, then such other counsel fees and expenses shall be allowed out of the proceeds of sale as the court may deem proper; also a commission to the party making said sale equal to the commission allowed trustees for making sales of property under a decree of a court of equity in Maryland; second, to the payment of all claims of Mortgagee, whether the same shall have then matured or not; and, third, the balance, if any, to Mortgagor. Half of such commissions and all such expenses and costs shall be paid by Mortgagor in the event that the mortgage debt shall be paid after any advertisement of said premises, but before sale thereof.

(c) Irrespective of whether Mortgagee accelerates the maturity of all indebtedness secured hereby, or institutes foreclosure proceedings, Mortgagee is authorized at any time, without notice, in its sole discretion to enter upon and take possession of the premises or any part thereof, and to perform any acts Mortgagee deems necessary or proper to conserve the premises, and to collect and receive all rents, issues and profits thereof, including those past due as well as those accruing thereafter, or Mortgagee shall be entitled to have a receiver appointed, without regard to the adequacy or inadequacy of the premises as security for the mortgage debt, to enter and take possession of the premises, collect the rents, issues and profits therefrom, and apply the same as the court may direct. In either such case Mortgagee or the receiver may also take possession of, and for these purposes use, any and all personal property contained in the premises and used by Mortgagor in the rental or leasing thereof or any part thereof. The expense (including receiver's fees, counsel fees, costs and agent's compensation) incurred pursuant to the powers herein contained shall be secured hereby. Mortgagee shall (after payment of all costs and expenses incurred) apply such rents, issues and profits received by it on the indebtedness secured hereby in such order as Mortgagee determines. The right to enter and take possession of said property, to manage and operate the same, and to collect the rents, issues and profits thereof, whether by a receiver or otherwise, shall be in addition to any other right or remedy hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. Mortgagee shall be liable to account only for such rents, issues and profits actually received by Mortgagee.

12. If the herein described premises is farm land that upon a sale of the premises hereby mortgaged, under the powers herein granted or pursuant to any judgment or decree of sale, any and all crops then pitched, cultivated or growing on said land, by Mortgagor, or those claiming under him, shall pass with said land to the purchaser at said sale.

13. If the indebtedness secured hereby is now or hereafter further secured by chattel mortgages, pledges, contracts of guaranty, assignments of leases, or other securities, Mortgagee may at its option exhaust any one or more of said securities and the security hereunder, either concurrently or independently, and in such order as it may determine.

14. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

15. Without affecting the liability of any person (other than any person released pursuant hereto) for payment of any indebtedness secured hereby, and without affecting the lien hereof upon any property not released pursuant hereto, Mortgagee may at any time and from time to time, without notice:

- (a) Release any person liable for payment of any indebtedness secured hereby.
- (b) Extend the time, or agree to alter the terms, of payment of any of the indebtedness.
- (c) Accept additional security of any kind.
- (d) Release any property securing the indebtedness.
- (e) Consent to the making of any map or plat of the premises, or the creation of any easements thereon or any covenants restricting use or occupancy thereof.

16. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

17. Until default be made in any covenant or condition of this mortgage (but not thereafter), Mortgagor shall have possession of the premises. When all indebtedness secured hereby has been paid, this mortgage and all assignments herein contained shall be void and this mortgage shall be released by Mortgagee at the cost and expense of Mortgagor, otherwise to remain in full force and effect.

This mortgage shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors and assigns of the parties hereto. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The land and premises hereby granted, conveyed and assigned are situated in 1st Election District of \_\_\_\_\_ County of Queen Anne's \_\_\_\_\_, State of Maryland, and described as follows:

PARCEL NO. 1. ALL that tract of land or farm called or known as "Maynors Chance" the "Maynor Farm" of Abraham J. Gadd and more recently called or known by the name of "Sunnyside" situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the left side of the State Road leading from Sudlersville in said county to Millington in Kent County bounded on the east by said state road; on the north by land of Spencer Truitt (once that of Joseph Carson) on the west by the land of Lucien Massey (once of Anna C. Rasin) on the south by the land of devisees of S. Sturgis Goodhand and contained within the following metes and bounds, courses and distances, to wit: BEGINNING for the same at a point in said state road and at the end of the divisional line between the land hereby conveyed and that of the heirs of S. Sturgis Goodhand aforesaid, and running thence (1) north 6-3/4 degrees east 7-1/5 perches (2) north 25-3/4 degrees east 23-2/5 perches; thence (3) north 10-1/2 degrees east 91-4/5 perches; thence (4) north 8 degrees west 179-2/5 perches to the land above mentioned as that once of Joseph M. Carson; thence with this land (5) south 68-1/2 degrees west 96-3/10 perches to the land abovementioned as that once of Anna C. Rasin; thence with this land (6) south 21-3/4 degrees west 201-8/10 perches to the land of the heirs of S. Sturgis Goodhand aforesaid; and thence with the last named land (7) south 65-3/4 degrees east 177-7/10 perches to the place of beginning containing TWO HUNDRED AND TWENTY (220) ACRES, THREE (3) RODES AND EIGHTEEN (18) perches of land, more or less.

SAVE AND EXCEPT therefrom, however, so much of said land which by deed dated March 17, 1951 and recorded among the land records of Queen Anne's County in Liber T.S.P. No. 1 folio 101 was granted and conveyed by Bertram J. Perkins and wife unto the State of Maryland, to use of the State Roads Commission of Maryland.

PARCEL NO. 2. ALL that tract of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on that public road which branches from the Duhamels Corner-Templeville road to lead to the Peters Corner-Templeville road, adjoining the land of (or formerly of) George Phillips, that of Coursey Phillips, that of (or formerly of) Joseph M. George, (now of Clifford Knight) and the land of others, and containing within the following metes and bounds, courses and distances, to wit: BEGINNING for the same at a stone on the south side of the public road first above mentioned and at the northwest corner of the land of George Phillips and running thence with the land of George Phillips (1) south 19 degrees 41 minutes east 1,438.1 feet to a stone; thence continuing with the land of said George Phillips (2) north 69 degrees 2 minutes east 1,310.6 feet to a stone and to a corner of the land of Coursey Phillips; thence with the land of said Coursey Phillips (3) south 30 degrees 7 minutes east 1,084.1 feet to a stone, thence still with the land of said Coursey Phillips (4) south 15 degrees 58 minutes east 455.87 feet to a point and the lands of one Starkey; thence with the last named land (5) south 50 degrees 38 minutes west 651.84 feet to a point; thence still with the last named land and the lands of one Thorp (6) south 84 degrees 21 minutes west 844.52 feet to a point; thence (7) in a northerly direction for a distance of 1,450 feet more or less to a point which is south 19 degrees 41 minutes east 33 feet from the end of the first line hereof; thence (8) with a line drawn westerly, but at a right angle to the last mentioned line (seventh) for a distance of 33 feet; thence (9) north 19 degrees 4 minutes west, 1,471.1 feet to said public road and thence (10) north 61 degrees 9 minutes east 33 feet to the place of beginning, CONTAINING FIFTY-THREE AND ONE-FOURTH (53 1/4) ACRES of land, more or less;

SUBJECT, however, to the reservation of an easement for ingress, regress and egress by Joseph M. George and wife, his heirs and assigns, fully described in a deed dated July 29, 1939 and recorded among said land records in Liber A.S.G. Jr. No. 1 folio 424 to George Russell Carey and wife.

BEING the same two parcels of land which by deed dated July 9, 1961 and recorded among said land records in Liber T.S.P. No. 58 folio 524 were granted and conveyed by William E. Palmatory et ux. unto said Mortgagor.

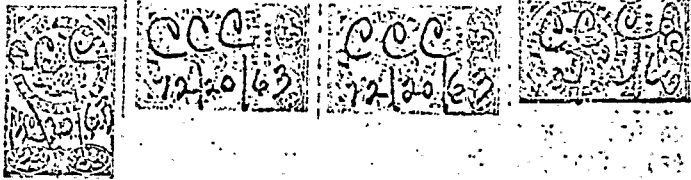
LIBER 5 PAGE 155

LIBER 6 PAGE 95

Witness, Mortgagor's hand(s) and seal(s).

*Clayton C. Carter*  
*Francis E. Butler*

*Roland Golt* (SEAL)  
Roland Golt  
*Mary Golt* (SEAL)  
Mary Golt



STATE OF MARYLAND  
COUNTY OF QUEEN ANNE'S

On this the 18th day of December, 1963, before me, *Francis E. Butler*, the undersigned officer, personally appeared Roland Golt and Mary Golt, his wife

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

At the same time also personally appeared Clayton C. Carter, agent for the within named Mortgagee and made oath in due form of law that the consideration set forth in said mortgage is true and bona fide as therein set forth; and also made oath that he is the agent of the Mortgagee.

In Witness Whereof I hereunto set my hand and official seal.

*Francis E. Butler*  
Notary Public

My commission expires May 3, 1965



Date  
Newark, New Jersey

For Value Received, The Prudential Insurance Company of America hereby releases the within and foregoing mortgage.

Witness the corporate seal of said body corporate and the signature of its Vice President.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA,

By \_\_\_\_\_  
Vice President

Witness:

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber CWC #5 folio 153 a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 13th day of Day, nineteen hundred and seventy.

*Charles W. Cecil*  
Clerk of the Circuit Court for  
Queen Anne's County



4/1  
Circuit Court For Queen Anne's County

EQUITY SUMMONS:

\_\_\_\_\_ May \_\_\_\_\_ Return Day

File No. 5121 Chy.

Docket C.W.C. #2, fol. 151

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

TO: Roland Golt  
Sudlersville, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of May

\_\_\_\_\_, next, to answer an action at the suit of

Mary Wiest Golt  
Millington, Maryland

Issued the 13th day of April 19 70

Witness the Honorable Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: James E. Thompson, Jr.  
117 Lawyers Row  
ADDRESS: Centreville, Maryland 21617  
Telephone No. 758-0877

*Charles W. Cecil*

(Seal of Court)

Clerk

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE May 19,  
19 70, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

*Filed Apr 20, 1970*

LIBER 6 PAGE 97  
8 38

Summons served and copy of Summons and Bill of Complaint left with Roland Golt this 17th Day of April 1970.

*George B. Sharp*  
Sheriff for Queen Anne's County

Chy No 5121

Bill of Complaint

### SHERIFF'S RETURN

SUMMONED *The Prudential Insurance Company of America*  
A CORPORATION, BY SERVICE ON *Newton Stearn Jr*  
DEPUTY STATE INSURANCE COMMISSIONER AND A COPY OF NOTICE AND NOTICE  
TO BLEND WITH COPIES OF THE PROCESS IN DUPLICATE LEFT WITH SAID  
DEPUTY STATE INSURANCE COMMISSIONER.

*4/29/70*  
*1:02 PM*  
*Wolff*

*James J. Pelt*  
SHERIFF

*Filed May 8, 1970*

Circuit Court For Queen Anne's County

EQUITY SUMMONS:

1582

May Return Day

File No. 5121 Chy.

Docket C.W.C. No. 2, folio 151.

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

TO: The Prudential Insurance Company of America,  
a New Jersey Corporation  
(Serve on: Newton I. Steers, Jr.  
Insurance Commissioner  
301 West Preston Street  
Baltimore, Maryland 21201)

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of May  
next, to answer an action at the suit of

Mary Wiest Golt  
Millington, Maryland

DELIVERED BY

Issued the 13th day of April 19 70

APR 29 1970

Witness the Honorable Chief Judge of the Second Judicial Circuit of Maryland.

STATE INSURANCE DEPARTMENT  
OF MARYLAND

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: James E. Thompson, Jr.  
117 Lawyers Row  
ADDRESS Centreville, Maryland 21617  
Telephone No. 758-0877

*Charles J. Cecil*

Clerk

(Seal of Court)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE May 19,  
19 70 THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

*Fold May 8, 1970*

LIBER

6 PAGE 99

Circuit Court for Queen Anne's County

RECEIVED  
SHERIFF'S OFFICE  
APR 21 8 33 AM '70  
BALTIMORE CITY, MD.

*Sm*

*Q. P. Day No 5121*

*Just + Rfc  
(21)*

Received... day of *Apr* 19. 70  
and forthwith delivered to the  
Sheriff of Baltimore City.

*Robert H. ... Clerk*

8

MARY WIEST GOOT  
Millington, Maryland

vs.

ROLAND GOLT  
Sudlersville, Maryland

and

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA,  
a New Jersey Corporation

IN THE CIRCUIT COURT FOR  
QUEEN ANNE' SOOUNTY

Equity No. 5121

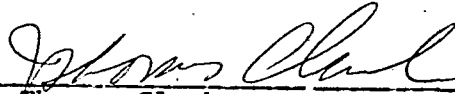
ANSWER TO BILL OF COMPLAINT

Roland Golt, Defendant, by J. Thomas Clark, his attorney, in answer to the Bill of Complaint heretofore filed against him, says:

1. That he admits the matters and facts contained in paragraphs 1, 2, 3 and 4 of said Bill of Complaint.

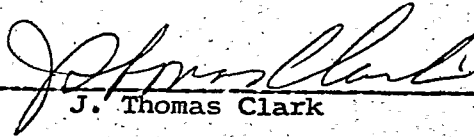
2. In answer to paragraph 5 of said Bill of Complaint, this Defendant agrees that the only way in which there can be an adequate division of this property is by sale and a division of the net proceeds thereof.

Respectfully submitted,



J. Thomas Clark  
118 N. Commerce St.  
Centreville, Md. 21617  
Phone: 7581392  
Attorney for Defendant, Roland Golt

I HEREBY CERTIFY, that on this 15th day of May, 1970, I served a copy of the foregoing Answer to Bill of Complaint on James E. Thompson, Jr., Esquire, Attorney for Plaintiff, by mailing a copy of the same to him addressed to 117 Lawyers Row, Centreville, Md., by U. S. Mail prepaid; and The Prudential Insurance Company of America, c/o Newton I. Steers, Jr., Insurance Commissioner, 301 West Preston Street, Baltimore, Maryland, 21201.



J. Thomas Clark

*Filed May 18, 1970*

LASA

6-102

9

MARY WIEST GOLT  
MILLINGTON, MARYLAND

VS.

ROLAND GOLT  
SUDLERSVILLE, MARYLAND

AND

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA  
A NEW JERSEY CORPORATION

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

EQUITY NO. 5121

\* \* \* \* \*

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Mary Wiest Golt by James E. Thompson, Jr., her attorney, unto your Honors respectfully represents.

1. That the Bill of Complaint in the above-entitled case was filed on the 13th day of April, 1970, and summons duly issued.

2. That summons was served upon the Defendant, The Prudential Insurance Company of America, on April 29, 1970, and duly returned to this Court.

3. That the Defendant, The Prudential Insurance Company of America, has failed to appear in these proceedings, either in person or by attorney, although the time provided by law for its appearance has expired.

4. That your Plaintiff is advised that she is entitled to have her Bill taken Pro Confesso against the above named Defendant.

WHEREFORE, the Plaintiff prays this Honorable Court pass an Order directing that the Bill of Complaint be taken Pro Confesso against the said The Prudential Insurance Company of America.

*James E. Thompson, Jr.*  
James E. Thompson, Jr.  
117 Lawyers Row  
Centreville, Maryland 21617

Telephone: 758-0877  
Attorney for Plaintiff

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617  
758-0877

*Filed June 17, 1970*

DECREE

10

The proceedings heretofore had in this cause having been read and considered, it is thereupon this 17 day of June, 1970, 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 be and the same is hereby taken Pro Confesso as against the Defendant, The Prudential Insurance Company of America, 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 this Court to support the allegations contained in the Bill Of Complaint.

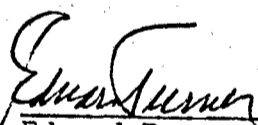
Richard H. Turner Jr.  
JUDGE

*Filed June 17, 1970*

11  
MARY WIEST GOLT  
vs.  
ROLAND GOLT, et al.

IN THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY No. 5121

The undersigned, one of the standing Examiners for the Circuit Court for Queen Anne's County, did, at the request of J. Thomas Clark, Solicitor for Roland Golt, Defendant, at the law office of the said J. Thomas Clark, 118 North Commerce Street, Centreville, Maryland, on Thursday, June 25, 1970, at 10:00 o'clock a.m., after swearing the witnesses and the stenographer, proceed to take their testimony; and I do hereby further certify that I was present during the taking of said testimony, that the examination was properly conducted, and that I did not deem it necessary for me to examine any of the witnesses, there being no irregular or unusual circumstances in the taking of said testimony or in the conduct of the proceedings. Mr. James E. Thompson, Jr., Solicitor for the Plaintiff, did not desire to be present and waived his right to cross-examine any of the witnesses.

  
Edward Turner, Examiner

Filed July 6, 1970



The first witness, produced on behalf of the Defendant, having been duly sworn, did depose and say:

Questions by the Examiner:

- Q: State your name, age, occupation and residence.
- A: Roland Golt, 64, farmer, Sudlersville, Maryland.
- Q: Is there any pending or prior litigation between you and the other party to this suit?
- A: Yes, there was a divorce action in which my wife obtained a divorce on March 19, 1970.

Questions by Mr. Clark:

- Q: Mr. Golt, who is Mary Wiest Golt?
- A: She is my former wife.
- Q: I show you Plaintiff's Exhibit No. 1 to the Bill of Complaint and I ask you if you can identify it?
- A: This is a certified copy of the divorce decree between my wife and myself.

Mr. Clark: Offered into evidence is Plaintiff's Exhibit No. 1 to the Bill of Complaint and I ask that it be marked Defendant Exhibit No. 1 to this testimony.

- Q: Would you state whether or not you and your former wife own any real estate together as tenants in common, which was formerly held by you and your wife as tenants by the entireties?
- A: Yes.
- Q: What property do you own?
- A: A farm containing approximately 220 acres and a tract of woodland containing approximately 53 acres and another parcel of approximately 9 acres.
- Q: Where are these different properties located?
- A: The farm is going from Sudlersville to Millington on the west side of Route 313, about one and one-half miles from Sudlersville, between Sudlersville and Millington.
- Q: Would you please describe the farm as to improvements and the tillable acres?
- A: The land is good productive land and every inch of land is tillable and not a water lead on it. The buildings are fair, a double corn crib holds about 4,000 bushels, a cow stable about 105 feet long, a two car garage, a grainery in good condition, a hen house in good condition, milk house, implement shed about 80 feet long and a house for a hired hand.
- Q: What is the composition of these buildings?
- A: They are all frame with metal roof. They need some work. The house is a three story frame, wood shingle roof, five rooms downstairs and a front porch all enclosed with storm windows. There are four rooms and a bath upstairs and three rooms in the third floor. There is also a side porch all enclosed and a cement floor in it.

Page Two

Q: As to the 53 acre woodlot, where is it located?

A: On the road running from Sudlersville to the Delaware line about two miles off of Route 300 and adjoins Jim Phillips and Tom Starkey lands and also adjoins the Thorpe lot.

Q: What does this woodlot consist of?

A: It is good timber and has not been cut for the last 30 or 40 years. It is mostly oak and some gum in it, not too much though.

Q: Is this timber land accessible from a public road?

A: Yes, there is an ample right of way from the public road in to it.

Q: Where is the location of the 9 acre tract?

A: On the road from Roe's elevator out to the Templeville-Duhamel road.

Q: What does it consist of?

A: It is an unimproved woodlot with one acre of cleared land and the balance of woodland consists of some poplar and oak.

Q: Is it located on a public highway?

A: Yes, it adjoins the road.

Q: I show you this deed and ask you if you can identify it?

A: This is a deed from William E. Palmatory and wife to myself and my former wife of two parcels of land, the first parcel, being Parcel No. 1 is for 220 acre tract and Parcel No. 2 is for the 53 acre woodlot.

Mr. Clark: Offered into evidence is Plaintiff's Exhibit No. 2 to the Bill of Complaint and I ask that it be marked Defendant's Exhibit No. 2 to this testimony.

Q: I show you this paper writing and ask you if you can identify it?

A: This is a deed from Alta Seward Barrick and others to myself and my former wife of the 9 acre tract.

Mr. Clark: Offered into evidence is Plaintiff's Exhibit No. 3 to the Bill of Complaint and I ask that it be marked Defendant's Exhibit No. 3 to this testimony.

Q: Will you state whether or not any part of this property is subject to a mortgage?

A: Yes, the farm and the 53 acre tract are subject to a mortgage from my former wife and myself to the Prudential Insurance Company of America, the balance is now about \$20,000.00.

Q: I show you this paper writing and ask you if you can identify it?

A: This is the mortgage from myself and my former wife to The Prudential Insurance Company of America.

Page Three

Mr. Clark: Offered into evidence is Plaintiff's Exhibit No. 4 to the Bill of Complaint and I ask that it be marked Defendant's Exhibit No. 4 to this testimony.

Q: Will you state whether or not any or all of these three parcels of land are susceptible of partition without loss or injury to either party to this suit?

A: No.

Q: Why?

A: Because it would result in loss or injury to the remaining party of any real estate that might be attempted to be divided between my wife and myself.

Q: What in your opinion is the fair market value of the farm and give your reasons for your evaluation?

A: My opinion of the value of the 220 acres tract is \$150,000.00, and this is based on an offer I had about three or four months ago for \$150,000.00, and also because of its location, I believe it is worth that much.

Q: Mr. Golt, what is your evaluation of the fair market value of the 53 acre tract of woodland?

A: \$200.00 per acre or a total of \$10,600.00. I place this value at \$100.00 per acre for the timber and \$100.00 per acre for the land.

Q: Mr. Golt, what in your opinion is the fair market value of the 9 acre tract.

A: I would say \$2,000.00.

Q: Would you state whether or not that the only way there could be an equitable division to the interested parties to this real estate would be by having the real estate sold and dividing the net proceeds between you and your wife?

A: Yes.

The second witness produced on behalf of the Defendant, having been duly sworn, did depose and say:

Questions by Mr. Clark:

Q: State your name, age, residence and occupation.

A: Herbert A. Willis, 56, Sudlersville, Maryland, I am a real estate broker.

Q: How long have you been in the real estate business?

A: Since 1945.

Q: Are you familiar with land values in Queen Anne's County, Maryland, and more particularly around the Sudlersville area?

A: Yes, I have been in the real estate business for the last 30 years and have been an appraiser of land since 1950. I am familiar with values in this area because I am constantly appraising property for estates, insurance companies and the Internal Revenue Service and I make many sales in this locality.

Page Four

- Q: Are you familiar with the three parcels, the subject of this suit, namely the parcel containing 220 acres of land, more or less, and the woodlot on or near the Duhamel Corner-Templeville Road, consisting of 53 acres, and the woodlot of 9 acres, of which one acre is cleared land, on the old Roe's elevator road?
- A: Yes, I am.
- Q: How familiar?
- A: I am very familiar with all the land mentioned here, in fact I handled the sale to Mr. and Mrs. Golt and I personally inspected it again on June 24, 1970.
- Q: Mr. Willis, will you state whether or not all or any of these three parcels of land or real estate, which are the subject of this suit, are of such a nature that they could be divided without loss or injury to either of the interested parties?
- A: No, I wouldn't feel that the property could be divided equitably between Mr. and Mrs. Golt without one of them suffering a loss or injury.
- Q: Would you state whether or not the only way there could be an equitable division to the interested parties of the real estate would be by having it sold and dividing the proceeds?
- A: Yes.
- Q: Mr. Willis, we will take the 220 acre farm, please describe it?
- A: The farm is located approximately one mile north of Sudlersville on the west side of Route 313 adjoining the lands of George Godfrey, Lucian Massey and John Truitt. The farm proper contains 220.86 acres of land, all of which is tillable. The land is productive and has been well-farmed. It is improved by the following improvements: two-story frame dwelling with two porches, one bath, oil-fired forced air heat, containing 1,344 square feet of area. The house is in fair condition, needing only minor repairs. There is a cowbarn, frame with loft above, 18 x 105, presently used for breeding hogs. Dairy, cinder block, 8 x 18, good condition. Silo, concrete stave, 14 x 50, brand new in 1965. Implement shed, frame with metal roof, 20 x 80, good repair. Grainery, frame with metal roof, 24 x 24, good repair. Garage, frame with metal roof, 20 x 24. Hog house, frame with metal roof, 20 x 20. Chicken house, frame with metal roof, 20 x 22. Three corn cribs, frame with metal roof, 24 x 40. In making an appraisal or giving what I consider to be the fair market value of this farm on today's market, the best guide to its value would be by the comparable method. This procedure is used extensively by most appraisers and involves the comparing of the property in question with like properties in the same area which have been recently sold by a willing seller to an able and willing buyer. I value this farm at \$557.00 per acre, for a total of \$123,000.00. I have arrived at this figure by using the the following comparable sales: Elwood H. Jackson to Charles E. and John M. Haines of

Page Five

295.790 acres, 191 acres tillable, for \$125,000.00 on April 17, 1970; Lewis E. and Edith M. Shelton to Oscar A. and Walter E. Schmidt of 177 acres, 136 acres tillable, for \$85,000.00, sold not yet recorded; Mary Ellen Rash to Oscar A. and Walter E. Schmidt of 199 acres, 150 acres tillable, for \$88,000.00, sold May 19, 1969. The Rash farm and the Shelton farm are located on the Sudlersville cemetery and Route 300 roads, there locations are very similar to the Golt property. The land is of the same quality, the improvements are similar. The Jackson farm is located approximately five miles northeast of Sudlersville in the First District on the Felton-Blanco Road. The farm land is similar but the location is not as good as the Golt property.

Q: What is your evaluation of the fair market value of the 53 acre woodlot?

A: I value the 53 acres of woodland at \$7,950.00. I feel that there is \$5,000.00 worth of timber on this property. I would suggest that the woodland be sold with the farm even though the two parcels are not contiguous, because I feel that the farm and woodlot would bring \$130,000.00 in its entirety.

Q: What is your evaluation of the fair market value of the 9 acre lot, of which one acre is cleared, located on the Roe's elevator-Dixon Tavern Road?

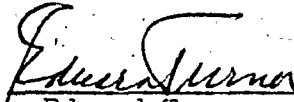
A: This 9 acre to 10 acre tract is located on county hardtop road, the Dixon Tavern Road and borders the running stream that divides my farm and the Golt property. I feel that this piece of property is worth \$2,000.00.

There being no further witnesses to be examined, the Examiner herewith makes his return to the testimony of the respective witnesses, and the cost chargeable are as follows:

Betty M. Comegys, Stenographer-----\$20.00

Edward Turner, Examiner-----\$10.00

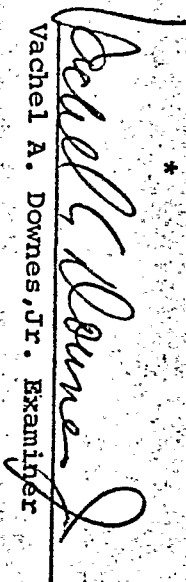
And I do further certify that said testimony was commenced at 10:00 o'clock a.m. and was completed at 11:30 o'clock a.m., or a period of one hour and thirty minutes.

  
Edward Turner, Examiner

Filed July 6, 1970

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. - 21617

MARY WIEST GOLF \* IN THE CIRCUIT COURT FOR  
VS. \* QUEEN ANNE'S COUNTY  
ROLAND GOLF \*  
AND \* EQUITY NO. 5121  
THE PRUDENTIAL INSURANCE \*  
COMPANY OF AMERICA \*

  
Vachel A. Downes, Jr. Examiner

12  
 MARY WIEST GOLT \* IN THE CIRCUIT COURT FOR  
 VS. \* QUEEN ANNE'S COUNTY  
 ROLAND GOLT \* EQUITY NO. 5121  
 AND \*  
 THE PRUDENTIAL INSURANCE \*  
 COMPANY OF AMERICA \*

\* \* \* \* \*

The undersigned, one of the standing Examiners for the Circuit Court for Queen Anne's County, at the request of James E. Thompson, Jr., Solicitor for the Complainant, did, at the office of the said James E. Thompson, Jr., 117 Lawyers Row, Centreville, Maryland, on Thursday, June 18, 1970, at 1:30 o'clock, P. M., after swearing the witnesses and the stenographer, proceeded to take their testimony; and I do hereby further certify that I was present during the taking of said testimony, that the examination was properly conducted, and that I did not deem it necessary for me to examine any of the witnesses, there being no irregular or unusual circumstances in the taking of said testimony or in the conduct of the proceedings. J. Thomas Clark, Solicitor for the Defendant, waived his right to be present and waived his right to cross-examine and of the Plaintiff's witnesses.

*Vachel A. Downes, Jr.*  
 Vachel A. Downes, Jr., Examiner

*Filed July 6 1970*



The first witness, Mary Wiest Golt, being first duly sworn, did depose and say:

Questions by the Examiner:

Q: Will you please state your name, age, residence and occupation?

A: Mary Wiest Golt, age 52, I live at Millington, Maryland, and I am a beautician.

Q: Is there any other litigation presently between you and Roland Golt and/or The Prudential Insurance Company of America?

A: No.

Questions by Mr. Thompson:

Q: Mrs. Golt, you were previously married to Roland Golt, is that correct?

A: Yes.

Q: And you were on March 10, 1970, granted an a vinculo divorce?

A: Yes.

Q: I show you now this paper writing and ask if you can identify it?

A: Yes, that is a Certified Copy of my divorce decree.

Mr. Thompson: Mr. Examiner, this paper writing is already a part of the record being identified as Plaintiff's Exhibit No. 1, I would like to have it so marked for identification and I offer it into evidence as Plaintiff's Exhibit No. 1.

Mr. Examiner: Let it be admitted and so marked.

Q: Mrs. Golt, during the time that you and Mr. Golt were married you purchased several parcels of land, did you not?

A: Yes.

Q: And at the time of your divorce you still owned a farm containing approximately 220 acres, a woodlot containing 53½ acres, and a third small parcel of land containing 9 acres, is that correct?

A: Yes.

Q: Mrs. Golt, I show you this paper writing and ask if you can identify it?

A: Yes, that is a Certified Copy of the Deed from William E. Palmatory and Ellen H. Palmatory, his wife, for some of their property.

Q: Of which two parcels, Mrs. Golt?

A: Parcel No. 1 is for the farm, 220 acres; Parcel No. 2 is a woodlot for 53½ acres of land.

Mr. Thompson: Mr. Examiner, this paper writing is already a part of the record and being identified as Plaintiff's Exhibit No. 2, attached to the Bill of Complaint, I would like to have it again so marked and I offer it into evidence.

Mr. Examiner: Let it be admitted and so marked.

Q: Mrs. Golt, I show you a third paper writing and ask if you can identify it?

A: It is a Deed for a lot of land from Alta Seward Barrick to my ex-husband and me for 9 acres and over.

Mr. Thompson: Mr. Examiner, this paper writing like the others is already a part of the record being Plaintiff's Exhibit No. 3 and attached to the original Bill of Complaint, I would like to offer it into evidence and request that it be marked as Plaintiff's Exhibit No. 3.

Mr. Examiner: Let it be admitted and so marked.

Q: Mrs. Golt, will you state whether or not any part of this property was encumbered by a Mortgage?

A: Yes.

Q: Which parcels?

A: The farm and the woodlot.

Q: I show you now, Mrs. Golt, a fourth paper writing and ask if you can identify it?

A: Yes, this is a Certified Copy of the Mortgage between my ex-husband and me to The Prudential Insurance Company of America.

Mr. Thompson: Mr. Examiner, this paper writing like the others is already a part of the record being Plaintiff's Exhibit No. 4 and attached to the Bill of Complaint. I would like to offer the same in evidence and have it again marked as Plaintiff's Exhibit No. 4.

Mr. Examiner: Let it be admitted and so marked.

Q: Mrs. Golt, I notice that the face amount of this Mortgage is \$32,000.00. Do you know what the unpaid balance is?

A: I have been advised by The Prudential that it is approximately \$23,000.00.

Q: Mrs. Golt, directing your attention now to the parcel of land contained in Plaintiff's Exhibit No. 3, that the approximately 9 acres located in the First Election District of Queen Anne's County, is it improved or unimproved?

A: Unimproved.

Q: What kind of land is it?

A: About 3 acres of clear land and the rest is scrubbed timber.

Q: Mrs. Golt, directing your attention to Parcel No. 2, which was contained in the Deed marked Plaintiff's Exhibit No. 2, the 53½ acres of woodland, what is the character of that particular parcel of property?

A: It's woodland.

Q: Do you have any ideas to the value of that particular parcel of property?

A: \$100.00 or more per acre.

Q: Directing your attention, Mrs. Golt, to Parcel No. 1 in that same Deed marked Plaintiff's Exhibit No. 2, the farm which contains 220 acres of land, are there any improvements on this farm?

A: There is a 10 room frame dwelling house with central heat, running

water and bath.

Q: Is it in good condition?

A: Yes.

Q: What other improvements are on the property?

A: Silo, cow stable, cow stable with 13 stanches, nice barn, a garage, implement shed.

Q: Are these buildings all in good condition?

A: Fair.

Q: Mrs. Golt, you filed a Partition proceeding asking that this land and the improvements be divided between you and your ex-husband, is that correct?

A: Yes.

Q: In other words since your divorce you desire to have your half of the property separate from your ex-husband?

A: Yes.

Q: In your opinion, Mrs. Golt, is it possible to divide these several parcels of land.

A: No, as to the farm there is a house and the out-buildings which can't be divided. The fields are different fertility and the woodlands itself varies from acre to acre as to its value.

Q: Do you feel Mrs. Golt that there would be a loss occasioned by an effort to divide this property?

A: Yes, in addition to what I have already said to cut the farm in half would make the two pieces so small that it would lose its value as a farm.

Q: Mrs. Golt, do you desire that this property be sold, the Mortgage paid, and the net proceeds divided between you and your husband after the cost of sale?

A: Yes.

Q: Do you feel that this is the only fair way the property can be divided equally?

A: Yes.

Q: Do you feel that it is advantageous to both you and your ex-husband as well The Prudential Insurance Company to have this property sold and the money divided?

A: Yes.

Q: Why?

A: There has been very little paid on the principal of the Mortgage. I have never gotten anything out of any of the properties since I separated from my ex-husband, and I don't believe he is making any large amount of money. It seems to me that we both can do better by investing the money some place else.

Q: With regard to the farm of 220 plus acres Mrs. Golt, do you have any estimate as to the value of that farm?

A: At the price of properties I would say between \$110,000.00 and \$120,000.00.

The second witness, Harper Starkey, being first duly sworn, did depose and say.

Questions by the Examiner:

Q: Will you please state your name, age, residence and occupation?

A: Harper Starkey, 63 years old, I live at Sudlersville, Maryland, and my occupation is Tax Assessor.

Questions by Mr. Thompson:

Q: Mr. Starkey, how long have you been a Tax Assessor?

A: Ten years.

Q: What are your duties in that capacity?

A: We have to inspect every property every three years, each property every three years, and we have to assess it at a certain percent of value and try to keep all assessments equal.

Q: In assessing property is it necessary for you to determine a fair

market value for the property?

A: Yes, it is.

Q: And this is a part of your daily work?

A: Yes.

Q: Prior to becoming a Tax Assessor Mr. Starkey what was your occupation?

A: I was a farmer and livestock dealer.

Q: And how long were you a farmer?

A: Forty years.

Q: Mr. Starkey, I take it from your testimony that you are then familiar with property values in Queen Anne's County?

A: Yes, I am.

Q: In addition to making your own appraisals do you have any occasion to examine Deeds shortly after they are put on record in order to keep abreast of what property is actually selling for in this County?

A: Yes.

Q: Mr. Starkey, I would like to direct your attention first of all to a farm which is presently owned by Mary Wiest Golt and Roland Golt, which is located near Sudlersville, and contains approximately 220 acres of land, are you familiar with that particular piece of property?

A: Yes, I am.

Q: By virtue of what reason?

A: Both by Tax Assessor and I farmed that farm for 14 years?

Q: I take it then Mr. Starkey after having farmed or tilled the farm for 14 years you are intimately familiar with its fertility and the quality of the ground, etc.?

A: That is right, I am.

Q: How many tillable acres are in this farm?

A: Approximately 215 acres.

Q: What improvements are on the farm?

A: It consists of a frame dwelling, three story house, and it has a bath and running water, electric, and the works the last time I was in there. There is a cow stable, milk house, hog pen, chicken house, two corn cribs, granary, and silo.

Q: In what condition are the out-buildings, generally?

A: I would say fair condition.

Q: Mr. Starkey, have you been asked by me to give this farm particular additional attention and to give me your appraisal of the present fair market value?

A: Yes, you have.

Q: Now, have you arrived at a fair market value for the farm?

A: I believe so.

Q: And, what is that value.

A: I would say \$105,000.00.

Q: Mr. Starkey, in your opinion is it possible to partition or divide this farm in kind without loss or damage to the two owners?

A: In my opinion I would say no.

Q: Why.

A: Because it wouldn't leave enough land to pay a farmer to buy it if it was divided.

Q: Is there any particular market in that area for smaller parcels of land for sub-division purposes?

A: No, there isn't.

Q: Then the highest and best use of this property would be for farming?

A: Yes, that is right.

- Q: Then, do I understand that it is your opinion that it would be advantageous to both parties if they desire to partition the same to sell and divide the money?
- A: In my opinion that is right.
- Q: Mr. Starkey, directing your attention to a parcel of land containing approximately 53 acres which I think heretofore has been a part of this farm, are you familiar with that parcel of land?
- A: Yes, I am.
- Q: Did that go with the farm when you tilled it?
- A: Yes, that is right.
- Q: Have you been on and walked over this particular piece of property?
- A: Several times but not in the last 14 years.
- Q: Are you now familiar with that property in the last 14 years as a Tax Assessor?
- A: Yes, I am.
- Q: In your opinion what would be a fair market value for this particular piece of land?
- A: I would say approximately \$5,000.00.
- Q: What type of land is it?
- A: It's woodland that has been cut over some 35 years ago and it does have some good timber in it and some of it is not.
- Q: Mr. Starkey, could this particular piece of property, the 53 acres of woodland, be divided in kind without loss or injury to either of the two owners?
- A: No, I don't think it could, you could divide it but it would reduce the value.
- Q: Mr. Starkey, are you also familiar with a parcel of land containing a little over 9 acres also owned by Mary Wiest Golt and Roland Golt by which is located on the North side of the public



road from Dixon's Tavern to Sudlersville and the public road from Templeville to Duhamel's Corner?

A: Yes, I am.

Q: Can you describe the type of property?

A: Well, there use to be a house on it and there was a small portion of it clear land that they use to till and have as a garden, and the rest of it runs down in a branch.

Q: In your opinion can this property be divided without loss or injury to either of the two owners?

A: No, I don't think it could.

Q: Can you give me a reason, Mr. Starkey?

A: If it was divided there wouldn't be enough land there to suit anybody, or a house or anything.

Q: Do you have any estimate to appraisal as to the value of this particular piece of property?

A: I would say between \$900.00 and \$1,000.00.

There being no further witnesses to be examined, the Examiner herewith makes his return to the testimony of the respective witnesses, and the costs chargeable as follows:

Jean G. Anthony, Stenographer, for taking and transcribing the testimony. . . . . \$20.00

Vachel A. Downes, Jr., Examiner . . . . . 10.00

And I do further certify that said testimony was commenced at 1:30 a.m. and was completed at 2:35 a.m., or a period of 65 minutes.

*Vachel A. Downes Jr.*  
Vachel A. Downes, Jr., Examiner

*Filed July 6. 1970*

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MARY WIEST GOLT

vs.

ROLAND GOLT

and

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY No. 5121

Charles W. Cecil, Clerk

Sir:

Please enter my appearance as a co-counsel for  
Roland Golt, Defendant.

John T. Clark, III  
John T. Clark, III  
Attorney for Roland Golt

I HEREBY CERTIFY that on this 8th day of July, 1970, I served a copy of the foregoing Notice of Appearance on James E. Thompson, Jr., Attorney for Plaintiff, by mailing a copy of the same to him, U. S. Mail prepaid, at his law office at 117 Lawyers Row, Centreville, Maryland, 21617, and upon The Prudential Insurance Company of America, by mailing a copy of the same to it in care of Newton I. Steers, Jr., Insurance Commissioner, 301 W. Preston Street, Baltimore, Maryland, 21201.

John T. Clark, III  
Attorney for Roland Golt

Filed July 9, 1970

LIBER

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MARY WIEST GOLT \* IN THE CIRCUIT COURT FOR  
 vs. \* QUEEN ANNE'S COUNTY  
 ROLAND GOLT \* EQUITY NO. 5121  
 and \*  
 THE PRUDENTIAL INSURANCE \*  
 COMPANY OF AMERICA \*

\* \* \* \* \*

The above cause standing ready and being submitted, the proceedings were by the Court read and considered.

It is thereupon on this 18<sup>th</sup> day of July 1970 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 will be sold for the purpose of partition;

That James E. Thompson, Jr. and John T. Clark, III, be and they are hereby appointed Trustees to make sale thereof, but before they shall make the judicial sale, they shall file with the Clerk of this Court a bond to the State of Maryland, in the penalty of One hundred and thirty three thousand dollars (\$133,000.00), and with such surety as shall be approved pursuant to Maryland Rule H2 conditioned on faithful performance and execution of the Trust reposed in them; that before they shall make a public sale, they shall give notice by advertisement of the time, place and terms of sale in a newspaper published in Queen Anne's County; such notice shall be given at least once in each week for three (3) successive weeks, the first such publication to be not less than fifteen (15) days prior to sale and the last such publication to be not more than one (1) week prior to sale, and shall describe the property to be sold to such extent as to make it readily recognizable.

That the terms of the sale shall be determined by the Trustees.

That said Trustees shall comply with Maryland Rules BR6a and BR6b (2) and (3).

That upon the Court's ratification of said sale, and on payment of the whole of the 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 the real estate so sold to the purchaser or purchasers, his, her, or their heirs, free, clear and discharged from all claims of the parties to this cause.

That said Trustees 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 proceeding and such commissions to such Trustees as the Court shall think proper to allow a consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their Trust.

*Harry A. Park*  
\_\_\_\_\_  
JUDGE

*Filed July 20, 1970*

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617  
758-0877

LIBER

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15

RECEIVED FOR RECORD July 20, 1970

Maryland

# WESTERN SURETY COMPANY

One of America's Oldest Bonding Companies

CHICAGO • SIOUX FALLS • DALLAS  
PALO ALTO • BALA-CYNWYD, PA.

## TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS:

BOND No. 19-TM-1340

That we, James E. Thompson, Jr. and John T. Clark, III, as Principal, and the WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, as Surety, authorized to do business in the State of Maryland, are held and firmly bound in the sum of One Hundred and Thirty-three Thou/ (\$ 133,000.00) DOLLARS.  
(NOT VALID IF FILLED IN FOR MORE THAN \$300,000.00)  
 to be paid to the said State of Maryland or its certain Attorney, to which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally, by these presents.

Scaled with our seals and dated this 20th day of July, 1970.

WHEREAS, the above bounden James E. Thompson, Jr. and John T. Clark, III a decree of the Circuit Court for Queen Anne's County, in by virtue of Equity, in the suit entitled "Mary Wiest Golt vs. Roland Golt, et al.", being Chancery No. 5121 ~~is~~ said decree bearing date of July 18, 1970, the said James E. Thompson, Jr. and John T. Clark, III, were appointed Trustees to sell the real estate described in the aforesaid proceedings.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH. That if the above bounden James E. Thompson, Jr. and John T. Clark, III

do and shall well and truly and faithfully perform the trust reposed in them as Trustees under the ~~deed~~ <sup>decree</sup> 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 ~~property~~ <sup>property</sup>, 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

Betty M. Comery As to Principal  
Betty M. Comery As to Surety

James E. Thompson Principal  
John T. Clark, III Principal

W. Hoffman By L. Hoffman WESTERN SURETY COMPANY

Countersigned by L. Hoffman & Co. Maryland Resident Agent

Security approved and Bond filed July 20, 1970  
Charles A. Civil, Clerk

1200-4-00

OVER

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber C.W.C. No. 1, folio 370, a Bond Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 20th day of July, nineteen hundred seventy.

Charles H. Cecil  
Clerk of the Circuit Court for Queen Anne's County

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., August 24, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Trustee's sale

in the case/estate of Chancery cause No. 5121

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 24th day of August, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 29th day of July, 1970, and the last insertion on the 19th day of August, 1970.

THE RECORD-OBSERVER CORPORATION

By Walter M. Moore

Filed Aug 24, 1970

C  
**TRUSTEES SALE**  
**OF**  
**FARM, WOODLAND AND LOT**

Under and by virtue of a Decree of the Circuit Court for Queen Anne's County, passed July 18, 1970 in Chancery Cause No. 5121, the undersigned Trustees will sell at public auction in front of the Court House door, Centreville, Maryland on

**MONDAY, AUGUST 24, 1970**

at 11:00 A.M.

the following three Parcels of land, to wit:

**PARCEL NO. 1**—ALL that tract of land or farm called or known as "Maynors Chance" the Maynor Farm", of Abraham J. Gadd and more recently called or known by the name of "Sunnyside", situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the left side of the State Road leading from Sudlersville in said county to Millington in Kent County bounded on the east by said state road; on the north by land of Spencer Truitt (once that of Joseph Carson) on the west by the land of Lucien Massey (once of Anna C. Rasin) on the west by the land of the heirs of devisees of S. Sturgis Goodhand and contained within the following metes and bounds, courses and distances, to wit: BEGINNING for the same at a point in said state road and at the end of the divisional line between the land hereby conveyed and that of the heirs of S. Sturgis Goodhand, aforesaid, and running thence (1) north 6-3/4 degrees east 7 1/2 perches; (2) north 25-3/4 degrees east 23-2/5 perches; thence (3) north 10-1/2 degrees east 91-4/5 perches; thence (4) north 8 degrees west 179-2/5 perches to the land abovementioned as that once of Joseph M. Carson; thence with this land (5) south 68-1/2 degrees west 96-3/10 perches to the lands abovementioned as that once of Anna C. Rasin; thence with this land (6) south 21-3/4 degrees west 201-8/10 perches to the land of the heirs of S. Sturgis Goodhand aforesaid; and thence with the last named land (7) south 65-3/4 degrees east 177-7/10 perches to the place of beginning containing **TWO HUNDRED AND TWENTY (220) ACRES, THREE (3) ROODS AND EIGHTEEN (18) perches** of land, more or less. BEING the same and all of the land designated as Parcel No. 1 in a Deed from William E. Palmatory and wife to Roland Golt and Mary Golt dated January 9, 1961, recorded January 9, 1961 in Liber T.S.P. No. 58, folio 524, a Land Record Book for Queen Anne's County.

Parcel No. 1 contains approximately 215 tillable acres in a high state of cultivation. Buildings consist of a 10 room frame dwelling house with central heat and bath, cow barn, silo, dairy, implement shed, 3 corn cribs, granary, garage, etc.

Sellers reserve all 1970 crops. Purchaser to have right to plant fall crops. Full possession of land and building January 1, 1971, and after ratification of sale and final settlement.

**PARCEL NO. 2**—ALL that tract of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on that public road which branches from the Duhamels Corner-Templeville road to lead to the Peters Corner-Templeville road, adjoining the land of (or formerly of) George Phillips, that of Coursey Phillips, that of (or formerly of) Joseph M. George, (now of Clifford Knight) and the land of others, and containing within the following metes and bounds, courses and distances, to wit: BEGINNING for the same at a stone on the south side of the public road first above mentioned and at the northwest corner of the land of George Phillips and running thence with the land of George Phillips (1) south 19 degrees 41 minutes east 1,438.1 feet to a stone; thence continuing with the land of said George Phillips (2) north 69 degrees 2 minutes east 1,310.6 feet to a stone and to a corner of the land of Coursey Phillips; thence with the land of said Coursey Phillips (3) south 30 degrees 7 minutes east 1,084.1 feet to a stone thence still with the land of said Coursey Phillips (4) south 15 degrees 58 minutes east 455.87 feet to a point and the lands of one Starkey; thence with the last named land (5) south 50 degrees 38 minutes west 651.84 feet to a point; thence still with the last named land and the lands of one Thorp (6) south 84 degrees 21 minutes west 844.52 feet to a point; thence (7) in a northerly direction for a distance of 1,450 feet more or less to a point which is south 19 degrees 41 minutes east 33 feet from the end of the first line hereof; thence (8) with a line drawn westerly, but at a right angle to the last mentioned line (seventh) for a distance of 33 feet; thence (9) north 19 degrees 4 minutes west, 1,471.1 feet to said public road and thence (10) north 61 degrees 9 minutes east 33 feet to the place of beginning, **CONTAINING FIFTY-THREE AND ONE-FOURTH (53 1/4) ACRES** of land, more or less; Subject however to the easement of the right-of-way fully described in and reserved by Joseph M. George to himself, his heirs and assigns, in a deed from himself and wife to the said George Russell Carey. BEING the same and all of the land designated as Parcel No. 2 in a deed from William E. Palmatory and wife to Roland Golt and Mary Golt dated January 9, 1961, recorded January 9, 1961 in Liber T.S.P. No. 58, folio 524, a Land Record Book for Queen Anne's County.

Full possession on ratification of sale and final settlement.



Parcel No. 2 is woodland and contains merchantable timber.  
PARCEL NO. 3—ALL that lot, tract or part of a tract of land situate lying and being in the First Election District of Queen Anne's County aforesaid, on the north side of the public road connecting the public road leading from Dixon's Tavern to Sudlersville with the public road leading from Templeville to Duhamel's Corner, adjoining the lands formerly of John E. George and being that part of the farm called "Dolly Varden", containing nine (9) acres Three (3) roods and fifteen (15) square perches. BEING the same and all of the land granted and conveyed to Roland Golt and Mary Wiest Golt by Alta Seward Barwick, widow et al, by Deed dated November 30 1942, recorded December 23, 1942, in Liber A.S.G. JR. No. 7, folio 136, a Land Record Book for Queen Anne's County.

Full possession on ratification of sale and final settlement.

**TERMS OF SALE:**

Fifteen per cent (15%) of the purchase price in cash (Certified or Cashier's Check) on day of sale, the balance thereof upon ratification of sale, 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 to the satisfaction of the Trustees.

Taxes and other public charges to be adjusted to date of final settlement.

All transfer expenses including, but not limited to, preparation of deed, recording charges and all costs incident thereto, recordation stamps and transfer tax shall be paid by purchaser.

And such other terms as may be announced at said sale.

James E. Thompson, Jr.

John T. Clark, III

Trustees

William J. Barcus, Jr.  
Auctioneer

4-8-19

MARY WIEST GOLT

vs.

ROLAND GOLT

add

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY No. 5121

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of the real estate made in this cause by James E. Thompson, Jr. and John T. Clark, III, the Trustees appointed to make such sale unto your Honors respectfully represents:

1. That pursuant to the decree of this Honorable Court passed on the 18th day of July, 1970, your Trustees filed a bond in this cause in the penalty sum of \$133,000.00 with corporate surety thereon, which said bond was duly approved by the Clerk of this Court.

2. That thereupon pursuant to said decree, your Trustees advertised the time, place, manner and terms of sale in the Queen Anne's County Record-Observer, a newspaper published in Queen Anne's County, Maryland, for more than three successive weeks prior to August 24, 1970, as will appear by reference to the certificate of advertisement of sale, which is attached hereto as a part hereof. In addition, your Trustees also advertised said sale in the Wall Street Journal, New York Times, Daily Record and numerous other newspapers.

3. That your Trustees pursuant to said advertisement at 11:00 o'clock a.m. on Monday, August 24, 1970, in front of the Court House Door, Centreville, Maryland, offered the real estate described in said advertisement for sale at public auction by William J. Barcus, Jr., Auctioneer, after first having read said advertisement of sale.

4. That at the time and place aforesaid, the properties were sold as follows:

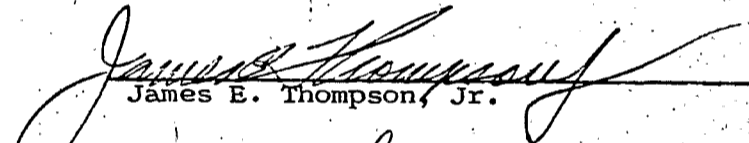
Parcel No. 1, the farm known as "Maynors Chance" containing 220 acres, 3 roods and 18 perches of land was first offered and the highest bid for said parcel no. 1 was \$105,000.00 made by George H. Godfrey, individually, and as agent for Mary C. Godfrey, his wife, the said George H. Godfrey has complied with the terms of sale by paying your Trustees the sum of \$15,750.00 and the execution of a promissory note payable upon ratification of the sale for the sum of \$89,250.00, with interest at the rate of 6% per annum.

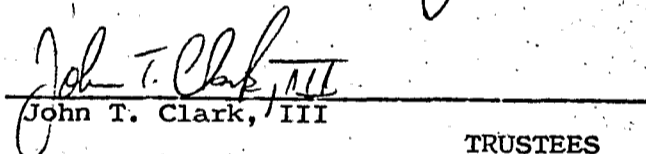
As per announcement made at the time of sale Parcel No. 2, 53 $\frac{1}{4}$  acres of woodland was next offered for sale and the highest bid for said parcel no. 2 was \$5,500.00 made by Leo M. Dulin, individually, and as agent for his wife, L. Frances Dulin, the said Leo M. Dulin has complied with the terms of sale by paying your Trustees the sum of \$825.00 and the execution of a promissory note payable upon ratification of the sale for the sum of \$4,675.00, with interest at the rate of 6% per annum.

Parcel No. 3, containing 9 acres, 3 roods and 15 square perches of land was next offered for sale and the highest bid for said parcel no. 3 was \$1,550.00 made by J. Wilson Clark and John M. Ashley, Jr., the said J. Wilson Clark and John M. Ashley, Jr. have complied with the terms of sale by paying your Trustees the full purchase price of \$1,550.00.

5. That your Trustees believe that the prices obtained for the above three parcels of land, which total \$112,050.00, are the best prices obtainable for said properties.

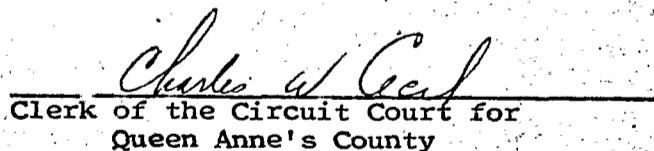
Respectfully submitted,

  
James E. Thompson, Jr.

  
John T. Clark, III  
TRUSTEES

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

I, HEREBY CERTIFY, that on this 24<sup>th</sup> day of August, 1970, before me, Clerk of the Circuit Court for Queen Anne's County, personally appeared James E. Thompson, Jr. and John T. Clark, III, Trustees in the aforesaid matter and then 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 set forth and that the sales therein reported were fairly made.

  
Clerk of the Circuit Court for  
Queen Anne's County

*Filed Aug 24, 1970*

18

### ORDER NISI ON SALE

MARY WIEST GOLT  
vs.  
ROLAND GOLT  
and  
THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA

In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5121

ORDERED, this 24th day of August, 19 70, that the sale of the real property, made and reported in this cause by James E. Thompson, Jr. & John T. Clark, III, Trustees, be ratified and confirmed, on or after the 24th day of September, 19 70, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 17th day of September, 19 70.

The report states the amount of sales to be \$ 112,050.00.

Charles W. Cecil Clerk

Filed Aug. 24, 1970

19

MARY WIEST GOLT \* IN THE CIRCUIT COURT FOR  
vs. \* QUEEN ANNE'S COUNTY  
ROLAND GOLT, ET AL \* IN EQUITY NO. 5121  
\* \* \* \* \*

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

I HEREBY CERTIFY that on this 24th day of August, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared George H. Godfrey and made oath in due form of law that he purchased Parcel No. 1 ( 220 acre, 3 rood, 18 perch farm ) for his own interest and as agent for his wife, Mary C. Godfrey. And further that he did not directly or indirectly discourage anyone from bidding for said property.

Jean G. Anthony  
Notary Public  
My Commission Expires: July 1, 1974



Filed Aug. 25, 1970  
LIBER 6 131

20

LIBER

6 PAGE 132

MARY WIEST GOLT

\*

IN THE CIRCUIT COURT FOR

VS.

\*

QUEEN ANNE'S COUNTY

ROLAND GOLT, ET AL

\*

IN EQUITY NO. 5121

\* \* \* \* \*

STATE OF MARYLAND )

(

TO WIT:

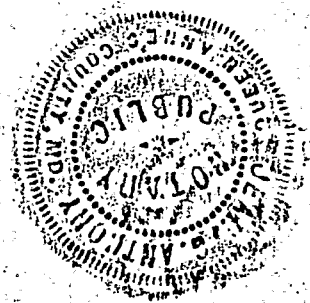
QUEEN ANNE'S COUNTY)

I HEREBY CERTIFY that on this 24<sup>th</sup> day of August, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Leo M. Dulin and made oath in due form of law that he purchased Parcel No. 2 ( 53 $\frac{1}{2}$  acre woodland ) for his own interest and as agent for his wife, L. Frances Dulin. And further that he did not directly or indirectly discourage anyone from bidding for said property.

Jean H. Anthony

Notary Public

My Commission Expires: July 1, 1974



JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617

750-0877

2/

MARY WIEST GOLT \* IN THE CIRCUIT COURT FOR  
 VS. \* QUEEN ANNE'S COUNTY  
 ROLAND GOLT, ET AL \* IN EQUITY NO. 5121  
 \* \* \* \* \*

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

I HEREBY CERTIFY that on this 24<sup>th</sup> day of August, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared J. Wilson Clark and John M. Ashley, Jr. and made oath in due form of law that they purchased Parcel No. 3 ( 9 acres 3 roods 15 perches ) for their own interest. And further that they did not directly or indirectly discourage anyone from bidding for said property.

Jean G. Anthony  
 Notary Public  
 My Commission Expires: July 1, 1974



JAMES E. THOMPSON, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MD. 21617

756-0877

LIBER

8 183

**Order Nisi On Sale**  
In the Circuit Court  
for Queen Anne's County  
In Equity  
- Cause No. 5121 -  
MARY WIEST GOLT  
- vs -  
ROLAND GOLT

- and -  
THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA  
ORDERED, this 24th day of  
August, 1970, that the sale of the  
real property, made and reported in  
this cause by James E. Thompson,  
Jr. & John T. Clark, III, Trustees,  
be ratified and confirmed, on or  
after the 24th day of September,  
1970, unless cause to the contrary  
thereof be previously shown;  
provided a copy of this order be  
inserted in some newspaper  
published in Queen Anne's County,  
Maryland, once in each of three  
successive weeks before the 17th  
day of September, 1970.

The report states the amount of  
sales to be \$112,050.00.

Charles W. Cecil, Clerk

Filed August 24, 1970

True Copy

Test: Charles W. Cecil, Clerk

31-9-9

LIBER 6 PAGE 134

Queen Anne's

# RECORD-OBSERVER

Centreville, Md. September 24, 19 70

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that  
the Order Nisi

in the case/estate of Mary Wiest Golt

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 3 successive weeks before the 17th day of September, 19 70, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 26th day of August 19 70, and the last insertion on the 9th day of Sept., 19 70

THE RECORD-OBSERVER CORPORATION

By Shelly Star

*Filed Sept 24, 1970*

23

MARY WIEST GOLT

vs.

ROLAND GOLT

and

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

No. 5121

FINAL RATIFICATION OF SALE

ORDERED, by the Circuit Court for Queen Anne's County, in Equity, this 25<sup>th</sup> day of Sept., 1970, that the sale of real estate made and reported in this cause by James E. Thompson, Jr. and John T. Clark, III, Trustees, be, and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although due notice thereof appears to have been given as required by the proceeding Order Nisi; and the Trustees are allowed the usual commissions and such proper expenses, not personal, for which they shall produce vouchers thereof to the Auditor.

And it is FURTHER ORDERED that Edward Turner be appointed Special Auditor.

B. Hackett Turner Jr.  
JUDGE

*Filed Sept 25, 1970*

24

MARY WIEST GOLT	:	IN THE CIRCUIT COURT FOR
vs.	:	QUEEN ANNE'S COUNTY
ROLAND GOLT	:	IN EQUITY
and	:	No. 5121
PRUDENTIAL INSURANCE CO.	:	
OF AMERICA	:	

PETITION FOR SPECIAL FEE FOR SPECIAL AUDITOR

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Edward Turner, Special Auditor, unto your Honor, respectfully sets forth:

1. That your Petitioner was appointed Special Auditor in this cause by Order of this Honorable Court of September 25, 1970.

2. That in the stating of this audit, your Petitioner has been required to go through and examine numerous papers and documents, which involved a great deal more time and work than is usually expended in the preparation of an ordinary audit.

WHEREFORE, your Petitioner prays this Honorable Court to pass an Order allowing him a fee of \$350.00 for stating this audit.

Respectfully submitted,

Edward Turner  
Special Auditor

Filed Oct 21, 1970

ORDER OF COURT

25

Upon the foregoing Petition, it is this 22<sup>nd</sup> day of October, 1970, by the Circuit Court for Queen Anne's County, in Equity, ORDERED that Edward Turner, Special Auditor, be and he is allowed a fee of \$350.00 for stating the audit in the above entitled cause.

B. Hackett Turner Jr.  
JUDGE

Filed Oct. 22, 1970



26  
MARY WIEST GOLT

vs.

ROLAND GOLT

and

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

No. 5121

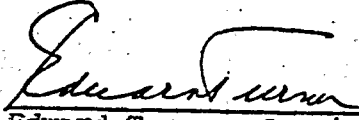
TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of Edward Turner, Special Auditor,  
unto Your Honor, respectfully sets forth:

1. That he was duly appointed as Special Auditor  
by Order of this Court of September 25, 1970, to state the  
audit in this cause, and that thereafter and before stating  
the within account, your Special Auditor duly took the oath  
and qualified for his appointment.

2. That in the within Account, said Trustees  
are charged with the total proceeds of the real estate sold  
in this cause, and are allowed thereafter their commissions  
for making said sale, the Court costs, the premium on the  
corporate surety bond filed in this cause, costs of advertising  
Notice of Sale and publishing Order Nisi of sale, plus the  
several other advertising costs, the Auctioneer's fee for  
crying said sale, the State and County taxes on real estate  
sold in this cause, the fee of your Special Auditor for  
stating this audit, per Order of Court, and thereafter the  
amount of judgment against the parties to this cause,  
attorney's fee and court costs therein, plus the amount due  
on the mortgage in this cause, and the balance was directed  
to be distributed to the owners thereof.

Respectfully submitted,

  
Edward Turner, Special Auditor

October 22, 1970

*Filed Oct. 22. 1970*

Cause No. 5121

The proceeds of the sale of real estate reported in this cause, in account with James E. Thompson, Jr. and John T. Clark, III, Trustees, appointed by this Honorable Court, to make the sale herein reported in these proceedings (and vendors of said land)

Cr.

1970

Sept. 25	By gross proceeds of the sale of said land, per report of said vendors, to wit:-----	\$112,050.00
	By interest collected on principal since sale, per settlement sheets, to wit:-----	629.52
	By refund on State and County taxes, per settlement sheets, to wit:-----	661.87
	Total proceeds to be accounted for-----	<u>\$113,341.39</u>

Dr.

To James E. Thompson, Jr. and John T. Clark, III, Trustees (and vendors), their commissions for making said sale-----\$ 5,783.98

To do., for an amount paid Charles W. Cecil, Clerk, for advanced court costs, per receipt exhibited, to wit:----- 15.00

To do., for an amount due Charles W. Cecil, Clerk, for court costs, per statement exhibited, as follows, to wit:

1-Costs of Charles W. Cecil, Clerk----	\$155.50	
2-Sheriff of Queen Anne's County-----	2.00	
3-Sheriff of Baltimore City-----	8.00	
4-Appearance fee of James E. Thompson, Jr., Attorney-----	10.00	
5-Vachel A. Downes, Jr., Examiner-----	10.00	
6-Jean G. Anthony, Stenographer-----	20.00	
7-Edward Turner, Examiner-----	10.00	
8-Betty M. Comegys, Stenographer-----	20.00	
9-Appearance fee of J. Thomas Clark and John T. Clark, III, Attorneys-----	10.00	245.50

To do., for an amount paid L & W Insurance Agency, for the premium on the corporate surety bond filed in this cause, per receipt exhibited, to wit:----- 399.00

To do., for amounts paid Queen Anne's Record-Observer, per receipts exhibited, as follows, to wit:

1-For publishing advertisement of sale-----	\$218.75	
2-For publishing Order Nisi of Sale---	14.00	232.75

To do., for amounts paid for advertising costs, per receipts exhibited, as follows, to wit:

1-Daily Record-----	\$ 52.50
2-The Washington Post-----	58.14
3-The Quarryville Sun-----	21.00
4-News & Farmer-----	67.50
5-The New York Times-----	104.40
6-The Monitor-Register Co.-----	9.00

October 22, 1970

*Edward Turner*  
Special Auditor

7-The A.S. Abell Co. (Sunpapers)-----	\$ 40.80	
8-Dow Jones & Co., Inc.-----	70.38	
9-Oxford Press-----	22.50	
10-Middletown-----	28.80	
11-The Easton Publishing Co.-----	50.70	
12-Bay Times-----	42.25	
13-The National Observer-----	41.82	609.79
To do., for an amount due William J. Barcus, Jr., Auctioneer, for crying sale of real estate, per rules of court, the sum of-----		200.00
To do., for amounts paid William R. Wilson, III, Treasurer, for 1970-71 State and County taxes, on real estate sold in this proceeding, per receipts exhibited, to wit:-----		897.67
To Edward Turner, Special Auditor, for stating this audit, per Order of Court of October 22, 1970, the sum of-----		350.00
To balance to be carried forward before dis- tribution to creditors-----	104,607.70	
	<u>\$113,341.39</u>	<u>\$113,341.39</u>

October 22, 1970

Special Auditor

Cr.

By balance carried forward-----\$104,607.70

Dr.

To Sudlersville Bank of Maryland, for amount due on judgment in Law #2632-----	\$ 6,392.88	
To Robert R. Price, Jr., Attorney's fee in Law #2632-----	50.00	
To Charles W. Cecil, Clerk, Court costs in Law #2632-----	17.00	
To Charles W. Cecil, Clerk, Court costs in Law #2633-----	18.00	
To Prudential Insurance Co. of America, for balance due on mortgage on real estate sold in this cause-----	23,494.24	
To balance carried forward for distribution-----	74,633.58	
	<u>\$104,607.70</u>	<u>\$104,607.70</u>

October 22, 1970

*Edward Turner*  
Special Auditor

Cr.

By balance carried forward for distribution-----\$74,633.58

Dr.

To Mary Wiest Golt, one-half of the net proceeds,  
or the sum of-----\$37,316.79

To Roland Golt, one-half of the net proceeds,  
or the sum of----- 37,316.79  
\$74,633.58 \$74,633.58

October 22, 1970

*Edward Turner*  
Special Auditor

*Filed Oct. 22. 1970*

27  
MARY WIEST GOLT

vs.

ROLAND GOLT

and

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

No. 5121

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned Special Auditor hereby certifies that on October 22, 1970, the date the audit in the above entitled cause was filed in this Court, that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:

Mary Wiest Golt  
Millington, Maryland

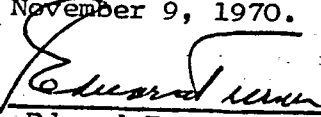
Roland Golt  
Sudlersville, Maryland

The Prudential Insurance Company  
of America  
c/o Newton I. Steers, Jr.  
Insurance Commissioner  
301 West Preston Street  
Baltimore, Maryland 21201

James E. Thompson, Jr.  
117 Lawyers Row  
Centreville, Maryland 21617

John T. Clark, III  
118 N. Commerce St.  
Centreville, Maryland 21617

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on October 22, 1970, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before November 6, 1970, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on November 9, 1970.

  
Edward Turner, Special Auditor

Filed Oct. 29 1970

28

NISI RATIFICATION OF AUDIT

Mary Wiest Golt

vs.

Roland Golt

In the Circuit Court  
for Queen Anne's County

In Equity

Cause No. 5121

ORDERED, this 22nd. day of October, 19 70, that the report and account filed in these proceedings by Edward Turner Special, Auditor, be ratified on or after the 9th. day of November, 19 70, unless cause to the contrary thereof be previously shown; provided notice is given in manner provided by Maryland Rule 595 g to persons entitled thereto.  
~~published in Queen Anne's County, Maryland, in accordance with the provisions of the~~  
~~of the~~ day of, 19xx.

Charles W Cecil Clerk

Filed Oct. 22, 1970

29

FINAL RATIFICATION OF AUDIT

Mary Wiest Golt

vs.

Roland Golt et al

In the Circuit Court  
for Queen Anne's County

In Equity

Cause No. 5121

ORDERED by the Court that the account of the Special Auditor is finally ratified and confirmed, and James E. Thompson, Jr. and John T. Clark, III, Trustees are directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

Dated: Nov. 10, 1970

Charles W Cecil Clerk

Filed Nov 10, 1970

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Fifth Day of June, in the year nineteen hundred and seventy, the following Report of Tax Sales was brought to be recorded, to wit:--

IN THE MATTER OF THE  
 TAX SALES IN QUEEN ANNE'S  
 COUNTY, MARYLAND, FOR THE  
 YEAR 1970, OF PROPERTIES  
 ASSESSED TO THE FOLLOWING:  
 LEWIS R. AND MAE H. ALVIS;  
 JOHN J., MARGARET E. AND J.  
 ROSCOE CLOUGH; JOSEPH THORPE;  
 IRWIN L. AND MARGARET A. CROW;  
 WALTER BERRY; JOHN WHITTINGTON;  
 BRIDGESIDE, INC.; WILLIAM A.  
 AND BARBARA E. BAKER; WILLIAM  
 A. AND JACQUELINE BRACK; CHARLES  
 K. AND IRENE J. BRYAN; THOMAS  
 AND BARBARA CARNICOM; SYLVESTER  
 AND ANNA M. LAYAROWICZ; JOHN W.  
 MACKENZIE; NED T. MINEHART;  
 ROCKS ENGINEERING CO.; HENRY I.  
 SCOTT; FRANCIS P. STEFANIK;  
 THOMAS C. JR. AND SHIRLEY  
 STEWART; RICHARD B. SEXTON;  
 EILEEN J. TRENT AND RUTH I.  
 NORTON; CLYDE TAWNEY; ARTHUR,  
 NANCY AND MARGARET WRIGHT;  
 WILLIAM H. AND EDITH WEIGAND;  
 SUSAN KAHN; ORELCO CORP.;  
 BERNICE BARNETT ET AL; HAROLD  
 A. AND DOLORES BRATCHER; LLOYD  
 C. AND DORIS E. CANNON; WILLIAM  
 JR. AND BETTY DANIELS; WALTER  
 AND ARZELIA KENNEDY; CHARLES S.  
 AND LILLIAN TEAGUE; CHARLES S.  
 AND LILLIAN TEAGUE; CHARLES S.  
 AND LILLIAN TEAGUE.

IN  
 THE  
 CIRCUIT COURT  
 FOR  
 QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5137

REPORT OF TAX SALES

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Tax Sales made by William R. Wilson, III, Treasurer for Queen Anne's County, unto your Honors, respectfully represents:

1. That in the annual levy made by The County Commissioners of Queen Anne's County for the fiscal year 1969-1970 there were assessed to the respective persons taxes for Queen Anne's County and the State of Maryland, levied against certain parcels all situate in certain designated districts of Queen Anne's County. The respective persons against whom and the respective parcels against which the taxes were levied are hereinafter fully designated, the taxes having been so levied and assessed were placed in the hands of William R. Wilson, III, Treasurer for Queen Anne's County, for collection.

JAMES E. THOMPSON, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MD. 21617

728-0877

6 MAY 1970

2. That as to the properties hereinafter set forth respectively, the taxes thereon were not paid when due.

3. That William R. Wilson, III, Treasurer, caused to be published in the Queen Anne's Record-Observer and Bay Times, newspapers printed and published and of general circulation in Queen Anne's County, once in each of two successive weeks, between the 15th day of February and the first day of March, a list of all delinquents, together with the amount of taxes for which they were respectively in arrears, with a notice of warning to such delinquents thereto appended that unless payment be made in full of said taxes, together with all interest and costs accrued thereon to the date of payment, on or before the 10th day of April, 1970, the same would be collected by process of law.

4. That the said County Treasurer did cause to be mailed to each of said delinquents at the address shown on the County assessment ledgers between the 15th day of March and the first day of April an account of his taxes, which were in arrears, with a notice of warning to such delinquents thereto appended that unless payment be made in full of all taxes, together with all interest and costs accrued thereon to date of payment on or before the 10th day of April, 1970, the same would be collected by process of law.

5. That the said County Treasurer did cause to be published in the Queen Anne's Record-Observer and Bay Times, newspapers printed and published and of general circulation in Queen Anne's County, for three successive weeks prior to the third Tuesday in May, a list of all delinquents assessed with real estate, giving the names of the persons assessed, a brief description of the property and the district of its location, together with the amount of taxes in arrears thereon, including all taxes on personalty in arrears, by the owner of the real estate, with a notice appended that if said taxes, together with all interest, costs, expenses and commissions accrued and to accrue are not paid before the third Tuesday in May, 1970, the Treasurer would proceed at 10:00 a.m. on that day, at the Court House in said County, to offer said property for sale to the highest bidder for cash. A certificate of said publication is attached hereto as a part hereof.

6. The said Treasurer not having received the taxes in arrears on the several parcels of land, hereinafter described, did proceed to sell on May 19, 1970, at 10:00 a.m. (D.S.T.) in front of the Court House Door, Centreville, Maryland, under the terms of said notice all of said properties in the following manner. The advertisement of sale was first read, and then the properties were offered to the highest bidder, one at a time, by Ross Rhodes, Auctioneer. There follows the description of the properties, the amount of taxes and interest accrued, the pro-rata costs of advertising said sale, the County Treasurer's fees, and all other charges, costs, fees, and expenses incident to said sale, the person to whom and at what price each of said several properties were respectively sold.

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD 21027  
780-0077



FIRST DISTRICT

ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Barclay, being designated as Parcel 81, Block 23, on Map 19, Queen Anne's County Tax Maps, consisting of 15 acres of land, more or less. Assessed value \$1,506.00, assessed to Lewis R. and Mae H. Alvis for \$37.80 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 37.80
Interest-----	1.51
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 67.31</u>
5 % Treasurer's Commission-----	75.00
	<u>\$142.31</u>

The property was sold to Kenneth E. Brown at and for the sum of One Thousand Five Hundred Dollars (\$1,500.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Templeville, being designated as Parcel 44, Block 14, on Map 20, Queen Anne's County Tax Maps, consisting of 15 acres of land, more or less and improvements. Assessed value \$1,130.00, assessed to John J., Margaret E. and J. Roscoe Clough for \$28.36 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 28.36
Interest-----	1.13
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 57.49</u>
5% Treasurer's Commission-----	82.50
	<u>\$139.99</u>

The property was sold to Michael Revyuk at and for the sum of One Thousand Six Hundred Fifty Dollars (\$1,650.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located on Peters Corner Road, being designated as Parcel 33, Block 6, on Map 19, Queen Anne's County Tax Maps, consisting of 12 acres of land, more or less. Assessed value \$240.00, assessed to Joseph Thorpe \$6.02 taxes in arrears plus interest, costs, and expenses to day of sale.

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD 21617

750-0077

LINE 6 PAGE 148

Taxes-----	\$ 6.02
Interest-----	.27
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 34.29</u>
5% Treasurer's Commission-----	65.00
	<u>\$ 99.29</u>

The property was sold to Ted Lissauer at and for the sum of One Thousand Three Hundred Dollars (\$1,300.00), he being then and there the highest bidder therefor.

SECOND DISTRICT

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located Lots 888-889 Chester Harbor, being designated as Parcel 46, on Map 10, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$500.00, assessed to Irwin L. and Margaret A. Crow for \$12.55 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 12.55
Interest-----	.50
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 41.05</u>
5% Treasurer's Commission-----	15.00
	<u>\$ 56.05</u>

The property was sold to Robert Wolcott at and for the sum of Three Hundred Dollars (\$300.00), he being then and there the highest bidder therefor.

THIRD DISTRICT

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Burrisville, being designated as Parcel 70, Block 17, on Map 28, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$170.00, assessed to Walter Berry for \$4.27 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 4.27
Interest-----	.17
Advertising-----	12.00

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617

756-0877

Attorney-----	\$ 10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 32.44</u>
5% Treasurer's Commission-----	18.00
	<u>\$ 50.44</u>

The property was sold to Howard Wood at and for the sum of Three Hundred Sixty Dollars (\$360.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on Brown's Corner road being designated as Parcel 135, Block 6, on Map 28, Queen Anne's County Tax Maps, consisting of 30 acres of land, more or less. Assessed value \$615.00, assessed to John Whittington for \$15.44 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 15.44
Interest-----	.62
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 44.06</u>
5% Treasurer's Commission-----	275.00
	<u>\$319.06</u>

The property was sold to Michael Revyuk at and for the sum of Five Thousand Five Hundred Dollars (\$5,500.00), he being then and there the highest bidder therefor.

FOURTH DISTRICT

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 11, Block 19, Section 1, Bay City, being designated as Block 19, on Map 56, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$500.00, assessed to Bridgeside, Inc. for \$12.55 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 12.55
Interest-----	.50
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 41.05</u>
Taxes 1967-68-----	13.00
Taxes 1967-69-----	13.68
	<u>\$ 67.73</u>
5% Treasurer's Commission-----	30.00
	<u>\$ 97.73</u>

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The property was sold to Kenneth E. Brown at and for the sum of Six Hundred Dollars (\$600.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 16, Block J.K.I.E., Section 1, being designated on Map 70, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$327.00, assessed to William A. and Barbara E. Baker for \$8.20 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 8.20
Interest-----	.33
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$36.53</u>
5% Treasurer's Commission-----	5.00
	<u>\$41.53</u>

The property was sold to Robert Wolcott at and for the sum of One Hundred Dollars (\$100.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 12, Block B, Plat 5, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$375.00, assessed to William A. and Jacqueline Brack for \$9.41 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 9.41
Interest-----	.38
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$37.79</u>
5% Treasurer's Commission-----	12.50
	<u>\$50.29</u>

The property was sold to Lawrence Wood at and for the sum of Two Hundred Fifty Dollars (\$250.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lots 23 and 25 Block H, Section 3, K.I.E. on Map 70, Queen Anne's County Tax Maps, consisting of Two Lots. Assessed value \$890.00, assessed to Charles K. and Irene J. Bryan for \$22.34 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 22.34
Interest-----	.89
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 51.23</u>
5% Treasurer's Commission-----	45.00
	<u>\$ 96.23</u>

The property was sold to Kenneth E. Brown at and for the sum of Nine Hundred Dollars (\$900.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 31, Block AA, Plat 6, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$325.00, assessed to Thomas and Barbara Carnicom for \$8.16 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 8.16
Interest-----	.33
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 36.49</u>
5% Treasurer's Commission-----	10.00
	<u>\$ 46.49</u>

The property was sold to Lawrence Wood at and for the sum of Two Hundred Dollars (\$200.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 21, Block R, Section 3, K.I.E., being designated on Map 70, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$380.00, assessed to Sylvester and Anna M. Layarowicz for \$9.54 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 9.54
Interest-----	.38
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 37.92</u>
5% Treasurer's Commission-----	11.50
	<u>\$ 49.42</u>

The property sold to Lawrence Wood at and for the sum of Two Hundred Thirty Dollars (\$230.00), he being then and there the highest bidder therefor.

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ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 1, Block R., Romancoke, being designated on Map 76, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$435.00, assessed to John W. Mackenzie for \$10.92 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 10.92
Interest-----	.44
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 39.36</u>
5% Treasurer's Commission-----	23.75
	<u>\$ 63.11</u>

The property was sold to Ted Lissauer at and for the sum of Four Hundred Seventy Five Dollars (\$475.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 3, Block 3, Bay City, being designated on Map 56, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$425.00, assessed to Ned T. Minehart for \$10.67 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 10.67
Interest-----	.43
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 39.10</u>
5% Treasurer's Commission-----	22.50
	<u>\$ 61.60</u>

The property was sold to Raymond Taylor at and for the sum of Four Hundred Fifty Dollars (\$450.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 133, Bentons Pleasure, being designated on Map 57, Queen Anne's County Tax Maps, consisting of a Lot and improvements. Assessed value \$2,340.00, assessed to Rocks Engineering Company for \$58.73 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 58.73
Interest-----	2.35
Advertising-----	12.00
Attorney-----	10.00

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750-0077

Auctioneer-----	\$ 5.00
Notary Public-----	1.00
	<u>\$ 89.08</u>
5% Treasurer's Commission-----	80.00
	<u>\$169.08</u>

The property was sold to Michael Revyuk at and for the sum of One Thousand Six Hundred Dollars (\$1,600.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 8, Block B, Plat 5, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$325.00, assessed to Henry I. Scott for \$8.16 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 8.16
Interest-----	.33
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 36.49</u>
5% Treasurer's Commission-----	30.00
	<u>\$ 66.49</u>

The property was sold to Lawrence Wood at and for the sum of Six Hundred Dollars (\$600.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lots 3 and 4, Block BB, Plat 6, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of Two Lots. Assessed value \$650.00, assessed to Francis P. Stefanik for \$16.32 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 16.32
Interest-----	.65
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 44.97</u>
5% Treasurer's Commission-----	20.00
	<u>\$ 64.97</u>

The property was sold to Lawrence Wood at and for the sum of Four Hundred Dollars (\$400.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the

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Fourth Election District of Queen Anne's County, Maryland, located Lot 21, Block X, Plat 1, Cloverfields, being designated on Map 49, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$410.00, assessed to Thomas C. Jr. and Shirley Stewart for \$10.29 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 10.29
Interest-----	.41
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 38.70</u>
5% Treasurer's Commission-----	21.75
	<u>\$ 60.45</u>

The property was sold to Lawrence Wood at and for the sum of Four Hundred Twenty Five Dollars (\$425.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lots 27 and 29, Block I, Section 1 K.I.E., being designated on Map 70, Queen Anne's County Tax Maps, consisting of Two Lots. Assessed value \$570.00, assessed to Richard B. Sexton for \$14.31 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 14.31
Interest-----	.57
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 42.88</u>
5% Treasurer's Commission-----	36.50
	<u>\$ 79.38</u>

The property was sold to Ted Lissauer at and for the sum of Seven Hundred Thirty Dollars (\$730.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 4, Block 15, Section 1, Bay City, being designated on Map 56, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$1,458.00, assessed to Eileen J. Trent and Ruth I. Norton for \$36.60 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 36.60
Interest-----	1.46
Advertising-----	12.00
Attorney-----	10.00

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Auctioneer-----	\$ 5.00
Notary Public-----	1.00
	<u>\$ 66.06</u>
5% Treasurer's Commission-----	100.00
	<u>\$166.06</u>

The property was sold to Kenneth E. Brown at and for the sum of Two Thousand Dollars (\$2,000.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 5, Block F, Chesapeake Estates, being designated on Map 63, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$915.00, assessed to Clyde Tawney for \$22.97 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 22.97
Interest-----	.92
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 51.89</u>
5% Treasurer's Commission-----	75.00
	<u>\$ 126.89</u>

The property was sold to Kenneth E. Brown at and for the sum of One Thousand Five Hundred Dollars (\$1,500.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on Route 18 in Stevensville, being designated as Parcel 242, Block 6, on Map 56, Queen Anne's County Tax Maps, consisting of a Lot and improvements. Assessed value \$1,900.00, assessed to Arthur, Nancy, and Margaret Wright for \$47.69 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 47.69
Interest-----	1.91
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 77.60</u>
5% Treasurer's Commission-----	65.00
	<u>\$ 142.60</u>

The property was sold to Lawrence Wood at and for the sum of One Thousand Three Hundred Dollars (\$1,300.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the

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Fourth Election District of Queen Anne's County, Maryland, located Lot 12, Block S, Romancoke, being designated on Map 76, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$435.00, assessed to William H. and Edith Weigand for \$10.92 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 10.92
Interest-----	.44
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 39.36</u>
5% Treasurer's Commission-----	24.00
	<u>63.36</u>

The property was sold to Robert Wolcott at and for the sum of Four Hundred Eighty Dollars (\$480.00), he being then and there the highest bidder therefor.

#### FIFTH DISTRICT

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Bloomingdale road, being designated as Parcel 34, Block 20, on Map 52, Queen Anne's County Tax Maps, consisting of a Lot. Assessed value \$200.00, assessed to Susan Kahn for \$5.02 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 5.02
Interest-----	.20
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 33.22</u>
5% Treasurer's Commission-----	75.00
	<u>\$108.22</u>

The property was sold to Hazel Dudley at and for the sum of One Thousand Five Hundred Dollars (\$1,500.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Queenstown, being designated as Parcel 231, Block 20, on Map 51, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$658.00, assessed to Orelco Corporation for \$16.50 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 16.50
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Interest-----	\$ .66
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 45.16</u>
5% Treasurer's Commission-----	25.00
	<u>\$ 70.16</u>

The property was sold to Robert Wolcott at and for the sum of Five Hundred Dollars (\$500.00), he being then and there the highest bidder therefor.

SEVENTH DISTRICT

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on Burchard Saw Mill Road being designated as Parcel 149, Block 22, on Map 5, Queen Anne's County Tax Maps, consisting of 20 acres of land, more or less. Assessed value \$1,350.00 ; assessed to Bernice Barnett ET AL for \$33.88 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 33.88
Interest-----	1.36
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 63.24</u>
5% Treasurer's Commission-----	240.00
	<u>\$ 303.24</u>

The property was sold to Michael Revyuk at and for the sum of Four Thousand Eight Hundred Dollars (\$4,800.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 133, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of a Lot and improvements. Assessed value \$1,310.00, assessed to Harold A and Dolores Bratcher for \$32.88 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 32.88
Interest-----	1.32
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 62.20</u>
5% Treasurer's Commission-----	41.25
	<u>\$ 103.45</u>

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756-0677

The property was sold to Robert Wolcott at and for the sum of Eight Hundred Twenty Five Dollars (\$825.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Sandtown being designated as Parcel 27, Block 14, on Map 2, Queen Anne's County Tax Maps, consisting of Two Lots and improvements. Assessed value \$1,895.00, assessed to Lloyd C. and Doris E. Cannon for \$47.56 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 47.56
Interest-----	1.90
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 77.46</u>
Millington Town Taxes-----	64.26
	<u>\$ 141.72</u>
5% Treasurer's Commission-----	54.00
	<u>\$ 195.72</u>

The property was sold to Robert Wolcott at and for the sum of One Thousand Eighty Dollars (\$1,080.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 35, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of a Lot and improvements. Assessed value \$3,340.00, assessed to William Jr. and Betty Daniels for \$83.83 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 83.83
Interest-----	3.35
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 115.18</u>
5% Treasurer's Commission-----	180.00
	<u>\$ 295.18</u>

The property was sold to Michael Revyuk at and for the sum of Three Thousand Six Hundred Dollars (\$3,600.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Pondtown being designated as Parcel 87, Block 19, on Map 6, Queen Anne's County Tax Maps, consisting of a Lot and improvements.

Assessed value \$2,880.00, assessed to Walter and Arzelia Kennedy for \$72.28 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 72.28
Interest-----	2.89
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 103.17</u>
5% Treasurer's Commission-----	55.00
	<u>\$ 158.17</u>

The property was sold to Lawrence Wood at and for the sum of One Thousand One Hundred Dollars (\$1,100.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lots 42 and 43, Block C, Char Nor Manor being designated as Parcel 76, on Map 4, Queen Anne's County Tax Maps, consisting of Two Lots. Assessed value \$1,000.00, assessed to Charles S. and Lillian Teague for \$25.10 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 25.10
Interest-----	1.00
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 54.10</u>
5% Treasurer's Commission-----	55.00
	<u>\$ 109.10</u>

The property was sold to Lawrence Wood at and for the sum of One Thousand One Hundred Dollars (\$1,100.00), he being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lots 40 and 41, Block C, Char Nor Manor, being designated as Parcel 76, on Map 4, Queen Anne's County Tax Maps, consisting of Two Lots. Assessed value \$1,000.00, assessed to Charles S. and Lillian Teague for \$25.10 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----	\$ 25.10
Interest-----	1.00
Advertising-----	12.00
Attorney-----	10.00
Auctioneer-----	5.00
Notary Public-----	1.00
	<u>\$ 54.10</u>

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CENTREVILLE, MD 21617

758-0877

5% Treasurer's Commission-----\$ 51.25  
\$ 105.35

The property was sold to Robert Wolcott at and for the sum of One Thousand Twenty Five Dollars (\$1,025.00), he being then and there the highest bidder therefor.

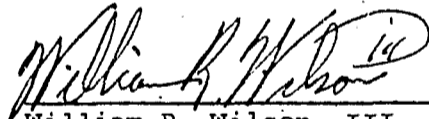
ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lots 28-29-30-21-32-33, Block D., Char Nor Manor, being designated as Parcel 76, Block 12, on Map 4, Queen Anne's County Tax Maps, consisting of Six Lots. Assessed value \$1,500.00, assessed to Charles S. and Lillian Teague for \$37.65 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-----\$ 37.65  
Interest----- 1.50  
Advertising----- 12.00  
Attorney----- 10.00  
Auctioneer----- 5.00  
Notary Public----- 1.00  
\$ 67.15  
5% Treasurer's Commission----- 195.00  
\$ 262.15

The property was sold to Michael Revyuk at and for the sum of Three Thousand Nine Hundred Dollars (\$3,900.00), he being then and there the highest bidder therefor.

The Treasurer further reports that all purchasers have complied with the terms of sale.

Respectfully submitted,



William R. Wilson, III, Treasurer  
for Queen Anne's County, Maryland

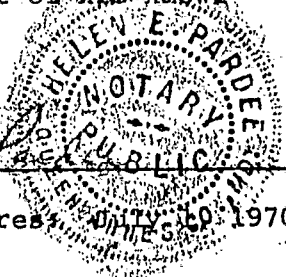
STATE OF MARYLAND )  
   ) TO WIT:  
QUEEN ANNE'S COUNTY)

I HEREBY CERTIFY, that on this 5th day of June, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared William R. Wilson, III, Treasurer for Queen Anne's County, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Tax Sales are true to the best of his knowledge, information, and belief.

WITNESS my hand and Notarial Seal.

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD 21617

756-0677

The seal is circular with the text 'HELEN E. PARDEE', 'NOTARY PUBLIC', and 'MARYLAND'.  
Helen E. Pardee  
Notary Public  
My Commission Expires July 29, 1970

Filed June 5, 1970

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., June 3, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Tax sales

In the case/estate of Queen Anne's County

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 3 successive weeks before the 19th day of May, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 29th day of April, 1970, and the last insertion on the 13th day of May, 1970.

THE RECORD-OBSERVER CORPORATION

By *Matthew M. Monroe*

*Filed June 5, 1970*

May 13, 1970

QUEEN ANNE'S RI

## TAX SALES

Under and by virtue of the authority vested in the undersigned by the laws of the State of Maryland, Acts of the General Assembly of Maryland for the year 1957, Chapter 305, applicable to the collection of State and County Taxes within Queen Anne's County, THE COUNTY TREASURER FOR QUEEN ANNE'S COUNTY hereby gives notice that the following taxes are due and owing for the State, County and Town for the years 1967-1968 thru June 30, 1970 inclusive, there will be added to each of the following amounts, interest, fees and costs.

Unless payment be made in full of said taxes together with all interests and costs accrued thereon before the third Tuesday in May of 1970 to wit;

**TUESDAY  
MAY 19, 1970**

the said County Treasurer for Queen Anne's County will proceed at 10:00 a.m. (D.S.T.)

ON THAT DAY at the COURT HOUSE in CENTREVILLE, QUEEN ANNE'S COUNTY, MARYLAND, to offer for sale, to the highest bidder, For Cash, all of said property upon which taxes, interest, costs, fees or expenses are in arrears, and shall continue said sale on each day thereafter, legal holidays excepted, from 10 A.M. until 3 P.M., until all of said property shall have been offered and disposed of.

The said COUNTY TREASURER shall be entitled to receive a commission of five per centum on the amount of all sales made by him in pursuance of the

\$1130, assessed to John J. Margaret E. and J. Roscoe Clough for \$28.36 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 6

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Route 300 being designated as Parcel 12, Block 22, on Map 12, Queen Anne's County Tax Maps, consisting of 5 acres of land, more or less and improvements. Assessed value \$4350, assessed to Genevieve Potts for \$142.27 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 7

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located on Peters Corner Road being designated as Parcel 33, Block 6, on Map 19, Queen Anne's County Tax Maps, consisting of 12 acres of land, more or less. Assessed value \$240, assessed to Joseph Thorpe for \$6.02 taxes in arrears plus interest, costs, and expenses to day of sale.

SECOND DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located Lots 761, 762, 736, Chester Harbor being designated as Parcel 46, on Map 10, Queen Anne's County Tax Maps, consisting of 3 lots and improvements. Assessed value \$7795, assessed to Edgar C. and June Braswell for \$195.65 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 2

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located Lots 888, 889, Chester Harbor being designated as Parcel 46, on Map 10, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$500, assessed to Irwin L. and Margaret A. Crow for \$12.55 taxes in arrears plus interest, costs, and expenses to day of sale.

In Centreville being designated as Parcel 18, on Map CE-17, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1381, assessed to Susie I. Rozler for \$34.66 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 4

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located in Brownsville being designated as Parcel 23, Block 1, on Map 44, Queen Anne's County Tax Maps, consisting of 2 acres of land, more or less and improvements. Assessed value \$4110, assessed to William and Gertrude Ryans for \$103.16 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 5

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Route 213 being designated as Parcel 77, Block 8, on Map 29, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2400, assessed to Sadie R. and Frederick A. Taylor for \$60.24 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 6

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Brown's Corner Road being designated as Parcel 135, Block 6, on Map 28, Queen Anne's County Tax Maps, consisting of 30 acres of land, more or less. Assessed value \$615, assessed to John Whittington for \$15.44 taxes in arrears plus interest, costs, and expenses to day of sale.

FOURTH DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 11, Blk. 19, Sect. 1 Bay City being designated as Block 19, on Map 56, Queen Anne's County Tax Maps,

value \$2830, assessed to Carvie Jobes and Sarah Brown for \$71.03 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 11

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 34, Blk. 18, Sect. 2, Bay City being designated as Block 18, on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$150, assessed to Ralph W. and Pearl M. Kiser for \$3.77 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 12

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 21, Blk. R, Sect. 3, K.I.E. being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$380, assessed to Sylvester and Anna M. Lazarowicz for \$9.54 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 13

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 1, Blk. R., Romancoke being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$435, assessed to John W. Mackenzie for \$10.92 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 14

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 3, Blk. 3, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$425, assessed to Ned T. Minehart for \$10.67 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 16

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Chester, being designated as Parcel 115,

provision of said Act, to be computed and charged as part of the expenses of such sales, and if before sale but after advertisement, the taxes, interest, and expenses chargeable to any property are paid, then the said COUNTY TREASURER shall be entitled to receive a commission of two per cent on the amount of such taxes, interest and costs as a part of the cost of collecting same.

All properties will be sold without warranty of title or representation as to compliance with zoning or health regulations.

The names of the person or persons to whom the respective parcels or lots of land and improvements, if any, are assessed with a brief description thereof, the District in which the same is located, together with the amount of taxes due and in arrears are as follows: INTERESTS, COSTS, FEES AND EXPENSES TO BE ADDED.

#### FIRST DISTRICT

##### NO. 1

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Barclay being designated as Parcel 81, Block 23, on Map 19, Queen Anne's County Tax Maps, consisting of 15 acres of land, more or less. Assessed value \$1506, assessed to Lewis R. and Mae H. Alvis for \$37.80 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 2

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located in Ingleside being designated as Parcel 50, Block 17, on Map 31, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3055, assessed to Edward Lee and Marjorie J. Boone for \$76.68 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 3

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located West of Sudlersville being designated as Parcel 254, Block 22, on Map 12, Queen Anne's County Tax Maps, consisting of 13 acres of land, more or less and improvements. Assessed value \$2020, assessed to Terrance E. Bratcher for \$50.70 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 4

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Templeville being designated as Parcel 50, Block 14, on Map 20, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$970, assessed to Albert J. and Constance Clough for \$24.35 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 5

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Templeville being designated as Parcel 44, Block 14, on Map 20, Queen Anne's County Tax Maps, consisting of 15 acres of land, more or less and improvements. Assessed value

##### NO. 3

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located Part of Lots 41, 42, 43, Plat 2, Skipper Lands being designated as Parcel 127, on Map 9, Queen Anne's County Tax Maps, consisting of Part of 3 lots and improvements. Assessed value \$11895, assessed to Paul G. and Ellen Garvey for \$298.56 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 5

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located Lots 1, 2, 3 near Chestertown being designated as Parcel 28, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of 3 lots and improvements. Assessed value \$13,685, assessed to Harry J. and Kathryn Tucker for \$343.49 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 6

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located Lot 5 in Kingstown being designated as Parcel 81, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$12765, assessed to Harry J. and Kathryn Tucker for \$320.40 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 7

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located on Old Bridge Road near Chestertown being designated as Parcel 123, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$9810, assessed to Harry J. and Kathryn Tucker for \$246.23 taxes in arrears plus interest, costs, and expenses to day of sale.

#### THIRD DISTRICT

##### NO. 1

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 70, Block 17, on Map 28, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$170, assessed to Walter Berry for \$4.27 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 2

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Browns Corner Road being designated as Parcel 9, Block 1, on Map 29, Queen Anne's County Tax Maps, consisting of 181 acres of land, more or less and improvements. Assessed value \$19290, assessed to George B. Jr., and Geraldine Morrck for \$484.18 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 3

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Kidwell Lane

consisting of a lot. Assessed value \$500, assessed to Bridgeside, Inc. for \$12.55 taxes in arrears plus interest, costs, and expenses to day of sale. Also \$11.60 for 1967-68 and \$12.25 for 1968-1969.

##### NO. 2

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located on Rock Road being designated on Map 03, Queen Anne's County Tax Maps, consisting of a lot and trailer. Assessed value \$2750, assessed to Alice Bailey for \$6.27 taxes in arrears plus interest, costs, and expenses to day of sale. Also \$31.38 for 1/2 year of 1969-70.

##### NO. 4

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 16, Blk. J, K.I.E., Sect. 1 being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$327, assessed to William A. and Barbara E. Baker for \$8.20 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 5

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 12, Blk. B, Plat 5 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$375, assessed to William A. and Jacqueline Brack for \$9.41 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 6

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lots 23 and 25, Blk. H, Sect. 3, K.I.E. being designated on Map 70, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$890, assessed to Charles K. and Irene J. Bryan for \$22.34 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 7

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 31, Blk. AA, Plat 6, Cloverfield being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$325, assessed to Thomas and Barbara Carnicom for \$8.16 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 8

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located in Stevensville being designated as Parcel 130, Block 6, on Map 56, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1870, assessed to Charles Jr. and Ada Louise Clark for \$46.94 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 10

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located in Dominion being designated as Parcel 159, Block 3, on Map 64, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed

Block 19, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3475, assessed to Shirley Prensley for \$87.22 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 18

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 133, Benton's Pleasure being designated on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2340, assessed to Rocks Engineering Co. for \$58.73 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 19

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 8, Blk. B, Plat 5, Cloverfield being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$325, assessed to Henry I. Scott for \$8.16 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 20

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located on Legg Road being designated as Parcel 83, Block 12, on Map 48, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1700, assessed to Velma E. Spence for \$42.67 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 21

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lots 3 and 4, Blk. BB, Plat 6, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$650, assessed to Francis P. Stefanik for \$16.32 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 22

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 21, Blk. X, Plat 1, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$410, assessed to Thomas C. Jr., and Shirley Stewart for \$10.29 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 23

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lots 27 and 29, Blk. 1, Sect. K.I.E. being designated on Map 70, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$570, assessed to Richard B. Sexton for \$14.31 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 25

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 4, Blk. 15, Sect. 1, Bay City being designated



on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$1458, assessed to Eileen J. Trent and Ruth I. Norton for \$36.60 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 26

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 5, Blk. F, Chesapeake Estates being designated on Map 63, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$915, assessed to Clyde Tawney for \$22.97 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 27

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located on Route 18 in Stevensville being designated as Parcel 242, Block 6, on Map 56, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1900, assessed to Arthur, Nancy and Margaret Wright for \$47.69 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 28

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 12, Blk. S, Romaneoke being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed

value \$435, assessed to William H. and Edith Weigand for \$10.92 taxes in arrears plus interest, costs, and expenses to day of sale.

FIFTH DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Melvin Avenue in Grasonville being designated as Parcel 244, Block 22, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1705, assessed to Rudell and Christine Askins for \$42.80 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 5

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Melvin Avenue in Grasonville being designated as Parcel 253, Block 22, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3320, assessed to Edward and Portia Hammond for \$83.33 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 6

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located in Grasonville being designated as Parcel 517, Block 21, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2835, assessed to F. Wright and Jean B. Haddaway for \$76.10 taxes in arrears plus interest, costs, and expenses to day of sale.

Maryland, located on Hope Road being designated as Parcel 14 and 34, Block 20, on Map 37, Queen Anne's County Tax Maps, consisting of 45 acres of land, more or less and improvements. Assessed value \$4886, assessed to Louis, Jr., and Avletter S. Ryans for \$209.25 taxes in arrears plus interest, costs, and expenses to day of sale.

SEVENTH DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Burchard Saw Mill Road being designated as Parcel 149, Block 22, on Map 5, Queen Anne's County Tax Maps, consisting of 20 acres of land more or less. Assessed value \$1350, assessed to Bernice Barnett et al for \$33.88 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 2

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Round Top Road being designated as Parcel 4, Block 21, on Map 1 and 48, Queen Anne's County Tax Maps, consisting of 240 acres of land, more or less and improvements. Assessed value \$40,080, assessed to Louise C. Bisbee and Florence Leach for \$1179.25 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 3

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Bowers Corner Road being designated as Parcel 11, Block 3, on Map 53, Queen Anne's County Tax Maps, consisting of 236 acres of land, more or less and improvements. Assessed value \$25,993, assessed to Louise C. Bisbee and Florence Leach for \$652.41 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 4

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 133, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1310, assessed to Harold A. and Dolores Bratcher for \$32.88 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 5

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located in Sandtown being designated as Parcel 27, Block 14, on Map 2, Queen Anne's County Tax Maps, consisting of 2 lots and improvements. Assessed value \$1895, assessed to Lloyd C. and Doris E. Cannon for \$47.56 taxes in arrears plus interest, costs, and expenses to day of sale. Also Town Taxes, Millington, \$64.26 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 6

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 35, Block

arrears plus interest, costs, and expenses to day of sale.

NO. 11

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lots 40 and 41, Blk. C, Char Nor Manor being designated as Parcel 76, on Map 4, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$1000, assessed to Charles S. and Lillian Teague for \$25.10 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 12

All that lot or parcel of land

NO. 7

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Bryantown being designated as Parcel 39, Block 18, on Map 72, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2000, assessed to F. Wright and Jean B. Haddaway for \$50.20 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 8

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Bloomingdale Road being designated as Parcel 34, Block 20, on Map 52, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$200, assessed to Susan Kahn for \$5.02 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 9

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Saw Mill Road being designated as Parcel 552, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of 6 acres of land, more or less and improvements. Assessed value \$5440, assessed to William, Jr., and Lucille Little for \$136.54 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 12

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Queenstown being designated as Parcel 231, Block 20, on Map 51, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$658, assessed to Oreleo Corporation for \$16.50 taxes in arrears plus interest, costs, and expenses to day of sale.

SIXTH DISTRICT

NO. 2

All that lot or parcel of land lying and being in the 6th Election District of Queen Anne's County,

lying and being in the District of Queen Anne's County, Maryland, located Lots 2, 31, 32, 33, Blk. D, Char Nor being designated as Parcel 76, 12, on Map 4, Queen Anne's County Tax Maps, consisting of lots. Assessed value \$1500, assessed to Charles S. and Lillian Teague for \$37.65 taxes in arrears plus interest, costs, and expenses to day of sale.

William R. Wilson, III,  
Treasurer for Queen Anne's County  
31-5-13

6, on Map 11, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3340, assessed to William, Jr., and Betty Daniels for \$83.83 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 7

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 161, Block 24, on Map 5, Queen Anne's County Tax Maps, consisting of 5 acres of land, more or less and improvements. Assessed value \$8925, assessed to Ernest S. and Beale E. Hicks for \$224.01 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 8

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located in Pondtown being designated as Parcel 87, Block 19, on Map 6, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2880, assessed to Walter and Arzella Kennedy for \$72.28 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 9

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near McGinnis Corner being designated as Parcel 158, Block 15, on Map 5, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$2805, assessed to David T. Lloyd, Jr., for \$70.40 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 10

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lots 42 and 43, Blk. C, Char Nor Manor being designated as Parcel 76, on Map 4, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$1000, assessed to Charles S. and Lillian Teague for \$25.10 taxes in

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IN THE MATTER OF THE \*  
 TAX SALES IN QUEEN ANNE'S \*  
 COUNTY, MARYLAND, FOR THE \*  
 YEAR 1970, OF PROPERTIES \*  
 ASSESSED TO THE FOLLOWING: \*  
 LEWIS R. AND MAE H. ALVIS; \*  
 JOHN J., MARGARET E. AND J. \*  
 ROSCOE CLOUGH; JOSEPH THORPE; \*  
 IRWIN L. AND MARGARET A. CROW; \*  
 WALTER BERRY; JOHN WITTINGTON; \*  
 BRIDGESIDE, INC.; WILLIAM A. \*  
 AND BARBARA E. BAKER; WILLIAM \*  
 A. AND JACQUELINE BRACK; CHARLES \*  
 K. AND IRENE J. BRYAN; THOMAS \*  
 AND BARBARA CARNICOM; SYLVESTER \*  
 AND ANNA M. LAYAROWICZ; JOHN W. \*  
 MACKENZIE; NED T. MINEHART; \*  
 ROCKS ENGINEERING CO.; HENRY I. \*  
 SCOTT; FRANCIS P. STEFANIK; \*  
 THOMAS C. JR. AND SHIRLEY \*  
 STEWART; RICHARD B. SEXTON; \*  
 EILEEN J. TRENT AND RUTH I. \*  
 NORTON; CLYDE TAWNEY; ARTHUR, \*  
 NANCY AND MARGARET WRIGHT; \*  
 WILLIAM H. AND EDITH WEIGAND; \*  
 SUSAN KAHN; ORELCO CORP.; \*  
 BERNICE BARNETT ET AL; HAROLD \*  
 A. AND DOLORES BRATCHER; LLOYD \*  
 C. AND DORIS E. CANNON; WILLIAM \*  
 JR. AND BETTY DANIELS; WALTER \*  
 AND ARZELIA KENNEDY; CHARLES S. \*  
 AND LILLIAN TEAGUE; CHARLES S. \*  
 AND LILLIAN TEAGUE; CHARLES S. \*  
 AND LILLIAN TEAGUE. \*

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

NO. 5137

\* \* \* \* \*

ORDERED, this 23<sup>rd</sup> day of June, 1970, that the  
 tax sale made and reported in this cause by William R. Wilson, III,  
 Treasurer for Queen Anne's County, State of Maryland, be ratified  
 and confirmed, on or after the 5<sup>th</sup> day of August, 1970,  
 unless cause to the contrary thereof be previously shown; provided  
 a copy of this Order be inserted in some newspaper printed and  
 published in Queen Anne's County, Maryland, once a week for four  
 successive weeks commencing on the 1<sup>st</sup> day of July, 1970,  
 and ending on the 22<sup>nd</sup> day of July, 1970.

AND the report states amount of sale to be Forty Two

Thousand Two Hundred Eighty Dollars (\$42,280.00).

B. Hackett Turner Jr.  
JUDGE

FILED: June 23, 1970

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD 21617  
758-0877

LIBER

6 JUL 1970

NOTICE

IN THE  
CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY  
NO. 5137

Queen Anne's

RECORD-OBSERVER

Centreville, Md., August 5 1970

4  
IN THE MATTER OF THE TAX SALES IN QUEEN ANNE'S COUNTY, MARYLAND, FOR THE YEAR 1970, OF PROPERTIES ASSESSED TO THE FOLLOWING: LEWIS R. AND MAE H. ALVIS; JOHN J., MARGARET E. AND J. ROSCOE CLOUGH; JOSEPH THORPE; IRWIN L. AND MARGARET A. CROW; WALTER BERRY; JOHN WITTINGTON; BRIDGESIDE, INC.; WILLIAM A. AND BARBARA E. BAKER; WILLIAM A. AND JACQUELINE BRACK; CHARLES K. AND IRENE J. BRYAN; THOMAS AND BARBARA CARNICOM; SYLVESTER AND ANNA M. LAYAROWICZ; JOHN W. MACKENZIE; NED T. MINEHART; ROCKS ENGINEERING CO.; HENRY I. SCOTT; FRANCIS P. STEFANIK; THOMAS C. JR. AND SHIRLEY STEWART; RICHARD B. SEXTON; EILEEN J. TRENT AND RUTH I. NORTON; CLYDE TAWNEY; ARTHUR, NANCY AND MARGARET WRIGHT; WILLIAM H. AND EDITH WEIGAND; SUSAN KAHN; ORELCO CORP.; BERNICE BARNETT ET AL; HAROLD A. AND DOLORES BRATCHER; LLOYD C. AND DORIS E. CANNON; WILLIAM JR. AND BETTY DANIELS; WALTER AND ARZELIA KENNEDY; CHARLES S. AND LILLIAN TEAGUE; CHARLES S. AND LILLIAN TEAGUE; CHARLES S. AND LILLIAN TEAGUE.

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice

in the case/estate of Equity No. 5137

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 5th day of August, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 1st day of July, 1970, and the last insertion on the 22nd day of July, 1970.

THE RECORD-OBSERVER CORPORATION

By Dorothy M. Monroe

Filed Aug 5, 1970

ORDERED, this 23rd day of June, 1970, that the tax sale made and reported in this cause by William R. Wilson, III, Treasurer for Queen Anne's County, State of Maryland, be ratified and confirmed, on or after the 5th day of August, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this Order be inserted in some newspaper printed and published in Queen Anne's County, Maryland, once a week for four successive weeks commencing on the 1st day of July, 1970, and ending on the 22nd day of July, 1970.

AND the report states amount of sale to be Forty Two Thousand Two Hundred Eighty Dollars (\$42,280.00).

B. HACKETT TURNER, Jr.

JUDGE

FILED: June 23, 1970

True Copy

Test: Charles W. Ceell, Clerk

IN THE MATTER OF THE  
TAX SALES IN QUEEN ANNE'S  
COUNTY, MARYLAND, FOR THE  
YEAR 1970, OF PROPERTIES  
ASSESSED TO THE FOLLOWING:  
LEWIS R. AND MAE H. ALVIS;  
JOHN J., MARGARET E. AND J.  
ROSCOE CLOUGH; JOSEPH THORPE;  
IRWIN L. AND MARGARET A. CROW;  
WALTER BERRY; JOHN WHITTINGTON;  
BRIDGESIDE, INC.; WILLIAM A.  
AND BARBARA E. BAKER; WILLIAM  
A. AND JACQUELINE BRACK; CHARLES  
K. AND IRENE J. BRYAN; THOMAS  
AND BARBARA CARNICOM; SYLVESTER  
AND ANNA M. LAYAROWICZ; JOHN W.  
MACKENZIE; NED T. MINEHART;  
ROCKS ENGINEERING CO.; HENRY I.  
SCOTT; FRANCIS P. STEFANIK;  
THOMAS C. JR. AND SHIRLEY  
STEWART; RICHARD B. SEXTON;  
EILEEN J. TRENT AND RUTH I.  
NORTON; CLYDE TAWNEY; ARTHUR,  
NANCY AND MARGARET WRIGHT;  
WILLIAM H. AND EDITH WEIGAND;  
SUSAN KAHN; ORELCO CORP.;  
BERNICE BARNETT ET AL; HAROLD  
A. AND DOLORES BRATCHER; LLOYD  
C. AND DORIS E. CANNON; WILLIAM  
JR. AND BETTY DANIELS; WALTER  
AND ARZELIA KENNEDY; CHARLES S.  
AND LILLIAN TEAGUE; CHARLES S.  
AND LILLIAN TEAGUE; CHARLES S.  
AND LILLIAN TEAGUE.

IN

THE

CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5137

\* \* \* \* \*

ORDERED, this 6th day of August, 1970, by the  
Circuit Court for Queen Anne's County, in Equity, and by the  
authority of said Court, that the following tax sales made on the  
19th day of May, 1970, of the properties therein described in said  
Report of Sales as assessed to the following parties and in the  
following Election Districts of Queen Anne's County, as follows,  
to wit:

- Lewis R. and Mae H. Alvis - First Election District
- John Jr., Margaret E. and  
J. Roscoe Clough - First Election District
- Joseph Thorpe - First Election District
- Irwin L. and Margaret A.  
Crow - Second Election District
- Walter Berry - Third Election District
- John Whittington - Third Election District
- Bridgeside, Inc. - Fourth Election District

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617  
756-0877

William A. and Barbara E. Baker - Fourth Election District  
 William A. and Jacqueline Brack - Fourth Election District  
 Charles K. and Irene J. Bryan - Fourth Election District  
 Thomas and Barbara Carnicom - Fourth Election District  
 Sylvester and Anna M. Layarowicz - Fourth Election District  
 John W. Mackenzie - Fourth Election District  
 Ned T. Minehart - Fourth Election District  
 Rocks Engineering Co. - Fourth Election District  
 Henry I. Scott - Fourth Election District  
 Francis P. Stefanik - Fourth Election District  
 Thomas C. Jr. and Shirley Stewart - Fourth Election District  
 Richard B. Sexton - Fourth Election District  
 Eileen J. Trent and Ruth I. Norton - Fourth Election District  
 Clyde Tawney - Fourth Election District  
 Arthur, Nancy and Margaret Wright - Fourth Election District  
 William H. and Edith Weigand - Fourth Election District  
 Susan Kahn - Fifth Election District  
 Orelco Corp. - Fifth Election District  
 Bernice Barnett Et Al - Seventh Election District  
 Harold A. and Dolores Bratcher - Seventh Election District  
 Lloyd C. and Doris E. Cannon - Seventh Election District  
 William Jr. and Betty Daniels - Seventh Election District  
 Walter and Arzelia Kennedy - Seventh Election District  
 Charles S. and Lillian Teague - Seventh Election District  
 Charles S. and Lillian Teague - Seventh Election District  
 Charles S. and Lillian Teague - Seventh Election District

Reported sold in these proceedings on account of taxes in arrears  
 BE AND THE SAME ARE HEREBY FINALLY RATIFIED AND CONFIRMED, no cause  
 to the contrary thereof having been shown, although notice appears  
 to have been given as provided by the ORDER NISI passed in these  
 proceedings on the 23 day of June, 1970, a Certificate  
 of Publication of said ORDER NISI being filed in this cause showing  
 publication thereof in accordance with said ORDER.

B. Herbert Turner Jr.  
JUDGE

*Filed Aug 6, 1970*

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty-Third Day of November, in the year nineteen hundred and seventy-one, the following Bill of Complaint was brought to be recorded, to wit---

MARY TOLSON, 5544 Poplar St., \* In the Circuit Court for  
Philadelphia, Pennsylvania; \*  
CONSUEALLO LEACH, 457 North 51st St., \* Queen Anne's County,  
Philadelphia, Pennsylvania; \* in Equity.  
SADIE CHEERS, 910 Bennett St., \*  
Wilmington, Delaware; \*  
KATIE ALBERT, Centreville, \*  
Maryland; \*  
MATLEAH WILSON, 2766 N. Judson St., \*  
Philadelphia, Pennsylvania; \*  
HILDA EVANS, 620 West 7th St., \* CAUSE NO. 5210  
Wilmington, Delaware; \*  
CHRISTINE SCOTT, R.F.D.2, \*  
Barclay, Maryland; \*  
THOMAS E. JOHNSON, 1908 N. 32nd St., \*  
Philadelphia, Pennsylvania; \*  
GRACE A. CAIN, Marydel, \*  
Maryland; \*  
ELSIE BORDLEY, Felton, \*  
Delaware, \*  
PLAINTIFFS, \*  
Vs. \*  
MAGGIE WILKERSON, R.F.D. Willow \*  
Grove, Kent County, Delaware, \*  
and ROBERT R. M. CARPENTER, JR., \*  
946 Nemours Building, \*  
Wilmington, Delaware, \*  
DEFENDANTS. \* \*

BILL OF COMPLAINT

TO THE HONORABLE THE JUDGES OF SAID COURT:

Your Orators complaining, say:

1. That Margaret Johnson, late of Queen Anne's County, Maryland, died on the 29th day of September, 1959, intestate, leaving surviving her as her only heirs at law her eleven adult children, namely your orators and the Defendant, Maggie Wilkerson.

2. That the said Margaret Johnson died seized and possessed of a certain lot or parcel of land situate in the First Election District of Queen Anne's County, in the State of Maryland, on the public road from Ingleside to Templeville known as the Debby Ann Baynard land adjoining lands of Robert Jarrell, John Tharp et al., containing Fifty (50) acres of land, more or less, being the same land which was granted to the decedent by the name of Margaret Dickerson by Sarah E. Walls and W. Nathan Walls, her husband, by deed dated December 22, 1914, and recorded among the land records of Queen Anne's County in Liber W.F.W. No. 8, folio 190, said original deed being filed herewith marked "Plaintiffs' Exhibit A."

3. That said real estate consists of approximately 25 acres of partially cleared land formerly under cultivation and approximately 25 acres of woodland, and is now unimproved, the former improvements having been destroyed.

4. That said land cannot be divided without loss or injury to the parties entitled, namely your orators and Maggie Wilkerson in equal shares in fee simple.

5. That your orators on behalf of themselves and the said Maggie Wilkerson have contracted to sell said real estate to Robert R. M. Carpenter, Jr., Defendant herein, for the sum of Twenty Thousand Dollars (\$20,000.00) upon the terms and conditions set forth in the written contract of sale between your orators as sellers and said Defendant as buyer, dated January 22, 1970, one of the originals of which is filed herewith, marked "Plaintiffs' Exhibit B."

6. That it would be advantageous to said parties entitled that said real estate be sold to said buyer at the abovementioned price in accordance with the terms and conditions of said contract of sale and the proceeds divided among, or invested for, said parties according to their respective interests.

7. That your orators believe that the said Maggie Wilkerson is senile and incompetent to manage her property.

TO THE END THEREFORE:

1. That a Trustee be appointed to make said sale of real estate to Robert R. M. Carpenter Jr., Defendant, for the price and upon the terms and conditions set forth in said contract of sale and to convey the property to said purchaser, free and clear of all the claims of the parties to this cause and all those claiming by, from or under them or any of them.

2. That said contract of sale be ratified and confirmed.

3. That the proceeds of sale be divided among the said parties entitled in equal shares subject to such protective orders respecting the share of Maggie Wilkerson as may be proper.

4. And that your orators may have such other and further relief as their case may require.

And, as in duty bound, etc.,

Howard Wood  
Howard Wood, Attorney for Plaintiffs.  
119 Lawyers Row, Centreville, Maryland 21617  
Telephone No. 758-1460

Filed Mar 5, 1971



21

THIS DEED, Made this 22<sup>nd</sup> day of December, nineteen hundred and fourteen, by Sarah E. Walls and W. Nathan Walls, her husband, of Caroline County in the State of Maryland.

WITNESSETH, That in consideration of Six Hundred Dollars, the said Sarah E. Walls and W. Nathan Walls, her husband, do grant and convey unto Margaret Dickerson, her heirs and assigns, in fee simple, ALL that piece or parcel of land situate, lying and being in the First Election District of Queen Anne's County on the public road from Ingleside to Templeville, adjoining lands of Robert Jarrell, John Tharp, et al, containing FIFTY ACRES of land, more or less, known as the Debby Ann Baynard land and is the same land conveyed to Sarah E. Walls by Harvey L. Cooper and wife, as will appear by the Land Records for Caroline 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 hereby 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 Margaret Dickerson, in fee simple.

AND the said Sarah E. Walls and W. Nathan Walls, her husband, covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of such land as may be requisite.

WITNESS the hands and seals of the said grantors.

Teste

*Laura Mix*

*Sarah E. Walls* (seal)  
*W. Nathan Walls* (seal)

*Filed Nov. 23, 1971*

PLAINTIFF'S' EXHIBIT A

*Examiner J.C.A.  
10/15/71 F.L.S.*

STATE OF MARYLAND, CAROLINE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this *22<sup>nd</sup>* day of December, nineteen hundred and fourteen, before me, the subscriber, a Notary Public of the State of Maryland, in and for Caroline County aforesaid, personally appeared Sarah E. Walls and W. Nathan Walls, her husband, and acknowledged the foregoing deed to be their act.

WITNESS my hand and seal of office.



*Laura M. [Signature]*  
\_\_\_\_\_  
Notary Public.

*Filed Mar 5, 1971*

3  
THIS CONTRACT OF SALE, made this 22<sup>nd</sup> day of *January*, 1970, by and between MARY TOLSON, CONSUEALLO LEACH, SADIE CHTERS, KATIE ALBERT, MABLEAN WILSON, HILDA EVANS, CHRISTINE SCOTT, THOMAS E. JOHNSON, GRACE A. CAIN and ELSIE BORDLEY, parties of the first part, hereinafter called "Sellers", and ROBERT R.M. CARPENTER, JR., party of the second part, hereinafter called "Buyer";

WITNESSETH, that subject to the condition herein expressed the Sellers do hereby agree to sell and do sell unto the Buyer and the Buyer does hereby agree to buy and does buy of the Sellers, at and for the sum of Twenty Thousand Dollars (\$20,000.00), upon the terms hereinafter set forth, all of the following described real estate, to wit:

ALL that lot of land situate in the First Election District of Queen Anne's County, in the State of Maryland, on the public road leading from Ingleside to Templeville, formerly known as the "Debby Ann Baynard Land", adjoining lands of or formerly of Robert Jarrell, John Tharp and others, containing fifty (50) acres of land more or less; being the same land which was granted to Margaret Dickerson by Sarah E. Walls and W. Nathan Walls, her husband, by deed dated December 22, 1914, and recorded among the land records of Queen Anne's County in Liber W.F.W. No. 8, folio 190, and of which Margaret Johnson (formerly Margaret Dickerson, the abovenamed grantee) died seized and possessed, intestate, a resident of Queen Anne's County, on September 29, 1959, leaving surviving her as her only heirs her eleven adult children, the Sellers herein and Maggie Wilkerson, whose address and legal residence is R.F.D. Willow Grove, Kent County, State of Delaware, and whom the Sellers believe to be senile and therefore unable to manage her property effectively.

TOGETHER with all and every the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

#### TERMS AND CONDITIONS OF SALE

The purchase money shall be paid as follows: the sum of One Thousand Dollars (\$1,000.00) shall be paid by check at or before the delivery of this Contract of Sale to Herbert A. Willis, Sudlersville, Maryland, to be held in escrow pending final settlement. The balance of Nineteen Thousand Dollars (\$19,000.00) shall be paid in cash or by certified or Bank cashier's check at the time of final settlement and passing of title hereunder.

*E. Y. ...*  
*10/27/71 J.L.S.*

*Del. Nov 23/1971*

-1-  
PLAINTIFFS' EXHIBIT B

The Buyer and his invitees shall have the right to enter and post the property against entry by others, hunt and kill game, and generally to occupy the property, at his own risk, pending settlement; but the Buyer shall have no right to cut or remove standing timber during such period. Property taxes shall be adjusted between the parties as of the time of final settlement.

CONDITION: Sellers covenant that they will promptly and diligently prosecute at their cost all proceedings necessary and appropriate to procure the conveyance to the Buyer at final settlement of a good and merchantable, fee simple title to said real estate, including the undivided one-eleventh interest of Maggie Wilkerson in said real estate, free of liens and encumbrances, and this contract is conditional upon Sellers' ability to deliver such title upon and at the time of final settlement; provided, however: (a) Buyer shall obtain and pay for any survey he may desire; (b) Buyer shall pay for any title examination and/or guarantee that he may desire; (c) Buyer shall pay for the preparation of the deed, recording and transfer taxes and cost of recording deed.

In the event that the Sellers are ready, willing and able to transfer a good and merchantable fee simple title as above described on the date set forth herein for final settlement, and in the further event that the Buyer fails to perform any of his agreements herein set forth, then said initial deposit of One Thousand Dollars (\$1,000.00) may at the option of the Sellers become liquidated damages for the Buyer's breach.

Final settlement shall be made at the office of Howard Wood, Attorney, Centreville, Maryland, on the 30th day of April, 1971, or such earlier date as the Sellers may designate by giving thirty (30) days' prior written notice of such designation. Such notice shall be deemed given when deposited in the U.S. Mail, postage prepaid, addressed to Herbert A. Willis, Sudlersville, Maryland.

It is understood and agreed that the Sellers have not listed the said real estate with Herbert A. Willis, and that any compensation due him with respect to this sale is payable by the Buyer.

If the Sellers shall be unable to give title or to make conveyance as above provided, then the initial deposit of One Thousand Dollars (\$1,000.00) shall be refunded to the Buyer, who shall vacate the property forthwith, and this Contract of Sale shall become null and void without further liability upon the Sellers or the Buyer.

Time shall not be deemed of the essence of this Contract of Sale.

WITNESS the hands and seals of the parties, in duplicate:

TEST:

<u>Carrie L. Cooper</u>	<u>Mary Tolson</u> (SEAL) (Mary Tolson)
<u>L. A. Leach</u>	<u>Consueallo Leach</u> (SEAL) (Consueallo Leach)
<u>Sadie Cheers</u>	<u>Sadie Cheers</u> (SEAL) (Sadie Cheers)
<u>Roy Albert</u>	<u>Katie Albert</u> (SEAL) (Katie Albert)
<u>James A. Wilson</u>	<u>Matlean Wilson</u> (SEAL) (Matlean Wilson)
<u>Esau Evans</u>	<u>Hilda Evans</u> (SEAL) (Hilda Evans)

TEST:

John Scott

Janie Johnson

Lankford & Chain

Ralph Bordley

Margaret H. Allen

Christine Scott (SEAL)  
(Christine Scott)

Thomas E. Johnson (SEAL)  
(Thomas E. Johnson)

Grace A. Cain (SEAL)  
(Grace A. Cain)

Elsie Bordley (SEAL)  
(Elsie Bordley)

Sellers

Robert H.M. Carpenter Jr. (SEAL)  
(Robert H.M. Carpenter Jr.)

Buyer

Feb Mar 5, 1971

MARY TOLSON, CONSUEALLO LEACH,  
 SADIE CHEERS, KATIE ALBERT,  
 KATHLEEN WILSON, HILDA EVANS,  
 CHRISTINE SCOTT, THOMAS E.  
 JOHNSON, GRACE A. CAIN, ELSIE  
 BORDLEY,  
 PLAINTIFFS,

Vs.

MAGGIE WILKERSON  
 and  
 ROBERT R.M. CARPENTER JR.,  
 DEFENDANTS.

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

\* CAUSE NO. 5210  
 \*  
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ORDER OF PUBLICATION

This is to give notice that on the 5th day of March, 1971, a bill of complaint was filed in the Circuit Court for Queen Anne's County by the Plaintiffs against the Defendants, the address of the Defendant, Maggie Wilkerson, being R.F.D. Willow Grove, Kent County, Delaware, and the address of the Defendant Robert R.M. Carpenter, Jr., being 946 Nemours Building, Wilmington, Delaware. The bill of complaint alleges in substance that Margaret Johnson died on September 29, 1959, intestate, a resident of Queen Anne's County, Maryland, leaving as her heirs her eleven adult children, the Plaintiffs and the Defendant Maggie Wilkerson; that decedent died owning a 50-acre unimproved lot of land, approximately one-half wooded and one-half partially cleared and formerly under cultivation, known as the Debby Ann Baynard land, on the public road from Ingleside to Templeville, adjoining lands of or formerly of Robert Jarrell, John Tharp, et al., being the same land which was granted to the decedent by the name of Margaret Dickerson by Sarah E. Walls and husband, by deed dated 12/22/14 and recorded among the land records of Queen Anne's County in Liber W.F.W. No.8, folio 190; that said land cannot be divided without loss or injury to said heirs; that Plaintiffs on behalf of themselves and Maggie Wilkerson have contracted to sell said land to Robert R. M. Carpenter Jr., for \$20,000.00 on the terms of a contract dated January 22, 1970, filed as an exhibit with the bill of complaint; that it would be advantageous to said heirs to have said land sold according to said contract and the proceeds divided or invested for them, and that they believe that Maggie Wilkerson is senile and incompetent to manage her property.

The relief prayed in the Bill of Complaint is substantially as follows: Appointment of a trustee to sell said land to Robert R. M. Carpenter, Jr., for \$20,000.00 and convey the property to him free of the claims of all parties to the cause and of those claiming under them; confirmation of said contract of sale; division of proceeds among said heirs in equal shares subject to such protective orders respecting the share of Maggie Wilkerson as may be proper; and such other and further relief as Plaintiffs' case may require.

Wherefore, it is ordered by the Circuit Court for Queen Anne's County, this 5th day of March, 1971, that Plaintiffs' cause a copy of this order to be inserted in a newspaper published in Queen Anne's County, once a week in each of four successive weeks, before the 7th day of April, 1971, giving notice to the said non-resident Defendants of the object and substance of the bill of complaint and warning them to show cause, if any there may be, on or before the 17th day of May, 1971, why a decree should not be passed as prayed.

Charles W. Cecil

Clerk

Filed Mar 5, 1971

13/

MARY TOLSON, et al.,  
Plaintiffs,

Vs.

MAGGIE WILKERSON,  
and  
ROBERT R. M. CARPENTER JR.,  
Defendants.

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

Cause No. 5210

RETURN OF

AS TO SERVICE OF ORDER OF PUBLICATION.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

John H. Shaffer, Sheriff of Kent County

who resides at Harrington, Delaware  
and who is over twenty-one years of age, and not a party to this  
suit, hereby certifies that on March 12, 1971, he served a  
copy of the Bill of Complaint and of the Order of Publication,  
passed by this Court on March 5, 1971, on the Defendant,  
Maggie Wilkerson, at her residence at R.F.D. Willow Grove, Kent  
County, Delaware, by delivering and leaving copies of said Bill  
of Complaint and Order of Publication with the said Maggie  
Wilkerson and by delivering and leaving copies of said Bill of  
Complaint and Order of Publication with William  
Wilkerson, her husband, with whom she resides.

*John H. Shaffer*

STATE OF DELAWARE  
COUNTY OF KENT

Before me, the undersigned, a Notary Public in and for the  
State and County aforesaid, personally appeared

John H. Shaffer, Sheriff of Kent County, Dover, Delaware  
who made oath in due form of law that the matters and facts  
hereinabove set forth are true.

*Hazel M. ...*  
Notary Public

My Commission Expires April 27, 1971



Filed Mar. 17, 1971



SHERIFF'S HANDS  
KENT COUNTY, DEL.

MAR 11 11 35 AM '71

6/

MARY TOLSON, ET AL, : IN THE CIRCUIT COURT  
Plaintiffs, : FOR  
vs. : QUEEN ANNE'S COUNTY,  
MAGGIE WILKERSON, R.F.D. : IN EQUITY.  
Willow Grove, Kent County, :  
Delaware, and ROBERT R.M. :  
CARPENTER, JR., 946 Nemours :  
Building, Wilmington, Delaware, : CAUSE NO. 5210  
Defendants. :


A N S W E R

ROBERT R.M. CARPENTER, JR., by his Attorney, ROBERT C. THOMPSON, ANSWERING the Bill of Complaint in the above captioned case says:

1. That he has no knowledge of Paragraph One, of the Bill of Complaint.
2. That he has no knowledge of Paragraph Two, of the Bill of Complaint.
3. That he admits Paragraph Three, of the Bill of Complaint.
4. That he has no knowledge of Paragraph Four, of the Bill of Complaint.
5. That he admits Paragraph Five of the Bill of Complaint.
6. That he has no knowledge of Paragraph Six of the Bill of Complaint.
7. That he has no knowledge of Paragraph Seven of the Bill of Complaint.

AND Further answering the Bill of Complaint, Defendant prays that the Court will pass such a Decree that the Court considers proper under the circumstances.

AND, AS IN DUTY BOUND, ETC.

  
ROBERT C. THOMPSON  
Attorney for Defendant Robert  
R.M. Carpenter, Jr.  
P.O. Box 1048, Easton, Md. 21601  
Phone: 822-0978

I HEREBY CERTIFY that on this 18<sup>th</sup> day of March, 1971, a true copy of the foregoing Answer was furnished by U.S. Mail to HOWARD WOOD, ESQUIRE, Attorney for Plaintiffs, 119 Lawyers Row, Centreville, Maryland 21617.

  
ROBERT C. THOMPSON

Filed Mar. 19, 1971

ROBERT C. THOMPSON  
ATTORNEY AT LAW  
MARYLAND NATIONAL BANK BUILDING  
6 EAST GOLDSBOROUGH STREET

EASTON, MARYLAND 21801  
TALBOT 2-0878

March 18, 1971

Clerk of the Circuit Court  
Queen Anne's County Courthouse  
Centreville, Maryland  
21617

Re: Mary Tolson, et al vs. Maggie Wilkerson and Robert  
R.M. Carpenter, Jr.  
No. 5210

Dear Mr. Cecil:

Please file the enclose Answer to the Bill of Complaint  
in the above matter.

Sincerely,

  
Robert C. Thompson

RCT:kme  
Enclosure

MARY TOLSON, et al.,  
Plaintiffs,

vs.

MAGGIE WILKERSON,  
AND  
ROBERT R. M. CARPENTER JR.,  
Defendants.

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

Cause No. 5210

MOTION FOR APPOINTMENT OF ATTORNEY FOR MAGGIE WILKERSON

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Mary Tolson et al., Plaintiffs, by Howard Wood, their Attorney, move for an appointment of an attorney for Maggie Wilkerson upon the following grounds:

1. That said Defendant, in the opinion of the Plaintiffs, is senile and incompetent to manage her property;
2. That the said Maggie Wilkerson has been duly served with process as appears by the return of the Sheriff of Kent County, Delaware, filed herein;
3. That the time limited for answering the Bill of Complaint has expired;
4. For their statement of points, Plaintiffs cite Maryland Rules 675c and 205e2.

Respectfully submitted,

Howard Wood

Filed May 27, 1971

ORDER OF COURT

ORDERED, this 27<sup>th</sup> day of May, 1971, by the Circuit Court for Queen Anne's County in Equity, that Robert R. Price Esquire, whose address is 103 Lawyers Row is hereby appointed attorney to file an Answer in this Cause on behalf of Maggie Wilkerson, Defendant.

B. Hatched Turney  
Judge

Filed May 27, 1971

Certificate of Service

I Hereby Certify, that on this 26th day of May, 1971, I mailed a copy of the foregoing MOTION to Robert C. Thompson, Esq., National Bank Building, Easton, Maryland 21601.

Howard Wood  
(Howard Wood)

Filed May 27, 1971

8

MARY TOLSON, et al.,  
Plaintiffs,  
vs.  
MAGGIE WILKERSON,  
and  
ROBERT R. M. CARPENTER JR.,  
Defendants.

IN THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY.  
CAUSE NO. 5210

\*\*\*\*\*

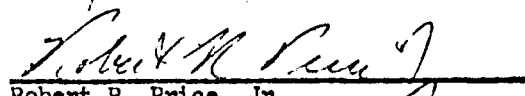
ANSWER

Maggie Wilkerson by her attorney Robert R. Price, Jr.,  
Answer, the Bill of Complaint in the above captioned case says:

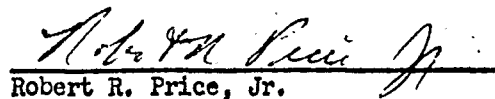
1. Answering paragraphs 1 thru 7 of Said Bill of Complaint,  
this Defendant is without sufficient information to form an opinion as to  
the truth of the allegations as set forth therein and demands strict proof  
thereof.

2. Further Answering said Bill of Complaint, this Defendant  
submits her rights to the protection of this Honorable Court.

And, as in duty bound, etc.

  
Robert R. Price, Jr.

I hereby certify, that on this 29th day of September  
1971, I served a copy of the foregoing answer on Howard Wood  
attorney for Plaintiffs by mailing a copy of same to his office in  
Centreville, Maryland.

  
Robert R. Price, Jr.

*Filed Sept 29, 1971*

LIBER

6 PAGE 182

LAW OFFICES  
VACHEL A. DOWNES, JR.  
115 LAWYERS ROW  
CENTREVILLE, MD. 21817

Mary Tolson

vs.

Maggie Wilkerson

In the Circuit Court

For

Queen Annes County

In Equity # 5210

Mr. Clerk:

Please file the enclosed testimony in the  
above entitled case.

Vachel A. Downes, Jr.  
Attorney

per fee

10

MARY TOULSON  
5544 Poplar Street  
Philadelphia, Pa.  
et al

Vs.

MAGGIE WILKERSON  
Kent County,  
Delaware,  
et al

\*  
\*       CIRCUIT COURT FOR  
\*       QUEEN ANNE'S COUNTY, MARYLAND  
\*  
\*       IN EQUITY CAUSE NO. 5210  
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TESTIMONY

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The above cause being at issue and notice having been given me by the Solicitor for the Complainant of a desire to take testimony in the same, I, Vachel A. Downes, Standing Examiner of said Court, assigned Friday, October 15, 1971 at 11:00 A.M. at my office in Centreville, Maryland, as the time and place for the examination of witnesses in said Cause, due notice having been given, which mentioned time and place I attended, and proceeded in the presence of the Solicitor for the Plaintiff to take the following depositions:

*J. A. Downes 23.1971*

Mrs. Grace A. Cain, a witness of lawful age, being duly sworn testified as follows:

Questions by Howard Wood, Esq.:

Q: Please give us your name and address.

A: Grace A. Cain, Marydel, Maryland.

Q: Marydel, Maryland? Which county do you live in?

A: Caroline County.

Q: What was your mother's name?

A: Margaret Johnson - Maggie Johnson.

Q: Before she was married the second time, what was her name?

A: Margaret Dickerson.

Q: Under the name of Margaret Dickerson, state whether or not she acquired some real estate.

A: Yes, she did.

Q: What real estate is that? Approximately where is it located?

A: On the Queen Anne's side.

Q: In Queen Anne's County?

A: Yes.

Q: What public road is that?

A: It is the road from Templeville to Ingleside.

Q: Is your mother still living?

A: No.

Q: Approximately when did she die?

A: September 29, 1959.

Q: Did she leave a will or not?

A: No.

Q: What heirs did she leave? Were they her children?

A: Yes.



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Q: Would you name all of the children please?

A: Consuello Leach, Mary Tolson, Sadie Cheers, Maggie Wilkerson, Katie Albert, Matlean Wilson, Elsie Bordley, Grace Cain, Hilda Evans, Thomas Elzie Johnson, Christina Scott.

Q: That is eleven children?

A: Yes.

Q: Were they all adults?

A: Yes.

Q: I show you the original Bill of Complaint in this case and ask you to check the addresses and tell me whether or not they are accurate.

A: Yes.

Q: The addresses of all eleven children you have named are correct?

A: Yes.

Q: I show you a paper marked "Deed" and ask you to identify it. State whether or not this is the deed to your mother's real estate that you have described.

A: Yes.

(Marked Examiner's Exhibit A - Deed.)

Q: Approximately how many acres is this?

A: Fifty acres.

Q: Of that how much is wooded acreage?

A: I don't know just how much it is.

Q: If I tell you it is assessed for 25 wooded acres and 25 cleared acres, would this amount seem correct?

A: It may be.

Q: Are there any buildings on this real estate?

A: It's just a hen house. The house burned year before last.

Q: In your opinion is there any way this land can be divided among the eleven owners without loss or injury? Is there any practical way it could be divided into eleven parts of equal value?

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A: Do you mean without being sold?

Q: Yes.

A: I think we better wait for it to be sold and each one get an equal share.

Q: I show you a paper marked Plaintiff's Exhibit B, Contract of Sale, and ask you whether or not you signed it as one of the sellers?

A: Yes.

Q: Can you identify your signature?

A: Yes, that is mine.

Q: I ask that Plaintiff's Exhibit B be marked Examiner's Exhibit B.

(Contract of Sale marked Examiner's Exhibit B.)

Q: Will you give me your opinion as to whether this sale of your mother's real estate to Mr. Robert R. M. Carpenter, Jr., for \$20,000, for the terms of the contract which you have signed, would be to the advantage of all of the eleven others? What is your opinion on that?

A: If that is the best they can do.

Q: Do you feel yourself that the price is an advantageous price?

A: Do you mean do I think it is enough?

Q: Yes. Is the price adequate in your opinion?

A: In my opinion I think it is worth more than that. I really do. You know, we lived there when we were children and we worked there. I think it really is not what we should have gotten.

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Q: Well when you signed the contract you felt it was adequate, is that correct?

A: I told them I felt it should be more when I signed it.

Q: Then why did you sign it?

A: I signed it because I felt each one should get their share and satisfy everybody.

Q: You had been trying to sell it for some time through Mr. Herbert Willis, had you not? Through Mr. Herbert Willis, the broker?

A: Yes, we were trying to sell it.

Q: Well, was this the best price that was offered?

A: A little while after that it wasn't.

Q: You mean some other party offered more for this property?

A: Yes.

Q: Who was that?

A: We have signed it now and there is no need to bother.

Q: We are putting testimony in the record on this case. One of the parties, your sister, Mrs. Wilkerson, is being protected by the Court and therefore if there is some other party who would give more money for the property than Mr. Carpenter's contract calls for you should so testify in order to inform the Court.

A: I won't bother. It should have been done before.

Q: Is there some way the Court can obtain a better price for this property?

A: It has come through this far; let it go as it is.

Q: Then you don't want to reveal the name of anyone who would pay more?

A: No - everybody has signed it.

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Q: What price was this that was higher than \$20,000 which you say was offered later?

A: I won't bother.

Q: Was it a responsible party who could have paid more?

A: He could have, because he sold his property and got a good sum for it and he was able to pay it. I know he was. He should have been.

Q: What price did he offer?

A: It would be more than that.

Q: You are not prepared to say how much or who it was?

A: I imagine you know who it was.

Q: No I don't. This is a surprise to me. I thought this was the highest price that had been offered for the property, of any bona fide offer, or any offer of any kind. What were you actually offered for the property?

A: Let it go at that.

Q: You refuse to tell the Court who it is and how much - is that your position?

A: I just won't bother. It has gone this far and they have signed it and that is it.

Q: Well, it's not "it" because there has been no decree for sale passed by the Court. The Court will want to know all it can find out about the fair value of this property before it will pass a decree for the sale of this property. So, if you know at this time of anybody who will offer more you should tell the Court, in the interest of your sister, Mrs. Wilkerson and all the other children. I will ask you, as your Attorney, to produce this information right now and put it in the record and let the Court investigate it and see if it can be sold for more than \$20,000 to a responsible party.

A: It has been signed and everybody has signed it but one so it must go through.

Q: I am not at all sure the Court will pass a decree to confirm this contract with Mr. Carpenter until they have all the facts, so therefore it is vitally important for you to state the facts and put them into the record. I will ask you to please tell the Court by your testimony who it was that offered more than \$20,000 and how much was offered. You have nothing to lose, You are sworn to tell the truth.

A: I am telling the truth.

Q: But you are not telling the whole truth. Apparently you know of another party who offered more money. I am sorry to have to cross-examine you but you have brought up something that must be gone into fully now.

A: I say, I am telling you the truth.

Q: Yes, I know, now tell me the whole truth and tell me the name of the party whom you know who has offered more money? That is your duty.

A: It has been signed.

Q: I am not asking you anything about your signature on the contract. I am asking you the name of the other party who made a larger offer at a later date. We need the whole truth on this and you have only told us part of it. Tell us who it was.

A: We are supposed to let it go through.

Q: You must answer my question. I call upon you now to answer my question. Who is this other party?

A: I don't even know them. It's what I heard. I don't know them.

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Q: From whom did you hear it?

A: I don't know them personally.

Q: From whom did you hear such an offer had been made?  
Was it from one of your sisters, or brothers?

A: What, that the offer had been made?

Q: That some higher offer had been made - who did you  
hear it from?

A: You know - a lot of time people from different places  
would like to buy land out in the country.

Q: Do you mean this was more or less just gossip?

A: Yes.

Q: What was the amount you heard?

A: It was a little more than that.

Q: Not much more?

A: Yes.

Q: Was it more than \$20,000?

A: I suggest we go on through with it. I think we should  
continue on with what you had.

Q: In other words, you don't know of any responsible party  
that has offered more money than \$20,000 for this  
property? Is that right?

A: Right.

Q: You don't know the identity of the person?

A: I don't know if he has got it or is just saying it.

Q: Who was this person that you heard might be interested  
in the property?

(No answer.)

Q: You are not going to answer that?

A: I don't know if he is responsible. You don't even  
know him.

Q: Do you know his name?

(No answer.)

Q: Why are you reluctant to furnish his name? Are you afraid of embarrassing him? What would happen if you tell me his name is that I would try to find out whether or not he is interested in the property at a price of more than \$20,000.

A: It isn't worth bothering about.

Q: Why not?

A: Because you don't know him.

Q: Please give me his name and I can investigate.

A: Katie, would you ask Mr. Wood to carry this through?

Q: If you will just give me his name we will go on.

A: I don't know him personally.

Q: Why are you concealing his name?

A: Let it go through.

Q: It wouldn't go through smoothly unless you tell me the name of this other individual.

A: It has to, because if he really had wanted it he could have come to you. Everything is out of our hands and everything has to go through you.

Q: Let me explain to you that Mr. Carpenter's contract only stands as an offer until the Court has passed its decree. This has not yet occurred. There is only one offer at this time and it is the highest offer that I know of. If you know a higher offer you should tell me. Tell me who this person is who might be interested at a higher price. It is your duty. Please comply with it.

A: Mr. Wood, please carry it through.

Q: I need the name of this other individual so that I can pursue it and find out whether or not there is any way to obtain more than \$20,000 for this property.

A: It might be just talk.

Q: I understand it may be just talk, but I am asking you to let me look into it.

A: If you aren't interested in that person we will have to go through.

Q: That is going to be up to me and I ask you to give me the name so I can find out whether or not it is just talk. Don't you understand?

A: Yes.

Q: Well, give me his name please.

(No answer.)

Q: We are waiting for you Mrs. Cain.

A: I don't really know him personally. I don't know anything about it. We have to follow through.

Q: That doesn't matter, you have brought up something which we have to follow up. That is all there is to it.

A: I don't know him personally.

Q: That has got nothing to do with it. I am asking you to give me his name. Is there any reason you can't do that? You know the name do you not?

A: Not that well.

Q: Give me the name as well as you know it please.

A: Just go ahead.

Q: Mrs. Cain, you are making this case very difficult.

A: I am not making it difficult. I am asking you to please go on through.



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Q: I would like to go ahead if there is nothing to this.

A: There is nothing to it.

Q: I can't go ahead until I know there is nothing to it.

A: There's nothing to it.

Q: How do I know that?

A: Because I am telling you. Don't you all agree with me?

Q: Just give me the facts.

A: Don't you all agree?

Q: Mrs. Cain, you are the one who is the witness here.

You are sworn to tell the truth and the whole truth and nothing but the truth. Now one of the things you have heard is there is an individual who might be interested in purchasing this property. Isn't that a fact?

(Witness nodded her head.)

Q: So, all I am asking you to do is tell me the name so I can check into it. I am trying to find out if you have a possible buyer at a higher price than this price, which I had thought excellent. Now please disclose the name of this person.

A: This is somebody in the city. You don't know him.

Q: Do you mean I can't find out?

A: It isn't worth it.

Q: How do you know?

A: Because we decided to go through and must go through with it.

Q: No, that is not the case. We have an offer which may or may not be the best price that can be obtained and you have heard that somebody might give more money than that and I would like to know the name of that individual without any further delay please.

A: Go ahead.

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Q: You are putting the Court in an impossible position. You have brought up something and you have got to clarify it now by giving me that name.

A: I don't even know the person. I imagine it would be a group that would buy it, you know.

Q: You were told that some group might be interested?

A: Yes.

Q: Then who could I find out any more about this from?

A: I don't know. I don't know them that well, not enough to find out anything about it. You take for instance like if it is a firm that wanted to come and buy land like that - I don't know the head one you could get to. See what I mean?

Q: So tell me some way I can start finding out all of this. Who could I get in touch with in order to find out if such a firm exists and if they are interested or not? Then I can lay it to rest or find if they are interested.

A: Then lay it to rest.

Q: But I have got to be sure, don't you see, so I can lay it to rest. You have got to give me the facts to go on so I can find out.

A: I don't know them myself. I don't know the family. It's rumor.

Q: From whom did you hear this rumor?

A: I didn't hear nothing from anybody.

Q: Who is the one person interested according to the rumor?

A: That's it. If that is all you have for us we'll go.

Q: Mrs. Cain, I don't know how to explain this any more clearly, but the fact is you have brought up something in your testimony which we must run down and find out if there is any chance of making a better sale for this property. You have got to give me this information right now so that I can either obtain a better price or lay it to rest and continue with this contract.

A: You have to continue with this contract.

Q: No, we don't have to. The Court wants to know what you have in the back of your mind about other people possibly offering you more money for this property.

A: All of them have settled on this.

Q: Mrs. Wilkerson hasn't and she is the one the Court is interested in. That is the reason I have to pursue this and see that she gets the biggest share that she can. Is that clear?

A: Yes.

Q: Then give me the facts so I can clear it up. You are to tell me all you know about this other potential offer.

A: I was thinking why not just put up a sign "For Sale" if you want to.

Q: You might just simplify everything if you would stop stalling. Simply tell me all you know about it right now.

A: Like what?

Q: About this rumor.

A: They are just saying - you know - why didn't you have a sign up "For Sale"? Somebody asked why you didn't have a sign up, that's all.

Q: Someone asked why we didn't have a "For Sale" sign up?

A: Yes - you know.

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Q: Who made this inquiry?

A: Several people will ask you that.

Q: Who told you anything about a higher price they would be willing to pay?

A: Did Mr. Carpenter say what he was going to use it for?

Q: I don't know. Are you going to answer my question or not?

A: I have answered it the best I can.

Q: You said somebody told you after this was signed that had there been a sign up on the property somebody would have offered more? Is that what you heard?

A: Yes. Anybody can say that, can't they?

Q: But earlier you said you knew some individual who would pay more for the property. Is that the rumor you said you heard?

A: Yes.

Q: Who is the individual?

A: Anybody can say that.

Q: Alright, I will have to call one of your sisters as a witness then.

(End of this deposition.)

14.

Mrs. Katie Albert, a witness of lawful age, being duly sworn, testified as follows:

Questions by Mr. Wood:

Q: Please give us your name and address.

A: Katie Albert, Centreville, Maryland.

Q: Mrs. Albert, you have heard Mrs. Cain's testimony.

What have you to say about the subject she raised that there might have been an offer larger than \$20,000 for this property? Do you know anything about this?

A: No, I don't. I have never heard it myself.

Q: You don't know the name of anyone who is willing to pay more for this property?

A: I cannot say that I can.

Q: In your own opinion, state whether or not it would be advantageous for all the owners to sell to Mr. Carpenter this property for \$20,000, according to this contract?

A: I think so.

Q: Do you think the price is a good price or not?

A: I think it is a good price myself.

(End of this deposition)

15.

Mrs. Christina Scott, a witness of lawful age,  
being duly sworn, deposes and says as follows:

Questions by Mr. Wood:

Q: Please state your name and address.

A: Christina Scott, Barclay, Maryland.

Q: Have you heard Mrs. Cain's testimony about a possible  
offer for more than \$20,000 for this property?

A: Yes.

Q: Will you state whether or not you know anything about this?

A: I don't know any more. I don't know anyone who would  
offer any more.

Q: Do you know who she would be referring to?

A: No.

Q: State whether or not in your opinion \$20,000 is a good  
price for this property.

A: I don't know, it's up to whatever they decide.

Q: You signed the contract also. Did you feel at that time  
that this was a good price for this property?

A: If they were willing to agree, I wouldn't disagree.

Q: Have you changed your opinion at all now?

A: No.

Q: Do you know of anyone who would be willing to pay more?

A: No.

(End of this deposition.)

Mr. Carter M. Hickman, a witness of lawful age,  
being duly sworn deposes and says as follows:

Questions by Mr. Wood:

Q: Please state your name and address.

A: Carter M. Hickman, Church Hill, Maryland.

Q: What is your occupation?

A: I am a real estate broker, trading as Queen Anne's  
Realty Company, Church Hill, Maryland.

Q: Are you also a member of the House of Delegates?

A: Yes.

Q: Are you familiar or not with the values of real estate  
in Queen Anne's County, particularly in the First  
Election District?

A: Yes.

Q: Have you kept track of recent sales of property in the  
First Election District of Queen Anne's County?

A: Yes.

Q: Are you familiar or not with the property of Margaret  
Johnson, formerly Margaret Dickerson?

A: Yes.

Q: That is the property which is the subject of this proceeding.  
Did you hear Mrs. Cain testify and identify the deed?

A: Yes.

Q: Have you made an appraisal of that property?

A: I have looked at the property and have considered the  
price that was offered.

Q: That price is \$20,000?

A: Yes, \$20,000.

Q: What is your opinion of that price?

A: Having lived close to the area all my life almost,  
and having sold a small farm within two miles of this  
tract of land within the past two years, and also knowing

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what the average price the land in this area has brought  
I would say the price of \$20,000 is not only adequate,  
but is an excellent offer.

Q: Therefore, would it be your opinion that it would be  
advantageous for the owners of this property to sell  
it at this price of \$20,000?

A: Yes.

Q: In your opinion is there any way the property could be  
divided into eleven parts of equal value?

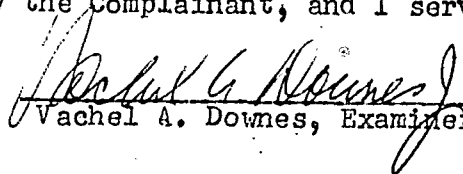
A: No.

(End of deposition.)



No other witnesses being named or produced to me, I then at the request of the Solicitor for the Complainant, closed the depositions taken in said Cause, and herewith return them closed under my hand and seal this 23 day of November, 1971.

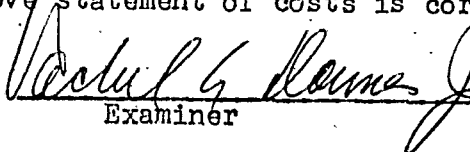
I hereby certify, that in addition to the examination of counsel I either examined the witnesses as indicated by questions asked by me, or in the absence of such examination, I certify that in my opinion such examination was unnecessary, and I further certify that there were no irregularities or unusual circumstances in the taking of testimony or the conduct of the proceedings. My presence was requested by the Complainant, and I served one hour.

  
Vachel A. Downes, Examiner (SEAL)

Statement of Costs

Vachel A. Downes, Examiner	\$10.00
Florence L. Sutton, Stenographer	\$27.00
Carter M. Hickman, Witness (including 32 miles travel; hearing 1 hour)	<u>\$10.00</u>
	\$47.00

I hereby certify that the above statement of costs is correct.

  
Examiner (SEAL)

*Filed Nov. 23, 1971*

FOR EXAMINER'S EXHIBITS A & B, filed on November 23, 1971,

SEE Plaintiffs' Exhibits filed in Bill of Complaint, under

No. 2 and 3.

Filed November 23, 1971.

ch 5210

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THIS AMENDMENT OF CONTRACT OF SALE, made this 12<sup>th</sup> day of October, 1971, by and between Howard Wood, acting as attorney for Mary Tolson, Consueallo Leach, Sadie Cheers, Katie Albert, Matlean Wilson, Hilda Evans, Christine Scott, Thomas E. Johnson, Grace A. Cain and Elsie Bordley, Sellers, and Robert R. M. Carpenter, Jr., Buyer;

WITNESSETH, that in consideration of the mutual benefits hereby derived, it is hereby covenanted and agreed as follows:

1. The written Contract of Sale between the abovenamed Sellers and said Buyer, dated January 22, 1970, which is filed as Plaintiffs' Exhibit B in Chancery Cause No. 5210, in the Circuit Court for Queen Anne's County, Maryland, is hereby amended in the following respects:

(a) Final settlement under said Contract of Sale shall be made on the 10th day after the final ratification of the sale of real estate provided for by such contract and submitted for approval of said court in the abovementioned chancery cause;

(b) At the final settlement property taxes shall be adjusted between the parties as of the 30th day of April, 1971.

WITNESS the hands and seals of the parties in duplicate:

TEST:

Caroline T. Tolson

Howard Wood (SEAL)  
(Howard Wood) Attorney for

Mary Tolson, Consueallo Leach, Sadie Cheers, Katie Albert, Matlean Wilson, Hilda Evans, Christine Scott, Thomas E. Johnson, Grace A. Cain and Elsie Bordley.

TEST:

Margaret K. Allen

Robert M. Carpenter, Jr. (SEAL)  
(Robert M. Carpenter, Jr.)

Filed Nov 24 1971

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MARY TOLSON, et al.,	*	In the Circuit Court for
	*	Queen Anne's County
Plaintiffs,	*	in Equity.
	*	
vs.	*	
	*	
MAGGIE WILKERSON	*	Cause No. 5210
and	*	
ROBERT R. M. CARPENTER JR.,	*	
	*	
Defendants.	*	

DECREE

The above cause standing ready for decision upon the Bill of Complaint, Answers and Testimony taken before a standing Examiner of this Court and said pleadings and the testimony and the exhibits thereto having been read and considered, the Court finds:

1. That the real estate of which Margaret Johnson died seized and possessed, which was conveyed to her by the name of Margaret Dickerson, located in Queen Anne's County, Maryland, and described in the deed designated as Examiner's Exhibit A, cannot be divided among her heirs without loss or injury to said interested persons, to wit: the plaintiffs and Maggie Wilkerson, one of the defendants.

2. That it would be advantageous to said interested persons that said real estate be sold to Robert R. M. Carpenter, Jr. one of the defendants, for the sum of Twenty Thousand Dollars (\$20,000.00), upon the terms and conditions of the contract of sale marked Examiner's Exhibit B as amended under date of October 12, 1971, by amendment filed herein, and the proceeds divided among or invested for said parties according to their respective interests.

3. That the testimony of Carter M. Hickman be accepted in lieu of an appraisal pursuant to Maryland Rule B R 3 c.

It is therefore, this *8th* day of December, 1971, by the Circuit Court for Queen Anne's County in Equity, ADJUDGED, ORDERED and DECREED, as follows:

1. That *Howard Wood Esq.* is hereby appointed Trustee to sell the abovementioned real estate to Robert R. M. Carpenter Jr., one of the defendants, for the price and upon the terms and conditions of said contract of sale which is hereby ratified and confirmed.

2. That before the Trustee shall proceed to act as such 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 Thousand Dollars* or in lieu of sureties said Trustee may pledge securities for the performance of his bond having a market value as listed on New York or American Stock Exchanges of at least twice the aforesaid penalty.

3. That as soon as practicable after said sale and in no event more than thirty (30) days after the date thereof, the said Trustee shall render to the Court a full and particular report of the proceedings relative to such sale in the form required by the Maryland Rules.

4. That upon the final ratification of said sale and full payment of the purchase money and performance of the purchaser's agreements under said contract of sale as amended, he shall convey unto the purchaser, 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 or of those claiming by, through or under them, or any of them.

5. 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.

*B. Hackett Turner Jr.*

JUDGE

*Filed Dec. 8, 1971*

UPPER

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Dec 8, 1971

STATE OF MARYLAND )

QUEEN ANNE'S COUNTY )

TO WIT:

KNOW ALL MEN BY THESE PRESENTS, that I, Howard Wood, also known as Howard Wood 3rd, of Queen Anne's County, State of Maryland, am held and formally bound unto the State of Maryland, in the full and just sum of Twenty Thousand Dollars (\$20,000.00) 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 I bind myself, my and each of my heirs and personal representatives in the whole and for the whole, jointly and severally, formally by these presents, sealed with my seal and dated this 8<sup>th</sup> day of December, 1971.

WHEREAS, I, the above bounden Howard Wood, have been appointed by a decree of the Circuit Court for Queen Anne's County in Equity passed on the 8th day of December, 1971, Trustee to make sale of the real estate mentioned and described in the Cause in said Court entitled "Mary Tolson, et al., vs. Maggie Wilkerson, et al.," being Cause No. 5210 of said Court;

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that if I, the above bounden Howard Wood, do and shall well and faithfully perform and execute the trust reposed in me by said decree or that may be reposed in me 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.

The undersigned has deposited with the Clerk of the Circuit Court for Queen Anne's County the following property as collateral security for all obligation hereunder, to wit:

Voting Trust Certificate No. V T C 796 for 2,324 shares, Alan Wood Steel Company \$10 par value common stock dated June 3, 1960, in name of Howard Wood, 3rd.

The undersigned further authorizes the obligee, or its certain attorney, upon default in the performance and execution of said trust by the undersigned, to sell the whole or any part of said collateral at public or private sale at the option of the obligee, and after deducting all expenses, including attorney's fees, arising from or incidental to the sale, realization or collection of any of said collateral, to apply the residue of the proceeds to pay all obligation of the undersigned under this instrument, and the balance, if any, to the undersigned.

Howard Wood (SEAL)  
(Howard Wood)  
(Also known as Howard Wood, 3rd)

TEST:

Caroline T. Wilson  
(Caroline T. Wilson)

Security approved and Bond  
Filed December 8, 1971

Charles W Cecil, Clerk

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber CWC No. 1 folio 418, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 8th day of December, nineteen hundred seventy-one.



*Charles G. Coil*  
Clerk of the Circuit Court for Queen Anne's County

14

MARY TOLSON, et al.,  
Plaintiffs,

vs.

MAGGIE WILKERSON  
and  
ROBERT R. M. CARPENTER, JR.,  
Defendants.

\* In the Circuit Court for  
\* Queen Anne's County  
\* in Equity.  
\*  
\*  
\* Cause No. 5210  
\*  
\*  
\*

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of real estate made in this Cause, by Howard Wood, Trustee appointed to make such sale, unto your Honors respectfully shows:

1. That pursuant to the decree of this Honorable Court passed on the 8th day of December 1971, your Trustee filed in this Cause a bond in the penalty of Twenty Thousand Dollars (\$20,000.00), with security approved by the Clerk of this Court.
2. That thereupon, pursuant to said decree, your Trustee on the 8th day of December, 1971, proceeded in accordance with the terms of the written contract of sale filed in this Cause as "Plaintiffs Exhibit B" and "Examiner's Exhibit B" as amended by amendment filed herein to sell unto Robert R. M. Carpenter, Jr., at and for the price of Twenty Thousand Dollars (\$20,000.00), the real estate mentioned and described in these proceedings, which is described as follows, to wit:

ALL that lot of land situate in the First Election District of Queen Anne's County, in the State of Maryland, on the public road leading from Ingleside to Templeville, formerly known as the "Debby Ann Baynard Land", adjoining lands of or formerly of Robert Jarrell, John Tharp and others, containing fifty (50) acres of land more or less; being the same land which was granted to Margaret Dickerson by Sarah E. Walls and W. Nathan Walls, her husband, by deed dated December 22, 1914, and recorded among the land records of Queen Anne's County in Liber W.F.W. No. 8, folio 190, and of which Margaret Johnson (formerly Margaret Dickerson, the abovenamed grantee) died seized and possessed, intestate, a resident of Queen Anne's County, on September 29, 1959, leaving surviving her as her only heirs her eleven adult children, the Sellers herein and Maggie Wilkerson, one of the Defendants herein.

TOGETHER with all and every the rights, roads, ways, waters, privileges appurtenances and advantages thereto belonging or in anywise appertaining.

3. That Robert R. M. Carpenter Jr., has paid to Herbert A. Willis the sum of One Thousand Dollars (\$1,000.00) to be held in escrow pending final settlement in accordance with the terms of said contract of sale.

Respectfully submitted,

Howard Wood  
(Howard Wood) Trustee

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

I HEREBY CERTIFY that on this 8th day of December, 1971, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, Maryland, personally appeared Howard Wood, 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.

Charles W. Coit

Clerk of the Circuit Court for  
Queen Anne's County.

Filed December 8, 1971



15

ORDER NISI ON SALE

MARY TOLSON, et al,  
Plaintiffs  
vs.  
MAGGIE WILKERSON  
and  
ROBERT R. M. CARPENTER, Jr.  
Defendants

In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5210

ORDERED, this 8th day of December, 1971, that the sale of the real property, made and reported in this cause by Howard Wood, Trustee, be ratified and confirmed, on or after the 10th day of January, 1972, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 3rd day of January, 1972.

The report states the amount of sales to be \$ 20,000.00.

Charles W. Cecil Clerk

Filed December 8, 1971

16

ORDER NISI ON SALE

MARY TOLSON, et al.  
Plaintiffs  
vs.  
MAGGIE WILKERSON  
and  
ROBERT R. M. CARPENTER, JR.  
Defendants

In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5210

ORDERED, this 17th. day of December, 1971, that the sale of the real property, made and reported in this cause by Howard Wood, Trustee, be ratified and confirmed, on or after the 17th. day of January, 1972, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 10th. day of January, 1972.

The report states the amount of sales to be \$ 20,000.00.

Charles W. Cecil Clerk

Filed Dec. 17, 1971

# RECORD-OBSERVER

Centre ville, Md., Jan. 17 1972

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Order Nisi

in the case/estate of Mary Tolson

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 3 successive weeks before the 10th day of Jan., 1972, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 22nd day of Dec., 1971, and the last insertion on the 5th day of Jan., 1972

THE RECORD-OBSERVER CORPORATION

By Dorothy M. Thompson

*Filed Jan 21, 1972*

## NOTICE

ORDER NISI ON SALE  
MARY TOLSON, et al.

Plaintiffs

vs.

MAGGIE WILKERSON  
and

ROBERT R.M. CARPENTER, Jr.  
Defendants

In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5210

ORDERED, this 17th day of December, 1971, that the sale of the real property, made and reported in this cause by Howard Wood, Trustee, be ratified and confirmed, on or after the 17th day of January, 1972, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 10th day of January, 1972.

The report states the amount of sales to be \$20,000.00.

Charles W. Cecil, Clerk

Filed: Dec. 17, 1971

True Copy

Test: Charles W. Cecil, Clerk

34-1-5

18

MARY TOLSON, et al.,  
Plaintiffs,

vs.

MAGGIE WILKERSON  
and  
ROBERT R. M. CARPENTER, JR.

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

Cause No. 5210

### PURCHASER'S AFFIDAVIT

State of Maryland, )  
Talbot, )  
County of ~~Queen Anne's~~, )

To Wit:

I hereby certify that on this 21st day of January, 1972, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared ROBERT R. M. CARPENTER, JR., the purchaser named in the Decree of the Circuit Court for Queen Anne's County, dated December 8, 1972 (Chancery No. 5210) and made oath in due form of law as follows:

(a) That said purchaser is not acting in said purchase as agent for any other person, firm or corporation;

(b) That said purchaser is the sole principal purchaser involved in said sale; and

(c) That said purchaser has not directly or indirectly discouraged anyone from bidding for the property involved in said sale.

Doris M. Thompson

Notary Public

My Commission Expires:

DORIS M. THOMPSON, Notary Public  
My Commission Expires July 1, 1974



*Filed Jan. 24, 1972*

19  
MARY TOLSON, et al.,  
Plaintiffs

vs.

MAGGIE WILKERSON  
and  
ROBERT R. M. CARPENTER JR.  
Defendants.

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

\*  
\* No. 5210  
\*  
\*

FINAL RATIFICATION OF SALE

The above entitled matter coming before this Court, the proceedings having been read and considered by this Court, and this Court being satisfied that the sale of the real estate made and reported in this cause by Howard Wood, Trustee, was fairly and properly made, and no exceptions having been filed to the report of sale, IT IS ORDERED by the Circuit Court for Queen Anne's County, in Equity, this 24<sup>th</sup> day of January, 1972, that the sale of the real estate made and reported in this cause by Howard Wood, Trustee, be, and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although due notice thereof appears to have been given as required by the precedin order nisi; and the said trustee is allowed the usual commissions and such proper expenses, not personal, as he shall produce vouchers therefor to the Auditor.

B. Hackett Turner Jr.

Judge

*File Jan 24, 1972*

LAW OFFICES  
CLARK & CLARK  
116 N. COMMERCE STREET  
CENTREVILLE, MD. 21617  
TELEPHONE 758-1392 AREA CODE 301

J. THOMAS CLARK  
JOHN T. CLARK, III

February 16, 1972

TO WHOM IT MAY CONCERN:

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, enclosed herewith is a copy of the audit duly certified by the undersigned Auditor, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notice is hereby given that the audit in the cause entitled "Mary Tolson, et al., vs. Maggie Wilkerson, being Cause No. 5210, in Equity, has been filed with the Clerk of said Court in said cause, Centreville, Maryland on February 16, 1972, and that exceptions to said audit must be filed on or before March 1, 1972, or the account may thereupon be ratified on March 2, 1972.

Very truly yours,

*J. Thomas Clark*  
J. Thomas Clark  
Auditor

*Filed Feb. 16, 1972*

MARY TOLSON, et al.,	*	IN THE CIRCUIT COURT FOR
Plaintiffs	*	QUEEN ANNE'S COUNTY
vs.	*	IN EQUITY
MAGGIE WILKERSON	*	Cause No. 5210
Defendant	*	

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TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto Your Honor, respectfully represents:

This account is stated for Howard Wood, Trustee; whereas, Howard Wood, Trustee, was appointed to receive the money in the sale. He has paid out to Charles W. Cecil, Clerk for court costs, \$211.00, Mr. Wood's commission were levied, the fee of John H. Shaffer, Sheriff of Kent County, Delaware, the property taxes on real estate sold for the year ending 6/30/72, and the advertising in the Queen Anne's Record-Observer, and my auditor's fee, and the balance was distributed to the persons who were entitled to it.

Respectfully submitted,

*J. Thomas Clark*  
Auditor

February 16, 1972

*Filed Feb. 16, 1972*

21  
 MARY TOLSON, et al., \* IN THE CIRCUIT COURT FOR  
 Plaintiffs \* QUEEN ANNE'S COUNTY  
 vs. \* IN EQUITY  
 MAGGIE WILKERSON \* Cause No. 5210  
 Defendant \*

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned Court Auditor hereby certifies that on February 16, 1972, the date the audit in the above entitled cause was filed in this Court, that he did by U.S. First Class Mail notify the following interested parties to this cause, to wit:

Howard Wood, Esquire  
 Lawyer's Row  
 Centreville, Md.

Hilda Evans  
 620 West 7th Street  
 Wilmington, Delaware

Mary Tolson  
 5544 Poplar Street  
 Philadelphia, Pa.

Christine Scott  
 R.F.D. 2,  
 Barclay, Maryland

Consueallo Leach  
 457 N. 51st Street  
 Philadelphia, Pa.

Thomas E. Johnson  
 1908 N. 32nd Street  
 Philadelphia, Pa.

Sadie Cheers  
 910 Bennett Street  
 Wilmington, Delaware

Grace A. Cain  
 Marydel, Maryland

Katie Albert  
 Centreville, Md.

Elsie Bordley  
 Felton, Delaware

Matlean Wilson  
 2766 N. Judson St.,  
 Philadelphia, Pa.

Maggie Wilkerson  
 R.F.D. Willow Grove  
 Kent County, Delaware

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned, was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on February 16, 1972, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before March 1, 1972, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on March 2, 1972.

J. Thomas Clark  
 Auditor

*Filed Feb 16, 1972*

CHANCERY NO. 5210

The proceeds of the sale of land reported in this cause, in account with Howard Wood, Trustee (to sell real estate) in these proceedings (and vendor of said land)

Cr.

1972

Jan. 24th	By gross proceeds of the sale of said land, reported by said vendor, to wit: -----	\$20,000.00
	Tax adjustment -----	102.75
		<u>\$20,102.75</u>

Dr.

To Howard Wood, Attorney, Trustee (and vendor), his commission----- \$1,150.00

To do, for an amount paid Charles W. Cecil, Clerk, for court costs, per receipt, exhibited, to wit:-\$144.00  
 1-Howard Wood, Atty., appr. fee-- 10.00  
 2-Robert Price, Atty, appr. fee-- 10.00  
 3-Vachel A. Downes, Examiner----- 10.00  
 4-Florence L. Sutton, Steno.----- 27.00  
 5-Carter M. Hickman, Witness, appr. fee----- 10.00 211.00

To do, fee paid by Howard Wood to John H. Shaffer, Sheriff of Kent County, Delaware, for personal service of copies of Bill of Complaint & Order of Publication on Maggie Wilkerson & husband----- 6.00

To do, paid by Howard Wood, Trustee property taxes on real estate sold, for year ending 6/30/72, advanced to Oscar Schulz, Treas. of Queen Anne's County----- 89.65

To do, paid by Howard Wood, Trustee advertising order nisi in the Queen Anne's Record-Observer----- 12.00

To J. Thomas Clark, Auditor, as follows:  
 1-His fee for stating audit,.. 45.00  
 2-His expenses involved in stating audit and notifying parties----- 20.00 65.00

February 16, 1972

*J. Thomas Clark*  
Auditor

To Howard Wood, Trustee, the remaining  
balance to be distributed later----- \$18,569.10

\$20,102.75

\$20,102.75

February 16, 1972

*J. Thomas Clark*  
Auditor

Cr.

By Howard Wood, Trustee, the remaining  
balance to be distributed----- \$18,569.10

Dr.

To MARY TOLSON, 5544 Poplar St., Philadelphia, Pa.-----	\$ 1,688.10	
To CONSUEALLO LEACH, 457 N. 51st St., Philadelphia, Pa.-----	\$ 1,688.10	
To SADIE CHEERS, 910 Bennett St., Wilmington, Delaware-----	\$ 1,688.10	
To KATIE ALBERT, Centreville, Md.-----	\$ 1,688.10	
To MATLEAN WILSON, 2766 N. Judson St., Philadelphia, Pa.-----	\$ 1,688.10	
To HILDA EVANS, 620 West 7th St., Wilmington, Delaware-----	\$ 1,688.10	
To CHRISTINE SCOTT, R.F.D. 2, Barclay, Maryland-----	\$ 1,688.10	
To THOMAS E. JOHNSON, 1908 N. 32nd St., Philadelphia, Pa.-----	\$ 1,688.10	
To GRACE A. CAIN, Marydel, Maryland-----	\$ 1,688.10	
To ELSIE BORDLEY, Felton, Delaware-----	\$ 1,688.10	
To MAGGIE WILKERSON, R.F.D. Willow Grove, Kent County, Delaware, to remain subject to an Order of Court-----	\$ 1,688.10	
	<u>\$18,569.10</u>	<u>\$18,569.10</u>

February 16, 1972

*Filed Feb 16, 1972*

*J. Thomas Clark*  
Auditor

LIBER

6 PAGE 215

NI SI RATIFICATION OF AUDIT

22

Mary Tolson et al  
vs.  
Maggie Wilkerson and Robert R. M. Carpenter, Jr.

In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5210

ORDERED, this 16th. day of February, 1972, that the report and account filed in these proceedings by J. Thomas Clark, Auditor, be ratified on or after the 3rd. day of March, 1972, unless cause to the contrary thereof be ~~shown~~ shown; provided a notice is given in manner provided by Maryland Rule 595 to persons entitled thereto. ~~in Queen Anne's County, in each of two successive weeks before the~~

*Charles W. Cecil* Clerk

Filed Feb. 16, 1972

23

MARY TOLSON, et al  
vs.  
MAGGIE WILKERSON AND ROBERT R. CARPENTER, JR.

In the Circuit Court  
for Queen Anne's County  
in Equity  
Cause No. 5210

FINAL RATIFICATION OF AUDIT

ORDERED by the Court that the Account of the Auditor is finally ratified and confirmed, and Howard Wood, Trustee, is directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

*Charles W. Cecil*  
Clerk of Circuit Court for  
Queen Anne's County

Dated: *March 3, 1972*

*Filed Mar 3, 1972*



QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Fourth day of August in the year nineteen hundred and seventy, the following Bill To Quiet Title was brought to be recorded, to wit:-

IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, MARYLAND  
IN EQUITY - Chancery No. 5252  
WILLIAM A. HANKINS, 10 N. Kelly Avenue, Bel Air, Maryland 21014  
JAMES B. HANKINS, 10 N. Kelly Avenue, Bel Air, Maryland 21014;  
PLAINTIFFS

Chy No  
5156  
R-35477  
15.00

vs.

NATHAN D. SMITH, BESSIE G. DOWNS, CHARLES S. ELLIOTT, JAMES T. BRIGHT, H. S. COOPER AND SADIE INGRAHAM SCOTT, whose addresses are unknown, their heirs, executors and administrators, if any, their unknown children, if any, and descendants of said children, if any, and their heirs, executors and administrators; and all other persons, their heirs, executors and assigns, who could claim any interest in the Real Estate mentioned in these proceedings, or who could claim to hold a lien or encumbrance against said real estate;  
DEFENDANTS

BILL TO QUIET TITLE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Bill of Complaint of William A. Hankins and James B. Hankins, by Edward Turner, their Solicitor, respectfully represents unto your Honors:

1. That this proceeding is filed under the provisions of Section 128, of Article 16, of the Annotated Code of Maryland (1957).
2. That these Plaintiffs are the owners of certain lots or parcels of land situate in the Fourth Election District of Queen Anne's County, Maryland, the same being laid down and designated as Lots No. 11, 12, 13, 14 and 15 in Block 11 on the Plat of Survey of the Love Point Land and Improvement Company, recorded among the Land Record Books of Queen Anne's County in Liber S. S. No. 7, folio 590 and 591, all of said lots being located on Baltimore Avenue, at or near Love Point, on Kent Island, they having acquired the same as joint tenants by the following Deeds:
  - a. County Commissioners of Queen Anne's County to Ray L. Hankins and William A. Hankins, as joint tenants, dated October 22, 1946, and recorded in Liber A.S.G. Jr. No. 15, folio 465, as to Lot No. 15 in Block Eleven (11). (See Plaintiffs' "Exhibit No. 1", filed herewith.) The said Ray L. Hankins having died prior hereto, said lot vested solely in the said William A. Hankins as surviving joint tenant.
  - b. County Commissioners of Queen Anne's County to Ray L. Hankins and James B. Hankins, as joint tenants, dated October 22, 1946, and recorded in Liber A.S.G. Jr. No. 15, folio 466, as to Lots Nos. 11, 12, 13, and 14 in Block Eleven (11). (See Plaintiffs' "Exhibit No. 2", filed herewith.) The said Ray L. Hankins having died prior hereto, said lots vested solely in the said James B. Hankins as surviving joint tenant.
3. That your Petitioners did enter upon and take possession of said lots or parcels of land during the year 1946, and have occupied and used the same, as the owners thereof, openly, notoriously, adversely and hostile to all persons from said year until the present date, they having also paid State and County taxes thereon since the year 1946.
4. That to the knowledge of these Plaintiffs, no one has ever claimed any right, title or interest in and to the same since their entry upon and assumption of possession thereof.
5. That prior hereto, these Plaintiffs entered into a contract to sell said property but that the purchasers of the same have questioned the validity of Plaintiffs' title to said property because of certain alleged defective

conveyances, etc. made prior to the Deeds above mentioned (Complainants' Exhibits No. 1 and 2) said objections being based on the following:

a. By Deed dated January 10, 1918, and recorded in Liber W.F.W. No. 11, folio 380, Alfred Lee Tharp, Assignee, conveyed Lots No. 11, 12, 13, 14 and 15 in Block 11 (eleven), referred to in these sub-paragraphs as 'said property' to D. Beniah Tharp. (A certified copy of said Deed, marked Plaintiffs' "Exhibit 3" is filed herewith as a part hereof.)

b. By Deed dated January 24, 1920, and recorded in Liber J.F.R. No. 4, folio 109, D. Beniah Tharp and Nora Tharp, his wife, conveyed said property to Nathan D. Smith. (Exhibit No. 4)

c. By Deed dated April 26, 1921, and recorded in Liber J.F.R. No. 6, folio 566, Nathan D. Smith conveyed said property to Bessie G. Downes (Exhibit No. 5)

d. By Mortgage dated April 26, 1921, and recorded in Liber J.F.R. No. 7, folio 188, from Bessie G. Downes to Nathan D. Smith, said lots became limited and assured to him to secure the repayment of the sum of \$3,500.00. (Exhibit No. 6)

e. By Deed dated July 27, 1926, and recorded in Liber B.H.T. No. 6, folio 45, the said Nathan D. Smith conveyed, or attempted to convey, said property to Chester S. Ellis. (Exhibit No. 7)

f. By Deed dated October 15, 1926, and recorded in Liber B.H.T. No. 6, folio 46, Charles S. Ellis conveyed, or attempted to convey, subject to liens of record, said property to Sadie Ingraham Scott. (Exhibit No. 8)

g. That thereafter, by assignment dated January 5, 1928, and recorded in Liber J.F.R. No. 7, folio 190, the aforesaid mortgage (Exhibit No. 6) was assigned by Nathan D. Smith to James T. Bright, who thereafter, on January 17, 1928, assigned the same to J. Russell Carroll, for the purpose of foreclosure; that foreclosure proceedings were instituted in the Circuit Court for Queen Anne's County, In Equity, being titled:- "J. Russell Carroll, Assignee, vs. Bessie G. Downes", and being No. 2735 Chancery, the report of sale of said property having been reported to said Court stating that property was sold to one H. S. Cooper. However, the subsequent ratification of the foreclosure sale did not include within its scope Lots Nos. 11, 12, 13, 14 and 15, Block 11, aforesaid; and no subsequent ratification of sale relating to said lots is found among the chancery records of Queen Anne's County, and nothing further has been done in said proceeding relative to said property.

h. That on May 21, 1935, said property was sold at tax sale for delinquent State and County Taxes, the same being assessed to Sadie Ingraham Scott; that said property was sold at said sale to County Commissioners of Queen Anne's County and thereafter conveyed by J. William Keith, County Treasurer, to County Commissioners of Queen Anne's County (being a part of Item or Parcel 62 therein) by Deed dated May 26, 1936, and recorded in Liber W.H.C. No. 3A, folio 44 (Exhibit No. 9)

i. That thereafter, by Deeds above mentioned and marked Plaintiffs' Exhibits No. 1 and 2, said property was conveyed unto the Plaintiffs herein.

(Note: All Libers above mentioned being Land Record Books of Queen Anne's County unless otherwise designated.)

6. That these Plaintiffs are now desirous of having this Honorable Court decree that fee simple title in and to the property above mentioned and described, is now vested in these Plaintiffs, free and clear of the claims of all persons.

7. That no action at law or in equity is now pending to test the validity of or to quiet the title to or to remove any cloud from, said property, if indeed, one does exist.

TO THE END, THEREFORE:

1. That the Plaintiffs may, by decree of this Honorable Court, be declared to be the absolute owners, ~~as joint tenants~~, of said land and the perfect right to absolute disposition of the same as against the defendants in this suit.

2. That this Honorable Court will grant an absolute and permanent injunction against the assertion by any of the said defendants in this cause of action and claim to said property by any action either at law or in equity or otherwise.

3. That your Plaintiffs may have such other and further relief as their case may require.

And as in duty bound, etc.

*William A. Hankins*

William A. Hankins

*Edward Turner*

Edward Turner  
Solicitor for Plaintiffs  
109 Lawyers Row  
Centreville, Maryland 21617  
Phone: 758-1795

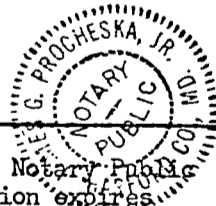
*James B. Hankins*

James B. Hankins

STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY on this 24th day of July, 1970, that before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared WILLIAM A. HANKINS and JAMES B. HANKINS, and they did make oath in due form of law that the matters and facts stated in the foregoing Bill are true to the best of their knowledge.

WITNESS my hand and Notarial Seal.



My commission expires

*Apr. 1974*

*James G. Procheska, Jr.*

James G. Procheska, Jr.

*Filed Aug 4, 1970*

LIBER

6 REC 219

2

Examiner's Exhibit No. 1

QUEEN ANNE'S COUNTY, TO WIT:  
Be it remembered that on the Twenty Fifth day of October, in the year nineteen hundred and forty six, the following Deed was brought to be recorded, to wit:-

One-Five Cent and One-Fifty Cent  
Int. Rev. Stamps. Endorsed J P S  
One-Twenty Cent Recordation Tax Stamp.  
Endorsed J P S

THIS DEED, made this 22nd day of October, in the year nineteen hundred and forty-six, by The County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland.

WITNESSETH: That, in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said municipal corporation, The County Commissioners of Queen Anne's County, does hereby grant and convey unto Ray L. Hankins and William A. Hankins, as joint tenants, and not as tenants in common, and unto the survivor of them, and unto their heirs and assigns, in fee simple, forever, the following described real estate, to wit:

All that lot or parcel of land, known as Lot Number Fifteen (15) in Block Number Eleven (11), as shown and designated on the Plat of survey of the Love Point Land and Improvement Company lots and recorded among the land records of Queen Anne's County in Liber S. S. No. 7, folios 590-591, all located and lying on Baltimore

Original Exhibits delivered to John Palmer Smith, Atty  
Dec. 9, 1946.

Filed Aug 4 1970

Avenue, at or near Love Point, on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland.

Being part of the property and lots described as Parcel No. 62 in the deed to the County Commissioners of Queen Anne's County from J. William Keith, County Treasurer, said deed bearing date May 26th, 1936, and recorded among the land records of Queen Anne's County in Liber W. H. C. No. 3-A, folio 44, etc.

TOGETHER with the improvements thereon erected, and all and every the rights, roads, ways, alleys, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto the said Ray L. Hankins and William A. Hankins, their heirs and assigns, in fee simple, as joint tenants and not as tenants in common, and unto the survivor of them, their heirs and assigns, in fee simple, forever.

AND the said Grantor does hereby covenant that it will warrant specially the above described and granted property, and that it will execute such further assurances of said lands as may be requisite or necessary.

AS WITNESS the hand of Claude Lowery, President of the Board of The County Commissioners of Queen Anne's County, Maryland, and the corporate seal thereunto affixed by Charles W. Mullikin, one of the members of said Board, and acknowledged by James C. Stevens, one of the members of said Board, the day and year first above written.

ATTEST:-

MARGARET E. LANE  
Margaret E. Lane,  
Clerk of the Board.

THE COUNTY COMMISSIONERS OF QUEEN  
ANNE'S COUNTY, MARYLAND,

By CLAUDE LOWERY  
Claude Lowery  
Its President.

Corporate  
Seal.

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

MARGARET E. LANE  
Margaret E. Lane,  
Clerk of the Board.

By CLAUDE LOWERY  
Claude Lowery  
Its President.

Corporate  
Seal.

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

I HEREBY CERTIFY, that on this 22nd day of October, nineteen hundred and forty-six, before the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared James C. Stevens, one of the Members of the Board of The County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland, and acknowledged the foregoing DEED to be the corporate Act of said municipal corporation, The County Commissioners of Queen Anne's County, Maryland.

Witness my hand and notarial seal.

KATHERINE C. O'NEAL  
Katherine C. O'Neal.  
Notary Public.

My commission expires: May 5-1947

Notary  
Public  
Seal.

QUEEN ANNE'S COUNTY, TO WIT:  
#24,960.  
Be it remembered that on the Twenty Fifth day of October, in the year nineteen hundred and forty six, the following Deed was brought to be recorded, to wit:-

One-Five Cent and One-Fifty Cent  
Int. Rev. Stamps. Endorsed J P S  
One-Twenty Cent Recordation Tax Stamp.  
Endorsed J P S

Is delivered to John Palmer Smith  
1946

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the original Deed filed in Liber A.S.G., Jr. No. 15, folio 465, a Land Record Book for Queen Anne's County, which remains on permanent file in this office.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.

*Charles W. Cecil*  
\_\_\_\_\_  
Charles W. Cecil  
Clerk of the Circuit Court

3  
Exhibitor's Exhibit No. 2

Original Grant, & delivered to John Palmer  
Dec. 9, 1946

Public Seal. #2

.....  
#24,960.  
Be it remembered that on the Twenty Fifth day of October, in the year nineteen hundred and forty six, the following Deed was brought to be recorded, to wit:-

One-Five Cent and One-Fifty Cent  
Int. Rev. Stamps. Endorsed J P S  
One-Twenty Cent Recordation Tax Stamp.  
Endorsed J P S

T H I S D E E D, made this 22nd day of October, nineteen hundred and forty-six, by The County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland.

WITNESSETH: That, in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said municipal corporation, The County Commissioners of Queen Anne's County, does hereby grant and convey unto Ray L. Hankins and James B. Hankins as joint tenants, and not as tenants in common, and unto the survivor of them, and unto their heirs and assigns, in fee simple, forever, the following described real estate, to wit:

Filed Aug 4 1970  
Filed Nov 12 1970

12.00



ALL those four (4) lots and parcels of land, known as Lots Number Fourteen (14), Number Thirteen (13), Number Twelve (12) and Number Eleven (11), in Block Number Eleven (11), as shown and designated on the Plat of survey of the Love Point Land and Improvement Company lots, and recorded among the land records of Queen Anne's County in Liber S. S. No. 7, folios 590-591, all located on Baltimore Avenue, at or near Love Point, on Kent Island, in the Fourth Election District of Queen Anne's County, Maryland.

Being part of the property and lots described as Parcel No. 62 in the deed to the County Commissioners of Queen Anne's County from J. William Keith, County Treasurer, said deed bearing date May 26th, 1936, and recorded among the land records of Queen Anne's County in Liber W. H. C. No. 3-A, folio 44, etc.

TOGETHER with the improvements thereon erected, and all and every the rights, roads, ways, alleys, water, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto the said Ray L. Hankins and James B. Hankins, their heirs and assigns, in fee simple, as joint tenants and not as tenants in common, and unto the survivor of them, their heirs and assigns, in fee simple, forever.

AND the said Grantor does hereby covenant that it will warrant specially the above described and granted property, and that it will execute such further assurances of said land as may be requisite or necessary.

AS WITNESS the hand of Claude Lowery, President of the Board of the County Commissioners of Queen Anne's County, Maryland, and the corporate seal thereunto affixed by Charles W. Mullikin, one of the members of said Board, and acknowledged by James C. Stevens, one of the members of said Board, the day and year first above written.

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

ATTEST:-

MARGARET E. LANE  
Margaret E. Lane.

By CLAUDE LOWERY  
Claude Lowery  
Its President.

edged by James C. Stevens, one of the members of said Board, the day and year first above written.

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

ATTEST:-

MARGARET E. LANE  
Margaret E. Lane.  
Clerk to the Board.

By CLAUDE LOWERY  
Claude Lowery  
Its President.  
Corporate Seal.

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

I HEREBY CERTIFY, that on this 22nd day of October, nineteen hundred and forty-six, before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared James C. Stevens, one of the Members of the Board of The County Commissioners of Queen Anne's County, a municipal corporation of the State of Maryland, and acknowledged the foregoing DEED to be the corporate act of said municipal corporation, The County Commissioners of Queen Anne's County, Maryland.

Witness my hand and notarial seal.

KATHERINE C. O'NEAL  
Katherine C. O'Neal  
Notary Public.

My commission expires: May 5-1947

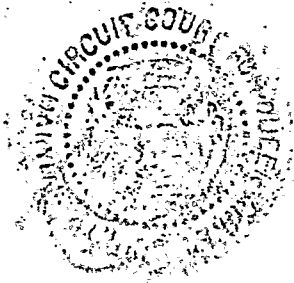
Notary Public Seal.

\*\*\*\*\*  
#24,961.  
Be it remembered that on the Twenty Fifth day of October, in the year nineteen hundred and forty six, the following Deed was brought to be recorded, to wit:-  
\*\*\*\*\*  
Q U E E N A N N E ' S C O U N T Y, T O W I T :  
\*\*\*\*\*

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the original Deed filed in Liber A.S.G., Jr. No. 15, folio 466, which remains on permanent file in this office.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.



*Charles W. Cecil*  
\_\_\_\_\_  
Charles W. Cecil  
Clerk of the Circuit Court

Plaintiffs' Exhibit No. 3

174

Plaintiffs' Exhibit No. 3

#6352.

clerk, to, by mail. W. W. Harrington, Atty. Gen. Del.

Q U E E N A N N E ' S C O U N T Y, to wit: Be it remembered that on the twelfth day of February, in the year nineteen hundred and eighteen, the following DEED was brought to be recorded, to wit:-

THIS DEED made this Tenth day of January in the year Nineteen Hundred and Eighteen by Alfred Lee Tharp Assignee as hereinafter set forth

Whereas at a public sale made on the Twenty-fourth day of July in the year Nineteen Hundred and Seventeen at Centreville Maryland by the said Alfred L. Tharp in pursuance of special power and authority vested in him as Assignee in and by a certain Mortgage from Love Point Land and Improvement Company of Caroline County (a body Corporate) to one Thomas C. Horsey bearing date March 22<sup>nd</sup> Nineteen Hundred and Ten and duly recorded among the Land Records of Queen Anne County Maryland in Liber S.S. No. 7, folio 502 &c, (and which Mortgage was duly assigned to the said Alfred Lee Tharp as appears by an assignment of the same recorded in Liber S.S. No. 7, folio 595 of said Land Records) and which sale was made after default had occurred under said Mortgage, and after due public notice of sale, and after an approved Bond had been duly filed in the Circuit Court for said Queen Annes Co (See Chancery Cause Number 2222 entitled Alfred Lee Tharp, Assignee, vs. Love Point Land and Improvement Co,) the various lots and parcels of land herein after described, (being all the property described in said Mortgage and conveyed thereby, save and except certain lots which had been previously released from the operation thereof) were sold unto D. Beniah Tharp of Harrington, Delaware, who was then and there the highest bidder therefor, at and for the price or sum of Four Thousand Dollars. And the said sale having been duly reported to and ratified by the said Court, and the purchase money therefor fully paid, as is hereby acknowledged, the said Assignee is in law duly authorized a Deed for the property to the purchaser --

Now therefore this Deed Witnesseth that the said Alfred Lee Tharp, Assignee

Filed Aug 4, 1970

17

*Cred. Epand and delin. to by mail. W. W. Harrington, etc*

by an assignment of the same recorded in Liber S.S. No. 7, folio 595 of said Land Records) and which sale was made after default had occurred under said Mortgage, and after due public notice of sale, and after an approved Bond had been duly filed in the Circuit Court for said Queen Annes Co (See Chancery Cause Number 2222 entitled Alfred Lee Tharp, Assignee, vs. Love Point Land and Improvement Co.) the various lots and parcels of land herein after described, (being all the property described in said Mortgage and conveyed thereby, save and except certain lots which had been previously released from the operation thereof) were sold unto D. Benlah Tharp of Harrington, Delaware, who was then and there the highest bidder therefor, at and for the price or sum of Four thousand Dollars. And the said sale having been duly reported to and ratified by the said Court, and the purchase money therefor fully paid, as is hereby acknowledged, the said Assignee is in law duly authorized a Deed for the property to the purchaser --

Now therefore this Deed Witnesseth that the said Alfred Lee Tharp, Assignee as aforesaid, in consideration of the premises and of the sum of One Dollar in execution of the power and authority vested in him by the said Mortgage, does hereby grant and convey unto the said D. Benlah Tharp all the right, title and interest of the said Love Point Land and Improvement Company of Caroline County, or of those claiming by, through or under it, in and to all those lots or parcels of land situate, lying and being at Love Point in Queen Annes County, Maryland conveyed by said Mortgage, and which have not been released from the operation thereof --

A copy of the survey and plat of all the property conveyed by said Mortgage, subdivided into building lots has been recorded in said Liber S.S. No. 7 folio 590 of said Land Records, and the original plat of the same is about to be placed on record herewith and to which reference is hereby made .

The property hereby conveyed consists of the following lots described on said plat by Blocks and Numbers, as follows --

In Block Number 1 - Lots Numbered 7, 8, 9, 10, 11 --

In Block Number 2 - Lots numbered 7, 8, 18, 19, 20, 21, 22, 23, 24.

In Block Number 3 - Lots numbered 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 25, 26 --

In Block Number 4 - Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 18<sup>1</sup>/<sub>2</sub>, 19, 20, 21, 22, 23.

In Block Number 5 - Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 --

In Block Number 6 - Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

In Block No. 7 - Lots numbered 1, 2, 3, 4, 5, 6, 7 --

In Block Number 11 - Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

In Block Number 12 - Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, --14, 15, 16 -- 19, 20 -- 24, 25, 27, 28

In Block Number 14 - Lots numbered 11, 12, 18, 19

In Block Number 17 - Lots numbered 1, 2, 3, 4 -- 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, --24, 25.

In Block Number 18 - Lots numbered 4, 5 --

In Block Number 18 - Part of Lots numbered 1, 2, 3, 4 (5 - 6 being washed away) fronting on Second Street 50 feet each with a depth of about 100 feet -- All of lots numbered 11 and 12 --

And part of Lots numbered 13, 14, 15 and 16 fronting 50 feet each on Third Street except Lot number 16 which has a front of 70 feet

In Block number 19 - Lots numbered 3, 4, 5 (and 6 which is washed away)

In Block Number 20 - Lots number 3, 4, 5, 6, 7, 8, 9 -

To Have and to Hold the above granted property together with all the im-

cept Lot number 16 which has a front of 70 feet  
In Block number 19 - Lots numbered 3, 4, 5 (and 6 which is washed away)  
In Block Number 20 - Lots number 3, 4, 5, 6, 7, 8, 9 -

To Have and to Hold the above granted property together with all the im-  
provements thereon, and the rights, roads, ways, waters and appurtenances thereto be-  
longing or in anywise appertaining unto the said D. Beniah Tharp, his heirs and assigns  
in fee simple

Witness my hand and seal.

Witness

S. Lee Tucker

ALFRED L. THARP (SEAL)  
Assignee.

STATE OF MARYLAND, TALBOT COUNTY - to wit

I hereby certify that on this 10th day of January 1918 before the sub-  
scriber a Notary Public of the State of Maryland in and for Talbot County aforesaid,  
personally appeared Alfred L. Tharp, the within named Assignee, and acknowledge the  
foregoing Deed to be his Act.

Witness my hand and Notarial Seal

Notary  
Seal  
Public

S. Lee Tucker  
Notary Public

.....  
: Two \$2.00 Internal Revenue Stamps :  
: Endorsed: "A.L.F. Jan. 21, 1918" :  
:.....

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the original Deed filed in Liber W.F.W. No. 11, folio 380, which remains on permanent file in this office.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.



U 1970  
Charles W. Cecil  
Charles W. Cecil  
Clerk of the Circuit Court



Plaintiffs' Exhibit No. 4

by <sup>1/5</sup> Examiner's Exhibit No. 4  
and mailed to M. D. Smith, American Bldg.  
Baltimore, Md. 3/26/20.

#4

#7565. QUEEN ANNE'S COUNTY, P O W I T: Be it remembered that on the thirty first day of January, in the year nineteen hundred and twenty, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 24th. day of January, in the year nineteen hundred and twenty, by D. Beniah Tharp and Nora Tharp, his wife, of Kent County, in the State of Delaware.

WITNESSETH: that for and in consideration of the sum of Five Hundred dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the said D. Beniah Tharp and Nora Tharp, his wife, do hereby grant and convey unto Nathan D. Smith, of the City of Baltimore, in the State of Maryland, his heirs and assigns, in fee simple, all and singularly those several lots, tracts, parts of tracts or parcels of land, being a part of what is commonly known as "The Love Point Farm", situate, lying and being in the fourth election district of Queen Anne's County, Maryland and particularly described as follows:-

Lots numbers eighteen, nineteen, twenty, twenty-one, twenty-two, twenty-three and twenty-four in block number two, each being fifty feet front by one hundred and twenty feet deep and fronting on Second Street.

Lots numbers eleven, twelve, thirteen, fourteen and fifteen in block number eleven.

Lots numbers two, four, five, six, seven, eight, nine, ten, eleven, twenty and twenty-four in block number twelve.

Lots numbers seven, eight, nine and thirteen in block number twenty, each fronting on Love Point Avenue.

As laid down on the plat of the Love Point Land and Improvement Company of Caroline

Filed Orig 4, 1970

Filed Nov 12, 1970

LIBER

6 PAGE 233

\$2.00

*Original Examined and*

County, a body corporate, recorded in Liber No. 7, S.S., folios 590, 591 a land record book for Queen Anne's County, and being a part of the lands which were conveyed unto the said D. Beniah Tharp by Alfred Lee Tharp, Assignee, by deed dated the 10th. day of January, in the year nineteenthundred and eighteen, and recorded in Liber W.F.W. No. 11, folio 390, a land record book for Queen Anne's County aforesaid.

TOGETHER with the buildings and improvements thereon and the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining. And the said D. Beniah Tharp and Nora Tharp, his wife, covenants to warrant specially the property hereby conveyed, and to execute such further assurances thereof as may be necessary or requisite.

D. Beniah Tharp.

(SEAL)

Nora Tharp.

(SEAL)

Witness: Wm. G. Stayton.  
State of Delaware, Kent County, to wit:-

I hereby certify that on this 24th. day of January, in the year nineteenth hundred and twenty, before me, the subscriber, a Notary Public of the State of Delaware, in and for Kent County, personally appeared D. Beniah Tharp and Nora Tharp, his wife, and did each acknowledge the within and foregoing deed to be their respective acts.

In testimony I have hereunto subscribed my name and Notarial seal the day and year last above written.

Samuel L. Shaw.

Notary Public.

Notary  
Public  
Seal.

One Fifty Cent  
Internal Revenue  
Stamp, endorsed  
D.B.F. 1/24/20.

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the original Deed in Liber J.F.R. No. 4, folio 109, which which remains on permanent file in this office.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.

*Charles W. Cecil*

Charles W. Cecil  
Clerk of the Circuit Court

Defendant's Exhibit No. 5

#5

#9564. QUEEN ANNE'S COUNTY, TO W.T. Be It remembered that on the second day of May, in the year nineteen hundred and twenty one, the following Deed was brought to be recorded, to wit:-

THIS DEED is made this 26th. day of April, 1921, by and between Nathan D. Smith, unmarried, of the City of Baltimore, in the State of Maryland, of the first part, and Bessie G. Downs, widow, of the City of Philadelphia, in the State of Pennsylvania, of the second part.

WITNESSETH that in consideration of the sum of five dollars and of other good and valuable considerations the said Nathan D. Smith does grant and convey unto Bessie G. Downs, her heirs and assigns, in fee simple, all those several lots of ground, being and lying in the fourth election district of Queen Anne's County, State of Maryland, being part of all that tract of land commonly known as, "THE Love Point Farm" and which are laid down on a plat of the Love Point Land and Improvement Company of Caroline County, and recorded among the land records of Queen Anne's County in Liber S.S. No. 7, folio 590 and 591 as follows: Lots numbers 18, 19, 20, 21, 22, 23 and 24 in block No. 2, each being fifty feet front by one hundred and twenty feet deep and fronting on Second Street.

Lots numbers, 11, 12, 13, 14 and 15 in block No. 11.  
Lots numbers 5, 7, 8, 9, 11, 20, and 24 in block No. 12,  
Lots numbers 7, 8, 9, and 13 in block No. 20 each fronting on Live Point Avenue.

Said lots, of ground above mentioned being part of the property which by deed dated January 24th. 1920, and recorded among the land records of Queen Anne's County in Liber

Filed Aug 4, 1970  
Filed Nov. 12, 1970

\$2.50

January 24th. 1920, and recorded among the land records of Queen Anne's County, in Liber J.F.R.No.4, folio 109 etc. was granted and conveyed by D.Benlah Sharp and wife to said Grantor. Lots numbers 1,2,3,4,7,8, and 9,11 to 22, both inclusive, and 24 and 25 in block No.17. Lots numbers 11 to 16 both inclusive, in block No.18 excepting therefrom however, that part of Lots 13,14,15 and 16 described in a deed dated August 26th.1911, and recorded among the land records aforesaid, in Liber W.F.W. No.1, folio 19 etc. from the Love Point Land and Improvement Company of Caroline County to Thomas C.Horsey. Said lots of ground last above described being the same lots of ground which by deed dated January 24th.1920, and recorded among the land records of Queen Anne's County in Liber J.F.R.No.4, folio 110 etc. were granted and conveyed by D.Benlah Sharp and wife to said Grantor. 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 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 Bessie G.Downs, her heirs and assigns, forever in fee simple.

And the said Nathan D.Smith does hereby covenant that he will warrant specially the property hereby granted and conveyed, and that he will execute such further assurances of said lots of ground as may be requisite.

Witness the hand and seal of said Grantor.

Test: Adrian J.Grape.

Nathan D.Smith.

(SEAL)

State of Maryland, City of Baltimore, to wit:-

I hereby certify that on the 26th day of April, 1921, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Nathan D. Smith and he acknowledged the foregoing deed to be his act.

As witness my hand and Notarial seal.

Adrian J. Grape,  
Notary Public.

Notary  
Public  
Seal.

One Fifty Cent Internal  
Revenue Stamp, endorsed:  
NDS. 4/26/21.

.....  
#8565. QUEEN ANNE'S COUNTY, TOWNSHIP: Be it remembered that on the

third day of May, in the year nineteen hundred and twenty one, the following Mortgage was brought to be recorded, to wit:-

THIS MORTGAGE, made this second day of MAY, in the year nineteen hundred and twenty one, by Elizabeth E.S. Jarrell and Clifton L. Jarrell, her husband, of Kent County, in the State of Maryland.

WHEREAS, said Elizabeth F.S. Jarrell and Clifton L. Jarrell, her husband, are jointly and severally indebted unto Howard E. Price, of Queen Anne's County, in the State of Maryland, Trustee in the case No. 2316 in the Circuit Court for Queen Anne's County, in Equity,

wherein Anna F. Brown and Thomas H. ...

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the original Deed filed in Liber J.F.R. No. 6, folio 566, which remains on permanent file in this office.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.



*Charles W. Cecil*

Charles W. Cecil  
Clerk of the Circuit Court

LIBER

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2/2/27

#6  
188

J. Russell Carroll, 10 E. Lexington St. Balto. Md.  
12/21/27

#8702. QUEEN ANNE'S COUNTY, T.O. WIT: Be It remembered that on the nineteenth day of July, in the year nineteen hundred and twenty one, the following Mortgage was brought to be recorded, to wit:-

This Mortgage, made this 26th. day of April, in the year one thousand nine hundred and twenty one, by and between Bessie G. Downs of Philadelphia County, in the State of Pennsylvania, of the firstpart, and Nathan D. Smith of Baltimore City, in the State of Maryland, of the second part;

WHEREAS the said Nathan D. Smith has this day loaned to the said Bessie G. Downs the sum of thirty five hundred dollars, said sum being for payment in part of the purchase money for the property hereinafter described, and which sum is to be repaid to the said Nathan D. Smith in one year from date, with interest thereon at six per cent per annum. And whereas it was a condition precedent to the making of said loan that these presents should be executed for the purpose of securing the payment of said loan and interest at maturity.

NOW THIS MORTGAGE WITNESSETH, that in consideration of the premises and of the sum of one dollar the said Bessie G. Downs, widow, does grant and convey unto Nathan D. Smith, his heirs and assigns, in fee simple, all those lots or parcels of ground situate and lying in Queen Anne's County, State of Maryland, being part of all that tract of land commonly known as the Love Point Farm, and which are laid down on a plat of the Love Point land and Improvement Company of Caroline County, and recorded among the land records of Queen Anne's County, in Liber S.S. No. 7, folio 590 and 591 as follows:- lots numbers 18, 19, 20, 21, 22, 23 and 24 in block No. 2, each being fifty feet front by one hundred and twenty feet deep and fronting on Second Street. lots numbers 11, 12, 13, 14, and 15 in block No. 11

Filed Aug 4, 1928  
and Nov. 12, 1920

#3,50



*Original Examined and mailed 2*

lots numbers-11,12,13,14, and 15 in block No.11  
lots numbers 7,8,9,10,11 and 24 in block No. 12.  
lots numbers 7,8,9 and 13 in block No.20, each fronting on Love Point Avenue.

Being part of all those lots of ground which by deed of even date herewith and intended to be recorded among the land records of Queen Anne's County, prior hereto, were granted and conveyed by Nathan D. Smith to the said mortgagor.

It is understood and agreed by and between the parties hereto that the said mortgagor shall be entitled to partial releases of the above mortgage at any time on payment of the sum of two hundred dollars and interest to date for each lot so partially released, until thirty five hundred (\$3500.00) dollars has been paid when this mortgage shall be considered satisfied and the balance of the property hereunder released.

Together with the buildings and improvements thereupon, and all the rights and appurtenances thereto belonging. TO HAVE AND TO HOLD the said lot or parcel of ground with the improvements and appurtenances aforesaid, unto and to the proper use of the said Nathan D. Smith, his heirs and assigns forever in fee simple. Provided that if the said Bessie G. Downs, her heirs or assigns shall well and truly pay or cause to be paid the aforesaid principal sum of thirty five hundred dollars and all the installments of interest thereon when and as each shall respectively be due and payable as aforesaid, and shall perform each and all of the covenants herein on her part to be performed, then this mortgage shall be void. And it is agreed that until default be made in the premises, the said party of the first part her heirs or assigns shall possess the aforesaid property upon paying, in the meantime, all taxes, assessments, public dues and charges levied or assessed or to be levied or assessed, on said property, which taxes, public dues, charges, assessments and the principal hereof and the interest thereon, the said party of the first part for herself, her heirs and assigns, hereby

by covenants to pay when legally demandable. But if default be made in the payment of the aforesaid mortgage debt, either principal or interest, in whole or in part, at the time or times limited and mentioned for the payment of the same, as aforesaid, or in case of any default being made in any covenant or condition of this mortgage, then the whole mortgage debt shall be deemed to be due and payable, and it shall be lawful for the said Nathan D. Smith, his heirs, or assigns, or by Alfred J. O'Ferrall, his attorney or agent, at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs and assigns, and said sale shall be made in the manner following; to wit: upon giving twenty days notice of the time, place, manner and terms of sale, in some newspaper published in Queen Anne's County, and such other notice as by the said mortgagee, his heirs or assigns may be deemed expedient, and in the event of a sale of said property under the powers hereby granted, the proceeds of said sale shall be applied as follows, to wit: first, to the payment of all expenses incident to said sale, and including a commission to the party making sale of said property, equal to the commissions usually allowed trustees for making sale of similar property by virtue of a decree of a court having equity jurisdiction in the State of Maryland; second, to the payment of all claims of the said mortgagee, his heirs and assigns under this mortgage, whether or not the same shall have matured, and the surplus, if any there be, shall be paid to the said mortgagor, her heirs or assigns or to whoever may be entitled to the same. And the said mortgagor for herself, her personal representatives and assigns, does hereby covenant and agree that immediately upon the first insertion of the advertisement or notice of sale as aforesaid under the powers hereby granted there shall be and become due by them to the mortgagor the said advertisement as written at the common law and

notice of sale as aforesaid under the powers hereby granted there shall be and become due by them to the party inserting said advertisement or notice, all expenses incident to said advertisement or notice, all court costs and all expenses incident to foreclosure proceedings under this mortgage and a commission on the total mortgage debt, principal, and interest, equal to one-half the percentage allowed as commissions to trustees making sale under orders or decrees of the Circuit Court of Queen Anne's County, in Equity, which said expenses, costs and commission the said party of the first part for herself, her heirs or assigns hereby covenant to pay, and the said party of the second part, his heirs or assigns, or Alfred J. O'Ferrall, their said attorney shall not be required to receive the principal and interest only, of said mortgage debt in satisfaction thereof, unless the same be accompanied by a tender of the said expenses, costs and commission, but said sale may be proceeded with unless prior to the day appointed herefor, legal tender be made of said principal, interest, costs expenses and commission.

As witness my hand and seal.

TEST: H.A. Cannon.

Bessie G. Downs.

(SEAL)

State of Pennsylvania, Philadelphia County, to wit:-

I hereby certify that on this 26th day of April, in the year one thousand nine hundred and twenty one, before me, the subscriber, a Notary Public of the State of Pennsylvania, in and for Philadelphia County, personally appeared Bessie G. Downs, the mortgagee or named in the foregoing mortgage, and she acknowledged said mortgage to be her act.

As witness my hand and Notarial seal.

Notary  
Public  
Seal.

H.A. Cannon.

Notary Public,

Commission expires February 27th. 1925,

State of Maryland, City of Baltimore, to wit:-

I hereby certify that on this 26th. day of April, 1921, before me, the subscribes a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Nathan D. Smith and made oath in due form of law that the consideration set forth in the foregoing mortgage is true and bona fide as therein set forth.

As witness my hand and Notarial seal.

Notary Public Seal.

Adrian J. Grape. Notary Public.

*Queen Anne's County, to-wit: Each remembered that on the 26th day of January in the year One thousand nine hundred and twenty one the following agreements were entered into as recorded to-wit:-*

*For value received the hereby caught the within and foregoing mortgage unto James D. Boyler*

*Witness my hand and seal this 26th day of January 1921*

*For value received the hereby caught the within and foregoing mortgage unto Samuel Carroll*

*Witness my hand and seal this 27th day of January 1925.*

*For value received the hereby caught the within and foregoing mortgage unto Nathan D. Smith*

*Rester Md. Feb 11-1936*

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the Original Mortgage filed in Liber J.F.R. No. 7, folio 188, which remains on permanent file in this office.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.

*Charles W. Cecil*  
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Charles W. Cecil  
Clerk of the Circuit Court

LIBER 6 PAGE 245

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Plaintiffs Exhibit No. 7  
Examiner's Exhibit No. 7

#1

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  
#12,121.

the 20th. day of October, in the year nineteen hundred and twenty six, the following  
Deed was brought to be recorded, to wit:

THIS DEED, Made this 27th. day of July, in the year one thousand nine hundred and  
twenty-six, by Nathan D. Smith, of Baltimore, State of Maryland, party of the first  
part and owner of certain lots of land located at Love Point, in Queen Ann's County,  
State of Maryland, do hereby convey all my right, title and interest in and to the  
following described property. To Chester S. Ellis, of Baltimore, State of Maryland,  
party of the second part.

WITNESSETH that in consideration of Five Dollars (\$5.00), paid to me this day  
the said Nathan D. Smith does hereby convey the following property, do grant and  
convey unto Chester S. Ellis, of Baltimore, State of Maryland, his heirs and assigns,  
in fee-simple, all of the following described lots situate, lying and being in Love  
Point, Queen Anne's County, and described as follows, that is to say:

Beginning for the All those lots or parcels of ground designated by the numbers 1  
to 25 inclusive, block seventeen, upon the plat of the property of the Love Point  
Land & Improvement Co. and those lots designated by the numbers sixteen to twenty-  
four inclusive, in block two, and those lots designated by the numbers twenty,  
twenty-two and twenty-four in block twelve, and those lots numbered eleven, twelve,  
thirteen, fourteen, fifteen and sixteen in block eleven, and those lots, seven, eight,  
nine and thirteen, also six and ten, block twenty,. Meaning to convey all my right,  
title and interest in any lots that I may own upon the plat of the Love Point Land  
& Impr. Co. property, located at Love Point, Kent Island, Queen Ann's County, State

Original Copied and mailed to Sadie Ingram Scott  
2802 Harford Road, Balto. Md. Oct. 29/

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of Maryland, except lots 2,3,4,5,6,7,8,9,10 and 11 in Block 12.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD the property 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 Chester S. Ellis, in fee-simple.

AND the said Nathan D. Smith, of Baltimore, State of Maryland, do hereby covenant that he will quit claim specially the property hereby granted and conveyed.

WITNESS the hand and seal of said grantor:

Nathan D. Smith, of Baltimore, State of Maryland,

To  
Chester S. Ellis, of Baltimore.

State of Maryland.

Nathan D. Smith (SEAL)

Test: Henry L. Rocklin.

STATE OF MARYLAND, to wit:

I HEREBY CERTIFY, that on this 27th day of July, in the year one thousand nine hundred and twenty-six, before me, the subscriber, Nathan D. Smith, of Baltimore, of the State of Maryland, in and for himself, the aforesaid, personally appeared and before me acknowledged the foregoing Deed to be his free act.

Notary Public Seal.

Henry L. Rocklin  
NOTARY PUBLIC.

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LIBER 6 PAGE 248  
STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the original Deed filed in Liber B.H.T. No. 6, folio 45, which remains on permanent file in this office.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.



*Charles W. Cecil*  
\_\_\_\_\_  
Charles W. Cecil  
Clerk of the Circuit Court



Plaintiffs Exhibit No. 8

W/ Plaintiff's Exhibit No. 8

Original Examined and mailed to Sadie Ingram Scott  
2802 Harford Road, Balto. Md. Oct. 29/26.

#:12,122. 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 20th. day of October, in the year nineteen hundred and twenty six, the following  
Deed was brought to be recorded, to wit:

THIS DEED, Made this Fifteenth day of October, in the year one thousand nine hundred  
and twenty six, by Chester S. Ellis, of Baltimore, State of Maryland, party of the  
first part, and owner of certain lots of land located at Love Point, in Queen Ann's  
County, State of Maryland, do hereby convey all my right, title and interest in and  
to the following described property, subject to any incumbrance that may appear on  
record, to Sadie Ingram Scott, of Baltimore, State of Maryland, party of the second  
part.

WITNESSETH that in consideration of Ten Dollars (\$10.00), and other values in con-  
sideration thereof, the said Chester S. Ellis does hereby convey the following property:  
unto Sadie Ingram Scott, of Baltimore, State of Maryland, her heirs and assigns, in fee-  
simple, all of the following described lots situate, lying and being in Love Point, Queen  
Ann's County, and described as follows, that is to say:

Beginning for the all those lots or parcels of ground designated by the numbers  
one to twenty five, inclusive, block seventeen, upon the plat of the property of the  
Love Point Land and Improvement Co.; and those lots designated by the numbers twenty,  
twenty-two and twenty-four, in block twelve, and those lots designated by the numbers

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sixteen to twenty-four inclusive, in block two, and those lots numbered eleven, twelve, thirteen, fourteen, fifteen and sixteen, in block eleven, and those lots seven, eight, nine and thirteen also six and ten, block twenty, meaning to convey all my right, title and interest in any lots that I may own upon the plat of the Love Point Land and Improvement Co. property, located at Love Point, Kent Island, Queen Ann's Co., State of Maryland.

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD the property 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 Saddle Ingram Scott, in fee-simple.

AND the said Chester S. Ellis, of Baltimore, State of Maryland, do hereby covenant that he will warrant specially the property hereby granted and conveyed, and that he will execute such further assurances of said guarantee as may be requisite.

WITNESS the hand and seal of said grantor. Chester S. Ellis,  
of Baltimore, State of Maryland.

Saddle Ingram to Scott of Baltimore.

State of Maryland.

Test: Geo. F. Conlee.

Chester S. Ellis (SEAL)

STATE OF MARYLAND,

to wit:

I HEREBY CERTIFY that on this 15 day of October in the year one thousand nine

that he will warrant specially the property hereby granted and conveyed, and that he will execute such further assurances of said guarantee as may be requisite.

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WITNESS the hand and seal of said Grantor. Chester S. Ellis,  
of Baltimore, State of Maryland.

Sadie Ingram to Scott of Baltimore,

State of Maryland.

Test: Geo. F. Conlee.

Chester S. Ellis (SEAL)

STATE OF MARYLAND, to wit:

I HEREBY CERTIFY, that on this 15 day of October, in the year one thousand nine hundred and 26, before me, the subscriber, Chester S. Ellis, of the State of Maryland, in and for himself aforesaid, personally appeared and acknowledged the foregoing Deed to be his act.

Notary  
Public  
Seal.

Geo. F. Conlee

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#12,123. Q U E E N A N N E ' S C O U N T Y, T O W N S H I P: Be it remembered that

on the 20th. day of October, in the year nineteen hundred and twenty six, the following Bill of Sale was brought to be recorded, to wit:

I, Joseph Kilson, of Queen Ann's Co., in consideration of the sum of Three Hundred and Fifty Dollars (\$350.00), Dollars paid me by J. Tyson Heather, I - Joseph Kilson, do hereby bargain and sell to the said J. Tyson Heather, the following described

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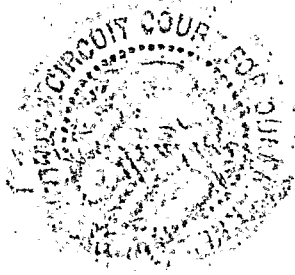
LIBER

6 PAGE 251

and J. Tyson Heather  
10/27

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the original Deed filed in Liber B.H.T. No. 6, folio 46, which remains on permanent file in this office.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.

*Charles W. Cecil*

Charles W. Cecil  
Clerk of the Circuit Court

Plaintiff's Exhibit No. 9

#19

One-Fifty Cent Int. Rev. Stamp.  
Endorsed 5/25/36. W. J.

Q U E E N A N N E ' S C O U N T Y , T O W I T :

Be it remembered that on the Twenty-seventh day of May, in the year nineteen hundred and thirty six, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 26th day of May, in the year nine-  
teen hundred and thirty six, by and between J. William Keith, of Queen Anne's County,  
State of Maryland, present County Treasurer for Queen Anne's County, Maryland, party  
of the first part; and the body corporate, The County Commissioners of Queen Anne's  
County, party of the second part:-

WHEREAS, at the public Tax Sales made on the 21st day  
of May, 1935, by Anna Q. Skinner, County Treasurer for Queen Anne's County, under  
and by virtue of the power and authority as vested and set forth in the provisions  
of the laws of the State of Maryland, Acts of the General Assembly of Maryland of  
1935, Chapter 293, the several parcels of real estate hereinafter described and con-

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Examiner's Exhibit No. 9

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veyed were sold unto the body corporate, The County Commissioners of Queen Anne's County, said body corporate being there and then the highest bidders therefor.

AND WHEREAS, the said sales having been duly reported to and finally ratified and confirmed by the Circuit Court for Queen Anne's County, by its order of November 29th, 1935, all of which will appear by reference to the proceedings of Tax Sales entitled, "In the Matter of Tax Sales in Queen Anne's County, Maryland, for the year 1934", recorded among the Tax Sales Records in the office of the Clerk of the Court for Queen Anne's County, and the purchase moneys having been duly paid as is hereby acknowledged, the said J. William Keith, present County Treasurer for Queen Anne's County, and successor to Anna Q. Skinner, former County Treasurer, is duly authorized under the Code of Public Local Laws, article 18, entitled "Queen Anne's County," sub-title "County Treasurer", sections 197 to 218, inclusive, to execute a good and valid deed to the purchaser.

NOW, THEREFORE, IN CONSIDERATION of the premises and of the sum of One Dollar, and in execution of the power and authority vested in him as aforesaid, the said J. William Keith, present County Treasurer for Queen Anne's County, does hereby grant and convey unto the said body corporate, THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, its successors and assigns, all the right, title, interest and estate of all and the respective several parties so assessed, or of those claiming by, from or under him, her or them or either or any of them, in and to the following described several parcels of real estate, that is to say:

Parcel 1. All the right, title, interest and estate of Harriett Bratcher in and to ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the lands of Annie M. Price, consisting of a tract of land, containing 12 acres, more or less, and assessed to Harriett Bratcher, for taxes in arrears.

Parcel 2. All the right, title, interest and estate of Charles A. Brown in and to ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the lands of John L. Winchester, consisting of a small lot of land, and assessed to Charles A. Brown, for taxes in arrears.

*Witness my hand and seal this 1st day of December, 1935.*  
*Edmond Larimore, Clerk*  
*for the County Commissioners of Queen Anne's Co.*

rooms, adjoining the lands of John L. Winchester, consisting of a small lot of land, and assessed to Charles A. Brown, for taxes in arrears.

Parcel 3. All the right, title, interest and estate of James W. Carney and wife in and to all that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Barclay, adjoining the lands of Chas. E. Tucker, Mrs. Mary E. Crisfield et al., consisting of a lot, containing 1 acre of land, more or less, and assessed to James W. Carney & wife, for taxes in arrears.

Parcel 4. All the right, title, interest and estate of Mary E. Carter in and 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 road from Anderson's Corner to Schenk's Corner, adjoining the lands of James E. Johnson, consisting of a lot of land, and assessed to Mary E. Carter, for taxes in arrears.

Parcel 5. All the right, title, interest and estate of Heirs of James H. Gibbs in and to all that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located in Slabtown, adjoining the lands of Lester Bedwell, consisting of a lot, containing 8 acres of land, more or less, and assessed to Heirs of James H. Gibbs, for taxes in arrears.

Parcel 6. All the right, title, interest and estate of William R. Gibbs in and to all that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located in Slabtown, adjoining the lands of Lester Bedwell, consisting of a lot, containing 2

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acres of land, more or less, and assessed to William R. Gibbs, for taxes in arrears.

Parcel 7. All the right, title, interest and estate of Charles Nickerson in and to ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located on Barclay-Templeville Road, adjoining the lands of the late John E. Hall, consisting of a tract of land, containing 15 acres, more or less, and assessed to Charles Nickerson, for taxes in arrears.

Parcel 8. All the right, title, interest and estate of Joseph E. Price in and to ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Price Chapel, adjoining the lands of the late William Price, consisting of a tract of land containing 13 acres, more or less, and assessed to Joseph E. Price for taxes in arrears.

Parcel 9. All the right, title, interest and estate of James Seney in and to ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Barclay, adjoining the lands of Benl & Elizabeth Marco, consisting of a lot of land, and assessed to James Seney, for taxes in arrears.

Parcel 10. All the right, title, interest and estate of Lucretia Sudler in and to ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Barclay, adjoining the lands of Chas. E. Tucker, consisting of a lot of land, and assessed to Lucretia Sudler, for taxes in arrears.

Parcel 11. All the right, title, interest and estate



of C. Kemp Stewart in and 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 Barclay-Templeville Road, adjoining the lands of R. L. Merrick and conveyed from Louis H. Teat under Deed dated February 29, 1932, and consisting of a farm, containing 100 acres of land, and assessed to C. Kemp Stewart, for taxes in arrears.

Parcel 12. All the right, title, interest and estate of Alfred Thomas in and 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 Anderson's Corner-Hartley Road, adjoining the lands of Joseph Schelbelhoffer, consisting of a tract of woodland, containing 20 acres, and assessed to Alfred Thomas, for taxes in arrears.

Parcel 13. All the right, title, interest and estate of John W. Thomas in and 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 Anderson's Corner-Hartley Road, adjoining the lands of Warner Vander Velde, consisting of a farm, containing 50 acres of land, and assessed to John W. Thomas, for taxes in arrears.

Parcel 14. All the right, title, interest and estate of Elias C. Turner in and 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 Barclay-Roberts Road, adjoining the lands of E. S. Graham, consisting of a tract, containing 27 acres of land, and assessed to Elias C. Turner, for taxes in arrears.

Parcel 15. All the right, title, interest and estate of Sarah Butler Heirs, c-o Wm. Butler in and to ALL that lot or parcel of land lying

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and being the Second Election District of Queen Anne's County, Maryland, located in Newtown, adjoining the lands of Charles Wilson, consisting of lot of land, and assessed to Sarah Butler Heirs, c-o Wm. Butler, for taxes in arrears.

Parcel 16. All the right, title, interest and estate of Nelson I. Divine in and to ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located at Price Station, adjoining the lands of Penna. R. R. Company, consisting of a lot of land Cooling Station, and assessed to Nelson I. Divine, for taxes in arrears.

Parcel 17. All the right, title, interest and estate of Wm. A. Rochester in and to ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located on the Roberts-Ingleside Road, adjoining the lands of Richard J. Carter, consisting of a farm containing 10 acres of land, and assessed to Wm. A. Rochester, for taxes in arrears.

Parcel 18. All the right, title, interest and estate of Wm. A. Rochester in and to ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located on the Roberts-Bridgetown Road, adjoining the lands of Eldridge Downes, consisting of a tract containing 10 acres of land, and assessed to Wm. A. Rochester, for taxes in arrears.

Parcel 19. All the right, title, interest and estate of Wm. A. Rochester in and to ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located on the Roberts-Bridgetown Road, adjoining the lands of Richard James Carter, consisting of a tract containing 10 acres of land, and assessed to Wm. A. Rochester

on the Roberts-Bridgetown Road, adjoining the lands of Richard James Carter, consisting of a tract containing 10 acres of land, and assessed to Wm. A. Rochester for taxes.

Parcel 20. All the right, title, interest and estate of Wm. A. Rochester in and to ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located on the Ingleside-Bridgetown Road, adjoining the lands of Eldridge Downes, consisting of a tract containing 10 acres of land, and assessed to Wm. A. Rochester, for taxes.

Parcel 21. All the right, title, interest and estate of Salem Lodge, c-o Arthur Thornton in and to ALL that lot or parcel of land lying and being the Second Election District of Queen Anne's County, Maryland, located in Church Hill, adjoining the lands of Wm. Daniels consisting of a vacant lot of land, and assessed to Salem Lodge, co-o Arthur Thornton, for taxes.

Parcel 22. All the right, title, interest and estate of Sarah J. Stevens in and to ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located on Clark's Corner-Roberts Road, known as "Crows' Nest Farm," containing 192 acres of land, and assessed to Sarah J. Stevens, for taxes.

Parcel 23. All the right, title, interest and estate of W. H. Temple in and to ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located in Church Hill, adjoining the lands of Annie Johnson, consisting of a lot of land, and assessed to W. H. Temple, for taxes.

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Parcel 24. All the right, title, interest and estate of Florence Berry in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Cartertown, adjoining the lands formerly owned by Marlon Covey, consisting of a tract containing 19 acres of land, and assessed to Florence Berry, for taxes.

Parcel 25. All the right, title, interest and estate of Louis Berry in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Stauffer Road, adjoining the lands of Fred Wood, consisting of a lot of land, and assessed to Louis Berry, for taxes.

Parcel 26. All the right, title, interest and estate of John Broadway in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Cartertown-Queen Anne Road, adjoining the lands of Chas. W. Mullikin, consisting of a tract containing 13 acres of land, and assessed to John Broadway, for taxes.

Parcel 27. All the right, title, interest and estate of Joseph Carter-Heirs in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Cartertown, adjoining the lands of Perry Broadway, consisting of a lot of land, and assessed to Joseph Carter-Heirs, for taxes.

Parcel 28. All, the right, title, interest and estate of James W. Conyer, co-o Mary Jane Falmer in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Charles A. Busted Farm, consisting of a farm containing 25 acres of land, and

JAMES W. CONYER, CO-O MARY JANE FALMER  
ing and being in the Third Election District of Queen Anne's County, Maryland, located on the Charles A. Busted Farm, consisting of a farm containing 25 acres of land, and assessed to James W. Conyer, c-o Mary Jane Falmer, for taxes.

Parcel 29. All, the right, title, interest and estate of Nellie E. Griffin Dill in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located in Brownsville, known as Lot No. 7, consisting of a lot of land, and assessed to Nellie E. Griffin Dill, for taxes.

Parcel 30. All, the right, title, interest and estate of Martha J. Gillespie Helrs in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Centre-ville-Church Hill Road, adjoining the lands of M. F. Gibson, consisting of a vacant lot of land, and assessed to Martha J. Gillespie Helrs, for taxes.

Parcel 31. All, the right, title, interest and estate of Burgess Griffin in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Brownsville, known as Lot No. 6, consisting of a vacant lot, containing  $1\frac{1}{2}$  acres of land, more or less, and assessed to Burgess Griffin, for taxes.

Parcel 32. All, the right, title, interest and estate of Charles H. Griffin, Jr. in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Brownsville, adjoining the lands of Bessie Sampson, consisting of a vacant lot, of land, and assessed to Charles H. Griffin, Jr., for taxes.

Parcel 33. All, the right, title, interest and estate of Charles H. Griffin, Jr. in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Brownsville, adjoining the M. E. Church Property, consisting of a lot of land, and assessed to Charles H. Griffin, Jr., for taxes.

Parcel 34. All, the right, title, interest and estate of Josephine Handy, in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Queens-town-Corsica Neck Road, adjoining the Colored Church, consisting of a vacant lot of land, and assessed to Josephine Handy, for taxes.

Parcel 35. All, the right, title, interest and estate of Phillip Handy in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located in Gouldtown, adjoining the Colored Church, consisting of a lot of land, and assessed to Phillip Handy, for taxes.

Parcel 36. All, the right, title, interest and estate of William H. Handy in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located in Gouldtown, adjoining the lands of Mrs. Margaret S. Cross, consisting of a lot of land, and assessed to William H. Handy, for taxes.

Parcel 38. All, the right, title, interest and estate of Julia Heath, c-o Dallas Green in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Centreville-Brownsville Road, adjoining the lands of Arthur Griffin, con-

on the Centreville-Brownsville Road, adjoining the lands of Arthur Griffin, consisting of a lot of land, and assessed to Julia Heath, c-o Dallas Green, for taxes.

Parcel 39. All, the right, title, interest and estate of Wm. H. Ryans, in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located in Brownsville, adjoining the lands of Ellsworth Wilson, consisting of land, and assessed to Wm. H. Ryans, for taxes.

Parcel 42. All, the right, title, interest and estate of William Henry Smallwood in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Starr, adjoining the Covey Farm, consisting of a lot of land, and assessed to William Henry Smallwood, for taxes.

Parcel 43. All, the right, title, interest and estate of James & Lavinia Tolson in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on Poplar Grove Road, adjoining the lands of Emory Kirby, consisting of a vacant lot of land, and assessed to James & Lavinia Tolson, for taxes.

Parcel 44. All, the right, title, interest and estate of M. Emma Ward in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on Belmont St. in the town of Centreville, known as Lot No. 21, and assessed to M. Emma Ward, for taxes.

Parcel 45. All, the right, title, interest and estate of Susie B. E. Wells in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Browns' Corner-Booker's Wharf, adjoining the lands of E. D. Leiby, consisting of a lot of land, and assessed to Susie B. E. Wells, for taxes.

Parcel 46. All, the right, title, interest and estate of Ellsworth Wilson in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located in Brownsville, adjoining the Ryans Property, consisting of a lot of land, and assessed to Ellsworth Wilson, for taxes.

Parcel 47. All, the right, title, interest and estate of Tobias Baker in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located at Love Point known as Block No. 10, consisting of a vacant lot of land, and assessed to Tobias Baker, for taxes.

Parcel 48. All, the right, title, interest and estate of Wm. F. Brown in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on Pier Avenue at Love Point, consisting of a lot of land, and assessed to Wm. F. Brown for taxes.

Parcel 49. All, the right, title, interest and estate of Wm. F. Brown in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on Pier and Queen Anne Ave., at Love Point, consisting of a vacant lot of land, and assessed to Wm. F. Brown, for taxes.



Parcel 50. All, the right, title, interest and estate of James & Edna Dorsey in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on the Stevensville-Love Point Road, adjoining the lands of Annle Hoaney, consisting of a lot of land, and assess to James & Edna Dorsey, for taxes.

Parcel 51. All, the right, title, interest and estate of Harriet Fisher in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located near Stevensville, adjoining the lands of John Stansbury, consisting of a lot of land, and assessed to Harriet Fisher, for taxes.

Parcel 52. All, the right, title, interest and estate of Floyd M. Fuller in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located at Love Point, known as lots No. 13, 13, & 15, in block No. 15, consisting of building lots, and assessed to Floyd M. Fuller, for taxes.

Parcel 53. All, the right, title, interest and estate of Thomas F. Green in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Cox's Neck, adjoining the lands of L. V. Jones, consisting of a lot of land, and assessed to Thomas F. Green, for taxes.

Parcel 54. All, the right, title, interest and estate of Mary C. Green in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Cox's Neck,

adjoining the Lowery land, consisting of a vacant lot of land, and assessed to Mary C. Green, for taxes.

Parcel 55. All, the right, title, interest and estate of James Hynson in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on the Kent Point Road, adjoining the lands of Ringgold Bros., consisting of a lot of land, and assessed James Hynson, for taxes.

Parcel 56. All, the right, title, interest and estate of J. D. Lessenco in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located at Love Point, known as Lot No. 236 on Caroline Avenue, consisting of a vacant building lot, and assessed to J. D. Lessenco, for taxes.

Parcel 57. All, the right, title, interest and estate of Louis Nicholson in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on Love Point Road, adjoining the lands of August Green, consisting of a vacant lot, and assessed to Louis Nicholson, for taxes.

Parcel 58. All, the right, title, interest and estate of Samuel G. Nuttle in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Love Point known as Lots Nos. 9, 10, 11, 12, 13, 14, 15, 16, & 17 in Block No. 2, consisting of building lots, assessed to Samuel G. Nuttle, for taxes.

Parcel 59. All, the right, title, interest and estate of Mrs. John W. Ozman in and to ALL that lot or parcel of land lying and

tate of Mrs. John W. Ozman in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Love Point known as Lots Nos. 14, 15 & 16 in Block No. 12, consisting of building lots, assessed to Mrs. John W. Ozman, for taxes.

Parcel 60. All, the right, title, interest and estate of J. M. Robinson in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located near Stevensville, adjoining the lands of Robert Green, consisting of a vacant lot, and assessed to J. M. Robinson, for taxes.

Parcel 61. All, the right, title, interest and estate of Mrs. Alice D. Reightler in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located at Love Point, known as Lots Nos. 150 and 151, consisting of building lots, and assessed to Mrs. Alice D. Reightler, for taxes.

Parcel 62. All, the right, title, interest and estate of Saddle Ingram Scott in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located at Love Point, consisting of Eighteen lots in Blocks Nos. 2, 11, 12, 17, and 20, and assessed to Saddle Ingram Scott, for taxes.

Parcel 63. All, the right, title, interest and estate of Harry H. Thomas in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Dominion, adjoining the lands of Clarence Thompson, consisting of a vacant

lot of land, and assessed to Harry H. Thomas, for taxes.

Parcel 64. All, the right, title, interest and estate of J. Wesley Thompson and Stanley Wolfe in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located at Love Point, consisting of lots Nos. 1, 2, 3, 4, 5, and 6 in Block No. 2, and assessed to J. Wesley Thompson and Stanley Wolfe, for taxes.

Parcel 65. All, the right, title, interest and estate of J. H. C. Turner in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on Long Point Road, adjoining the lands owned by Emma Cockey, consisting of a lot of land, and assessed to J. H. C. Turner, for taxes.

Parcel 66. All, the right, title, interest and estate of Alex Watkins, c-o C. H. Watkins in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Cox's Neck, adjoining the lands of Clara Hazleton, consisting of a vacant lot of land, and assessed to Alex. Watkins c-o C. H. Watkins, for taxes.

Parcel 67. All, the right, title, interest and estate of Blanche Watkins in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Cox's Neck, adjoining the lands of Oscar Dunn, consisting of a lot of land, and assessed to Blanche Watkins, for taxes.

Parcel 68. All, the right, title, interest and estate of Richard Whittington in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located near Ches-

the Fourth Election District of Queen Anne's County, Maryland, located near Chester Bridge, adjoining the lands of Mary Wright, consisting of a lot of land, and assessed to Richard Whittington, for taxes.

Parcel 69. All, the right, title, interest and estate of Burton Wicks in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Cox's Neck, adjoining the lands of B. F. Austin, consisting of a lot of land, and assessed to Burton Wicks, for taxes.

Parcel 70. All, the right, title, interest and estate of Jacob B. Wicks in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located on Love Point Road, adjoining the lands of Annie Hoaney, consisting of a vacant lot of land, and assessed to Jacob B. Wicks, for taxes.

Parcel 72. All, the right, title, interest and estate of Clyde H. & Mary A. Wilson in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located at Love Point being Lot No. 152, consisting of a vacant building lot, and assessed to Clyde H. & Mary A. Wilson, for taxes.

Parcel 73. All, the right, title, interest and estate of Wm. K. & Ruby Marie Wheeler in and to ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Cox's Neck, adjoining the lands of Jeremath Hazleton, consisting of a lot of land, and assessed to Wm. K. & Ruby Marie Wheeler, for taxes.

Parcel 74. All, the right, title, interest and estate of Henrietta Bordley in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Mill Lane, adjoining the lands of Charles Wilson, consisting of a lot of land, and assessed to Henrietta Bordley, for taxes.

Parcel 75. All, the right, title, interest and estate of Madeline Bordley in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Mill Lane, adjoining the lands of James Gibbs, consisting of a lot of land, and assessed to Madeline Bordley, for taxes.

Parcel 76. All, the right, title, interest and estate of Emory Brice in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on the Carmichael-Wye Mills Road, adjoining the lands of James Johnson, consisting of a vacant lot of land, and assessed to Emory Brice, for taxes.

Parcel 77. All, the right, title, interest and estate of George Henry Carroll in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on the Centreville-Queenstown Road, adjoining the lands of W. T. Bishop, consisting of a lot of land, and assessed to George Henry Carroll, for taxes.

Parcel 78. All, the right, title, interest and estate of Ernest F. & Elizabeth Cummings in and to 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 Clem O'Donnell, consisting of a lot of land, and assessed to Ernest F. & Elizabeth Cummings, for

Land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located in Grasonville, adjoining the lands of Clem O'Donnell, consisting of a lot of land, and assessed to Ernest F. & Elizabeth Cummings, for taxes.

Parcel 79. All, the right, title, interest and estate of Mrs. Kate Donovan in and to 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 W. E. Mansfield, consisting of a vacant lot of land, and assessed to Mrs. Kate Donovan, for taxes.

Parcel 80. All, the right, title, interest and estate of Arnett Griffin in and to 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 Charles South, consisting of a lot of land, and assessed to Arnett Griffin, for taxes.

Parcel 82. All, the right, title, interest and estate of John T. Griffin in and to 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 George H. Griffin, consisting of a lot of land and assessed to John T. Griffin, for taxes.

Parcel 83. All, the right, title, interest and estate of John R. Hadrick in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on the road from Perry's Corner to Bryantown, adjoining the lands of M. W. Blunt, consisting of a lot of land, and assessed to John R. Hadrick, for taxes.

Parcel 84. All, the right, title, interest and estate of Susan Hazelton in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on the Queenstown-Grasonville Road, adjoining the lands of George Conyer, consisting of a vacant lot of land, and assessed to Susan Hazelton, for taxes.

Parcel 85. All, the right, title, interest and estate of Susan Hazelton in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Saw Mill Lane, adjoining the lands of Carrie Goodhand, consisting of a lot of land, and assessed to Susan Hazelton, for taxes.

Parcel 86. All, the right, title, interest and estate of George M. Heath in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on the Grasonville-Bryantown Road, adjoining the lands of Carey Saddler, consisting of a lot of land, and assessed to George M. Heath, for taxes.

Parcel 87. All, the right, title, interest and estate of Samuel Johnson in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on the Wye Neck-Wye Mills Road, adjoining the lands of Richard Green, consisting of a lot of land, and assessed to Samuel Johnson, for taxes.

Parcel 88. All, the right, title, interest and estate of William H. Lane in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on the Bryantown-Perry's Corner Road, adjoining the lands of Doram Robinson, consisting of a lot of land, and assessed to William H. Lane, for taxes.



town-Perry's Corner Road, adjoining the lands of Doram Robinson, consisting of a lot of land, and assessed to William H. Lane, for taxes.

Parcel 90. All, the right, title, interest and estate of Wm. Sterling in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Queenstown-Bryantown Road, adjoining the lands of Raymond Warner, consisting of a vacant lot of land, and assessed to Wm. Sterling, for taxes.

Parcel 91. All, the right, title, interest and estate of Ned Thomas Helrs in and to ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on the Bryantown-Grasonville Road, adjoining the lands of Benjamin Carr, consisting of a vacant lot of land, and assessed to Ned Thomas Helrs, for taxes.

Parcel 93. All, the right, title, interest and estate of Perry Broadway in and to ALL that lot or parcel of land lying and being in the Sixth Election District of Queen Anne's County, Maryland, located on the Starr-Rutbsburg Road, adjoining the lands of Alga Neighbors, consisting of a farm containing 30 acres of land, and assessed to Perry Broadway, for taxes.

Parcel 96. All, the right, title, interest and estate of Richard W. Gibbs in and to ALL that lot or parcel of land lying and being in the Sixth Election District of Queen Anne's County, Maryland, located near Roe, adjoining the lands of Milton Hunter, consisting of a farm containing 10 acres of land, and assessed to Richard W. Gibbs, for taxes.

Parcel 97. All, the right, title, interest and estate of James Handy In and to ALL that lot or parcel of land lying and being in the Sixth Election District of Queen Anne's County, Maryland, located on the Ruthsburg-Starr Road, adjoining the lands of Jane Green, consisting of a lot of land, and assessed to James Handy, for taxes.

Parcel 98. All, the right, title, interest and estate of Walter F. Price In and to ALL that lot or parcel of land lying and being in the Sixth Election District of Queen Anne's County, Maryland, located in Starr, adjoining the lands of Mrs. Hiram C. Gardner, Geo. Smith, et al., consisting of a vacant lot of land, and assessed to Walter F. Price, for taxes.

Parcel 100. All, the right, title, interest and estate of Edward Standford In and to ALL that lot or parcel of land lying and being in the Sixth Election District of Queen Anne's County, Maryland, located on the Grouse Mill-Damsontown Road, adjoining the lands of Chas. Jarrell, consisting of a farm containing 20 acres of land, and assessed to Edward Standford, for taxes.

Parcel 101. All, the right, title, interest and estate of John W. Ashley In and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Crumpton-Pondtown Road, adjoining the lands of Oscar Bratcher, consisting of a tract containing 11 acres of land, and assessed to John W. Ashley, for taxes.

Parcel 102. All, the right, title, interest and estate of Lizzie Bordley, c-o Lizzie Landman In and to ALL that lot or parcel

estate of Lizzie Bordley, c-o Lizzie Landman in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the lands of Chas. Bratcher, consisting of a lot of land, and assessed to Lizzie Bordley, c-o Lizzie Landmand, for taxes.

Parcel 103. All, the right, title, interest and estate of Alex. Bratcher in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods adjoining the lands of Hiram Bratcher, consisting of a vacant lot of land, and assessed to Alex. Bratcher, for taxes.

Parcel 104. All, the right, title, interest and estate of Hiram Bratcher in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the lands of Julia Gibbs, consisting of a lot of land, and assessed to Hiram Bratcher, for taxes.

Parcel 105. All, the right, title, interest and estate of Oscar & Bertie Bratcher in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Pine Tree-Orem Farm Road, adjoining the lands of John Ashley, consisting of a lot of land, and assessed to Oscar & Bertie Bratcher, for taxes.

Parcel 106. All, the right, title, interest and estate of Wm. Daniels in and to ALL that lot or parcel of land lying and being

In the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the lands of Geo. Washington, consisting of a lot of land, and assessed to Wm. Daniels, for taxes.

Parcel 107. All, the right, title, interest and estate of George W. Elliott in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the James Meredith Woods, consisting of a lot of land, and assessed to George W. Elliott, for taxes.

Parcel 108. All, the right, title, interest and estate of Lottie & Wm. H. Elliott in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Ewington, adjoining the lands of Isaac Brown, consisting of a lot of land, and assessed to Lottie & Wm. H. Elliott, for taxes.

Parcel 109. All, the right, title, interest and estate of Wm. S. & Lizzie Elliott in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Pine Tree-Orem Farm Road, adjoining the lands of Jerome Bratcher, consisting of a lot of land, and assessed to Wm. S. & Lizzie Elliott, for taxes.

Parcel 110. All, the right, title, interest and estate of Cabesar Green in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Crumpton-Millington Road, adjoining the lands of Wm. Legg, consisting of a vacant lot of land, and assessed to Caesar Green, for taxes.

Parcel 111. All, the right, title, interest, and estate

of Clarence F. Hall in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Pine Tree-Orem Farm Road, adjoining the lands of Elljam Newnam, consisting of a lot of land, and assessed to Clarence F. Hall, for taxes.

Parcel 112. All, the right, title, interest and estate of Harry M. Hall in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Pine Tree Road, adjoining Clarence Hall, consisting of a lot and assessed to Harry M. Hall, for taxes.

Parcel 115. All, the right, title, interest and estate of Wm. Johnson in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Ewingtown, adjoining the lands of Sudler Baxter, consisting of a vacant lot, and assessed to Wm. Johnson, for taxes.

Parcel 116. All, the right, title, interest and estate of John W. Landman in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Millington-Crumpton Road, adjoining the lands of Thos. Bourne, consisting of a farm containing 25 acres of land, and assessed to John W. Landman, for taxes.

Parcel 117. All, the right, title, interest and estate of Mary Landman in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the lands of Dennis Taylor, consisting of a tract of land containing 13

acres of land, and assessed to Mary Landman, for taxes.

Parcel 118. All, the right, title, interest and estate of Mrs. E. F. Roland in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Crumpton, adjoining the lands of Jerre Godwin, consisting of a lot, and assessed to Mrs. E. F. Roland, for taxes.

Parcel 119. All, the right, title, interest and estate of James States in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Crumpton, adjoining the lands of Sarah C. Harrison, consisting of a vacant lot of land, and assessed to James States, for taxes.

Parcel 120. All, the right, title, interest and estate of Aaron Spencer Helrs in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the lands of W. J. Pinder, consisting of a lot of land, and assessed to Aaron Spencer Helrs, for taxes.

Parcel 121. All, the right, title, interest and estate of James Thompson in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near Unicorn Mills, adjoining W. H. Thompson, containing a lot of land, and assessed to James Thompson, for taxes.

Parcel 122. All, the right, title, interest and estate of F. B. Walker in and to ALL that lot or parcel of land lying and being

in the Seventh Election District of Queen Anne's County, Maryland, containing a lot of land, and assessed to F. B. Walker, for taxes.

tate of F. B. Walker in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near Crumpton, consisting of a house on wheels, being on leased, <sup>land</sup> and assessed to F. B. Walker, for taxes.

Parcel 123. All, the right, title, interest and estate of Stephen Wilmer in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Millington-Crumpton Road, adjoining the lands of John Biggs, consisting of a tract containing 12 acres of land, and assessed to Stephen Wilmer, for taxes.

Parcel 124. All, the right, title, interest and estate of William T. Wilson in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located on the Crumpton-Pondtown road, adjoining the Elliott lands, and consisting of a lot of land, and assessed to William T. Wilson, for taxes.

Parcel 125. All, the right, title, interest and estate of George Wilson in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Big Woods, adjoining the lands of Albert Fletcher, consisting of a lot of land, and assessed to George Wilson, for taxes.

Parcel 126. All, the right, title, interest and estate of Annie E. Wright in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Ewingtown, adjoining the lands of William Brown, consisting of a lot of land, and assessed to Annie E. Wright, for taxes.

Parcel 127. All, the right, title, interest and estate of Thomas H. Wright in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Ewington, adjoining the lands of Mathilda Wright, consisting of a lot of land, and assessed to Thomas H. Wright, for taxes.

Parcel 128. All, the right, title, interest and estate of John H. Young in and to ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Ewington, adjoining Isalah Brown, consisting of a lot of land, and assessed to John H. Young, for taxes.

Parcel 129. All, the right, title, interest and estate of Walter Teat in and 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 Dixon's Tavern-Busic Road, adjoining the lands of W. R. Redden, consisting of a farm, containing 84 acres of land, and assessed to Walter Teat, for taxes.

Parcel 130. All, the right, title, interest and estate of Addle Clayton Helrs in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Burrisville-Poplar Grove Road, adjoining the lands of the Joseph Johnson, consisting of a farm containing 17 acres of land, and assessed to Addle Clayton Helrs, for taxes.

Parcel 131. All, the right, title, interest and estate of Nellie Kennedy in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Burris-



taxes.

Parcel 131. All, the right, title, interest and estate of Nellie Kennedy in and to ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on the Burrisville-Poplar Grove Road, adjoining the lands of George Kennedy, consisting of a lot of land, and assessed to Nellie Kennedy, for taxes.

TOGETHER with the improvements thereon, and the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or appertaining.

WITNESS the hand and seal of the Grantor.

TEST:

MARY M. PARKS

J. WILLIAM KEITH (SEAL)  
COUNTY TREASURER FOR QUEEN ANNE'S COUNTY

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

I HEREBY certify that on this twenty-sixth day of May, in the year nineteen hundred and thirty six, before the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared J. William Keith, present County Treasurer for Queen Anne's County, and acknowledged the foregoing Deed to be his act.

Witness my hand and Notarial Seal.

MARY M. PARKS  
Notary Public.

Notary Public Seal.

My commission expires May 3, 1937

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit: LIBER 6 PAGE 282

I HEREBY CERTIFY, that the foregoing is truly taken and copied from the Original Deed filed in Liber W.H.C. No. 3A, folio 44, which remains on permanent file in this office.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 20th day of July in the year nineteen hundred seventy.



*Charles W. Cecil*

Charles W. Cecil  
Clerk of the Circuit Court

11  
IN THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, MARYLAND  
IN EQUITY - Chancery No.

WILLIAM A. HANKINS, 10 N. Kelly Avenue, Bel Air, Maryland 21014  
JAMES B. HANKINS, 10 N. Kelly Avenue, Bel Air, Maryland 21014;  
PLAINTIFFS

vs.

NATHAN D. SMITH, BESSIE G. DOWNS, CHARLES S. ELLIOTT, JAMES T. BRIGHT, H. S. COOPER AND SADIE INGRAHAM SCOTT, whose addresses are unknown, their heirs, executors and administrators, if any, their unknown children, if any, and descendants of said children, if any, and their heirs, executors and administrators; and all other persons, their heirs, executors and assigns, who could claim any interest in the Real Estate mentioned in these proceedings, or who could claim to hold a lien or encumbrance against said real estate;  
DEFENDANTS

ORDER OF PUBLICATION

The object of this suit is to procure a decree that the Plaintiffs be declared to be the absolute owners of a tract of land hereinafter described with the perfect right of absolute disposition of the same, as against the Defendants and for an absolute and permanent injunction against any of the Defendants to claiming any interest in said land.

The bill recites that this proceeding is filed under the provisions of Section 128, of Article 16, of the Annotated Code of Maryland (1957).

That these Plaintiffs are the owners of certain lots or parcels of land situate in the Fourth Election District of Queen Anne's County, Maryland, the same being laid down and designated as Lots Nos. 11, 12, 13, 14 and 15 in Block 11 on the Plat of Survey of the Love Point Land and Improvement Company, recorded among the Land Record Books of Queen Anne's County in Liber S. S. No. 7, folio 590 and 591, all of said lots being located on Baltimore Avenue, at or near Love Point, on Kent Island, they having acquired the same as joint tenants by the following Deeds:

a. County Commissioners of Queen Anne's County to Ray L. Hankins and William A. Hankins, as joint tenants, dated October 22, 1946, and recorded in Liber A.S.G. Jr. No. 15, folio 465, as to Lot No. 15 in Block Eleven (11). The said Ray L. Hankins having died prior hereto, said lot vested solely in the said William A. Hankins as surviving joint tenant.

b. County Commissioners of Queen Anne's County to Ray L. Hankins and James B. Hankins, as joint tenants, dated October 22, 1946, and recorded in Liber A.S.G. Jr. No. 15, folio 466, as to Lots Nos. 11, 12, 13, and 14 in Block Eleven (11). The said Ray L. Hankins having died prior hereto, said lots vested solely in the said James B. Hankins as surviving joint tenant.

That your Petitioners did enter upon and take possession of said lots or parcels of land during the year 1946, and have occupied and used the same, as the owners thereof, openly, notoriously, adversely and hostile to all persons from said year until the present date, they having also paid State and County taxes thereon since the year 1946.

That to the knowledge of these Plaintiffs, no one has ever claimed any right, title or interest in and to the same since their entry upon and assumption of possession thereof.

That prior hereto, these Plaintiffs entered into a contract to sell

said property but that the purchasers of the same have questioned the validity of Plaintiffs' title to said property because of certain alleged defective conveyances, etc. made prior to the Deeds above mentioned, said objections being based on the following:

a. By Deed dated January 10, 1918, and recorded in Liber W.F.W. No. 11, folio 380, Alfred Lee Tharp, Assignee, conveyed Lots No. 11, 12, 13, 14 and 15 in Block 11 (eleven), referred to in these sub-paragraphs as 'said property' to D. Beniah Tharp.

b. By Deed dated January 24, 1920, and recorded in Liber J.F.R. No. 4, folio 109, D. Beniah Tharp and Nora Tharp, his wife, conveyed said property to Nathan D. Smith.

c. By Deed dated April 26, 1921, and recorded in Liber J.F.R. No. 6, folio 566, Nathan D. Smith conveyed said property to Bessie G. Downes.

d. By Mortgage dated April 26, 1921, and recorded in Liber J.F.R. No. 7, folio 188, from Bessie G. Downes to Nathan D. Smith, said lots became limited and assured to him to secure the repayment of the sum of \$3,500.00.

e. By Deed dated July 27, 1926, and recorded in Liber B.H.T. No. 6, folio 45, the said Nathan D. Smith conveyed, or attempted to convey, said property to Chester S. Ellis.

f. By Deed dated October 15, 1926, and recorded in Liber B.H.T. No. 6, folio 46, Charles S. Ellis conveyed, or attempted to convey, subject to liens of record, said property to Sadie Ingraham Scott.

g. That thereafter, by assignment dated January 5, 1928, and recorded in Liber J.F.R. No. 7, folio 190, the aforesaid mortgage was assigned by Nathan D. Smith to James T. Bright, who thereafter, on January 17, 1928, assigned the same to J. Russell Carroll, for the purpose of foreclosure; that foreclosure proceedings were instituted in the Circuit Court for Queen Anne's County, In Equity, being titled:-"J. Russell Carroll, Assignee, vs. Bessie G. Downes", and being No. 2735 Chancery, the report of sale of said property having been reported to said Court stating that property was sold to one H. S. Cooper. However, the subsequent ratification of the foreclosure sale did not include within its scope Lots Nos. 11, 12, 13, 14 and 15, Block 11, aforesaid; and no subsequent ratification of sale relating to said lots is found among the chancery records of Queen Anne's County, and nothing further has been done in said proceeding relative to said property.

h. That on May 21, 1935, said property was sold at tax sale for delinquent State and County Taxes, the same being assessed to Sadie Ingraham Scott; that said property was sold at said sale to County Commissioners of Queen Anne's County and thereafter conveyed by J. William Keith, County Treasurer, to County Commissioners of Queen Anne's County (being a part of Item or Parcel 62 therein) by Deed dated May 26, 1936, and recorded in Liber W.H.C. No. 3A, folio 44.

i. That thereafter, by Deeds above mentioned, said property was conveyed unto the Plaintiffs herein.

(Note: All Libers above mentioned being Land Record Books of Queen Anne's County unless otherwise designated.)

6. That these Plaintiffs are now desirous of having this Honorable Court decree that fee simple title in and to the property above mentioned and described, is now vested in these Plaintiffs, free and clear of the claims of all persons.

7. That no action at law or in equity is now pending to test the validity of or to quiet the title to or to remove any cloud from, said property, if indeed, one does exist.

IT IS THEREUPON ORDERED by the Circuit Court for Queen Anne's County, this 4th day of Aug. , 1970, that the Plaintiffs, by causing a copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 9th day of Sept. , 1970, shall give notice to the Defendants, addresses unknown, of the substance and object of the Bill of Complaint, and to appear in the Circuit Court for Queen Anne's County, on or before the 13th day of Oct. , 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise a decree pro confesso and/or a final decree may be entered for the relief demanded by the Plaintiffs.

*Charles W. Cecil*

Clerk

*Filed Aug. 4, 1970*

B  
 WILLIAM A. HANKINS : IN THE CIRCUIT COURT FOR  
 and :  
 JAMES B. HANKINS : QUEEN ANNE'S COUNTY  
 vs. : IN EQUITY  
 NATHAN D. SMITH, et al : CHANCERY NO. 5156  
 : : : : : : :

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Edward Turner, Attorney for William A. Hankins and James B. Hankins, Petitioners, respectfully represents:

(1) That Nathan D. Smith, Bessie G. Downs, Charles S. Elliott, James T. Bright, H. S. Cooper and Sadie Ingraham Scott, whose addresses are unknown, their heirs, executors and administrators, if any, their unknown children, if any, and descendants of said children, if any, and their heirs, executors and administrators; and all other persons, their heirs, executors and assigns, who could claim any interest in the Real Estate mentioned in these proceedings, or who could claim to hold a lien or encumbrance against said real estate, Defendants in the above entitled Cause, have been duly served and notified to appear, answer and defend in this Cause, as evidenced by the Order of Publication issued in this Cause, and the Certificate of Publication of the same by the Queen Anne's Record Observer, all of which is filed herein in this Cause.

(2) That although the time allowed by said Order of Publication to the said Defendants to answer and defend in this Cause has expired, the Defendants have failed to enter their appearance, either in proper person, or by solicitor and have not filed any pleadings herein.

(3) That your Petitioners are advised and therefore allege that they have a right to secure a decree pro confesso against the Defendants, and that the papers be submitted to one of the examiners of this Court, so that your Petitioners may offer testimony in support of the allegations in the Bill of Complaint.

TO THE END, THEREFORE:

(1) That a decree pro confesso may be granted by this Honorable Court against the aforesaid and aforementioned Defendants.

(2) That the papers in this Cause may be submitted to one of the standing examiners of this Court, so that your Petitioners may take testimony in support of the allegations of the Bill of Complaint.

(3) That your Petitioners may have such other and further relief as their case may require.

AND AS IN DUTY BOUND, ETC.

*Edward Turner*

Edward Turner, Attorney for Petitioners  
 109 Lawyers Row  
 Centreville, Maryland 21617  
 Telephone: 758-1795

*Filed Oct. 19, 1970*

13

WILLIAM A. HANKINS	:	IN THE CIRCUIT COURT FOR
and	:	
JAMES B. HANKINS	:	QUEEN ANNE'S COUNTY
vs.	:	IN EQUITY
NATHAN D. SMITH, et al	:	CHANCERY NO. 5156
:	:	:
:	:	:

ORDER OF COURT

That the foregoing Petition having been read and considered, and it appearing that the Defendants, Nathan D. Smith, Bessie G. Downs, Charles S. Elliott, James T. Bright, H. S. Cooper and Sadie Ingraham Scott, whose addresses are unknown, their heirs, executors and administrators, if any, their unknown children, if any, and descendants of said children, if any, and their heirs, executors and administrators; and all other persons, their heirs, executors and assigns, who could claim any interest in the Real Estate mentioned in these proceedings, or who could claim to hold a lien or encumbrance against said real estate, have been duly summoned and failed to appear, either in person or by solicitor to the Bill of Complaint filed herein;

IT IS THEREUPON this *19th* day of *October*, 1970, by the Circuit Court of Queen Anne's County, in Equity, and by the authority thereof, ADJUDGED, ORDERED and DECREED that the Plaintiffs are entitled to relief in the premises and that the Bill of Complaint be and the same is hereby taken Pro Confesso against the Defendants, Nathan D. Smith, Bessie G. Downs, Charles S. Elliott, James T. Bright, H. S. Cooper and Sadie Ingraham Scott, whose addresses are unknown, their heirs, executors and administrators, if any, their unknown children, if any, and descendants of said children, if any, and their heirs, executors and administrators; and all other persons, their heirs, executors and assigns, who could claim any interest in the Real Estate mentioned in these proceedings, or who could claim to hold a lien or encumbrance against the said real estate, but because it does not certainly appear to what relief the Petitioners are entitled, it is further ORDERED and ADJUDGED, that leave be granted to the Petitioners to take testimony before one of the standing examiners of this Court, to support the allegations of the Bill of Complaint.

*B. Hackett Turner Jr.*  
JUDGE

*Filed Oct. 19, 1970*

14

WILLIAM A. HANKINS	:	IN THE CIRCUIT COURT FOR
and	:	QUEEN ANNE'S COUNTY
JAMES B. HANKINS	:	IN EQUITY
vs.	:	CHANCERY NO. 5156
NATHAN D. SMITH, et al	:	
:	:	:
:	:	:
:	:	:
:	:	:

The undersigned, one of the Standing Examiners for the Circuit Court for Queen Anne's County, in Equity, at the request of Edward Turner, Solicitor for the Complainant, did, at the office of the said Edward Turner, Centreville, Maryland, on Tuesday, November 10, 1970, at 11:00 o'clock, A.M., after swearing the witnesses and the stenographer, proceed to take their testimony; and I do further certify that I was present during the taking of the testimony, that the examination was properly conducted, and that I did not deem it necessary for me to examine any of the witnesses, there being no unusual or irregular circumstances in the taking of the testimony or in the conduct of the proceedings.

*Vachel A. Downes, Jr.*  
 \_\_\_\_\_  
 Vachel A. Downes, Jr., Examiner



JAMES B. HANKINS, a witness of lawful age, one of the Complainants herein, being produced on behalf of the Complainants herein, first having been duly sworn, deposes and says:

EXAMINATION BY MR. TURNER, SOLICITOR FOR COMPLAINANTS:

Q. You will please state your name and place of residence?

A. My name is James B. Hankins and I live at 10 North Kelly Avenue, Bel Air, Maryland.

Q. You are one of the Complainants in this proceeding, are you not?

A. Yes, I am. My brother, William A. Hankins, who lives at 906 Overbrook Road, Bel Air, is the other Complainant.

Q. I hand you herewith certified copies of two Deeds, the first of which is marked "Plaintiffs' Exhibit No. 1" and is a Deed from County Commissioners of Queen Anne's County to Ray L. Hankins and William A. Hankins, as joint tenants, is dated October 22, 1946, and is recorded among the Land Record Books of Queen Anne's County in Liber A.S.G., Jr. No. 15, folio 465; and the second of which is marked "Plaintiffs' Exhibit No. 2" and is a Deed from said Commissioners to Ray L. Hankins and James B. Hankins, as joint tenants, is dated October 22, 1946, and is recorded among said Land Record Books in Liber A.S.G., Jr. No. 15, folio 466. Are you familiar with these Deeds and if so, in what way?

A. Yes, I am. By the first Deed, the County Commissioners conveyed Lot No. 15 in Block 11 as shown on the plat of a Survey of the Love Point Land and Improvement Company, in the Fourth Election District of Queen Anne's County, the plat of the same being recorded in Queen Anne Plat Record Book No. 7, at folios 590 and 591, unto William A. Hankins (the other Complainant herein) and Ray L. Hankins (now deceased), as joint tenants. By the second Deed, the County Commissioners conveyed Lots No. 11, 12, 13, and 14 in Block 11 in the same sub-division to me and Ray L. Hankins (now deceased) as joint tenants. This latter Deed is dated October 22, 1946 and is recorded in Queen Anne's County Land Record A.S.G. Jr. No. 15, folio 466.

(Solicitor for Complainants offers herewith in evidence certified copies of the aforesaid Deeds, marked "Plaintiffs' Exhibit No. 1" and "Plaintiffs' Exhibit No. 2", to be filed with the Examiner.)

Q. What do you know of the status of the title to these five lots prior to the execution and recording of the last two mentioned Deeds?

A. Very little, except for the fact that the Deeds were prepared and the settlement handled by one of the local lawyers and we felt that we were getting an absolute and complete title to the lots. However, a few months ago, William A. Hankins and I, who now own all of these lots by reason of the death of Ray L. Hankins, contracted to sell them to a purchaser and the purchaser's attorney, when he examined the title to the lots, refused to pass the same. It was then that we employed you to look into the matter as we had occupied the property and paid taxes on these lots since 1946, and no one had ever claimed any interest in them, either then, or since that time to the present.

Q. Then you really don't completely understand the legal objections posed by the purchaser's attorney?

A. Only in a general way as I am not an attorney nor do I have any knowledge of such things. I do know it has delayed our selling the property and is costing a lot of money to correct whatever is wrong.

Q. Are there any improvements on these lots?

A. Yes, there are. There is a house located on these lots.

Q. Then as I understand your testimony so far, you and the others bought these lots from the County Commissioners for an agreed price, had the Deeds above mentioned prepared and the settlement handled by a local lawyer and then entered upon and occupied the property; that you and the others have had no complaint or claim from anyone about your occupancy of the lots from 1946 to the present, and that you and the others have paid taxes on the property each year since 1946. Is that statement correct?

A. Yes, it is.

Q. Now, as to Lots No. 11, 12, 13 and 14 in Block 11, above mentioned, did you and Ray L. Hankins, your late father, after your entry upon the lots in 1946, occupy said property until his death; and after his death, did you, as surviving joint tenant, occupy said lots until the present, as the owners or owner thereof, openly, notoriously, adversely and hostile to all persons?

A. Yes, we did, up to the time of my father's death, and I have done so since that time to the present date.

Q. Now, further, as to Lot No. 15 in Block 11, can you state of your own knowledge, that Ray L. Hankins and William A. Hankins, after their entry thereupon in 1946, until the date of Ray's death, and thereafter did William A. Hankins, as surviving joint tenant, occupy said lot until the present time, as the owners or owner thereof, openly, notoriously, adversely and hostile to all persons?

A. I can state all of that to be true of my own knowledge.

Q. Did you and Ray, your late father, or you individually after his death, and William and Ray Hankins, or William individually after Ray's death, pay all taxes on these lots?

A. Yes, we did. We have paid taxes on these lots from 1946 to the present time.

Q. To your knowledge, has anyone ever claimed any right, title or interest in and to any of the aforesaid lots, Lots No. 11, 12, 13, 14 and 15 in Block 11 of the aforesaid sub-division?

A. No sir, no one has ever claimed any interest in or to any of the lots.

Q. Do you have anything further to add to your testimony?

A. Only that all of us took the word of the lawyer when we bought these lots and we have always considered ourselves the owners as set forth in our Deeds. It was a complete surprise to us when the purchaser's lawyer told us that the title was not good in his opinion. We would certainly like to have this matter cleaned up once and for all.

Q. Do you waive examination of the transcribed stenographic record of your testimony so that the same may be filed without your signature?

A. Yes, I do.

CLAUDE LOWERY, a witness of lawful age, produced on behalf of the Complainants, first having been duly sworn, deposes and says:

EXAMINATION BY MR. TURNER, SOLICITOR FOR COMPLAINANTS:

- Q. Please state your name, address and occupation.
- A. My name is Claude Lowery. I live at Marling Farms, Chester, Maryland, and I am the Supervisor of Assessments of Queen Anne's County.
- Q. Are you familiar with Lots No. 11, 12, 13, 14 and 15 in Block 11 in the Love Point sub-division mentioned in these proceedings?
- A. Yes, I am. These lots are in the Fourth Election District of Queen Anne's County. These lots are assessed to James B. Hankins, as to 11, 12, 13 and 14 and to William A. Hankins as to 15. These lots have been so assessed (along with Ray L. Hankins until his death) since 1946.
- Q. Have the Hankins paid taxes on these lots since their acquisition in 1946?
- A. Yes, they have.
- Q. So far as you know, has anyone other than the Hankins claimed ownership of or any right in these lots since their acquisition in 1946?
- A. Not to my knowledge.
- Q. Would you say that the respective owners or reputed owners, William A. Hankins as to Lot No. 15 in Block B, and James B. Hankins, as to Lots 11, 12, 13 and 14 in Block 11, have occupied and used said lots, openly, notoriously, adversely and hostile to all persons, since 1946 continuously to the present date?
- A. Yes, I would so state.
- Q. Is there anything further you wish to add to your testimony?
- A. No, there isn't anything.
- Q. Do you waive examination of the transcribed stenographic record of your testimony so that the same may be filed without your signature?
- A. Yes, I do.

LEE S. GILLIS, a witness of lawful age, produced on behalf of the Complainants, first having been duly sworn, deposes and says:

EXAMINATION BY MR. TURNER, SOLICITOR FOR COMPLAINANTS:

- Q. Please state your name, place of residence and occupation.
- A. Lee S. Gillis, Easton, Maryland, and I have engaged in the practice of law in the State of Maryland for 32 years.
- Q. What is your interest in the present case?
- A. My interest is purely professional. Some months ago, you approached me with the request that I look into the matter of certain objections to the title to Lots No. 11, 12, 13, 14 and 15 in Block 11 as shown on the plat mentioned in the Bill of Complaint filed herein and to give my opinion as to the validity and merchantability of the title to these lots. I have done quite a large number of titles in Queen Anne's and adjoining counties and I suppose that was the reason for your request.

Q. Did you then examine the title to these lots?

A. Yes, I did, and after much consideration, gave my opinion to you that a valid and absolute fee simple title to Lots No. 11, 12, 13 and 14 in Block 11 was and still is vested in James B. Hankins, and that a valid and absolute fee simple title to Lot No. 15 in Block 11 was and is now vested in William A. Hankins. My opinion was based primarily on the fact that these lots were conveyed to James B. Hankins and Ray L. Hankins, and to William B. Hankins and Ray L. Hankins by the County Commissioners of Queen Anne's County, which body had acquired title at a tax sale made in 1935 and by Deed from the County Treasurer in 1936. From my examination of the records, it was my conclusion that the tax sale proceeding was properly conducted by the Treasurer and that by the provisions of the laws then in effect, he could convey a valid and absolute fee simple title to the County Commissioners of Queen Anne's County in and to said lots. However, it is my opinion that the Attorney for the present purchaser for the Hankins property, out of an abundance or over-abundance of caution, turned the titles down principally because of the reticence of title companies and of some attorneys not to certify a title if the same contains a tax sale as a part of the chain of title. It appears that the attorney's refusal to approve these titles is based (in his words) on the fact that the tax sale procedures did not give adequate notice to all parties having an interest in the property, and is, therefore, defective.

Q. How, then, do you feel about the instant case?

A. The Bill of Complaint very accurately and in detail sets forth, in Paragraphs 2 and 5, the chain of title to these lots and the objections to the titles, if any there be, are apparent therefrom, that is to say objections existing at the time of the tax sale proceeding. I admit that some irregularities do appear which, were it not for the tax sale proceeding, could affect the validity of the titles to these lots. For the record, I would suggest that Plaintiffs' Exhibits 3, 4, 5, 6, 7, 8 and 9 be filed with the Examiner.

(Solicitor for Complainants offers herewith in evidence "Plaintiffs' Exhibits 3, 4, 5, 6, 7, 8 and 9" to be filed with the Examiner.)

Q. In view of all you have said, what is your suggestion and recommendation with regard to these titles?

A. It is my considered opinion that the Complainants have shown that they have used and occupied these lots, under color of title, openly, notoriously, adversely and hostile to all persons from 1946 to the present date; that they have been assessed with and paid taxes on the same during that period of time; that no claim of ownership or interest in said lots has been made by anyone during that time; and that the Complainants have, in all respects, established that they are the owners, in fee simple, of a full and absolute interest in and to the said lots by adverse possession for a period of more than 21 years, as required by the laws of this State and established precedents.

Q. Is there anything further you wish to add to your testimony?

A. No, there isn't.

Q. Do you waive examination of the transcribed stenographic record of your testimony so that the same may be filed without your signature?

A. Yes, I do.

There being no further witnesses to be examined, the Examiner herewith makes his return to the testimony of the respective witnesses, and the costs chargeable to the Complainants, as follows, to wit:

Vachel A. Downes, Jr., Examiner - - \$10.00

Virginia S. White, Stenographer - - 15.00

And I do further certify that said testimony was commenced at 11:00 o'clock A. M. and completed at 12:30 o'clock P. M, or a period of one and one-half (1½) hours.

Respectfully submitted:

*Vachel A. Downes Jr*

Vachel A. Downes, Jr., Examiner

*Filed Nov 12, 1970*

FOR EXAMINER'S EXHIBITS 1 through 9 filed November 12, 1970,

SEE Plaintiff's Exhibits 1 through 9 filed August 4, 1970.

**NOTICE**

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

- Chancery No. 5156 -

WILLIAM A. HANKINS,  
10 N. Kelly Avenue,  
Bel Air, Maryland 21014  
JAMES B. HANKINS,  
10 N. Kelly Avenue,  
Bel Air, Maryland 21014

PLAINTIFFS

- vs -

NATHAN D. SMITH, BESSIE G.  
DOWNS, CHARLES S. ELLIOTT,  
JAMES T. BRIGHT, H.S. COOPER  
AND SADIE INGRAHAM SCOTT,  
whose addresses are unknown, their  
heirs, executors and administrators,  
if any, their unknown children, if  
any and descendants of said  
children, if any, and their heirs,  
executors and administrators; and  
all other persons, their heirs,  
executors and assigns, who could  
claim any interest in the Real  
Estate mentioned in these  
proceedings, or who could claim to  
hold a lien or encumbrance against  
said real estate;

DEFENDANTS

ORDER OF PUBLICATION

The object of this suit is to  
procure a decree that the Plaintiffs  
be declared to be the absolute  
owners of a tract of land  
hereinafter described with the  
perfect right of absolute disposition  
of the same, as against the  
Defendants and for an absolute and  
permanent injunction against any  
of the Defendants to claiming any  
interest in said land.

The bill recites that this  
proceeding is filed under the  
provisions of Section 128, of  
Article 16, of the Annotated Code  
of Maryland (1957).

That these Plaintiffs are the  
owners of certain lots or parcels of  
land situate in the Fourth Election  
District of Queen Anne's County,  
Maryland the same being laid down  
and designated as Lots Nos. 11, 12,  
13, 14 and 15 in Block 11 on the  
Plat of Survey of the Love Point  
Land and Improvement Company,  
recorded among the Land Record  
Books of Queen Anne's County in  
Liber S.S. No. 7, folio 590 and 591,  
all of said lots being located on  
Baltimore Avenue, at or near Love  
Point, on Kent Island, they having  
acquired the same as joint tenants  
by the following Deeds:

a. County Commissioners of  
Queen Anne's County to Ray L.  
Hankins folio 45, the said Nathan  
D. Smith conveyed, or attempted  
to convey, said in Liber A.S.G. Jr.  
No. 15, folio 465, as to Lot No. 15  
in Block Eleven (11). The said Ray  
L. Hankins having died prior  
hereto, said lot vested solely in the  
said William A. Hankins as surviving  
joint tenant.

b. County Commissioners of  
Queen Anne's County to Ray L.  
Hankins and James B. Hankins, as  
joint tenants, dated October 22,  
1946, and recorded in Liber A.S.G.  
Jr. No. 15, folio 466, as to Lots  
Nos. 11, 12, 13, and 14 in Block  
Eleven (11). The said Ray L.  
Hankins having died prior hereto,  
said lots vested solely in the said  
James B. Hankins as surviving joint

tenant.

That your Petitioners did enter upon and take possession of said lots or parcels of land during the year 1946, and have occupied and used the same, as the owners thereof, openly, notoriously, adversely and hostile to all persons from said year until the present date, they having also paid State and County taxes thereon since the year 1946.

That to the knowledge of these Plaintiffs, no one has ever claimed any right, title or interest in and to the same since their entry upon and assumption of possession thereof.

That prior hereto, these Plaintiffs entered into a contract to sell said property but that the purchasers of the same have questioned the validity of Plaintiffs' title to said property because of certain alleged defective conveyances, etc. made prior to the Deeds above mentioned, said objections being based on the following:

a. By Deed dated January 10, 1918, and recorded in Liber W.F.W. No. 11, folio 380; Alfred Lee Tharp, Assignee, conveyed Lots No. 11, 12, 13, 14 and 15 in Block 11 (eleven), referred to in these sub-paragraphs as 'said property' to D. Beniah Tharp.

b. By Deed dated January 24, 1920, and recorded in Liber J.F.R. No. 4, folio 109, D. Beniah Tharp and Nora Tharp, his wife, conveyed said property to Nathan D. Smith.

c. By Deed dated April 26, 1921, and recorded in Liber J.F.R. No. 6, folio 566, Nathan D. Smith conveyed said property to Bessie G. Downes.

d. By Mortgage dated April 26, 1921, and recorded in Liber J.F.R. No. 7, folio 188, from Bessie G. Downes to Nathan D. Smith, said lots became limited and assured to him to secure the repayment of the sum of \$3,500.00.

e. By Deed dated July 27, 1926, and recorded in Liber B.H.T. No. 6, folio 45, the said Nathan D. Smith conveyed or attempted to convey, said property to Chester S. Ellis.

f. By Deed dated October 15, 1926, and recorded in Liber B.H.T. No. 6, folio 46, Charles S. Ellis conveyed, or attempted to convey, subject to liens of record, said property to Sadie Ingraham Scott, in the Circuit Court for Queen Anne's County, on or before the 13th in Liber J.F.R. No. 7, folio 190, the aforesaid mortgage was assigned, by Nathan D. Smith to James T. Bright, who thereafter, on January 17, 1928, assigned the same to J. Russell Carroll, for the purpose of foreclosure; that foreclosure proceedings were instituted in the Circuit Court for Queen Anne's County, In Equity, being titled:—"J. Russell Carroll, Assignee, vs. Bessie G. Downes", and being No. 2735 Chancery, the report of sale of said property having been reported to said Court stating that property was sold to one H.S. Cooper. However, the subsequent ratification of the foreclosure sale did not include within its scope Lots Nos. 11, 12, 13, 14 and 15, Block 11, aforesaid; and no subsequent ratification of sale relating to said lots is found among the chancery records of Queen Anne's County, and nothing further has been done in said proceeding relative to said property.

h. That on May 21, 1935, said property was sold at tax sale for delinquent State and County Taxes, the same being assessed to Sadie Ingraham Scott; that said property was sold at said sale to County Commissioners of Queen Anne's County and thereafter conveyed by J. William Keith, County Treasurer, to County Commissioners of Queen Anne's County (being a part of Item or Parcel 62 therein) by Deed dated May 26, 1936, and recorded in Liber W.H.C. No. 3A, folio 44.

i. That thereafter, by Deeds above mentioned, said property was conveyed unto the Plaintiffs herein. (Note: All Libers above mentioned being Land Record Books of Queen Anne's County unless otherwise designated.)

6. That these Plaintiffs are now



desirous of having this Honorable Court decree that fee simple title in and to the property above mentioned and described, is now vested in these Plaintiffs, free and clear of the claims of all persons.

7. That no action at law or in equity is now pending to test the validity of or to quiet the title to or to remove any cloud from, said property if indeed, one does exist.

**IT IS THEREUPON ORDERED** by the Circuit Court for Queen Anne's County, this 4th day of Aug., 1970, that the Plaintiffs, by causing a copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 9th day of Sept., 1970, shall give notice to the Defendants, addresses unknown, of the substance and object of the Bill of Complaint, and to appear in the Circuit Court for Queen Anne's County, on or before the 13th day of Oct., 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise a decree pro confesso and/or a final decree may be entered for the relief demanded by the Plaintiffs.

CHARLES W. CECIL, Clerk

Filed Aug. 4, 1970

True Copy

Test: Charles W. Cecil, Clerk

4t-9-2

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., *Nov. 24* 19*70*

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice

in the case/estate of Chancery No. 5156

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 9th day of September, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 12th day of August 1970, and the last insertion on the 2nd day of September, 1970

THE RECORD-OBSERVER CORPORATION

By *M. M. M. M. M.*

*Filed Nov 24 1970*

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WILLIAM A. HANKINS AND	:	IN THE CIRCUIT COURT FOR
JAMES B. HANKINS	:	QUEEN ANNE'S COUNTY
VS.	:	IN EQUITY
NATHAN D. SMITH, ET AL	:	CHANCERY NO. 5156

: : : : : :

D E C R E E

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

IT IS THEREUPON, this *24th* day of November, 1970, by the Circuit Court for Queen Anne's County, In Equity, ADJUDGED, ORDERED AND DECREED:

(1) That William A. Hankins has absolute ownership and perfect right to absolute disposition of the real estate in Queen Anne's County, Maryland, mentioned in these proceedings and more particularly described below, as against Nathan D. Smith, Bessie G. Downs, Charles S. Elliott, James T. Bright, H. S. Cooper and Sadie Ingraham Scott, whose addresses are unknown, their heirs, executors and administrators, if any, their unknown children, if any, and descendants of said children, if any, and their heirs, executors and administrators; and all other persons, their heirs, executors and assigns, who could claim any interest in the Real Estate mentioned in these proceedings, or who could claim to hold a lien or encumbrance against said real estate, hereinbelow described as follows, to wit:

All that lot or parcel of land situate in the Fourth Election District of Queen Anne's County, Maryland, the same being laid down and designated as Lot No. 15 in Block 11 on the Plat of Survey of the Love Point Land and Improvement Company, recorded among the Land Record Books of Queen Anne's County in Liber S.S. No. 7, folios 590 and 591; said lot being located on Baltimore Avenue, at or near Love Point, on Kent Island.

(2) That James B. Hankins has absolute ownership and perfect right to absolute disposition of the real estate in Queen Anne's County, Maryland, mentioned in these proceedings and more particularly described below, as against Nathan D. Smith, Bessie G. Downs, Charles S. Elliott, James T. Bright, H. S. Cooper and Sadie Ingraham Scott, whose addresses are unknown, their heirs, executors and administrators, if any, their unknown children, if any, and descendants of said children, if any, and their heirs, executors and ad-

LIBER 5 MAR 200

ministrators; and all other persons, their heirs, executors and assigns, who could claim any interest in the Real Estate mentioned in these proceedings, or who could claim to hold a lien or encumbrance against said real estate, hereinbelow described as follows, to wit:

All those four (4) lots or parcels of land situate in the Fourth Election District of Queen Anne's County, Maryland, the same being laid down and designated as Lots Nos. 11, 12, 13 and 14 in Block 11 on the Plat of Survey of the Love Point Land and Improvement Company, recorded among the Land Record Books of Queen Anne's County in Liber S.S. No. 7, folios 590 and 591; said lots being located on Baltimore Avenue, at or near Love Point, on Kent Island.

(3) Nathan D. Smith, Bessie G. Downs, Charles S. Elliott, James T. Bright, H. S. Cooper and Sadie Ingraham Scott, whose addresses are unknown, their heirs, executors and administrators, if any, their unknown children, if any, and descendants of said children, if any, and their heirs, executors and administrators; and all other persons, their heirs, executors and assigns, who could claim any interest in the Real Estate mentioned in these proceedings, or who could claim to hold a lien or encumbrance against said real estate mentioned in these proceedings are hereby enjoined and restrained from asserting any claim to the aforesaid real estate by any action at law, equity or otherwise.

B. Herbert Turner Jr.

JUDGE

*Filed Nov 24, 1970*

PETER PETRASCHUK  
SOPHIA PETRASCHUK, wife  
Marydel, Maryland

IN THE CIRCUIT COURT

and

JOHN A. SCHIEBEL  
Contract Purchaser As  
Hereinafter Set Forth  
6003 Old Branch Avenue  
Camp Springs, Maryland 20031

FOR

vs.

RUSSELL G. CAMPBELL, VIOLA C.  
CAMPBELL, his wife, whose  
whereabouts are unknown and  
THE UNKNOWN CHILDREN AND  
DESCENDANTS OF CHILDREN, IF ANY,  
OF RUSSELL G. CAMPBELL AND VIOLA  
C. CAMPBELL, HIS WIFE, AND THOMAS  
H. GOLT, Sudlersville, Queen Anne's  
County, Maryland, and ALL OTHER  
PERSONS, THEIR HEIRS, EXECUTORS  
AND ADMINISTRATORS WHO COULD CLAIM  
ANY INTEREST IN THE REAL ESTATE  
MENTIONED IN THESE PROCEEDINGS OR WHO  
CLAIM TO HOLD A LIEN OR ENCUMBRANCE  
ON THE REAL ESTATE MENTIONED IN  
THESE PROCEEDINGS

QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5098

P. 327-2  
15.00

\*\*\*\*\*

BILL OF COMPLAINT TO QUIET TITLE

The Bill of Complaint of Peter Petraschuk and Sophia Petraschuk, his wife, and John A. Schiebel, contract purchaser, by Vachel A. Downes, Jr., their solicitor, respectfully represents:

1. That these proceedings are filed under the provisions of Article 16, Section 128, of the Annotated Code of Maryland (1957 Edition).

2. That Thomas H. Golt and Lottie M. Golt, his wife, did convey the hereinafter described lands unto Russell G. Campbell and Viola C. Campbell, his wife, by deed dated the 20th day of September, 1922, recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 9 folio 408, a certified copy thereof being attached hereto, marked Exhibit No. 1.

3. That said grantees, Russell G. Campbell and Viola C. Campbell, his wife, did thereafter make, execute and deliver a certain mortgage to Thomas H. Golt, which mortgage is dated the 20th day of September, 1922, recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 9 folio 409, a certified copy thereof being attached hereto marked Exhibit No. 2.

LIBER

6 PAGE 301

4. That the lands conveyed by the aforesaid deed and mortgage are described as follows, to wit:

ALL that tract, lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the public road leading from Schneck's Corner in said County to Andersons Corner in said County, and on the public road leading from said public road by Everett's Forks to Peters Corner in said County, adjoining the lands of George Glanding, the lands formerly of Enoch Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining the school house lot of School No. 12 and containing 20 acres of land, more or less.

5. That no release of the aforesaid mortgage appears of record, but that the next deed found in the chain of title is a conveyance from Thomas H. Golt and Lottie M. Golt, his wife, dated the 11th day of April, 1925, recorded among the Land Records aforesaid in Liber B.H.T. No. 3 folio 399, a certified copy thereof being attached hereto marked Exhibit No. 3.

6. The aforesaid deed from Golt, et. ux., to Dill, et. ux., states that the grantors (Thomas H. Golt and Lottie M. Golt, his wife) acquired title by deed from Russell G. Campbell, et. ux., dated September 18, 1924, "about to be recorded" among the Land Records of Queen Anne's County, but, in fact, the deed from Campbell, et. ux., to Golt, et. ux., cannot be found among the Land Records of Queen Anne's County.

7. That thereafter the said George C. Dill and Lora M. Dill, his wife, and their successors in title, have by various and sundry deeds conveyed the title to said lands to numerous parties, including the following conveyances severing two parcels from said tract, to wit: (1) from George C. Dill, et. ux., to Ralph C. Nutt, et. ux., by deed dated the 15th day of May, 1950, recorded among the Land Records of Queen Anne's County in Liber N.B.W. No. 6 folio 157 (22,500 square feet); and (2) from George C. Dill, et. ux., to Frank S. Zarro, et. ux., dated the 29th day of June, 1953, recorded among the Land Records aforesaid in Liber T.S.P. No. 11 folio 338 (45,000 square feet), certified copies of said deeds being attached hereto marked Exhibit No. 4 and Exhibit No. 5 respectively.

8. That the balance of said lands were conveyed by George C. Dill, et. ux., to George J. Dill, et. ux., by deed dated June 6, 1957, recorded among the Land Records aforesaid in Liber T.S.P. No. 35 folio 388, and record title thereto is now vested in Peter Petraschuk and Sophia Petraschuk, his wife, by virtue of a deed to them from George J. Dill, et. ux., dated June 4, 1966, recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 22 folio 201, certified copies of said deeds being attached hereto marked Exhibit No. 6 and Exhibit No. 7 respectively.

9. That by agreement of sale the said Peter Petraschuk and Sophia Petraschuk, his wife, have agreed to convey the same unto John A. Schiebel.

10. That ever since the 11th day of April, 1925, the said Peter Petraschuk and Sophia Petraschuk, his wife, and their predecessors in title, have continued to claim and use said tract of land openly, adversely and notoriously to all the world; that to the knowledge of your Complainants, no one else has ever claimed title or other interest in the lands so owned by them; and that John A. Schiebel, contract purchaser, has refused to accept title to said real estate until all questions of legal

title are resolved by order of this Honorable Court decreeing that legal title to the same is vested in Peter Petraschuk and Sophia Petraschuk, his wife, unencumbered by the claims or rights of others.

11. That the Complainants have no adequate remedy at law or otherwise than In Equity, said lands being vacant and occupied; and that no other action at law or equity is now pending to test the validity or to quiet title or to remove the cloud from the title to the lands hereinbefore mentioned claimed by the said Peter Petraschuk and Sophia Petraschuk, his wife.

12. That the present whereabouts of Russell Campbell and Viola Campbell, his wife, are unknown; and that the said Thomas H. Golt is a resident of Queen Anne's County, State of Maryland.

13. That the said Peter Petraschuk and Sophia Petraschuk, his wife, Complainants, are in actual and exclusive possession of their property above described.


WHEREFORE, your Complainants pray:

1. That this Honorable Court pass a final order declaring that the title of the Complainants, Peter Petraschuk and Sophia Petraschuk, his wife, to their respective real estate has been established to the exclusion of all other persons and parties, and that said parties are the full and absolute owners of said land with the perfect right to absolute disposition of the same as against the Defendants in this suit.

2. That an order be made for publication of notice requiring all persons, claiming any interest in the real estate of the Complainant's above described, appear before this Court, at a time and place to be therein specified, to show cause, if any they have, why they should not be forever barred from asserting or maintaining any action or proceeding for the recovery of said real property, and as may be necessary thereafter that this Honorable Court will grant a permanent injunction against the assertion by any and all of the said Defendants in this cause of action and claim to said property by action at law or in equity or otherwise.

3. And for such other and further relief as the Complainants cause may require.

AND AS IN DUTY BOUND, ETC.

  
Vachel A. Downes, Jr.  
Solicitor for Complainants

STATE OF MARYLAND

to wit:

COUNTY OF QUEEN ANNE'S

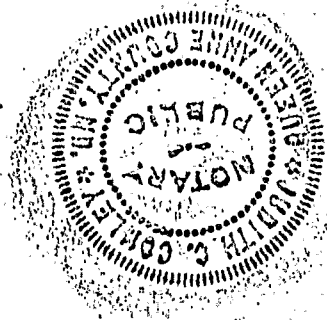
I HEREBY CERTIFY, that on this 5<sup>th</sup> day of January, 1970, before me, the subscriber, a Notary Public as aforesaid, personally appeared Vachel A. Downes, Jr., Solicitor for the

Complainants and did make oath in due form of law that the matters and facts set forth in the foregoing Bill to Quiet Title are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

*Judith C. Conley*  
NOTARY PUBLIC

My Commission Expires: *July 1, 1970*



*Filed Jan 5, 1970*



Exhibit No 1

21  
1952. QUEEN ANNE'S COUNTY, TO WIT: be it remembered that on the twenty second day of September, in the year nineteen hundred and twenty two, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 20th. day of September, in the year nineteen hundred and twenty two, by Thomas H.Golt and Lottie M.Golt, his wife, of Queen Anne's County, State of Maryland, witnesseth:-

That in consideration of the sum of ~~twenty~~ twelve hundred dollars the receipt of which is hereby acknowledged, the said Thomas H.Golt and Lottie M.Golt, his wife, do hereby grant and convey unto Russell G.Campbell and Viola C.Campbell, his wife, as tenants by the entirety, all of that tract, lot or parcel of land situate, lying and being in the first election district of Queen Anne's County, State of Maryland, on the public road leading from Schneck's Corner in said County to Andersons Corner in said County, and on the public road leading from said public road by Everett's Forks to Peters Corner in said County, adjoining the lands of George Glanding, the lands formerly of Enoch Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining the school house lot of School No.12 and containing twenty acres of land, more or less, and being the same tract of land which is more particularly described in a deed from Thomas H.Golt and wife to John Hay, dated the twentieth day of November, in the year nineteen hundred and twenty, and recorded in Liber J.F.R.No.7, folios 132, a land record book for Queen Anne's County and being the same tract of land which was conveyed by the said John Hay to the said Thomas H.Golt, by deed dated the eighth day of August, in the year nineteen hundred and twenty two, and recorded or intended to be recorded among the land record books for Queen Anne's County before these presents, to which said deeds and the references therein contained reference is hereby made for a more full and perfect description of the property hereby conveyed.

Together with all the rights, roads, ways, waters, alleys, privileges and advantages thereto belonging or in anywise appertaining.

And the said Thomas H.Golt covenants that he will warrant specially the property hereby conveyed and will give such further assurances of said land as may be requisite.

Witness their hands and seals.

Thomas H.Golt. (SEAL)

Lottie M.Golt. (SEAL)

Test: B.R.Kaler.

State of Maryland, Caroline County, to wit:-

I hereby certify that on this 20th. day of September, in the year nineteen hundred and twenty two, before the subscriber, a Notary Public of the State of Maryland in and for Caroline County, duly commissioned and qualified, personally appeared the said Thomas H. Golt and Lottie M. Golt, of Queen Anne's County, now temporarily in Caroline County, and did each acknowledge the foregoing deed to be their respective act.

In testimony whereof I hereunto set my hand and affix my Notarial seal the day and year above written.

Notary  
Public  
Seal.

Bert R. Kaler.

Notary Public.

One One dollar and  
Two twenty five cent  
Int. Rev. stamps, endorsed:  
PHG-LMG Sept. 20-1922.

J. F. R. 9/408

Filed Jan 5, 1970

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

I hereby certify that the foregoing was truly taken and copied from  
Liber J.F.R. No. 9, folio 408 etc., a Land 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  
5th day of January, in the year nineteen  
hundred and seventy.

*Charles W. Cecil*

Clerk.

2  
Exhibit No 2  
#9553. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the  
twenty second day of September, in the year nineteen hundred and twenty two, the following  
Mortgage was brought to be recorded, to wit:-

THIS MORTGAGE, made this 20th day of September, in the year nineteen hundred and  
twenty two, by Russell G. Campbell and Viola C. Campbell, his wife, of Queen Anne's County,  
in the State of Maryland;

WHEREAS, the said Russell G. Campbell and Viola C. Campbell are indebted unto Thomas  
H. Golt, in the full and just sum of six hundred dollars, said sum being for the balance of  
the unpaid purchased money due on the hereinafter described property, and which said sum is  
to be due and payable three years from the date of these presents, with interest at the  
rate of six per cent per annum, payable annually from said date, and it was a condition  
precedent to said loan and said sale that the prompt payment of said principal sum and the  
interest to accrue thereon as aforesaid was to be secured and assured by the execution of  
these presents.

Now, therefore in consideration of the premises and the sum of one dollar the said  
Russell G. Campbell and Viola C. Campbell, his wife do hereby Grant and convey unto Thomas H.  
Golt his heirs and assigns, in fee simple, all of that tract, lot or parcel of land situate,  
lying and being in the first election district of Queen Anne's County, State of Maryland,  
on the public road leading from Schenck's corner in said County to Andersons Corner in said  
County, and on the public road leading from said public road by Everett's Fork's to Peter's  
Corner in said County, adjoining the lands of George Glanding, the lands formerly of Enoch  
Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining the school house  
lot of School No. 12, and containing twenty acres of land, more or less, and being the same

tract of land which was conveyed unto the said Russell G. Campbell and Viola C. Campbell, his wife, as tenants by the entireties, by the said Thomas H. Golt and wife, by deed of even date herewith and recorded among the land records for Queen Anne's County, immediately preceding these presents, to which said deed and the references therein contained reference is hereby made for a more full and perfect description of the property hereby conveyed.

Together with all rights, roads, ways, waters, privileges and advantages thereto belonging, or in anywise appertaining, 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 Russell G. Campbell and Viola C. Campbell, or the survivor of them, their heirs, executors, administrators or assigns, shall well and truly pay to the said Thomas H. Golt, his executors, administrators or assigns the aforesaid sum of six hundred dollars, and the interest to accrue thereon, as above set forth, and shall perform all the covenants, conditions and agreements herin on their part to be performed, then this mortgage shall be void; and until default be made in the premises the said Russell G. Campbell and Viola C. Campbell; or the survivor of them, heirs and assigns shall possess said property. And the said Russell G. Campbell and Viola C. Campbell for themselves and for the survivor of them, their heirs, executors, administrators and assigns hereby covenant to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in

the collection of said debt and interest, or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to the amount of the

J.F.R. 9/409

insurable value thereof in some company or Companies approved by the said Thomas H. Golt, his executors, administrators or assigns, and to have the said policy or policies so framed or endorsed, that the proceeds arising from said policy or policies, in case of loss, shall be applied to the payment of this mortgage, and to deliver, upon demand, to the mortgagee, 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 Thomas H. Golt, his executors, administrators or assigns, or Edwin H. Brown, Jr. his or their heir 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 notices as may be deemed expedient, for cash, or for cash and credit, at the option of the person making the sale, the credit payments, if any, to bear interest from day of sale, and to be secured by the note or notes of the purchaser, with security to be approved by the person making the sale, and to apply the proceeds of sale to the payment of, first, all expenses incident to such sale, including compensation to the person making sale the same as allowed to trustees selling real estate under decree of the Circuit Court for Queen Anne's County, in Equity, second, all moneys owing hereunder or secured hereby, whether the same shall have then matured or not, and third, the balance to Russell G. Campbell and

Viola C. Campbell or the survivor of them, or whoever may be entitled to same.

And it is hereby agreed that when default be made in any covenant or condition contained in this mortgage and when suit has been docketed in the proper Court for the purpose of the foreclosure of this mortgage under the power of sale above granted, the said Thomas H. Golt, his executors, administrators, successors or assigns, or Edwin H. Brown, Jr. his or 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 Russell G. Campbell and Viola C. Campbell, or the survivor of them, for themselves their heirs, executors, administrators and assigns, hereby covenant to pay.

Witness their hands and seals:

Russell G. Campbell. (SEAL)

Test: B.R. Keler. Viola C. Campbell. (SEAL)

State of Maryland, Caroline County, to wit:

I hereby certify that on this 20th day of September, in the year nineteen hundred and twenty two, before the subscriber, a Notary Public of the State of Maryland, in and for Caroline County, duly commissioned and qualified, personally appeared the said Russell G. Campbell and Viola C. Campbell, his wife, of Queen Anne's County, now temporarily in Caroline County, and did each acknowledge the foregoing mortgage to be their respective

act.

In testimony whereof I hereunto set my hand and affix my Notarial seal the day and year above written.

Notary  
Public  
Seal.

Bert R. Kaler,  
Notary Public.

State of Maryland, Caroline County, to wit:-

I hereby certify that on this 20th day of September, in the year nineteen hundred and twenty two, before the subscriber, a Notary Public of the State of Maryland, in and for Caroline County, duly commissioned and qualified, personally appeared the said Thomas H. Golt, the within named mortgagee and made oath in due form of law that the consideration as therein set forth is true and bona fide as therein stated.

In testimony whereof I hereunto set my hand and affix my Notarial seal the day and year above written.

Notary  
Public  
( Seal.

Bert R. Kaler,  
Notary Public.

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

I hereby certify that the foregoing was truly taken and copied from Liber J.F.R. No. 9, folio 409 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 5th day of January, in the year nineteen hundred and seventy.

*Charles W. Cecil*  
Clerk.

*Filed Jan 5, 1970*

B. H. T 3/399  
Exhibit No 3

QUEEN ANNES' COUNTY, TO WIT: Be it remembered that on

the day of May, in the year nineteen hundred and twenty five, the following Deed  
ought to be recorded, to wit:

THIS DEED, Made this 11 day of April, nineteen Hundred and Twenty-five, by

Thomas H. Golt and Lottie M. Golt, his wife, of Queen Anne's County, State of Maryland.

WITNESSETH, that for and in consideration of the sum of Six Hundred and fifty

Dollars, the said Thomas H. Golt and Lottie M. Golt, his wife, do grant and

convey unto George C. Dill and Lora M. Dill, his wife, as tenants by the entireties,

all that and assigns in fee simple. All that tract, lot or parcel of land, situate,

and being in the First Election District of Queen Annes County, State of Maryland,

and public road leading from Schenck's Corner in said County to Anderson's Corner, in

said County, and on the public road leading from said public road by Everett's Fork's to

the Corner in said County, adjoining the lands of George Glandring, the land formerly

owned by Inoch Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining

the School House lot of School No. 12, and containing 20 acres (20) of land, more or less,

together with the same land conveyed unto the said Thos. H. Golt and Wife by Russell G. Camp-

bell and Viola C. Campbell, by deed dated Sept. 18th, 1924, and about to be recorded in

the Record Books for Queen Annes County aforesaid.

TOGETHER with the buildings and improvements thereon erected, made or being, and

with every the rights, alleys, ways, waters, privileges, appurtenances and advantages

in anywise appertaining.

TO HAVE AND TO HOLD the land and premises above described and mentioned, and

Del. Sudlerille Ind.  
May 14th/25



intended to be conveyed; together with the rights and privileges, appurtenances  
advantages thereto belonging or appertaining unto and to the proper use and benefit  
of said George C. Dill and Lora M. Dill, his wife, their heirs and assigns in fee

AND the said Thomas H. Golt and Lottie M. Golt, his wife, covenant that they will  
grant specially the property hereby granted and conveyed and that they will execute  
all further assurances of such land as may be requisite.

WITNESS THE HANDS AND SEALS OF THE SAID GRANTORS.

Witness: J. Frank Lane.  
Thos. H. Golt (SEAL)  
Lottie M. Golt (SEAL)

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

I HEREBY CERTIFY that on this 11 day of April, in the year Nineteen Hundred and  
twenty-five, before me, the subscriber, a Notary Public of the State of Maryland, in and for  
Queen Anne's County aforesaid, personally appeared Thomas H. Golt and Lottie M. Golt, his  
wife, and each acknowledged the foregoing Deed to be their act.

Witness my hand and Notarial Seal this 11 day of April, 1925.

J. Frank Lane.  
Notary Public.

One-dollar Int.  
Not. Stamp, endorsed:  
4/11/25.

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

I hereby certify that the foregoing was truly taken and copied from Liber B.H.T.  
No. 1, fol. 399, 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 5th day of January,  
in the year nineteen hundred and seventy,

*Filed Jan 5, 1970*  
Charles Cecil Clerk.

*Original stands and  
marked to*

5 2 Philip's no. 4

Co. D.B.W. 6/15-77

.....  
#28,899.  
Be it remembered that on this Nineteenth day of May, in the year nineteen hundred and fifty, the following Deed was brought to be recorded, to wit:--

THIS DEED, made this 15 day of May, in the year nineteen hundred and fifty, by and between George C. Dill and Lora M. Dill, his wife, of Queen Anne's County, State of Maryland, parties of the first part, and Ralph C. Nutt and Dorothy M. Nutt, 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 One (\$1.00) Dollar and in further consideration of the love and affection which the parties of the first part bear unto their daughter and son-in-law, the said parties of the second part, the said parties of the first part do hereby grant and convey unto the said parties of the second part, 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 parcel of land situate lying and being in the First Election District of Queen Anne's County, State of Maryland, on the public road leading from Skank's Corner in said County to Anderson's Corner in said County, adjoining the lands of or formerly of the Hay property on the South and other lands of the said Grantors of this deed on the West and North and on the East by said road and more particularly described as follows to wit:

BEGINNING for the same at the Southeast corner of the land hereby conveyed where it corner with the said Hay property and the right-of-way of said road marked by a stone; thence in a Westerly direction along and with the said Hay property a distance of 150 feet to a stone; thence in a Northerly direction and parallel with the said road a distance of 150 feet to a stone; thence in a Easterly direction and parallel with the boundary line of the property hereby conveyed and the said Hay property, a distance of 150 feet to a stone on the West boundary of said road; thence in a Southerly direction along and with the West boundary of said road a distance of 150 feet to the place of Beginning

Original Examined and returned to Ralph Nutt 6/12/50.



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

I hereby certify that the foregoing was truly taken and copied from Liber N.B.W. No. 6, folio 157, 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 5th day of January, in the year nineteen hundred and seventy.



*Charles Cecil*  
Clerk.

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#33,274

LIBER

TSP  
11 PAGE 338

RECEIVED FOR RECORD June 29 1953



THIS DEED made this 29<sup>th</sup> day of June in the year nineteen hundred and fifty-three by and between GEORGE C. DILL AND LORA M. DILL, his wife, of Queen Anne's County, State of Maryland parties of the first part; and FRANK S. ZARRO AND ANGELINA ZARRO, his wife, of Philadelphia, State of Pennsylvania, parties of the second part;

WITNESSETH, that for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, 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 parcel of land situated and being in the first Election District of Queen Anne's County, State of Maryland, on the public road leading from Schenk Corner to Anderson's Corner, separated by the land of Ralph C. Nut and wife by a 18 foot rightaway and bounded on the other side by other land by the said George C. Dill and wife and more particularly described, to wit:

BEING at the same on the State Road, a distance of Eighteen foot, northernly from the boundary of the land of Ralph C. Nut and wife, thence in the Westerly direction and parallel with the northerly boundary of Ralph C. Nut, a distance of Three hundred (300) feet to a concrete marker, thence in a northerly direction and parallel with the State Road a distance of One hundred and fifty (150) feet to another concrete marker thence in a easterly direction along and with other lands of the said George C. Dill and parallel with the first line, a distance of Three hundred (300) Feet to the Right-of-way of said State Road marked by a concrete marker thence in a easterly direction along and with the Right-of-way of said road, a distance of One hundred and fifty (150) to the place of beginning, containing 45000 sq. ft. more or less.

Filed Jan 5, 1970

LIBER

6 PAGE 317

BEING a part of the same land granted and conveyed unto George C. Dill and Lora M. Dill, his wife, by Thomas H. Golt and wife by deed dated the 11th day of April, 1925, and recorded in Liber B.H.T., No. 3, folio 399, a land record book for Queen Anne's County, State of Maryland.

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances the advantages thereto belonging or in anywise appertaining.

ALSO TOGETHER with a Right-of-way, Eighteen foot wide, separating the property hereby conveyed and the property of Ralph C. Nut and wife to be used in common with the grantors hereof and the said Ralph C. Nut for ingress, regress, egress to said properties.

TO HAVE and TO HOLD said lot or parcels of land and premises unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

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 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 said Grantors:

Jane B. Wright George C. Dill (SEAL)  
George C. Dill

Jane B. Wright Lora M. Dill (SEAL)  
Lora M. Dill

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

I HEREBY CERTIFY that on this 27<sup>th</sup> day of June in the year 1953 before me the subscriber the Notary Public, personally appeared George C. Dill and Lora M. Dill, his wife, and each acknowledged the foregoing Deed in and for Queen Anne's County, State of Maryland, 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.



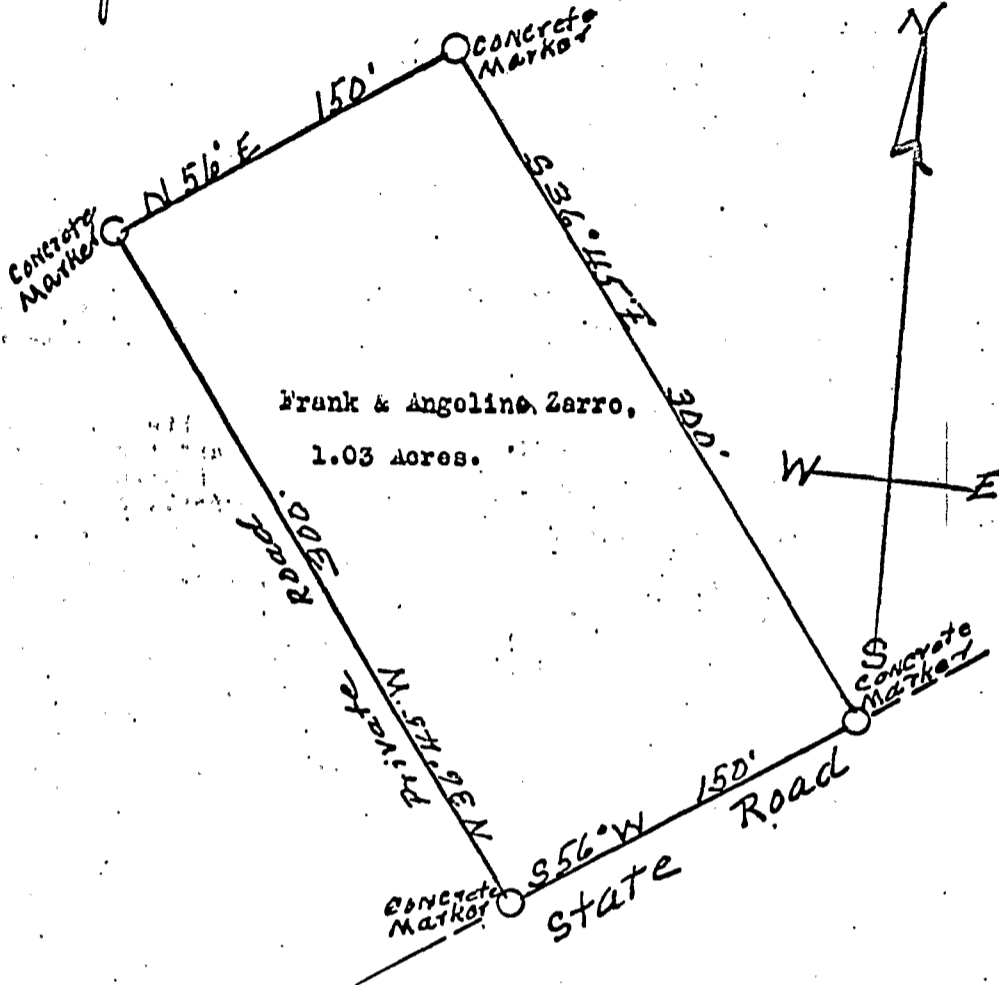
Jane Blaklee Wright  
Notary Public

commission expires: 4 May 1955.

# 33,275

LIBER 11 PAGE 340

RECEIVED FOR RECORD June 29 1953



I HEREBY CERTIFY that I have this 23d day of June 1953 surveyed the following described parcel of land situate and being in the First Election District of Queen Anne's County, State of Maryland, and lying on the north west side of the Sohenk Corners-Anderson State Road.

BEGINNING for the outlines thereof where a concrete marker marker is to be placed on the north west side of said State Road, thence with a private lane or road north 36 degrees 45 minutes west 300 feet to a concrete marker, thence north 56 degrees east 150 feet to a concrete marker, thence south 36 degrees 45 minutes east 300 feet to a concrete marker on the north west side of the afore said State Road, thence with same south 56 degrees west 150 feet to the place of beginning containing ONE AND THREE ONE HUNDRETH (1.03) acres more or less.

*John C. Fisher*  
 John C. Fisher, Surveyor,  
 Denton, Md.

Scale 1"=60'

LIBER 6 PAGE 319

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

I hereby certify that the foregoing was truly taken and copied from Liber T.S.P. No. 11, folio 338 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 5th day of January, in the year nineteen hundred and seventy.

Charles W. Cecil Clerk.



7

Exhibit No 6

39.351

TSP  
LIBER 35 PAGE 388

RECEIVED FOR RECORD July 11, 1957



THIS DEED made this 6<sup>th</sup> day of June, in the year nineteen hundred and fifty-seven by and between George C. Dill and Lora M. Dill, his wife, of Queen Anne's County, State of Maryland, parties of the first part; and George J. Dill and Helen L. Dill, 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 Five (\$5.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, 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 tract, lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the public road leading from Schenck's Corner in said County to Anderson's Corner in said County, and on the public road leading from said public road by Everett's Fork's to Peters Corner in said County, adjoining the lands of or formerly of George Glanding, the land of or formerly owned by Enoch Hay, the lands of the heirs of Issac Joslin, deceased, and also adjoining the School House lot of School No. 12 and containing 20 acres of land, more or less;

BEING the same land granted and conveyed unto George C. Dill and Lora M. Dill, his wife, by Thomas H. Golt and wife by deed dated April 11, 1925, and recorded in Liber B.H.T., #3, folio 399, a Land Record Book for Queen Anne's County, aforesaid:

SAVE AND EXCEPT THE FOLLOWING TWO DEEDS:

Deed from George C. Dill and Lora M. Dill to Ralph C. Nutt and Dorothy M. Nutt, his wife, dated May 15, 1950 and recorded in Liber N.B.W., #6, folio 157, a land record book, aforesaid;

Deed from George C. Dill and Lora M. Dill, his wife, to Frank S. Zarro and Angelina Zarro, his wife, dated June 29, 1953, and recorded in Liber T.S.P., #11, folio 338, a Land Record Book, aforesaid;

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 anywise appertaining;

Filed Jan 5, 1970 LIBER 6 PAGE 321

TO HAVE AND TO HOLD the said tract, lot or parcel of land and premises unto and to the proper use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever;

AND the said parties of the first part 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 grantors)

Katie C. Stafford George C. Dill (SEAL)  
George C. Dill

Katie C. Stafford Lora M. Dill (SEAL)  
Lora M. Dill, his wife

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

I HEREBY CERTIFY that on this 6th day of Jan, 1957 before me the subscriber a Notary Public of the State and County abovementioned personally appeared George C. Dill and Lora M. Dill, his wife, and each acknowledged the foregoing DEED to be their respective act;

WITNESS my hand and notarial seal the day and year last above written.

Katie C. Stafford  
NOTARY PUBLIC

*Com. expires May 4, 1959*



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

I hereby certify that the foregoing was truly taken and copied from Liber T.S.P. No. 35, folio 388 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 5th day of January, in the year nineteen hundred and seventy.

Charles Cecil Clerk.



8/

Ms. 864  
Re 15772 RECEIVED FOR RECORD Jan 8, 1966



THIS DEED made this 4th day of June, in the year nineteen hundred and sixty-six by and between George J. Dill and Helen L. Dill, his wife, of Queen Anne's County, State of Maryland, parties of the first part; and Peter Petraschuk and Sophia Petraschuk, his wife, of Queen Anne's County aforesaid, parties of the second part;

WITNESSETH that for and in consideration of the sum of Five (\$5.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, as tenants by the entirety, 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 tract, lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the Public Road leading from Schenck's Corner in said County to Anderson's Corner in said County, and on the Public Road leading from said Public Road by Everett's Fork's to Peters Corner in said County, adjoining the lands of or formerly of George Glanding, the land of or formerly owned by Enoch Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining the School House lot of School No. 12 and CONTAINING TWENTY (20) ACRES OF LAND, more or less.

BEING the same land granted and conveyed unto George C. Dill and Lora M. Dill, his wife, by Thomas H. Colt and Lottio M. Colt, his wife, by deed dated April 11, 1925, and recorded in Liber B.H.T. No. 3, folio 399, a Land Record Book for Queen Anne's County.

AND ALSO BEING the same land granted and conveyed unto George J. Dill and Helen L. Dill, his wife, by George C. Dill and Lora M. Dill, his wife, by deed dated the 6th day of June, 1957, and recorded in Liber T.S.P. No. 35, folio 388, a Land Record Book for Queen Anne's County aforesaid.

SAVE AND EXCEPT THE FOLLOWING TWO DEEDS:

Deed from George C. Dill and Lora M. Dill to Ralph C. Nutt and Dorothy M. Nutt, his wife, dated May 15, 1950 and recorded in Liber N.B.W. No. 6, folio 157, a Land Record Book for Queen Anne's County aforesaid. (Lot 150'x150')

Deed from George C. Dill and Lora M. Dill, his wife, to Frank S. Zarro and Angelina Zarro, his wife, dated June 29, 1953, and recorded in Liber T.S.P. No. 11, folio 338, a Land Record Book for Queen Anne's County aforesaid. (1.03 Acre)

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 tract, lot or parcel of land and premises unto and to the proper use of the said parties of the second part, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

AND the said parties of the first part covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber

C.W.C.

LIBER 22 PAGE 201

Filed Jan 5, 1970

LIBER 6 PAGE 323

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 Grantors)

L. Roy P. Evers

George J. Dill (SEAL)  
George J. Dill

Helen L. Dill (SEAL)  
Helen L. Dill

STATE OF MARYLAND

QUEEN ANNE'S COUNTY, to wit:

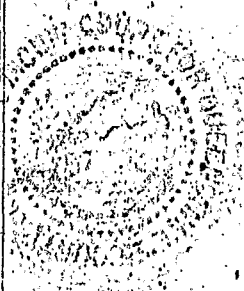
I HEREBY CERTIFY that on this 4th day of June, in the year nineteen hundred and sixty-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared George J. Dill and Helen L. Dill, his wife, and each acknowledged the foregoing DEED to be their respective act.

WITNESS my hand and notarial seal the day and year last above written.

Wm. R. ...  
Notary Public  
My Commission Expires: 7/1/67

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

I hereby certify that the foregoing was truly taken and copied from Liber C.W.C. No. 22, folio 201 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 5th day of January, in the year nineteen hundred and seventy.

Charles Cecil Clerk

9

PETER PETRASCHUK  
SOPHIA PETRASCHUK, wife  
Marydel, Maryland

IN THE CIRCUIT COURT

and

JOHN A. SCHIEBEL  
Contract Purchaser As  
Hereinafter Set Forth  
6003 Old Branch Avenue  
Camp Springs, Maryland 20031

FOR

vs.

RUSSELL G. CAMPBELL, VIOLA C.  
CAMPBELL, his wife, whose  
whereabouts are unknown and  
THE UNKNOWN CHILDREN AND  
DESCENDANTS OF CHILDREN, IF ANY,  
OF RUSSELL G. CAMPBELL AND VIOLA  
C. CAMPBELL, HIS WIFE, AND THOMAS  
H. GOLT, Sudlersville, Queen Anne's  
County, Maryland, and ALL OTHER  
PERSONS, THEIR HEIRS, EXECUTORS  
AND ADMINISTRATORS WHO COULD CLAIM  
ANY INTEREST IN THE REAL ESTATE  
MENTIONED IN THESE PROCEEDINGS OR WHO  
CLAIM TO HOLD A LIEN OR ENCUMBRANCE  
ON THE REAL ESTATE MENTIONED IN  
THESE PROCEEDINGS

QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5098

\* \* \* \* \*

ORDER OF PUBLICATION

That the object of this suit is to procure a decree making the Complainants, Peter Petraschuk and Sophia Petraschuk, his wife, the absolute owners of a tract or parcel of land hereinafter described with the perfect right of absolute disposition of the same as against the Defendants named herein and for an absolute and permanent injunction against the Defendants, or any of them, to claim any interest in said lands.

The Bill of Complaint To Quiet Title recites:

1. That these proceedings are filed under the provisions of Article 16, Section 128, of the Annotated Code of Maryland (1957 Edition).

2. That Thomas H. Golt and Lottie M. Golt, his wife, did convey the hereinafter described lands unto Russell G. Campbell and Viola C. Campbell, his wife, by deed dated the 20th day of September, 1922, recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 9 folio 408, a certified copy thereof being attached hereto, marked Exhibit No. 1.

3. That said grantees, Russell, G. Campbell and Viola C. Campbell, his wife, did thereafter make, execute and deliver a certain mortgage to Thomas H. Golt, which mortgage is dated the 20th day of September, 1922, recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 9 folio 409, a certified copy thereof being attached hereto marked Exhibit No. 2.

4. That the lands conveyed by the aforesaid deed and mortgage are described as follows, to wit:

ALL that tract, lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the public road leading from Schneck's Corner in said County to Andersons Corner in said County, and on the public road leading from said public road by Everett's Forks to Peters Corner in said County, adjoining the lands of George Glanding, the lands formerly of Enoch Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining the school house lot of School No. 12 and containing 20 acres of land, more or less.

5. That no release of the aforesaid mortgage appears of record, but that the next deed found in the chain of title is a conveyance from Thomas H. Golt and Lottie M. Golt, his wife, dated the 11th day of April, 1925, recorded among the Land Records aforesaid in Liber B.H.T. No. 3 folio 399, a certified copy thereof being attached hereto marked Exhibit No. 3.

6. The aforesaid Deed from Golt, et. ux., to Dill, et. ux., states that the grantors (Thomas H. Golt and Lottie M. Golt, his wife) acquired title by deed from Russell G. Campbell, et. ux., dated September 18, 1924, "about to be recorded" among the Land Records of Queen Anne's County, but, in fact, the deed from Campbell, et. ux., to Golt, et. ux., cannot be found among the Land Records of Queen Anne's County.

7. That thereafter the said George C. Dill and Lora M. Dill, his wife, and their successors in title, have by various and sundry deeds conveyed the title to said lands to numerous parties, including the following conveyances severing two parcels from said tract, to wit: (1) from George C. Dill, et. ux., to Ralph C. Nutt, et. ux., by deed dated the 15th day of May, 1950, recorded among the Land Records of Queen Anne's County in Liber N.B.W. No. 6 folio 157 (22,500 square feet); and (2) from George C. Dill, et. ux., to Frank S. Zarro, et. ux., dated the 29th day of June, 1953, recorded among the Land Records aforesaid in Liber T.S.P. No. 11 folio 338 (45,000 square feet), certified copies of said deeds being attached hereto marked Exhibit No. 4 and Exhibit No. 5 respectively.

8. That the balance of said lands were conveyed by George C. Dill, et. ux., to George J. Dill, et. ux., by deed dated June 6, 1957, recorded among the Land Records aforesaid in Liber T.S.P. No. 35 folio 388, and record title thereto is now vested in Peter Petraschuk and Sophia Petraschuk, his wife, by virtue of a deed to them from George J. Dill, et. ux., dated June 4, 1966, recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 22 folio 201, certified copies of said deeds being attached hereto marked Exhibit No. 6 and Exhibit No. 7 respectively.

9. That by agreement of sale the said Peter Petraschuk and Sophia Petraschuk, his wife, have agreed to convey the same unto John A. Schiebel.

10. That ever since the 11th day of April, 1925, the said Peter Petraschuk and Sophia Petraschuk, his wife, and their predecessors in title, have continued to claim and use said tract of land openly, adversely and notoriously to all the world; that the knowledge of your Complainants, no one else has ever claimed title or other interest in the lands so owned by them; and that John A. Schiebel, contract purchaser, has refused to accept title to said real estate until all questions of legal

title are resolved by order of this Honorable Court decreeing that legal title to the same is vested in Peter Petraschuk and Sophia Petraschuk, his wife, unencumbered by the claims or rights of others.

11. That the Complainants have no adequate remedy at law or otherwise than In Equity, said lands being vacant and occupied; and that no other action at law or equity is now pending to test the validity or to quiet title or to remove the cloud from the title to the lands hereinbefore mentioned claimed by the said Peter Petraschuk and Sophia Petraschuk, his wife.

12. That the present whereabouts of Russell Campbell and Viola Campbell; his wife, are unknown; and that the said Thomas H. Golt is a resident of Queen Anne's County, State of Maryland.

13. That the said Peter Petraschuk and Sophia Petraschuk, his wife, Complainants, are in actual and exclusive possession of their property above described.

IT IS THEREUPON ORDERED by the Circuit Court for Queen Anne's County, this 5th day of January, 1970, that the Complainants, by causing a copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 5th day of February, 1970, shall give notice to the Defendants, addresses unknown, of the substance and object of the Bill of Complaint, and to appear in the Circuit Court for Queen Anne's County, on or before the 9th day of March, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise a decree pro confesso and/or a final decree may be entered for the relief demanded by the Complainants.

Charles W. Cecil  
Clerk of Circuit Court for Queen  
Anne's County.

*Filed Jun 5, 1970*

Circuit Court For Queen Anne's County

10

EQUITY SUMMONS:

February Return Day

File No. 5098 Chy.

Docket C.W.C. #2, fol. 128

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

TO: Thomas H. Golt  
Sudlersville, Queen Anne's County, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of February

next, to answer an action at the suit of

Peter Petraschuk and Sophia Petraschuk, wife, Maryland, and  
John A. Schiebel, Contract Purchaser As Hereinafter Set Forth, 6003  
Old Branch Avenue, Camp Springs, Maryland 20031

Issued the 5th day of January 19 70

L. DeWese Carter

Witness the Honorable Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: Vachel A. Downes, Jr.

ADDRESS: Centreville, Md.

NAME:

ADDRESS:

*Charles Cecil*  
Clerk

(Seal of Court)

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE February 17th  
1970, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

*Filed Jan 20 1970*



Non est 1-20-70

George B. Sharp  
Sheriff for Queen Anne's County

Chy No 5098

Thomas H. Holt  
Annapolis, Md

Mr Clerk

Advise Mr Dawson that this  
Mr Thomas H. Holt had moved  
out in some of the Western  
States.

Circuit Court For Queen Anne's County

EQUITY SUMMONS:

February Return Day

File No. 5098 Chy.

Docket C.W.C. #2, fol. 128

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

TO: Thomas H. Golt  
Sudlersville, Queen Anne's County, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of February

next, to answer an action at the suit of

Peter Petraschuk and Sophia Petraschuk, wife, Marydel, Maryland and John A. Schiebel, Contract Purchaser As Hereinafter Set Forth, 6003 Old Branch Avenue, Camp Springs, Maryland 20031

Issued the 5th day of January 19 70

H. DeWanna Carter

Witness the Honorable Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: Vachel A. Downes, Jr.

CHARLES W. CECIL

ADDRESS: Centreville, Md.

(Seal of Court)

Clerk

NAME:

ADDRESS:

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE February 17th 19 70, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

True Copy

Test: Charles W. Cecil Clerk

PETER PETRASCHUK

IN THE CIRCUIT COURT

VS.

FOR

QUEEN ANNE'S COUNTY

RUSSELL G. CAMPBELL

IN EQUITY

NO. 5098.

\*\*\*\*\*

TO: MR. CHARLES W. CECIL, CLERK OF THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY

MR. CLERK:

Will you kindly re-issue subpoenas for Thomas H. Golt,  
in the above entitled cause.

*Richard G. Downes Jr.*  
Solicitor for Complainant

*Filed May 21-1970*

PETER PETRASCHUK  
SOPHIA PETRASCHUK, wife  
Marydel, Maryland

IN THE CIRCUIT COURT

and

JOHN A. SCHIEBEL  
Contract Purchaser As  
Hereinafter Set Forth  
6003 Old Branch Avenue  
Camp Springs, Maryland 20031

FOR

vs.

RUSSELL G. CAMPBELL, VIOLA C.  
CAMPBELL, his wife, whose  
whereabouts are unknown and  
THE UNKNOWN CHILDREN AND  
DESCENDANTS OF CHILDREN, IF ANY,  
OF RUSSELL G. CAMPBELL AND VIOLA  
C. CAMPBELL, HIS WIFE, AND THOMAS  
H. GOLT, Sudlersville, Queen Anne's  
County, Maryland, and ALL OTHER  
PERSONS, THEIR HEIRS, EXECUTORS  
AND ADMINISTRATORS WHO COULD CLAIM  
ANY INTEREST IN THE REAL ESTATE  
MENTIONED IN THESE PROCEEDINGS OR WHO  
CLAIM TO HOLD A LIEN OR ENCUMBRANCE  
ON THE REAL ESTATE MENTIONED IN  
THESE PROCEEDINGS

QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5098

\*\*\*\*\*

BILL OF COMPLAINT TO QUIET TITLE

The Bill of Complaint of Peter Petraschuk and Sophia Petraschuk, his wife, and John A. Schiebel, contract purchaser, by Vachel A. Downes, Jr., their solicitor, respectfully represents:

1. That these proceedings are filed under the provisions of Article 16, Section 128, of the Annotated Code of Maryland (1957 Edition).
2. That Thomas H. Golt and Lottie M. Golt, his wife, did convey the hereinafter described lands unto Russell G. Campbell and Viola C. Campbell, his wife, by deed dated the 20th day of September, 1922, recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 9 folio 408, a certified copy thereof being attached hereto, marked Exhibit No. 1.
3. That said grantees, Russell G. Campbell and Viola C. Campbell, his wife, did thereafter make, execute and deliver a certain mortgage to Thomas H. Golt, which mortgage is dated the 20th day of September, 1922, recorded among the Land Records of Queen Anne's County in Liber J.F.R. No. 9 folio 409, a certified copy thereof being attached hereto marked Exhibit No. 2.

4. That the lands conveyed by the aforesaid deed and mortgage are described as follows, to wit:

ALL that tract, lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the public road leading from Schneck's Corner in said County to Andersons Corner in said County, and on the public road leading from said public road by Everett's Forks to Peters Corner in said County, adjoining the lands of George Glanding, the lands formerly of Enoch Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining the school house lot of School No. 12 and containing 20 acres of land, more or less.

5. That no release of the aforesaid mortgage appears of record, but that the next deed found in the chain of title is a conveyance from Thomas H. Golt and Lottie M. Golt, his wife, dated the 11th day of April, 1925, recorded among the Land Records aforesaid in Liber B.H.T. No. 3 folio 399, a certified copy thereof being attached hereto marked Exhibit No. 3.

6. The aforesaid deed from Golt, et. ux., to Dill, et. ux., states that the grantors (Thomas H. Golt and Lottie M. Golt, his wife) acquired title by deed from Russell G. Campbell, et. ux., dated September 18, 1924, "about to be recorded" among the Land Records of Queen Anne's County, but, in fact, the deed from Campbell, et. ux., to Golt, et. ux., cannot be found among the Land Records of Queen Anne's County.

7. That thereafter the said George C. Dill and Lora M. Dill, his wife, and their successors in title, have by various and sundry deeds conveyed the title to said lands to numerous parties, including the following conveyances severing two parcels from said tract, to wit: (1) from George C. Dill, et. ux., to Ralph C. Nutt, et. ux., by deed dated the 15th day of May, 1950, recorded among the Land Records of Queen Anne's County in Liber N.B.W. No. 6 folio 157 (22,500 square feet); and (2) from George C. Dill, et. ux., to Frank S. Zarro, et. ux., dated the 29th day of June, 1953, recorded among the Land Records aforesaid in Liber T.S.P. No. 11 folio 338 (45,000 square feet), certified copies of said deeds being attached hereto marked Exhibit No. 4 and Exhibit No. 5 respectively.

8. That the balance of said lands were conveyed by George C. Dill, et. ux., to George J. Dill, et. ux., by deed dated June 6, 1957, recorded among the Land Records aforesaid in Liber T.S.P. No. 35 folio 388, and record title thereto is now vested in Peter Petraschuk and Sophia Petraschuk, his wife, by virtue of a deed to them from George J. Dill, et. ux., dated June 4, 1966, recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 22 folio 201, certified copies of said deeds being attached hereto marked Exhibit No. 6 and Exhibit No. 7 respectively.

9. That by agreement of sale the said Peter Petraschuk and Sophia Petraschuk, his wife, have agreed to convey the same unto John A. Schiebel.

10. That ever since the 11th day of April, 1925, the said Peter Petraschuk and Sophia Petraschuk, his wife, and their predecessors in title, have continued to claim and use said tract of land openly, adversely and notoriously to all the world; that to the knowledge of your Complainants, no one else has ever claimed title or other interest in the lands so owned by them; and that John A. Schiebel, contract purchaser, has refused to accept title to said real estate until all questions of legal

title are resolved by order of this Honorable Court decreeing that legal title to the same is vested in Peter Petraschuk and Sophia Petraschuk, his wife, unencumbered by the claims or rights of others.

11. That the Complainants have no adequate remedy at law or otherwise than In Equity, said lands being vacant and occupied; and that no other action at law or equity is now pending to test the validity or to quiet title or to remove the cloud from the title to the lands hereinbefore mentioned claimed by the said Peter Petraschuk and Sophia Petraschuk, his wife.

12. That the present whereabouts of Russell Campbell and Viola Campbell, his wife, are unknown; and that the said Thomas H. Golt is a resident of Queen Anne's County, State of Maryland.

13. That the said Peter Petraschuk and Sophia Petraschuk, his wife, Complainants, are in actual and exclusive possession of their property above described.

WHEREFORE, your Complainants pray:

1. That this Honorable Court pass a final order declaring that the title of the Complainants, Peter Petraschuk and Sophia Petraschuk, his wife, to their respective real estate has been established to the exclusion of all other persons and parties, and that said parties are the full and absolute owners of said land with the perfect right to absolute disposition of the same as against the Defendants in this suit.

2. That an order be made for publication of notice requiring all persons, claiming any interest in the real estate of the Complainant's above described, appear before this Court, at a time and place to be therein specified, to show cause, if any they have, why they should not be forever barred from asserting or maintaining any action or proceeding for the recovery of said real property, and as may be necessary thereafter that this Honorable Court will grant a permanent injunction against the assertion by any and all of the said Defendants in this cause of action and claim to said property by action at law or in equity or otherwise.

3. And for such other and further relief as the Complainants cause may require.

AND AS IN DUTY BOUND, ETC.

\_\_\_\_\_  
Vachel A. Downes, Jr.  
Solicitor for Complainants

STATE OF MARYLAND

to wit:

COUNTY OF QUEEN ANNE'S

I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the subscriber, a Notary Public as aforesaid, personally appeared Vachel A. Downes, Jr., Solicitor for the

Complainants and did make oath in due form of law that the matters and facts set forth in the foregoing Bill to Quiet Title are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires:

Circuit Court For Queen Anne's County

EQUITY SUMMONS:

June Return Day

File No. 5098

Docket C.W.C.#2, fol. 128

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

TO: Thomas H. Golt  
Sudlersville, Queen Anne's County, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of June, next, to answer an action at the suit of

Peter Petraschuk and Sophia Petraschuk, wife, Maryland, and John A. Schiebel, Contract Purchaser as Hereinafter set forth, 6003 Old Branch Avenue, Camp Springs, Maryland 20031

Issued the 21st. day of May 19 70

J. DeWeese Carter

Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: Vachel A. Downes, Jr.

Charles W. Cecil

ADDRESS: Centreville, Md. 21617

(Seal of Court) Clerk

NAME:

ADDRESS:

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE June 16, 1970, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

True Copy Test: Charles W. Cecil Clerk

Circuit Court For Queen Anne's County

EQUITY SUMMONS:

June Return Day
File No. 5098
Docket C.W.C.#2, fol. 128

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

TO: Thomas H. Golt
Sudlersville, Queen Anne's County, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of June next, to answer an action at the suit of Peter Petraschuk and Sophia Petraschuk, wife, Marydel, Maryland, and John A. Schiebel, Contract Purchaser as Hereinafter set forth, 6003 Old Branch Avenue, Camp Springs, Maryland 20031

Issued the 21st. day of May 19 70

J. DeWeese Carter

Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: Vachel A. Downes, Jr.

ADDRESS: Centreville, Md. 21617

NAME:

ADDRESS:

Charles W Cecil
(S Seal of Court) Clerk



NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE June 16, 19 70, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

Filed May 27, 1970



~~XXXXXXXXXX~~

non - est 5-25-70

Thomas H. Golt now living in California

George B. Shark  
Sheriff for Queen Anne's County

13/

PETER PETRASCHUK, ET. AL.

IN THE CIRCUIT COURT

VS.

FOR

QUEEN ANNE'S COUNTY

RUSSELL G. CAMPBELL

IN EQUITY

NO. 5098

\* \* \* \* \*

PETITION FOR

DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Complainants, by Vachel A. Downes, Jr., their Solicitor, respectfully represents unto your Honors:

1. That a Bill of Complaint was duly filed in this cause, an Order of Publication duly issued by the Clerk of the Circuit Court for Queen Anne's County and a subpoena issued for Thomas H. Golt who, according to the allegations in the Bill of Complaint was alleged to then be a resident of Queen Anne's County, Maryland.

2. That the Order of Publication was duly published but service against the said Thomas H. Golt has been returned "non est."

3. That the said Thomas H. Golt unknown to the Complainants had prior to the filing of the Bill of Complaint moved his domicile from Queen Anne's County, Maryland, and is now residing somewhere in the State of California, his exact address being unknown.

4. Since all Respondants are non-residents of the State of Maryland or parties whose whereabouts are unknown at or prior to the filing of the Bill of Complaint, your Complainants are advised and allege that they have a right to secure a Decree Pro Confesso against the Respondants and to have the papers herein submitted to an examiner of this Court in order that the Complainants may offer testimony to support the allegations in the Bill of Complaint.

TO THE END THEREFORE:

a. That a Decree Pro Confesso may be granted against the Respondants and each of them.

b. That the papers in this cause may be submitted to one of the standing examiners of this Court so that the Complainants may offer testimony to support evidence in the Bill of Complaint.

AND AS IN DUTY BOUND, ETC.

Vachel A. Downes Jr.  
Vachel A. Downes, Jr.  
Solicitor for Complainants

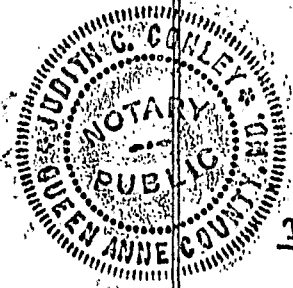
STATE OF MARYLAND

to wit:

COUNTY OF QUEEN ANNE'S

I HEREBY CERTIFY, that on this 4<sup>th</sup> day of August, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Vachel A. Downes, Jr., solicitor for the Complainants, and he did make 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 his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.



Judith G. Conley  
NOTARY PUBLIC

My Commission Expires: July 1, 1974

*Filed Aug 4, 1970*

*14*

DECREE PRO CONFESSO

The Respondants having been duly notified to appear and answer the Bill of Complaint as evidenced by the Order of Publication heretofore filed in this cause and having failed to appear in proper person or by solicitor, it is thereupon this 6<sup>th</sup> day of August, 1970, by the Circuit Court for Queen Anne's County, In Equity, ADJUDGED, ORDERED and DECREED that the Complainants are entitled to relief in the premises and that the Bill of Complaint be and is hereby taken pro confesso against the Respondants and each of them; but because it does not certainly appear to what relief the Complainants are entitled, it is further ADJUDGED, ORDERED and DECREED that testimony be taken before one of the standing examiners of this Court to support the allegations contained in the Bill of Complaint.

B. Herbert Turner Jr.  
JUDGE

*Filed Aug. 6, 1970*

15

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., August 13 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice

in the case/estate of Equity 588- 5098

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 5th day of February, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 1st day of January 1970, and the last insertion on the 28th day of January, 1970.

THE RECORD-OBSERVER CORPORATION

By Archie N. Monroe

*Filed Aug. 14, 1970*

*Filed Aug 14 1970*

**NOTICE**

IN THE CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY  
NO. 5098

PETER PETRASCHUK  
SOPHIA PETRASCHUK, wife  
Marydel, Maryland  
and  
JOHN A. SCHIEBEL  
Contract Purchaser As  
Hereinafter Set Forth  
6003 Old Branch Avenue  
Camp Springs, Maryland 20031

vs.  
RUSSELL G. CAMPBELL,  
VIOLA C. CAMPBELL, his  
wife, whose whereabouts are  
unknown and THE UNKNOWN  
CHILDREN AND DESCENDANTS  
OF CHILDREN, IF ANY, OF  
RUSSELL G. CAMPBELL AND  
VIOLA C. CAMPBELL, HIS  
WIFE, AND THOMAS H. GOLT,  
Sudlersville, Queen Anne's  
County, Maryland, and ALL  
OTHER PERSONS, THEIR  
HEIRS, EXECUTORS AND  
ADMINISTRATORS WHO COULD  
CLAIM ANY INTEREST IN THE  
REAL ESTATE MENTIONED IN  
THESE PROCEEDINGS OR WHO  
CLAIM TO HOLD A LEN OR  
ENCUMBRANCE ON THE REAL  
ESTATE MENTIONED IN  
THESE PROCEEDINGS

ORDER OF PUBLICATION  
That the object of this suit is to procure a decree making the Complainants, Peter Petraschuk and Sophia Petraschuk, his wife, the absolute owners of a tract or parcel of land hereinafter described with the perfect right of absolute disposition of the same as against the Defendants named herein and for an absolute and permanent injunction against the Defendants, or any of them, to claim any interest in said lands.  
The Bill of Complaint To Quiet Title recites:

1. That these proceedings are filed under the provisions of Article 16, Section 128, of the Annotated Code of Maryland (1957 Edition).  
2. That Thomas H. Golt and Lottie M. Golt, his wife, did convey

being attached hereto marked Exhibit No. 4 and Exhibit No. 5 respectively.

8. That the balance of said lands were conveyed by George C. Dill, et. ux., to George J. Dill, et. ux., by deed dated June 6, 1957, recorded among the Land Records aforesaid in Liber T.S.P. No. 33 folio 388, and record title thereto is now vested in Peter Petraschuk and Sophia Petraschuk, his wife, by virtue of a deed to them from George J. Dill, et. ux., dated June 4, 1966, recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 22 folio 201, certified copies of said deeds being attached hereto marked Exhibit No. 6 and Exhibit No. 7 respectively.

9. That by agreement of sale the said Peter Petraschuk and Sophia Petraschuk, his wife, have agreed to convey the same unto John A. Schiebel.

10. That ever since the 11th day of April, 1925, the said Peter Petraschuk and Sophia Petraschuk, his wife, and their predecessors in title, have continued to claim and use said tract of land openly, adversely and notoriously to all the world; that the knowledge of your Complainants, no one else has ever claimed title or other interest in the lands so owned by them; and that John A. Schiebel, contract purchaser, has refused to accept title to said real estate until all questions of legal title are resolved by order of this Honorable Court decreasing that legal title to the same is vested in Peter Petraschuk and Sophia Petraschuk, his wife, unencumbered by the claims or rights of others.

11. That the Complainants have no adequate remedy at law or otherwise than in Equity, said lands being vacant and occupied, and that no other action at law or equity is now pending to test the validity or to quiet title or to remove the cloud from the title to the lands hereinbefore mentioned claimed by the said Peter Petraschuk and Sophia Petraschuk, his wife.

12. That the present whereabouts of Russell Campbell and Viola Campbell, his wife, are

unknown; and that the said Thomas H. Golt is a resident of Queen Anne's County, State of Maryland.

13. That the said Peter Petraschuk and Sophia Petraschuk, his wife, Complainants, are in actual and exclusive possession of their property above described.

IT IS THEREUPON ORDERED by the Circuit Court for Queen Anne's County, this 5th day of January, 1970, that the Complainants, by causing a copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 5th day of February, 1970, shall give notice to the Defendants, addresses unknown, of the substance and object of the Bill of Complaint, and to appear in the Circuit Court for Queen Anne's County, on or before the 9th day of March, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centerville, Maryland; otherwise a decree pro confesso and/or a final decree may be entered for the relief demanded by the Complainants.

CHARLES W. CECIL  
Clerk of Circuit Court for  
Queen Anne's County  
Filed Jan. 5, 1970  
True Copy  
Test: Charles W. Cecil, Clerk  
44-1-28

4. That the lands conveyed by the aforesaid deed and mortgage are described as follows, to wit:

ALL that tract, lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the public road leading from Schreck's Corner in said County to Andersons Corner in said County, and on the public road leading from said public road by Everett's Forks to Peter's Corner in said County, adjoining the lands of George Glanville, the lands formerly of Enoch Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining the school house lot of School No. 12 and containing 20 acres of land, more or less.

5. That no release of the aforesaid mortgage appears of record, but that the next deed found in the chain of title is a conveyance from Thomas H. Golt and Lottie M. Golt, his wife, dated the 11th day of April, 1925, recorded among the Land Records aforesaid in Liber B.I.T. No. 3 folio 399, a certified copy thereof being attached hereto marked Exhibit No. 3.

6. The aforesaid Deed from Golt, et. ux., to Dill, et. ux., states that the grantors (Thomas H. Golt and Lottie M. Golt, his wife) acquired title by deed from Russell G. Campbell, et. ux., dated September 18, 1924, "about to be recorded" among the Land Records

of Queen Anne's County, but in fact, the deed from Campbell, et. ux., to Golt, et. ux., cannot be found among the Land Records of Queen Anne's County.

7. That thereafter the said George C. Dill and Lora M. Dill, his wife, and their successors in title, have by various and sundry deeds conveyed the title to said lands to numerous parties, including the following conveyances screening two parcels from said tract, to wit: (1) from George C. Dill, et. ux., to Ralph C. Nutt, et. ux., by deed dated the 15th day of May, 1950, recorded among the Land Records of Queen Anne's County in Liber N.B.W. No. 6 folio 157 (22,500 square feet); and (2) from George C. Dill, et. ux., to Frank S. Zarro, et. ux., dated the 29th day of June, 1953, recorded among the Land Records aforesaid in Liber T.S.P. No. 11 folio 338 (45,000 square feet), certified copies of said deeds

Peter Petrochuk

Sophia Petrochuk, wife

And

John A. Scheibel

Contract Purchaser

vs.

Russell D. Campbell

Viola D. Campbell, et al.

Mr. Clerk: Please file the enclosed testimony in the above named cause.

*Edward Turner*  
Edward Turner, Esq.

LAW OFFICES  
VACHEL A. DOWNES, JR.  
115 LAWYERS ROW  
CENTREVILLE, MD. 21617

To The Circuit Court

for  
Queen Anne's County

in Equity

No. 5898,

16  
/

PETER PETRASCHUK  
SOPHIA PETRASCHUK, wife

IN THE CIRCUIT COURT

and

FOR

JOHN A. SCHIEBEL  
Contract Purchaser

QUEEN ANNE'S COUNTY

IN EQUITY

vs.

NO. 5098

RUSSELL G. CAMPBELL  
VIOLA C. CAMPBELL, et. al.

\* \* \* \* \*

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Subscriber, one of the regular examiners of this Honorable Court, having been notified by the Plaintiff's solicitor of his desire to take testimony in this cause, did meet at the office of the said Vachel A. Downes, Jr., at 115 Lawyers Row, Centreville, Maryland, on the 2nd day of September, 1970, at 1:30 o'clock, P.m., for the purpose of taking testimony therein, the Defendant having heretofore waived notice of the taking of the same and having evidenced his intention not to be present at the taking of the same; and said Examiner does further certify that the examination was conducted in the presence of the Examiner who did not find it necessary to examine or cross-examine any witness, nor did your Examiner find any irregularities or unusual circumstances in the taking of the testimony or the conduct of the proceedings;

And I did then and there proceed, after administering the oath to the witnesses and the stenographer to take the following testimony, to wit:

Edward Turner  
Edward Turner  
Examiner

*Fals Oct. 1. 1970*

The first witness being sworn does depose and say:

Q. State your name, age and residence.

A. My name is Peter Petraschuk, 51, and I live at Odessa, Delaware.

Q. Do you own land in the First District on the public road from Schenck's Corner to Anderson's Corner?

A. Yes.

Q. From whom did you purchase this property?

A. George J. Dill and Helen L. Dill.

Q. What was the date of the deed and where is it recorded among the Land Records of Queen Anne's County?

A. The date is June 4, 1966, and is recorded in Liber C.W.C. No. 22 folio 201.

Q. How many acres are contained in this parcel?

A. About 18 acres.

Q. Mr. Petraschuk, this property is described by your deed in the following manner is it not, to wit:

A. "ALL that tract, lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the Public Road leading from Schenck's Corner in said County to Anderson's Corner in said County, and on the Public Road leading from said Public Road by Everett's Forks to Peters Corner in said County, adjoining the lands of or formerly of George Glanding, the land of or formerly owned by Enoch Hay, the lands of the heirs of Isaac Joslin, deceased, and also adjoining the School House Lot of School No. 12, and containing twenty (20) acres of land, more or less."

A. Yes.

Q. According to your deed, George C. Dill and his wife conveyed a lot to Ralph C. Nutt and his wife, by deed dated May 15, 1950, recorded in Liber N.B.W. No. 6 folio 157, which lot was approximately 150 feet x 150 feet. Who is the present owner of this property?

A. I think Mrs. Louis Emory.

Q. Again according to your deed, George C. Dill and his wife sold a parcel containing 1.03 acres to Frank S. Zarro and his wife, by deed dated June 29, 1953, recorded T.S.P. No. 11 folio 338. Who is the present owner of this property?

A. Ferdinand Fueller.

Q. Then is it not correct that your property, the Emory property and the Fueller property are the only three properties within the original tract of 20 acres mentioned in your deed?

A. Yes.

Q. The 1966 deed to you and your wife was from George J. and Helen L. Dill. Do you know from whom they acquired the property?

A. Yes. From his father, George C. Dill and his mother, Lora M. Dill.

Q. Do you know when George J. and Helen L. Dill acquired this property?

A. In June 6, 1957, by deed recorded T.S.P. No. 35 folio 388.

Q. Do you know the manner in which George C. and Lora M. Dill acquired the property and from whom?

A. By deed from Thomas H. Golt and Lottie M. Golt, dated April 11, 1925, recorded in Liber B.H.T. No. 3 folio 399.

Q. Are you aware of the fact that Thomas Golt acquired this 20 acres from John Hay in 1922?

A. No.

Q. Are you aware that Thomas H. Golt and his wife sold the 20 acres to Russell G. and Viola C. Campbell by deed dated the 20th day of September, 1922, and recorded in J.F.R. No. 9 folio 408?

A. No.

Q. Do you know that Mr. and Mrs. Campbell gave a mortgage to Thomas Golt also dated September 20, 1922, recorded J.F.R. No. 9 folio 409?

A. No.



Q. Are you aware that no mortgage release of this mortgage appears of record?

A. I did not know this until you told me late in 1968. I was trying to sell the property to Clarence Burris and you searched the title for Mr. Burris at that time and this was the first I knew that this mortgage had not been released on the records.

Q. Are you aware that no deed from Russell G. and Viola C. Campbell back to Thomas H. Golt, is found among the Land Records of Queen Anne's County and further that the last deed which is found of record is a deed from Thomas H. Golt, et. ux., to George C. Dill, dated April 11, 1925, recorded B.H.T. No. 3 folio 399; and further that the Golt to Dill deed recites a deed from Campbell to Golt dated September 18, 1924, about to be recorded among the Land Records of Queen Anne's County?

A. I had no knowledge of any of these facts until you told me of them late in 1968 after you examined the title for Mr. Clarence Burris. Very recently I discussed this with George J. Dill from whom I purchased the property and he was unaware of these factors. Also Mr. Dill did tell me that his mother, Lora Dill, was related to Thomas H. Golt and that so far as he knew the property had been in the Golt family and in his family from 1922 until he sold it to me in 1966, excepting the two small pieces that had been sold off in 1950 and 1953.

Q. In your conversation with Mr. Dill did you ask him whether or not to his knowledge anyone else had ever claimed an interest in the property during the period of his ownership and during the period of ownership of his father and mother?

A. Mr. Dill says that he has never heard of anyone claiming any interest in the property except those people who had deeds for it, no one has ever questioned his title or his father's title.

Q. Mr. Petraschuk since acquiring title to the property in 1966, has anyone claimed any interest in the land that would be adverse to your interest?

A. No.

Q. To the best of your knowledge has the property been held continuously, openly and notoriously since April 11, 1925 (the date of the Golt to Dill deed) to this date in George C. Dill and his wife, George J. Dill and his wife and you and your wife?

A. Yes.

Q. How much of your 18 acres is tillable?

A. About 10 acres.

Q. Have you tilled it or had it tilled every year during your ownership.

A. Yes, I had it tilled.

Q. At the time you bought the property was the open land being used for farm purposes and tilled as such?

A. Yes. Dan Cole was farming it for George Dill.

Q. Are there any improvements on this 18 acre parcel and have there ever been any improvements to your knowledge?

A. No.

Q. Have you agreed to sell this 18 acre parcel to Mr. John A. Scheibel?

A. Yes, I have.

Q. Has Mr. Scheibel refused to accept a conveyance and pay for the property until all legal questions involved in the title are remedied?

A. Yes.

Q. And it is for this reason that you have filed this Bill to Quiet Title?

A. Yes.

Q. Are you at this time and have you been since 1966 in actual and exclusive possession of this 18 acre parcel?

A. Yes.

The next witness being duly sworn does depose and say:

Q. State your name, age and residence.

A. Joseph Schiebelhoffer, 58, Marydel, Maryland.

Q. Do you own land in the 1st Election District of Queen Anne's County, Maryland?

A. Yes.

Q. Are you familiar with the piece of land on the public road leading from Schenk's Corner to Anderson's Corner, formerly containing 20 acres, more or less, formerly owned by George C. Dill, George J. Dill and Peter Petraschuk?

A. Yes.

Q. How does this land lie in relationship to your property?

A. Part of my land joins the Petraschuk property. There is a road and a thicket between the two.

Q. How long have you known about the 20 acres which we refer to as the Petraschuk property?

A. My father used to own this property. He bought it in 1918 and sold the 20 acres to Thomas H. Golt in 1920. I was a small boy at the time, but I remember it.

Q. Do you recall Mr. Golt selling the property to Russell G. and Viola C. Campbell in 1922?

A. No I don't recall that.

Q. Did anyone by the name of Russell G. Campbell or Viola C. Campbell to your knowledge ever life upon this property or claim ownership?

A. No.

Q. Do you know whether or not Russell Campbell and his wife gave a mortgage to Mr. Golt in 1922?

A. I don't know anything about that.

Q. Do you know whether or not Mr. Campbell ever re-conveyed the property to Mr. Golt?

A. No I don't know.

Q. Then so far as you know, Mr. Thomas Golt owned the property from the time he purchased it from your father in

1920 until he sold it to Mr. George C. Dill in 1925?

A. That is all I know.

Q. You do remember Mr. Golt's sale to Mr. Dill in 1925?

A. Yes I remember that.

Q. How long did Mr. George C. Dill own the property?

A. In 1950 Mr. George C. Dill sold off about 1/2 acre to Ralph C. Nutt and several years later he sold about 1 acre to Frank Zarro. I would guess that about 1957-1958 he sold the balance of the property to his sons, George J. Dill and George J. Dill and his wife owned the property until about 4 years ago when they sold it to Peter Petraschuk and his wife.

Q. Approximately how many acres were left after the conveyances to Nutt and Zarro?

A. There were 20 acres in the whole piece, about 18-1/2 acres left after the 1/2 acre and 1 acre were sold off.

Q. To your knowledge has anyone claimed interest in this property other than Thomas H. Golt and his wife, George C. Dill and his wife, George J. Dill and his wife, and Peter Petraschuk and his wife?

A. No. These were the only ones that have ever owned it so far as I know.

Q. To the best of your knowledge since 1918 has the property been held continuously, openly, notoriously by your father, Mr. and Mrs. Golt, Mr. and Mrs. George C. Dill, Mr. and Mrs. George J. Dill and Mr. and Mrs. Peter Petraschuk?

A. Yes.

Q. Approximately how much of the Petrashuck acreage is tillable?

A. About 10 to 15 acres.

Q. To your knowledge has this property ever been tilled by any one other than your father, the Golts, the Dills and the Petraschuks?

A. No.

Q. Do you recall the property ever being tilled by Russell G.

Campbell?

A. No.

Q. Were there any improvements on this parcel of land owned by Mr. Petraschuk and being sold to Mr. John A. Schiebel?

A. No, nothing.

Q. Do you ever recall any improvements on this land?

A. There used to be some buildings on it, but they rotted away and Mr. George C. Dill tore them down when he bought it.

Q. Did these buildings include a house?

A. Yes.

Q. Do you ever recall the house being occupied by Russell G. Campbell and Viola C. Campbell, wife, between 1922 and 1925?

A. No, I don't remember.

Q. Have you in any way whatsoever heard of Russell G. Campbell and Viola C. Campbell?

A. No, I have never heard of them. I have lived next to the property all my life.

Q. To the best of your knowledge Mr. Thomas H. Golt and wife owned the property in 1925 and had a right to sell it to George C. Dill and wife?

A. Yes.

The next witness being duly sworn does depose and say:

Q. State your name, age and residence.

A. Albert Anderson, 66, Marydel, Maryland.

Q. Do you own land in the 1st Election District of Queen Anne's County, Maryland?

A. Yes.

Q. Are you familiar with the piece of land on the public road leading from Schenk's Corner to Anderson's Corner, formerly containing 20 acres, more or less, and formerly owned by George C. Dill, George J. Dill and Peter Petrashuck?

A. Yes.

Q. How does this land lie in relationship to your property?

A. My land is about 1/2 mile away.

Q. How long have you known about the 20 acres which we refer to as the Petraschuk property?

A. I have known it since George J. Dill bought it.

Q. Do you recall Mr. Golt selling the property to Russell G. And Viola C. Campbell in 1922?

A. No.

Q. Did anyone by the name of Russell G. Campbell or Viola C. Campbell to your knowledge ever live upon this property or claim ownership?

A. That is too far back to remember.

Q. Do you know whether or not Russell Campbell and his wife gave a mortgage to Mr. Golt in 1922?

A. No.

Q. Do you know whether or not Mr. Campbell ever re-conveyed the property to Mr. Golt?

A. No.

Q. Do you know anything about Mr. Golt's acquisition of the property?

A. I don't know anything about how Mr. Golt acquired the property, but I do remember Mr. Golt and have for 50 years.

Q. Then so far as you know, Mr. Thomas Golt owned the property from 1920 until he sold it to Mr. George C. Dill in 1925?

A. Yes.

Q. How long did Mr. George C. Dill own the property?

A. Mr. George C. Dill sold off 1/2 acre to Ralph C. Nutt about 1950 and 1 acre to Frank Zarro about 1953, and he conveyed the rest of the property to his son, George J. Dill in 1957 and George J. Dill owned the land until 1956 when he sold it to Peter Petraschuk.

Q. Approximately how many acres were left after the conveyances to Nutt and Zarro?

A. About 18-1/2 acres were left.

Q. To your knowledge has anyone claimed interest in this property other than Thomas H. Golt and his wife, George C. Dill and his wife, George J. Dill and his wife, and Peter Petraschuk and his wife?

A. No.

Q. To the best of your knowledge since 1925 has the property been held continuously, openly and notoriously by George C. Dill, George J. Dill and Peter Petraschuk?

A. Yes.

Q. Approximately how much of the Petraschuk acreage is tillable?

A. 10 to 15 acres.

Q. To your knowledge has this property ever been tilled by any one other than Mr. Schiebelhoffer, the Golts, the Dills and the Petraschuks?

A. No.

Q. Do you recall the property ever being tilled by Russell G. Campbell.

A. No.

Q. Were there any improvements on this land to your knowledge?

A. No.

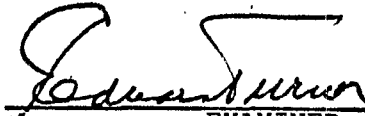
Q. Have you ever heard of Russell G. Campbell and Viola C. Campbell?

A. No.

There being no further witnesses to be examined, the Examiner herewith makes his return to the depositions of the respective witnesses, and reports the costs chargeable as follows, to wit:

Edward Turner, Examiner	\$10.00	Not Paid
Judith C. Conley, Stenographer	\$30.00	Not Paid

And the undersigned Examiner does further certify that said testimony was commenced at 1:30 o'clock, p. .m., and concluded at 3:00 o'clock, p. .m., on the same date, or for a period of one (1) hour(s) and 30 minutes.

  
EXAMINER

*Filed Oct. 1, 1970*



17

PETER PETRASCHUK, ET. AL.

IN THE CIRCUIT COURT

VS.

FOR

QUEEN ANNE'S COUNTY

RUSSELL G. CAMPBELL, ET. AL.

IN EQUITY

NO. 5098

\* \* \* \* \*

DECREE

The above cause standing ready for hearing and being submitted without argument, the Bill of Complaint, Decree Pro Confesso, Testimony and all other proceedings having been read and considered;

It is thereupon, this 27<sup>th</sup> day of October, 1970, by the Circuit Court for Queen Anne's County, In Equity, and by the authority of said Court, ADJUDGED, ORDERED and DECREED:

That Peter Petraschuk and Sophia Petraschuk, their heirs and assigns, have absolute ownership and a perfect right to the disposition of the real estate situate in Queen Anne's County mentioned in these proceedings, in the Bill of Complaint, as against Russell G. Campbell, Viola C. Campbell, his wife, and the unknown children and descendants of children, if any, of Russell G. Campbell and Viola C. Campbell, his wife, and against Thomas H. Golt and all other persons, their heirs, executors, personal representatives and administrators who could claim any interest in the real estate mentioned in these proceedings in the Bill of Complaint, or who claim or hold a lien or encumbrance on the real estate mentioned and described in these proceedings, in the Bill of Complaint, and that Russell G. Campbell and Viola C. Campbell and Thomas H. Golt, and all other persons, their heirs, executors, administrators and personal representatives who could claim any interest mentioned and described in these proceedings in the Bill of Complaint are hereby enjoined and restrained from asserting any claim to the aforesaid real estate by any action at law, equity or otherwise.

That the real estate mentioned in these proceedings in the Bill of Complaint are described as follows:

ALL that tract or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, on the public road leading from Schenk's Corner in said County to Anderson's Corner in said County, and on the public road leading from said public road by Everett's Forks to Peters Corner in said County, adjoining the land of George Glanding, the land of Enoch Hay, the lands of the heirs of Isaac Joslin, deceased and also adjoining the School House Lot of School No. 12 and containing 20 acres of land, more or less.

That the ownership and title vested by this Decree in Peter Petraschuk and Sophia Petraschuk, his wife, is subject to the rights of John A. Schiebel under and by virtue of the contract of sale between said parties mentioned in these proceedings.

*B. Haskett Turner Jr.*  
JUDGE

*Filed Oct. 27, 1970*

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Fifteenth day of May, in the year nineteen hundred and seventy, the following Bill of Complaint to Quiet Title was brought to be recorded, to wit:-

FRANK K. GREEN and	*	In the Circuit Court for
VIRGINIA B. GREEN, his wife	*	
2 Crawford Circle	*	
Wawaset Park	*	Queen Anne's County
Wilmington, Delaware	*	
and	*	
WILLIAM LUTHER EMBERT and	*	
ROBERTA ELIZABETH EMBERT, his	*	
wife, Contract Purchasers as	*	
hereinafter set forth	*	
Millington, Maryland	*	In Equity
Complainants	*	
	*	
vs.	*	
	*	
WILLIAM PALMATORY and	*	
SARAH PALMATORY, his wife	*	
whose address is unknown	*	
and	*	
The Unknown Children and	*	
Descendants of Children, if any	*	
of the said William Palmatory	*	
and Sarah Palmatory	*	
Respondents	*	'Chancery No.

15 00  
Re 34404

BILL OF COMPLAINT TO QUIET TITLE

Your Orators, Frank K. Green, Virginia B. Green, William Luther Embert and Roberta Elizabeth Embert, by David C. Bryan, their solicitor, complaining, say:

1. That these proceedings are filed under the provisions of Article 16, Section 128, of the Annotated Code of Maryland (1957 edition).

2. That the said Frank K. Green and Virginia B. Green, his wife, are presently the sole holders of the legal title to a parcel of real estate, situate, lying and being in the First Election District of Queen Anne's County, in the State of Maryland, and described as follows according to a plat and certificate of survey thereof by William A. Allaband, civil engineer, said plat being dated March 16, 1967, and entitled "Plat Of The Lands Of Frank K. & Virginia B. Green In The First Election District Of Queen Anne's County Maryland Containing 51.983 Acres More or Less" on which this parcel is labeled "A", as follows, to wit:

All that triangular lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, bounded on the east by the public road from Schenks Corner through Andersons Corner to Maryland Route 300, and by said Maryland Route 300, on the west by the land of the heirs of Mary M. Everett and on the south by the dirt county road from Andersons Corner to Wrights Cross Roads, and which is more particularly described as follows, to wit:

BEGINNING for the same at a spike in the road at the intersection known as Anderson's Corner and running thence (1) by and with the center-line of the road from Schenk's Corner through Anderson's Corner to Maryland Route 300 North 28 degrees 18 minutes East, 255 feet to a point in the center line of said road where the right of way of the old state highway begins;

thence (2) South 61 degrees 42 minutes East, 17.5 feet to a stake on the said right of way line; thence binding with the East right of way line of the old and the new highways the following three courses, namely, (3) North 27 degrees 33 minutes East, 400.0 feet to a stake; thence (4) North 32 degrees 00 minutes East, 230.0 feet to a stake; thence (5) North 30 degrees 46 minutes East, 115.0 feet to a marble marker set beside a fence corner; thence binding with the lands of the Heirs of Mary M. Everett along a fence line (6) South 16 degrees 33 minutes East, 1069.5 feet to a spike buried in the center line of a dirt county road leading East from Anderson's Corner to Wrights Cross-roads; thence (7) running and binding with the center-line of said dirt county road from Anderson's Corner to Wright's Cross-road in a westerly direction to a spike, the place of beginning.

SAVING and EXCEPTING therefrom so much thereof as may have been conveyed to the County Commissioners of Queen Anne's County for Anderson Corner--Delaware line public road by Frank K. Green by grant dated January 26, 1967, and recorded among the land records of said Queen Anne's County in Liber C.W.C. No. 26, folio 490.

3. That by Contract of Sale dated November 17, 1969, and amended in March, 1970, the said Frank K. Green and Virginia B. Green, his wife, sold and agreed to convey the herein described real estate to William Luther Embert and Roberta Elizabeth Embert, his wife.

4. That your Orators are in actual peaceable possession of the herein described real estate.

5. That your Orators have no adequate remedy at law or otherwise than in Equity, and that no other action at law or proceeding in equity is now pending to test the validity of, or to quiet title, or to remove any cloud from the title to the lands herein described and claimed by your Orators, nor is there any lien or encumbrance on said lands.

6. That the herein described lands were conveyed by Edward C. Coppage and Elizabeth Coppage, his wife, to William Palmatory, by deed dated October 24, 1874, and recorded among the land records of said Queen Anne's County in Liber W.A.G. H. No. 1, folio 264, a certified copy of said deed being attached hereto as a part hereof, marked "Exhibit A."

7. That by mortgage dated December 30, 1879 and recorded among said land records in Liber J.W. No. 10, folio 235, the said William Palmatory, with Sarah Palmatory, his wife, mortgaged said real estate to James B. Palmer and that through various mesne assignments, said mortgage was assigned on May 12, 1908, to Lizzie Palmatory, a certified copy of said mortgage and assignments being attached hereto as a part hereof, marked "Exhibit B."

8. That on or about May 12, 1908, the said Lizzie Palmatory and Wilson Palmatory, her husband, entered into possession of said real estate without receiving any deed for the same, and retained possession until her death.

9. That after the death of the said Lizzie Palmatory, her husband, the said Wilson Palmatory, continued in possession of said real estate until his death on September 22, 1937.

10. That by his last will and testament dated August 10, 1936, admitted to probate by the Orphans' Court for Queen Anne's County and recorded among its will records in Liber N.S.D. No. 1, folio 33, a certified copy of which is attached hereto as a part hereof, marked "Exhibit C", the said Wilson Palmatory devised all his real property to his daughters, Elsie Quell and Ruth Broomall.

11. That the said Elsie Quell and Ruth Broomall thereupon entered into possession of said real estate.

12. That the said Elsie Quell died on October 3, 1939, seized and possessed of an undivided one-half (1/2) interest in said real estate, and by her last will and testament dated April 8, 1938, admitted to probate by the Orphans' Court for Queen Anne's County on October 17, 1939, and recorded among its will records in Liber N.S.D. No. 1, folio 139, a certified copy of which is attached hereto as a part hereof, marked "Exhibit D", devised her interest in said real estate to her sister, the said Ruth Broomall.

13. That the said Ruth Broomall, with Pennock S. Broomall, her husband, conveyed her interest in said real estate to Frank X. Surma, Jr., and Alicia E. Surma, his wife, who entered into possession thereof, by deed dated November 1, 1963, and recorded among said land records in Liber C.W.C. No. 4, folio 129, a certified copy of which is attached hereto as a part hereof, and marked "Exhibit E."

14. That the said Frank X. Surma, Jr., and Alicia E. Surma, his wife, conveyed their interest in said real estate to Frank K. Green and Virginia B. Green, his wife, two of your Orators, who entered into possession thereof, by deed dated July 12, 1966, and recorded among said land records in Liber C.W.C. No. 23, folio 215, a certified copy of said deed being attached hereto as a part hereof and marked "Exhibit F".

15. That the whereabouts of William Palmatory and Sarah Palmatory is unknown.

16. That ever since May 12, 1908, your Orators and their predecessors in title have continued to actually use said tract of land under a claim of title in an open, notorious and exclusive fashion as to all the world; that to the knowledge of your Orators, no one else has ever claimed title or other interest in the lands so held by them; and that William Luther Embert and Roberta Elizabeth Embert, contract purchasers, have refused to accept title to said real estate until all questions of legal title are resolved by order of this Honorable Court decreeing that legal title to same is vested in the said Frank K. Green and Virginia B. Green, his wife, unencumbered by the claims or rights of others.

WHEREFORE, your Orators pray that the parcel of real estate described herein be declared to be the property of Frank K. Green and Virginia B. Green absolutely, free and clear of the claims of the Respondents; that the said Frank K. Green and Virginia B. Green have the right of disposition of said lands; that the Respondents

be enjoined from asserting their claims by any action at law or otherwise; and that your Orators may have such other and further relief as their case may require.

AND as in duty bound, etc.,

*David C. Bryan*  
David C. Bryan  
Solicitor for Complainants  
111 Lawyers Row  
Centreville, Maryland 21617  
Telephone: 758-1643

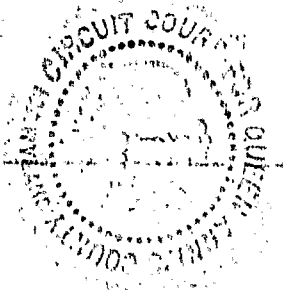
*Filed May 15, 1970*



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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber W.A.G.H. No. 1, folio 264, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County this 15th day of May in the year nineteen hundred and seventy.



Charles W. Cecil  
Clerk

\$ 1.50

Filed May 15, 1970



Queen Anne's County, to wit: be it remembered that on the thirty first day of December in the year Eighteen hundred and Seventy nine the following mortgage was brought to be recorded, to wit:

This mortgage, made this thirtieth day of December, in the year Eighteen hundred and Seventy nine, by us, William Belmont and Sarah Belmont, my wife, of Queen Anne's County in the State of Maryland, witnesses that in consideration of several hundred dollars, now due and owing from the said William Belmont to James B. Calver, of said County and State, we, the said William Belmont and Sarah Belmont, his wife, do grant unto the said James B. Calver, in fee simple, all that lot or tract of land with the improvements thereon, situate at Anderson's Corner, in the first election district of Queen Anne's County, bounded on the South by the Middle road leading from Shubunkin Mills to Emory in the State of Delaware, and on the west by the public road leading from Shubunkin Mills to Dover; also in the State of Delaware, at present in the possession of the said William Belmont, and adjoining that of James McShelder, and containing several acres of land, more or less, being the same lot or tract of land which was conveyed to the said William Belmont by Wm. Boyluge and wife, by deed dated the 11th day of October 18th and recorded in Liber No. 26 p. 207.

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charged  
3/14

Examined & delivered to Grant on July 5, 1850

under the writ by the justice named leading from Gallensville to  
 Deer, also in the State of Delaware, at present in the possession  
 of the said William Pennington, and adjoining those of Mrs. M<sup>rs</sup>  
 Butler, and containing eleven acres of land, more or less,  
 being the same lot or tract of land which was conveyed to the  
 said William Pennington by W. B. Boylston and wife, by deed dated the  
 24th day of October 1844, and recorded in Debs. M<sup>rs</sup> 26 B<sup>1</sup>.  
 This day, therefore, send Deed Books for Queen Anne's County,  
 Shires that if of the said William Pennington, do give Shire,  
 on or before the next day of November, eighteen hundred  
 and eighty well and truly pay to the said James B.  
 Palmer, his executor or administrators or assigns, the said  
 sum of three hundred dollars, with interest thereon  
 from the date hereof, and do and shall well and truly  
 perform all the covenants therein contained, on any parts  
 to be performed, then this deed of mortgage shall be void.  
 And it is agreed, that until default be made in the perform-  
 ance, the said William Pennington shall possess the above said prop-  
 erty, upon paying into the exchequer, all taxes on said land, mort-  
 gaged property, and on the mortgage debt and interest, and  
 intended to be secured, with all taxes, together with said mort-  
 gage debt and interest, the said William Pennington for  
 himself, his heirs, executors, administrators and assigns, doth  
 hereby covenant to pay or to cause to be lawfully demanded. But in case  
 of any default being made in any condition of this mortgage, then  
 these presents are hereby declared to be made in trust, and the said

original Examined & delivered to

to the former, then this deed of mortgage shall be void. And it is agreed, that until default be made in the payment, the said William Remondy shall possess the above said property, upon paying into Remondy, all taxes or said levy mortgage agent property, and on the mortgage debt and interest said intended to be secured, with such fees, together with said mortgage debt and interest, the said William Remondy for himself, his heirs, executors, administrators and assigns, doth hereby covenant to pay when legally demanded. But in case of any default being made in any condition of this mortgage, then the proceeds are hereby declared to be made in trust, and the said James B. Remondy, his heirs, executors, administrators and assigns, or J. V. P. P. Steating his and their duly constituted attorney or agents are hereby authorized and empowered to sell all the property hereby mortgaged, or so much thereof as may be necessary: and to grant and convey the same to the purchaser or purchasers thereof, or to his, her, or their heirs or assigns: which sale shall be made in the following manner: by giving at least twenty days notice of the time, place, manner and terms of sale, in some newspaper published in Queen Anne's County, and placed other notices unto any mortgagor the sale may seem just: which said sale be at public

uction, for each, and the proceeds arising from such sale  
truly: First the Payment of all expenses incident to such  
Sale, in clearing the road & necessary fees, costs and commission  
to the Party making the sale, secondly the Payment of all money  
owing hereunder, whether of the same or other nature or not, (as  
to the balance of say) it over to the said William Barnator  
his heirs, executors, administrators or assigns. And the said  
William Barnator, for himself, his executors, administrators and  
assigns, doth put his Covenant to insure and spending the portion  
of this mortgage to keep inured, the improvements on the lands  
hereby mortgaged to the extent of at least five hundred dollars, and to  
enure the Priority to the effectors therein to the Payment of interest  
as in case of fire, to insure to the benefit of the said mortgage  
to the extent of fifteen on claim hereunder, and the said William  
Barnator, for himself, his heirs, executors, administrators and assigns,  
doth put his Covenant, to pay all cuts and attorney's commissions  
which the said James's Deacons may be put to, or incur on the  
collection of the said mortgage debt and interest, on any part  
thereof, which said cuts and commissions are hereby made a lien,  
charge and property hereby conveyed the same although included in  
the distribution of the same, and the same notwithstanding include in

we in proper conscience, we suppose was our conveyance and we  
which the said James B. Palmer maybe just to, or in view of the  
collection of the said mortgage debt and interest, or any part  
thereof, which said debt and interest are hereby made a lien  
or charge on the property hereby conveyed to James although in  
the first instance in the said mortgage debt,

Not.

Witness our hands and seals

Wm. Pennington  
James B. Palmer



Wm. Pennington  
James B. Palmer

State of Maryland, Queen Anne's County, to wit: Shereby  
that on the thirteenth day of November Eighteen hundred and  
seventy nine, before the Sherriff or Justice of the Peace of the State  
of Maryland in and for Queen Anne's County personally appeared  
William Pennington and James B. Palmer, his wife and did  
acknowledge the foregoing deed of mortgage to be their respective  
act

Wm. Pennington  
James B. Palmer

State of Maryland, Queen Anne's County, to wit: Shereby  
Certify, that on the thirteenth day of November Eighteen hundred  
and seventy nine before the Sherriff or Justice of the Peace of the  
State of Maryland in and for Queen Anne's County, personally  
appeared James B. Palmer. He above named mortgages and made  
out on the Holy Evangel of Almighty God, that the explanation  
set forth in the foregoing mortgage is true and concise as therein  
set forth.

Wm. Pennington  
James B. Palmer

236 ret.

conveyance in foregoing deed of mortgage no return required.

Wm. J. Britton J.P.

State of Maryland, Queen Anne's County, to wit: D. Jacoby  
County, the 21<sup>st</sup> day of the month of December Eighteen hundred  
and seventy nine before the Subscribes a Justice of the Peace of the  
State of Maryland, in and for Queen Anne's County, personally  
appeared James P. Palmer the above named mortgagee and made  
oath on the Holy Evangel of Almighty God, that the copy hereunto  
set forth in the foregoing mortgage is true and lawful as therein  
set forth.

Wm. J. Britton J.P.

Queen Anne's County, to wit: Be it remembered, that on the 21<sup>st</sup>  
day of August, in the year one thousand eight hundred and  
seventy nine, the following Affirmation was brought to  
be recorded, to wit:

For value received, I hereby assign the within Mortgage  
to Jda M. Norway - Witness my hand and seal this 6<sup>th</sup> day  
of August, Eighteen hundred and seventy nine.  
J. B. Palmer Notary  
Surreiving Executor  
of James P. Palmer  
of Queen Anne's County.

237

Queen Anne's County, to wit: Be it remembered that on the twenty first day of November, Nineteen hundred and five, the following agreement was made to be recorded, to wit:

Articles necessary of record, as per the within Mortgage to the Shellenbills Driving Stand - which my husband and I did seal this day of November Nineteen hundred and five.

John M. Shellenbills

John M. Shellenbills  
William J. Shellenbills  
James M. Shellenbills

Agreement of the foregoing mortgage recorded in the Liber on folio 535,

Witness my hand and seal this 11th day of November 1905.

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

J. W. I HEREBY CERTIFY that the foregoing is truly taken and copied from Liber No. 10, folio 335, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 15th day of May in the year nineteen hundred and seventy.



Charles W. Beal  
Clerk

EXAMINER'S EXHIBIT B

Filed Aug 24, 1970

A 4.00

Filed May 15, 1970

4  
13

August 10  
 Will of Wilson Palmatary  
 I give all my estate both real  
 and personal to my two  
 girls Elsie Gzell and Ruth  
 Broomell not unmindful of  
 my two sons Howard &  
 William I leave them one  
 dollar apiece in fee simple  
 This tenth day August ad  
 nineteen hundred and  
 thirty six

Wilson Palmatary

Witnesses

J. H. McKnight

Andy G. Br

EXHIBIT C

EXAMINER'S  
EXHIBIT C  
Filed Aug 24, 1970



PROBATE OF WILL

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

On the 12th day of October A. D. 1937, came Ruth Broomall, Custodian of the within and foregoing instrument of writing, purporting to be the last will and testament of Wilson Palmaray, 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 J. W. McFrett

on or about 12th day of October A. D. 1937. 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 18th day of October 1937 came Dudley G. Roe one of the subscribing witnesses to the foregoing last Will and Testament of Wilson Palmaray, 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 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 J. W. McFrett subscribed his name as witness 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, Queen Anne's County, to wit:

On the 19th day of October 1937 came J. W. McFrett the other of the subscribing witness to the foregoing last Will and Testament of Wilson Palmaray, 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 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 Dudley G. Roe subscribed his name as witness 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 *Wilson Palmatary*

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 *19th* day of *October*, A. D., 1937, that the same be admitted in this Court as the true and genuine last Will and Testament of the said *Wilson Palmatary* - deceased.

*James H. ...*  
*J. B. ...*  
*Palmer & Pippin*

Judges of the Orphans' Court for  
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 Last Will and Testament of WILSON PALMATORY, late of Queen Anne's County, deceased,

as filed and passed in this office on October 12, 1937 October 19, 1937

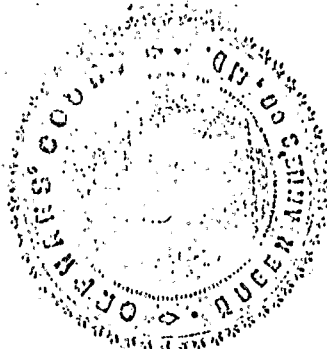
and recorded in Liber N.S.D. No. 1 Folio 33

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 15th day of May 1970.

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



\$ 2.50

Filed May 15, 1970

WILL

5/16

Be it known that

I, Elaine Quoll of \_\_\_\_\_  
Queen Annes County, State of Maryland

do hereby make and publish this, my last will and testament, in the manner and form following, entirely revoking any former will made by me.

*First.* I direct that as soon as possible after my death, my Executrix shall pay all of my funeral expenses, and just debts if any.

*Second.*

I give and bequeath unto Ruth Broomall, all of my Real Estate and personal property of whatever nature and wherever located in fee simple, and lastly, I do hereby constitute and appoint Ruth Broomall to be my sole executrix of this my last will and testament,

*And Lastly,* I do hereby constitute and appoint Ruth Broomall my executrix of this my last will and testament

*In Testimony Whereof,* I hereto set my hand and seal this 8th day of April day of \_\_\_\_\_ in the year of our Lord one thousand nine hundred and Thirty Eight

Elaine Quoll (SEAL)

*Signed, Sealed and Published* by the above named \_\_\_\_\_ as my last will and testament, in our presence who at the request, in the presence and in the presence of each other, have hereto set our hands as witness hereto.

WITNESSES:

Mary M. Everett  
Kate Everett

Exhibit D

EXAMINER'S  
EXHIBIT D  
Filed Aug 24 1970

PROBATE OF WILL

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

On the 10th day of October A. D. 1939, came Ruth Bromall, Custodian of the within and foregoing instrument of writing, purporting to be the last will and testament of Elsie Suell 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 the private effects of the said Elsie Suell on or about 3rd day of October A. D. 1939.

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 17th day of October 1939 came Mary M. Everett and Kate Everett the two subscribing witnesses to the foregoing last Will and Testament of Elsie Suell 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 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:

Norman S. Dudley Register of Wills of Queen Anne's County, Md.

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

On the ... day of ... 19... came ... of ... subscribing witness to the foregoing last Will and Testament of ... late of Queen Anne's County, deceased, and made oath in due form of law, that ... did see the Testator sign and seal said Will; that ... heard ... publish, pronounce and declare the same to be ... last Will and Testament, and at the time of ... so doing ... was to the best of ... apprehension, of sound and disposing mind, memory and understanding; and that ... together with ... subscribed ... name as witness to said Will at ... request, in ... presence and in the presence of each other.

Sworn in open court. Test:

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 Elsie Quell

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 17th day of October, A. D., 1939, that the same be admitted in this Court as the true and genuine last Will and Testament of the said Elsie Quell deceased.

Henry C. Bowen  
William Bishop  
Harry B. Wood

Judges of the Orphans' Court for  
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 Last Will and Testament of ELSIE QUELL, late of Queen Anne's County, deceased,

October 10, 1939  
as filed and passed in this office on October 17, 1939  
and recorded in Liber N.S.D. No. 1 Folio 139  
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 15th day of May 1970.

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



\$ 2.50

Filed May 15, 1970

2.00  
changed  
6  
17

No. 5.2.6.2.1.  
RECEIVED FOR RECORD Nov. 4. 1913

THIS DEED made this 1st day of November, in the year nineteen hundred and sixty-three, by and between Penneck S. Broomall and Ruth Broomall, his wife, of Crum Lynne, Pennsylvania, parties of the first part; and Frank X. Surma, Jr. and Alicia E. Surma, his wife, of Dover, Delaware, parties of the second part;

WITNESSETH, that for and in consideration of the sum of Five (\$5.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, the following two (2) parcels of land, to wit:

PARCEL NO. 1 - ALL that tract or parcel of land situate, lying and being in the first Election District of Queen Anne's County, Maryland, lying on the East side of the public road leading from Anderson's Cross roads and contained within the following metes and bounds, courses and distances, to wit:

BEGINNING for the same at a large stone planted in the middle of the intersection of the Templeville and Kenton public road and the Wright's cross road and Sudlersville public roads, said intersection being called Anderson's Cross roads, and running thence with the public road leading to Templeville south 16 1/4 degrees west 40 6/10 perches to within one rod of a bridge across said road, thence south 78 1/4 degrees east 66 6/10 perches, thence north 6 1/2 degrees west, 40 1/10 perches to the public road leading to Wright's Cross Roads from Sudlersville, thence with said public road north 72 degrees west, 51 3/10 perches to the place of beginning, containing FOURTEEN ACRES AND NINE SQUARE PERCHES OF LAND, more or less, as per survey made by Thomas B. Johns April 26, 1910;

BEING the same tract or parcel of land granted and conveyed unto Wilson Palmatary and Lizzie Palmatary, his wife, by Harvey L. Cooper, Attorney-in-Fact, dated the 2nd day of July, 1910, and recorded in Liber S.S. No. 8, folio 467, a Land Record Book for Queen Anne's County.

The said Lizzie Palmatary having pre-deceased the said Wilson Palmatary and the said Wilson Palmatary having departed this life in the month of October 1937 and by his Last Will and Testament recorded in the Orphans' Court for Queen Anne's County, in Liber N.S.D. No. 1, folio 33, a Will Record Book for said County, by said Will he gave all his Estate, Real and Personal to his two daughters, Elsie Quell and Ruth Broomall.

The said Elsie Quell having departed this life in October 1939, and by her Last Will and Testament, dated April 4, 1935, and recorded in the Will Record Books for Queen Anne's County, in Liber N.S.D. No. 1, folio 139, and probated on October 17, 1939, and by Item 2 of said Will she devised all her property, real and personal, unto to her sister, the said Ruth Broomall.

PARCEL NO. 2 - ALL that lot or tract of land situate at Andersen's Corner in the first Election District of Queen Anne's County, bounded on the South and West by two (2) public roads each running thence to the Delaware line and adjoining the land formerly of J.W.M. Sudler and CONTAINING 11 ACRES OF LAND, more or less.

BEING the same lot or tract of land granted unto William Palmatary by Edward C. Coppago and wife, by deed dated October 24, 1874, and recorded in Liber W.A.C.H. No. 1, folio 264, a Land Record Book for Queen Anne's County, aforesaid.

NOTE: The said William Palmatary and wife on the 31st day of December, 1879, mortgaged said property to one James B. Palmer, recorded in Liber J.W. No. 10, folio 235 and 236, and thru different assignments it was held by the

Vertical stamps and markings on the left margin, including "REC'D" and "11/4/13".

LIBER 4 PAGE 129

EXAMINER'S EXHIBIT E

EXHIBIT E

Original mailed to trustee... Filed Aug 24, 1970  
P.O. U Box 5379

LIBER 6 PAGE 375

Sudlersville Saving's Bank, when on the 12th day of May, 1908, (Lizzie Palmatary, the wife of Wilson Palmatary and the mother of Ruth Broomall paid to The Sudlersville Bank, the full amount of principal and interest due on the said mortgage when at that time, it was assigned to the said Lizzie Palmatary by The Sudlersville Savings Bank of Maryland, when at that time Mrs. Lizzie Palmatary was given possession of said property, and it remained in her possession until her death, and after her death it remained in the possession of Wilson Palmatary, and at the time of the death of Wilson Palmatary, it was by his Will devised to his two daughters Elsie Quoll and Ruth Broomall, and at the death of Elsie her share was devised by her to her sister Ruth Broomall, and said property has remained constantly in their continuous possession since 1908, never having received a Deed for said property, but the said Ruth Broomall still holds the unreleased mortgage which was assigned to her Mother, the said Lizzie Palmatary; taxes have been paid by the above since 1908 and there have been no claims filed, or demand made on 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 anywise appertaining;

TO HAVE AND TO HOLD the said lot, part of a lot, or parcel of land unto and to the proper use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever;

AND the said parties of the first part 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 Grantors)

*[Handwritten signatures of Lizzie Palmatary and Wilson Palmatary]*

*Pennock S. Broomall* (SEAL)  
Pennock S. Broomall

*Ruth Broomall* (SEAL)  
Ruth Broomall

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

I HEREBY CERTIFY that on this 1st day of November, in the year nineteen hundred and sixty-three, before me, the subscriber a Notary Public of the State and County above mentioned personally appeared Pennock S. Broomall and Ruth Broomall, 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 above written.

*James B. Clements*  
Notary Public

My Commission Expires: May 3, 1965



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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber C.W.C. No. 4, folio 129, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 15th day of May in the year nineteen hundred and seventy.

*Charles W. Ceel*  
Clerk



\$2.00

Filed May 15, 1970



2.00  
Charged  
7/18

No. 56149  
Re. 16322 RECEIVED FOR RECORD July 25, 1966



THIS DEED, made this 12th day of July Jr., in the year nineteen hundred and sixty-six, by and between Frank X. Surma, and Alicia E. Surma, his wife, of Tacoma, Pierce County, State of Washington, parties of the first part; and Frank E. Green and Virginia B. Green, his wife, of 2 Crawford Circle, Nawaset Park, Wilmington, New Castle County, Delaware, parties of the second part;



WITNESSETH, that for and in consideration of the sum of Five (\$5.00) Dollars and other valuable considerations, the receipts of which are hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, 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:



PARCEL NO. 1 - ALL that tract or parcel of land situate, lying and being in the First Election District of Queen Anne's County, Maryland, lying on the East side of the Public Road leading from Anderson's Cross Roads and contained within the following metes and bounds, courses and distances, to wit:

BEGINNING for the same at a large stone planted in the middle of the intersection of the Templeville and Kenton Public Road and the Wright's cross road and Sudlorsville public roads, said intersection being called Andersen's Cross roads, and running; thence with the public road leading to Templeville South 16 1/4 degrees West 40 6/10 perches to within one rod of a bridge across said road; thence South 78 1/4 degrees East 66 6/10 perches; thence North 8 1/2 degrees West, 40 1/10 perches to the public road leading to Wright's Cross Roads from Sudlorsville; thence with said public road North 72 degrees West, 51 3/10 perches to the place of beginning, CONTAINING FOURTEEN ACRES AND NINE SQUARE PERCHES OF LAND, more or less, as per survey made by Thomas B. Johns April 26, 1910.

N.C.B.  
7-25-66

N.C.B.  
7-25-66

N.C.B.  
7-25-66

PARCEL NO. 2 - ALL that lot or tract of land situate at Andersen's Corner in the First Election District of Queen Anne's County, bounded on the South and West by two (2) public roads each running thence to the Delaware line and adjoining the land formerly of J.W.E. Sudlor and CONTAINING 11 ACRES OF LAND, more or less.

BEING the same two (2) parcels of land granted and conveyed unto Frank X. Surma, Jr. and Alicia E. Surma, his wife, by Penneck S. Broomall and Ruth Broomall, his wife, by deed dated the 2nd day of November, 1963, and recorded in Liber C.W.C. No. 4, folio 129, 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, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said two (2) parcels of land unto and to the proper use of the said parties of the second part, as tenants by the entireties,

LIBER 23 PAGE 215

EXHIBIT F

Original recorded in LIBER

EXAMINER'S  
EXHIBIT F

6 PAGE 377

Filed Aug 24, 1966

their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

AND the said parties of the first part 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 Grantors)

[Signature]  
Assistant Vice - President

Frank X. Surma, Jr. (SEAL)  
Frank X. Surma, Jr.

Alicia E. Surma (SEAL)  
Alicia E. Surma

STATE OF WASHINGTON

PIERCE COUNTY, to wit:

I HEREBY CERTIFY that on this 12<sup>th</sup> day of July, in the year nineteen hundred and sixty-six, before me, the subscriber a Notary Public of the State and County above mentioned personally appeared Frank X. Surma, Jr. and Alicia E. Surma, 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 above written.

Dorothea B. Blodgett

Notary Public

My Commission Expires: 10 July 68



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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber C.W.C. No. 23, folio 215, a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 15th day of May in the year nineteen hundred seventy.

Charles W. Cecil  
Clerk



Filed May 15, 1970

2.00

8

FRANK K. GREEN and	*	In the Circuit Court for
VIRGINIA B. GREEN, his wife	*	
2 Crawford Circle	*	
Wawaset Park	*	Queen Anne's County
Wilmington, Delaware	*	
and	*	
WILLIAM LUTHER EMBERT and	*	
ROBERTA ELIZABETH EMBERT, his	*	
wife, Contract Purchasers as	*	
hereinafter set forth	*	
Millington, Maryland	*	In Equity
Complainants	*	
	*	
vs.	*	
	*	
WILLIAM PALMATORY and	*	
SARAH PALMATORY, his wife	*	
whose address is unknown	*	
and	*	
The Unknown Children and	*	
Descendants of Children, if any	*	
of the said William Palmatory	*	
and Sarah Palmatory	*	
Respondents	*	Chancery No.

ORDER OF PUBLICATION

That the object of this suit is to procure a decree making the Complainants, Frank K. Green and Virginia B. Green, his wife, the absolute owners of a tract or parcel of land hereinafter described with the perfect right of absolute disposition of the same as against the Respondents named herein and for an absolute and permanent injunction against the Respondents, or any of them, to claim any interest in said lands.

The Bill of Complaint To Quiet Title recites:

"1. That these proceedings are filed under the provisions of Article 16, Section 128, of the Annotated Code of Maryland (1957 edition).

2. That the said Frank K. Green and Virginia B. Green, his wife, are presently the sole holders of the legal title to a parcel of real estate, situate, lying and being in the First Election District of Queen Anne's County, in the State of Maryland, and described as follows according to a plat and certificate of survey thereof by William A. Allaband, civil engineer, said plat being dated March 16, 1967, and entitled "Plat Of The Lands Of Frank K. & Virginia B. Green In The First Election District Of Queen Anne's County Maryland Containing 51.983 Acres More or Less" on which this parcel is labeled "A", as follows, to wit:

All that triangular lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, bounded on the east by the public road from Schenks Corner through Andersons Corner to Maryland Route 300, and by said Maryland Route 300, on the west by the land of the heirs of Mary M. Everett and on the south by the dirt county road from Andersons Corner to Wrights Cross Roads, and which is more particularly described as follows, to wit:

BEGINNING for the same at a spike in the road at the intersection known as Anderson's Corner and running thence (1) by and with the center-line of the road from Schenk's Corner through Anderson's Corner to Maryland Route 300 North 28 degrees 18 minutes East, 255 feet to a point in the center line of said road where the right of way of the old state highway begins; thence (2) South 61 degrees 42 minutes East, 17.5 feet to a stake on the said right of way line; thence binding with the East right of way line of the old and the new highways the following three courses, namely, (3) North 27 degrees 33 minutes East, 400.0 feet to a stake; thence (4) North 32 degrees 00 minutes East, 230.0 feet to a stake; thence (5) North 30 degrees 46 minutes East, 115.0 feet to a marble marker set beside a fence corner; thence binding with the lands of the Heirs of Mary M. Everett along a fence line (6) South 16 degrees 33 minutes East, 1069.5 feet to a spike buried in the center line of a dirt county road leading East from Anderson's Corner to Wrights Cross-roads; thence (7) running and binding with the center-line of said dirt county road from Anderson's Corner to Wright's Cross-road in a westerly direction to a spike, the place of beginning.

SAVING and EXCEPTING therefrom so much thereof as may have been conveyed to the County Commissioners of Queen Anne's County for Anderson Corner--Delaware line public road by Frank K. Green by grant dated January 26, 1967, and recorded among the land records of said Queen Anne's County in Liber C.W.C. No. 26, folio 490.

3. That by Contract of Sale dated November 17, 1969, and amended in March, 1970, the said Frank K. Green and Virginia B. Green, his wife, sold and agreed to convey the herein described real estate to William Luther Embert and Roberta Elizabeth Embert, his wife.

4. That your Orators are in actual peaceable possession of the herein described real estate.

5. That your Orators have no adequate remedy at law or otherwise than in Equity, and that no other action at law or proceeding in equity is now pending to test the validity of, or to quiet title, or to remove any cloud from the title to the lands herein described and claimed by your Orators, nor is there any lien or encumbrance on said lands.

6. That the herein described lands were conveyed by Edward C. Coppage and Elizabeth Coppage, his wife, to William Palmatory, by deed dated October 24, 1874, and recorded among the land records of said Queen Anne's County in Liber W.A.G. H. No. 1, folio 264, a certified copy of said deed being attached hereto as a part hereof, marked "Exhibit A."

7. That by mortgage dated December 30, 1879 and recorded among said land records in Liber J.W. No. 10, folio 235, the said William Palmatory, with Sarah Palmatory, his wife, mortgaged said real estate to James B. Palmer and that through various mesne assignments, said mortgage was assigned on May 12, 1908, to Lizzie Palmatory, a certified copy of said mortgage and assignments being attached hereto as a part hereof, marked "Exhibit B."

8. That on or about May 12, 1908, the said Lizzie Palmatory and Wilson Palmatory, her husband, entered into possession of said real estate without receiving any deed for the same, and retained possession until her death.

9. That after the death of the said Lizzie Palmatory, her husband, the said Wilson Palmatory, continued in possession of said real estate until his death on September 22, 1937.

10. That by his last will and testament dated August 10, 1936, admitted to probate by the Orphans' Court for Queen Anne's County and recorded among its will records in Liber N.S.D. No. 1, folio 33, a certified copy of which is attached hereto as a part hereof, marked "Exhibit C", the said Wilson Palmatory devised all his real property to his daughters, Elsie Quell and Ruth Broomall.

11. That the said Elsie Quell and Ruth Broomall thereupon entered into possession of said real estate.

12. That the said Elsie Quell died on October 3, 1939, seized and possessed of an undivided one-half (1/2) interest in said real estate, and by her last will and testament dated April 8, 1938, admitted to probate by the Orphans' Court for Queen Anne's County on October 17, 1939, and recorded among its will records in Liber N.S.D. No. 1, folio 139, a certified copy of which is attached hereto as a part hereof, marked "Exhibit D", devised her interest in said real estate to her sister, the said Ruth Broomall.

13. That the said Ruth Broomall, with Pennock S. Broomall, her husband, conveyed her interest in said real estate to Frank X. Surma, Jr., and Alicia E. Surma, his wife, who entered into possession thereof, by deed dated November 1, 1963, and recorded among said land records in Liber C.W.C. No. 4, folio 129, a certified copy of which is attached hereto as a part hereof, and marked "Exhibit E."

14. That the said Frank X. Surma, Jr., and Alicia E. Surma, his wife, conveyed their interest in said real estate to Frank K. Green and Virginia B. Green, his wife, two of your Orators, who entered into possession thereof, by deed dated July 12, 1966, and recorded among said land records in Liber C.W.C. No. 23, folio 215, a certified copy of said deed being attached hereto as a part hereof and marked "Exhibit F".

15. That the whereabouts of William Palmatory and Sarah Palmatory is unknown.

16. That ever since May 12, 1908, your Orators and their predecessors in title have continued to actually use said tract of land under a claim of title in an open, notorious and exclusive fashion as to all the world; that to the knowledge of your Orators, no one else has ever claimed title or other interest in the lands so held by them; and that William Luther Embert and Roberta Elizabeth Embert, contract purchasers, have refused to accept title to said real estate until all questions of legal title are resolved by order of this Honorable Court decreeing that legal title to same is vested in the said Frank K. Green and Virginia B. Green, his wife, unencumbered by the claims or rights of others."

IT IS THEREUPON ORDERED by the Circuit Court for Queen Anne's County, this 15th day of May, 1970, that the Complainants, by causing a copy of this order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks before the 17th day of June, 1970, shall give notice to the Respondents, who are neither residents, domiciled, nor maintain their principal place of business in the State, of the substance and object of the bill of complaint and to appear in the Circuit Court for Queen Anne's County on or before the 20th day of July, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise a decree Pro Confesso and/or a final decree may be entered for the relief demanded by the Complainants.

Charles W. Cecil  
Clerk of Circuit Court for  
Queen Anne's County

Filed May 15, 1970

FRANK K. GREEN, et. al.	*	In the Circuit Court for
Complainants	*	
	*	Queen Anne's County
vs.	*	
	*	In Equity
WILLIAM PALMATORY, et. al.	*	
Respondents	*	Chancery No. 5132

PETITION FOR DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Complainants, by David C. Bryan, their Solicitor, respectfully represents unto your Honors:

1. That a Bill of Complaint was duly filed in this cause on May 15, 1970, and an Order of Publication duly issued by the Clerk of the Circuit Court for Queen Anne's County on the same date.
2. That said Order of Publication was duly published in the Queen Anne's Record-Observer, a weekly newspaper published in said Queen Anne's County, as will be seen by the Certificate of Publication attached hereto as a part hereof.
3. Since all Respondants are non-residents of the State of Maryland or parties whose whereabouts are unknown at or prior to the filing of the Bill of Complaint, your Complainants are advised and allege that they have a right to secure a Decree Pro Confesso against the Respondants and to have the papers herein submitted to an examiner of this Court in order that the Complainants may offer testimony to support the allegations in the Bill of Complaint.

TO THE END THEREFORE:

- a. That a Decree Pro Confesso may be granted against the Respondants and each of them.
- b. That the papers in this cause may be submitted to one of the standing examiners of this Court so that the Complainants may offer testimony to support evidence in the Bill of Complaint.

AND AS IN DUTY BOUND, ETC.

David C. Bryan  
David C. Bryan  
Solicitor for Complainants

STATE OF MARYLAND )  
 ) To Wit:  
COUNTY OF QUEEN ANNE'S )

I HEREBY CERTIFY, that on this 5th day of Aug. 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared David C. Bryan, solicitor for the Complainants, and he did make 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 his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.



Lucy Blackiston  
Lucy BLACKISTON  
Notary Public  
My Commission Expires July 1, 1974.

*Filed Aug 5, 1970*

**LEGAL NOTICES**

**NOTICE**

In the Circuit Court for  
Queen Anne's County  
In Equity  
Chancery No.  
FRANK K. GREEN and  
VIRGINIA B. GREEN,  
his wife  
2 Crawford Circle  
Wawaset Park  
Wilmington, Delaware  
and  
WILLIAM LUTHER EMBERT and  
ROBERTA ELIZABETH EMBERT,  
his wife, Contract Purchasers  
as hereinafter set forth  
Millington, Maryland  
Complainants  
vs.  
WILLIAM PALMATORY and  
SARAH PALMATORY, his wife  
whose address is unknown  
and  
The Unknown Children and  
Descendants of Children, if any  
of the said William Palmatory  
and Sarah Palmatory  
Respondents

**ORDER OF PUBLICATION**

That the object of this suit is to procure a decree making the Complainants, Frank K. Green and Virginia B. Green, his wife, the absolute owners of a tract or parcel of land hereinafter described with the perfect right of absolute disposition of the same as against the Respondents named herein and for an absolute and permanent injunction against the Respondents, or any of them, to claim any interest in said lands.

The Bill of Complaint To Quiet Title recites:

1. That these proceedings are filed under the provisions of Article 16, Section 128, of the Annotated Code of Maryland (1957 edition).

2. That the said Frank K. Green and Virginia B. Green, his wife, are presently the sole holders of the legal title to a parcel of real estate, situate, lying and being in the First Election District of Queen Anne's County, in the State of Maryland, and described as follows according to a plat and certificate of survey thereof by William A. Allaband, civil engineer, said plat being dated March 16, 1967, and entitled "Plat Of The Lands Of Frank K. & Virginia B. Green In The First Election District Of Queen Anne's County Maryland Containing 51.983 Acres More or Less" on which this parcel is labeled "A", as follows, to wit:

All that triangular lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, bounded on the east by the public road from Schenks Corner through Andersons Corner to Maryland Route 300, and by said Maryland Route 300, on the west by the land of the heirs of Mary M. Everett and on the south by the dirt county road from Andersons Corner to Wrights Cross Roads, and which is more particularly described as follows, to wit:

BEGINNING for the same at a spike in the road at the intersection known as Anderson's Corner and running thence (1) by and with the center-line of the road from Schenk's Corner through Anderson's Corner to Maryland Route 300 North 28 degrees 18 minutes East, 255 feet to a point in the center line of said road where the right of way of the old state highway begins: thence (2) South 61 degrees 42 minutes East, 17.5 feet to a stake on the said right of way line; thence binding with the East right of way line of the old and the new highways the following three courses, namely, (3) North 27 degrees 33 minutes East, 400.0 feet to a stake; thence (4) North 32 degrees 00 minutes East, 230.0 feet to a stake; thence (5) North 30 degrees 46 minutes East, 115.0 feet to a marble marker set beside a fence corner; thence binding with the lands of the Heirs of Mary M.



### LEGAL NOTICES

Everett along a fence line (6) South 16 degrees 33 minutes East, 1069.5 feet to a spike buried in the center line of a dirt county road leading East from Anderson's Corner to Wrights Cross-roads; thence (7) running and binding with the centerline of said dirt county road from Anderson's Corner to Wright's Cross-road in a westerly direction to a spike, the place of beginning.

**SAVING AND EXCEPTING** therefrom so much thereof as may have been conveyed to the County Commissioners of Queen Anne's County for Anderson Corner-Delaware line public road by Frank K. Green by grant dated January 26, 1967, and recorded among the land records of said Queen Anne's County in Liber C.W.C. No. 26, folio 490.

3. That by Contract of Sale dated November 17, 1969, and amended in March, 1970, the said Frank K. Green and Virginia B. Green, his wife, sold and agreed to convey the herein described real estate to William Luther Embert and Roberta Elizabeth Embert, his wife.

4. That your Orators are in actual peaceable possession of the herein described real estate.

5. That your Orators have no adequate remedy at law or otherwise than in Equity, and that no other action at law or proceeding in equity is now pending to test the validity of, or to quiet title, or to remove any cloud from the title to the lands herein described and claimed by your Orators, nor is there any lien or encumbrance on said lands.

6. That the herein described lands were conveyed by Edward C. Coppage and Elizabeth Coppage, his wife, to William Palmatory, by deed dated October 24, 1874, and recorded among the land records of said Queen Anne's County in Liber W.A.G. H. No. 1, folio 264, a certified copy of said deed being attached hereto as a part hereof, marked "Exhibit A."

7. That by mortgage dated December 30, 1879 and recorded among said land records in Liber J.W. No. 10, folio 235, the said William Palmatory, with Sarah Palmatory, his wife, mortgaged said real estate to James B. Palmer and that through various mesne assignments, said mortgage was assigned on May 12, 1908, to Lizzie Palmatory, a certified copy of said mortgage and assignments being attached hereto as a part hereof, marked "Exhibit B."

8. That on or about May 12, 1908, the said Lizzie Palmatory and Wilson Palmatory, her husband, entered into possession of said real estate without receiving any deed for the same, and retained possession until her death.

9. That after the death of the said Lizzie Palmatory, her husband, the said Wilson Palmatory, continued in possession of said real estate until his death on September 22, 1937.

10. That by his last will and testament dated August 10, 1936, admitted to probate by the Orphans' Court for Queen Anne's County and recorded among its will records in Liber N.S.D. No. 1, folio 33, a certified copy of which is attached hereto as a part hereof, marked "Exhibit C", the said Wilson Palmatory devised all his real property to his daughters, Elsie Quell and Ruth Broomall.

11. That the said Elsie Quell and Ruth Broomall thereupon entered into possession of said real estate.

12. That the said Elsie Quell died on October 3, 1939, seized and possessed of an undivided one-half (1/2) interest in said real estate, and by her last will and testament dated April 8, 1938, admitted to probate by the Orphans' Court for Queen Anne's County on October 17, 1939, and recorded among its will records in Liber N.S.D. No. 1, folio 139, a certified copy of which is attached

**LEGAL NOTICES**

hereto as a part hereof, marked "Exhibit D", devised her interest in said real estate to her sister, the said Ruth Broomall.

13. That the said Ruth Broomall, with Pennock S. Broomall, her husband, conveyed her interest in said real estate to Frank X. Surma, Jr., and Alicia E. Surma, his wife, who entered into possession thereof, by deed dated November 1, 1963, and recorded among said land records in Liber C.W.C. No. 4, folio 129, a certified copy of which is attached hereto as a part hereof, and marked "Exhibit E."

14. That the said Frank X. Surma, Jr., and Alicia E. Surma, his wife, conveyed their interest in said real estate to Frank K. Green and Virginia B. Green, his wife, two of your Orators, who entered into possession thereof, by deed dated July 12, 1966, and recorded among said land records in Liber C.W.C. No. 23, folio 215, a certified copy of said deed being attached hereto as a part hereof and marked "Exhibit F".

15. That the whereabouts of William Palmatory and Sarah Palmatory is unknown.

16. That ever since May 12, 1908, your Orators and their predecessors in title have continued to actually use said tract of land under a claim of title in an open, notorious and exclusive fashion as to all the world; that to the knowledge of your Orators, no one else has ever claimed title or other interest in the lands so held by them; and that William Luther Embert and Roberta Elizabeth Embert, contract purchasers, have refused to accept title to said real estate until all questions of legal title are resolved by order of this Honorable Court decreeing that legal title to same is vested in the said Frank K. Green and Virginia B. Green, his wife, unencumbered by the claims or rights of others."

IT IS THEREUPON ORDERED by the Circuit Court for Queen Anne's County, this 15th day of May, 1970, that the Complainants, by causing a copy of this order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks before the 17th day of June, 1970, shall give notice to the Respondents, who are neither residents, domiciled, nor maintain their principal place of business in the State, of the substance and object of the bill of complaint and to appear in the Circuit Court for Queen Anne's County on or before the 20th day of July, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise a decree Pro Confesso and/or a final decree may be entered for the relief demanded by the Complainants.

CHARLES W. CECIL  
Clerk of Circuit Court for  
Queen Anne's County  
Filed May 15, 1970  
True Copy  
Test: Charles W. Cecil, Clerk  
41-6-10

Queen Anne's

**RECORD-OBSERVER**

Centreville, Md., August 5, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice

in the case/estate of Frank K. Green and Virginia B. Green and William Luther Embert and Roberta Elizabeth Embert vs. William Palmatory and Sarah Palmatory and the Unknown Children and Descendants of Children if any of Wm. Palmatory and Sarah Palmatory

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 17th day of June, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 20th day of May, 1970, and the last insertion on the 10th day of June, 1970.

THE RECORD-OBSERVER CORPORATION

By Dorothy M. Monroe

*Filed Aug 5, 1970*

DECREE PRO CONFESSO

The Respondants having been duly notified to appear and answer the Bill of Complaint as evidenced by the Order of Publication and certificate of publication heretofore filed in this cause and having failed to appear in proper person or by solicitor, it is thereupon this 6th day of August, 1970, by the Circuit Court for Queen Anne's County, In Equity, ADJUDGED, ORDERED and DECREED that the Complainants are entitled to relief in the premises and that the Bill of Complaint be and is hereby taken pro confesso against the Respondants and each of them; but because it does not certainly appear to what relief the Complainants are entitled, it is further ADJUDGED, ORDERED and DECREED that testimony be taken before one of the standing examiners of this Court to support the allegations contained in the Bill of Complaint.

B. Hackett Turner, Jr.  
Judge

*Filed Aug. 6. 1970*

12

FRANK K. GREEN, et. al.	*	In the Circuit Court for
Complainants	*	
	*	Queen Anne's County
vs.	*	
	*	In Equity
WILLIAM PALMATORY, et. al.	*	
Respondants	*	Chancery No: 5132

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The solicitor for the Complainants, David C. Bryan, having notified the subscriber, one of the regular examiners for this Honorable Court, of his desire to take testimony in this case, your examiner did attend on the 5th day of August, 1970, in the law offices of said David C. Bryan, in the town of Centreville, Queen Anne's County, Maryland, at the hour of 3:00 o'clock P.M., there being present James B. Clements and Catherine J. Everett, witnesses called by the Complainants, and proceeded to take the following testimony, to wit:

James B. Clements, the first witness of lawful age, having been duly sworn, deposes and says:

QUESTIONS BY MR. BRYAN:

- Q. Mr. Clements, would you please state your name and address?
- A. James B. Clements, Sudlersville, Maryland.
- Q. And what is your occupation?
- A. Real estate salesman.
- Q. How long have you been engaged in this occupation?
- A. Nine years.
- Q. Are you the salesman involved in the Contract of Sale for the piece of property we are concerned about this afternoon?
- A. I am.
- Q. Are you generally familiar with this property and those who claim to own it?
- A. I am.
- Q. I think I'll start by asking you to identify some exhibits for the record and I'll show you Exhibit "A" attached to the Bill of Complaint and ask you if you can identify that for us, please.
- A. Yes. It's a deed from Edward C. Coppage and Elizabeth Coppage, his wife, to William Palmatory of Queen Anne's County, for this property we are considering, dated the 24th day of October, 1874.

- Q. And it's recorded among the land records of Queen Anne's County in Liber W.A.G.H. No. 1, folio 264. Is that correct?
- A. Yes sir.
- Q. Now I'll show you Exhibit "B" attached to the Bill of Complaint which is a mortgage and ask you to identify it.
- A. This is a mortgage dated December 30, 1879, and it's recorded among the land records in Liber J.W. No. 10, folio 235. William Palmatory with Sara Palmatory, his wife, gave this mortgage to James B. Palmatory.
- Q. And there was an assignment of that mortgage.
- A. The mortgage was assigned on May 12, 1908, to Lizzie Palmatory.
- Q. Exhibit "C" to the Bill of Complaint is a Will and I wonder if you'll please just identify this for the record.
- A. This is a Will from Wilson Palmatory whereby he gives all his estate, real and personal, to Elsie Quell and Ruth Broomall.
- Q. And I believe this was admitted to probate in the Orphans' Court for Queen Anne's County on October 19, 1937. Is that correct?
- A. That's right.
- Q. And Exhibit "D" to the Bill of Complaint is another Will.
- A. It's a will from Elsie Quell whereby she gives and bequeaths unto Ruth Broomall all of her real estate and personal property of whatever nature and whatever located, in fee simple, and that's dated April 8, 1938.
- Q. And this was also admitted to probate in the Orphans' Court for Queen Anne's County on October 17, 1939. Is that correct?
- A. Yes sir.
- Q. Next we have Exhibit "E", which is a deed.
- A. Yes sir. This is a deed from Ruth Broomall and Pennock S. Broomall, her husband, to Frank X. Surma, Jr., and Alicia E. Surma, his wife, dated the 1st of November, 1963.
- Q. And is that recorded among the land records of Queen Anne's County, and if so, where?
- A. Yes, it's recorded in Liber C.W.C. 4, folio 129.
- Q. I believe you were the notary on that deed, weren't you?
- A. Yes, I was.
- Q. Were you also the real estate agent involved in that sale?
- A. I was.

- Q. Mr. Clements, we have Exhibit "F"
- A. Yes, that's the deed from Frank X. Surma and Alicia E. Surma, his wife, to Frank K. Green and Virginia B. Green, his wife, of Wilmington, Delaware.
- Q. And what is the date of that deed?
- A. It is dated July 12, 1966. It's recorded in Liber C.W.C. 23, folio 215.
- Q. Were you involved in this transaction?
- A. I was the agent in this sale also.
- Q. Do Mr. and Mrs. Green still own this particular piece of land?
- A. They have legal title to it. They have...
- Q. Have they sold it?
- A. They have sold it under a Contract of Sale.
- Q. And who have they sold it to?
- A. William Embert--William L. Embert and Roberta Elizabeth Embert, his wife.
- Q. I'll show you a Contract of Sale and ask you if this is the Contract of Sale for that transaction.
- A. Yes sir. This is the Contract of Sale dated the 17th of November, 1969.
- Q. I'll label this Exhibit "G."
- Q. I'll show an amendment dated March. Is this an amendment to Exhibit "G"?
- A. Yes. This is an amendment to the Contract of Sale.
- Q. Mr. Clements, what is the purpose of the amendment?
- A. The purpose of the amendment to the Contract of Sale was to extend the time to give the seller an opportunity to clear the title.
- Q. All right. I'll mark this Exhibit "H."
- Q. Now, I'll show a plat of the lands of Frank K. and Virginia B. Green by William A. Alband. It's dated March 16, 1967, and I'll ask you if the parcel marked "A" on this plat is an accurate representation of the land we have under consideration here.
- A. Yes. The parcel marked "A" is in fact the piece of property which we're concerned with.

- Q. I will mark the plat Exhibit "I." Mr. Clements, could you tell us what you know of the history of the title to this property?
- A. Well, of course I've been directly familiar with the property for approximately eight years when we first had it for sale from Mrs. Broomall and her husband. It's common knowledge around Sudlersville that this has been in the Broomall family for years. J. Wilbur Stafford, with whom I am associated, has known about it all of his lifetime and he remembers it always as the Broomall homestead.
- Q. By Broomall, I assume you mean Mrs. Ruth Broomall.
- A. Mrs. Ruth Broomall--the Palmatorys' homestead before her.
- Q. Mrs. Ruth Broomall was a Palmatory?
- A. That's right.
- Q. And she is the same Ruth Broomall that was mentioned in the Will of Wilson Palmatory, which is Exhibit "C", and in the Will of Elsie Quell, which is Exhibit "D". Is that right?
- A. That's right.
- Q. During the period of time in which you have been familiar with it, have you ever heard of anyone other than Mrs. Ruth Broomall claiming title to this property?
- A. No sir.
- Q. Did she in fact possess it during that period of time?
- A. She did.
- Q. Till it?
- A. She had it tilled and she came down on weekends from her home up in Pennsylvania. I guess over a period of twenty years from what she told me.
- Q. And she stayed on this property?
- A. She stayed in the house.
- Q. In the house on this property?
- A. Yes, there was until it burned a few years ago.
- Q. Did you ever learn anything about Mrs. Lizzie Palmatory purchasing a mortgage to William Palmatory and then moving on the property?
- A. Yes, Mrs. Ruth Broomall advised me that this is how her parents purchased it.
- Q. Thank you, I have no further questions.



Catherine J. Everett, the second witness of lawful age, having been duly sworn, deposes and says:

QUESTIONS BY MR. BRYAN:

- Q. Miss Everett, would you please give us your name and address?
- A. Catherine J. Everett, Clayton, Delaware.
- Q. How old are you Miss Everett?
- A. 59.
- Q. Are you familiar with the Broomall or Palmatory property that's under consideration here?
- A. Yes.
- Q. I'll show you a plat marked "Exhibit I" and ask you if the parcel marked with the letter "A" is an accurate representation of the Broomall or Palmatory property.
- A. It looks like it.
- Q. Bounded by two roads and by the farm of the heirs of Mary M. Everett.
- A. Yes.
- Q. Are you one of the heirs of Mary M. Everett?
- A. Yes.
- Q. Do you live on the adjoining farm?
- A. Yes.
- Q. How long have you lived there?
- A. It's been about 51 years this January since we've been back there to live.
- Q. And so you've been familiar with the Palmatory property for at least 51 years and possibly longer than that?
- A. Yes. Longer than that.
- Q. How much longer than that?
- A. I guess about ten years before that or better.
- Q. Could you tell us what you recall about this property and who owned it and how it was used?
- A. Well, they always kept it up pretty good and they used to till it now and then. When the Palmatorys lived there, they had stock--two or three cows maybe--a horse or two.

- Q. Going back about sixty years would be to 1910. Who lived there then?
- A. Mr. and Mrs. Palmatory theirselves.
- Q. Which one--Wilson...
- A. Wilson and Lizzie.
- Q. And did they continue to live there?
- A. Yes. Until their death.
- Q. Do you remember when they died?
- A. I don't know. One died in August and I know the other one was September. It was hot both times. Hot weather and rainy weather.
- Q. According to our information, I don't have any indication of when Mrs. Lizzie died, but...
- A. Well, I think she died--it must have been 1926 or 7 because we had a 1926 car. I can remember when they used to use it to take them places with it.
- Q. And from the information I have, he died around 1937. Is that correct?
- A. Yes. Afterwards.
- Q. And who...
- A. Of Course, Ruth stayed down there a good bit of time at first until she got married. Ruth Broomall. Elsie, of course, was married. Of course, when we first knowed anything of them she was there, but she went up to Chester and got married and lived up there.
- Q. What relation was.....
- A. Then she came back down here after her husband got killed.
- Q. What relation were Ruth and Elsie to Mr. and Mrs. Palmatory?
- A. Well, Elsie was their daughter and Ruth was their grand-daughter. Course they made out they were sisters but they wasn't.
- Q. Did they inherit this property from Mr. Wilson Palmatory?
- A. Yes.
- Q. And do you know how long they had it?
- A. Who--Elsie---Ruth?
- Q. Elsie and Ruth.

- A. I imagine soon after Mr. Palmatory died maybe they-- before that.
- Q. Well they would have gotten it when he died and when did Ruth die? Do you recall?
- A. Ruth. Let me see. She's been dead, I guess it would be three years this fall. Around Christmas I believe when she died.
- Q. And when did Elsie die?
- A. I remember them both but you can't just keep up with the dates of them.
- Q. Would October of 1939 sound correct?
- A. It wasn't too long after Mr. Palmatory. It wasn't too long after that I don't think Elsie died. Of course, she had come back here to live with them then.
- Q. Did Ruth get Elsie's interest in the property?
- A. Yes.
- Q. And did Ruth convey this property away before she died?
- A. Oh yes. She got rid of it.
- Q. Do you remember who she sold it to?
- A. It was that fellow over to Dover Air Base, whatever his name was.
- Q. Frank Surma?
- A. Yes.
- Q. And that was around November, 1963?
- A. Yes.
- Q. And then Mr. and Mrs. Surma sold it to Mr. and Mrs. Frank Green in July of '66. Is that correct?
- A. Yes.
- Q. Was there any interruption in possession of the Palmatorys and the Broomalls and later the Surmas and the Greens?
- A. Not that I know of.
- Q. Are there any improvements on it?
- A. Ain't much on it.
- Q. A house?
- A. Oh, the house burned down.

- Q. When did it burn down?
- A. When Frank Green first got it.
- Q. Was it lived in before that?
- A. Yes, there used to be. Such people as lived into it, you know, come there and live into it. I was glad when it burned down.
- Q. Did Mr. and Mrs. Wilson Palmatory live in it?
- A. Yes.
- Q. And Elsie lived in it?
- A. Yes.
- Q. And Ruth lived in it?
- A. Ruth lived there.
- Q. How long did she live there?
- A. Well until she growed up and got married she stayed in and out there that length of time and
- Q. About when would that have been?
- A. Well she's 70 years old because she's the same age as my oldest sister and I guess she got married--must have been 25 at least when she got married, which would have been about 1925. Her father lived there until he died about 1937.
- Q. And what happened to the house after that. Was it rented?
- A. No. Then Elsie stayed back down there and then Ruth would come down and stay part of the time even after she got married. I mean her mother was still there. She called her mother and she used to come back and forth down there and stay. Not until after Elsie died Ruth didn't really stay there. They rented it out --the place out and like. After Elsie died, she more or less moved away, but was in and out all of the time, but they had somebody in the house most of the time, renting it.
- Q. And they were tenants of Ruth?
- A. Yes.
- Q. And she continued to have it tilled and received the rent from it?
- A. Yes.
- Q. From both the house and the land?
- A. Yes.

Q. Until she sold it to Mr. and Mrs. Surma?

A. Yes.

Q. Did you ever hear anything of Mr. William Palmatory and Sara Palmatory, his wife?

A. All I heard of them was when they died. I didn't know it. Only heard it.

Q. When did you understand that they died?

A. It must have been at least sixty-six years I guess. I imagine my oldest sister--the three of them was there. My mother's oldest three girls was born so I guess that would be 65 or 66 years when...

Q. About 1905--1904?

A. Yes.

Q. Have you ever heard of any of his heirs claiming title to this property?

A. No, I haven't.

Q. Have you ever heard of anyone except the Palmatorys and Broomalls claiming to own this property?

A. That's all I ever knowed of.

Q. As far as you knew, there was no question.

A. No.

Q. Is this block clearly visible from the farm you live on?

A. Yes. You can see it.

Q. Clearly visible from the roads that surround it?

A. Yes.

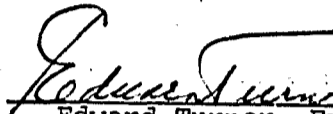
Q. It's open land. It's not woodland?

A. No, just bushes growed up and weeds and like that needs to be cleaned up.

Q. Thank you very much, Miss Everett. I have no further questions. I wish to introduce Exhibits A, B, C, D, E, F, G, H and I as Examiner's Exhibits A, B, C, D, E, F, G, H and I respectively and ask that he mark them as such.

There being no other witnesses to be examined or further testimony to be taken, and neither party desiring further time for the production of evidence, your Examiner now makes his return and certifies that he was engaged as such Examiner in taking this testimony and examined three witnesses, making the costs chargeable in this Cause as follows, to wit:

Edward Turner, Examiner	\$ 10.00
James B. Clements, First Witness	Waived
Catherine J. Everett, Second Witness	Waived
Lucy Blackiston, Stenographer, for transcribing testimony	10.00
Total	\$ 20.00

  
Edward Turner, Examiner

*Filed Aug 24, 1970*

For Examiner's Exhibits A, B, C, D, E, and F filed August 24, 1970, See Exhibits A, B, C, D, E, and F filed with the Bill of Complaint to Quiet Title filed May 15, 1970.

19

# Standard Contract of Sale

This Agreement of Sale made this 17th day of November nineteen hundred and Sixty-nine, between Frank K. Green and Virginia B. Green, his wife, Seller and William Luther Embert and Roberta Elizabeth Embert, his wife, 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 First Election District of Queen Anne's County, State of Maryland and consisting of all that lot of land described as parcel #2 in a deed from Frank X. Surma, Jr. and wife to Frank K. Green and wife in Liber CWC 23 folio 215, one of the Land Record Books for Queen Anne's County aforesaid, and described as follows: All that lot or tract of land situate at Andersons Corner in the First Election District of Queen Anne's County, bounded on the south and west by two public roads, each running thence to the Delaware line and adjoining the land formerly of J.W.E. Sudler and containing 11 acres of land, more or less.

TOGETHER WITH ALL improvements therein and thereon.

at and for the price of FIVE THOUSAND FIVE HUNDRED Dollars (\$5,500.00) of which FIVE HUNDRED FIFTY Dollars (\$550.00)\*

\* To be held in Realtor's Account by J. Wilbur Stafford, Realtor. have been paid prior to the signing hereof, and the balance to be paid as follows: Cash on or before December 13, 1969. Settlement is to be held at the office of J. Wilbur Stafford, Realtor, Sudlersville, Maryland on Saturday, December 13, 1969 at 11:00 A.M. or at another time and place mutually agreeable to parties hereto.

Broker's Commission of six percent of the purchase price is to be paid by the Seller to J. Wilbur Stafford, Realtor.

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, however, to all applicable restrictions, easements, laws, ordinances, regulations, charges, taxes and assessments, if any.

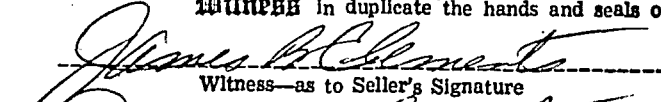
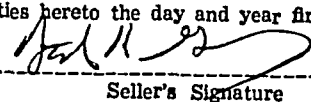
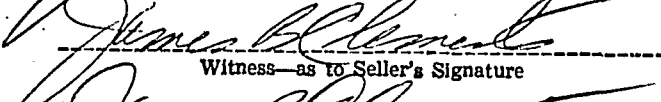
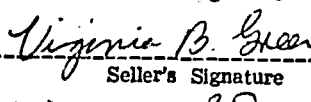
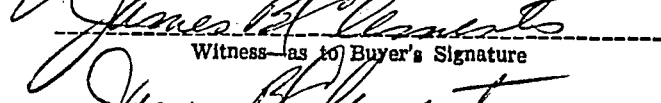
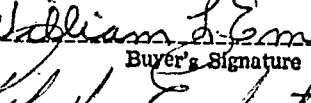
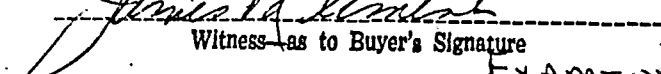
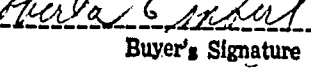
Breach of any of the terms of this contract by the Buyer shall entitle Seller to repossession of the premises and to retain the above part payment as liquidated damages.

~~EXCEPT FOR THE TAXES AND OTHER PUBLIC CHARGES~~ 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, administrators and assigns, for the faithful performance 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 interests 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; ~~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;~~ Cost of all recording and documentary stamps required by law shall be paid by Buyer. Maryland Transfer Tax is to be paid by the Buyer

Witness in duplicate the hands and seals of the parties hereto the day and year first above written.

 Witness—as to Seller's Signature	 Seller's Signature	(SEAL)
 Witness—as to Seller's Signature	 Seller's Signature	(SEAL)
 Witness—as to Buyer's Signature	 Buyer's Signature	(SEAL)
 Witness—as to Buyer's Signature	 Buyer's Signature	(SEAL)

Dated Aug 24, 1970

EXAMINER'S EXHIBIT 9

LIBER 6 PAGE 399

20  
/

ADDENDUM TO CONTRACT OF SALE

WHEREAS, an agreement of Sale was made on the 17th of November nineteen hundred and Sixty-Nine between Frank K. Green and Virginia B. Green, his wife, Seller, and William Luther Embert and Roberta Elizabeth Embert, his wife, Buyer, and WHEREAS, Seller must file suit to Quiet Title in the Circuit Court of Queen Annes County in order to obtain a good and merchantable title,

NOW THEREFORE, THIS AGREEMENT OF EXTENSION made this \_\_\_\_\_ day of March WITNESSETH that for and in consideration of the mutual covenants herein contained, it is agreed by and between the parties hereto as follows:

1. That the Seller proceed with diligence to file suit to Quiet Title in the Circuit Court for Queen Anne's County, State of Maryland.
2. That settlement will be held within 10 days after the signing of the final decree by the court.
3. That Seller will deliver to Buyer at settlement a deed conveying property by a good merchantable title.
4. That Buyer will have the right of possession upon signing of this Contract of Sale, for the purpose of cultivating and cropping the land and cleaning up debris.
5. That all other terms of the Agreement of Sale dated November 17, 1969 shall remain the same except as herein above altered.

AS WITNESS the Hands and Seals of the parties hereto:

Wendell A. Kobb  
Witness-as to signature

Frank K. Green  
Seller's Signature

Wendell A. Kobb  
Witness-as to signature

Virginia B. Green  
Seller's Signature

James B. Clement  
Witness-as to signature

William L. Embert  
Buyer's Signature

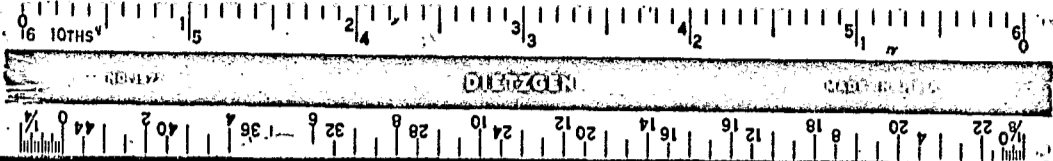
James B. Clement  
Witness-as to signature

Roberta Embert  
Buyer's Signature

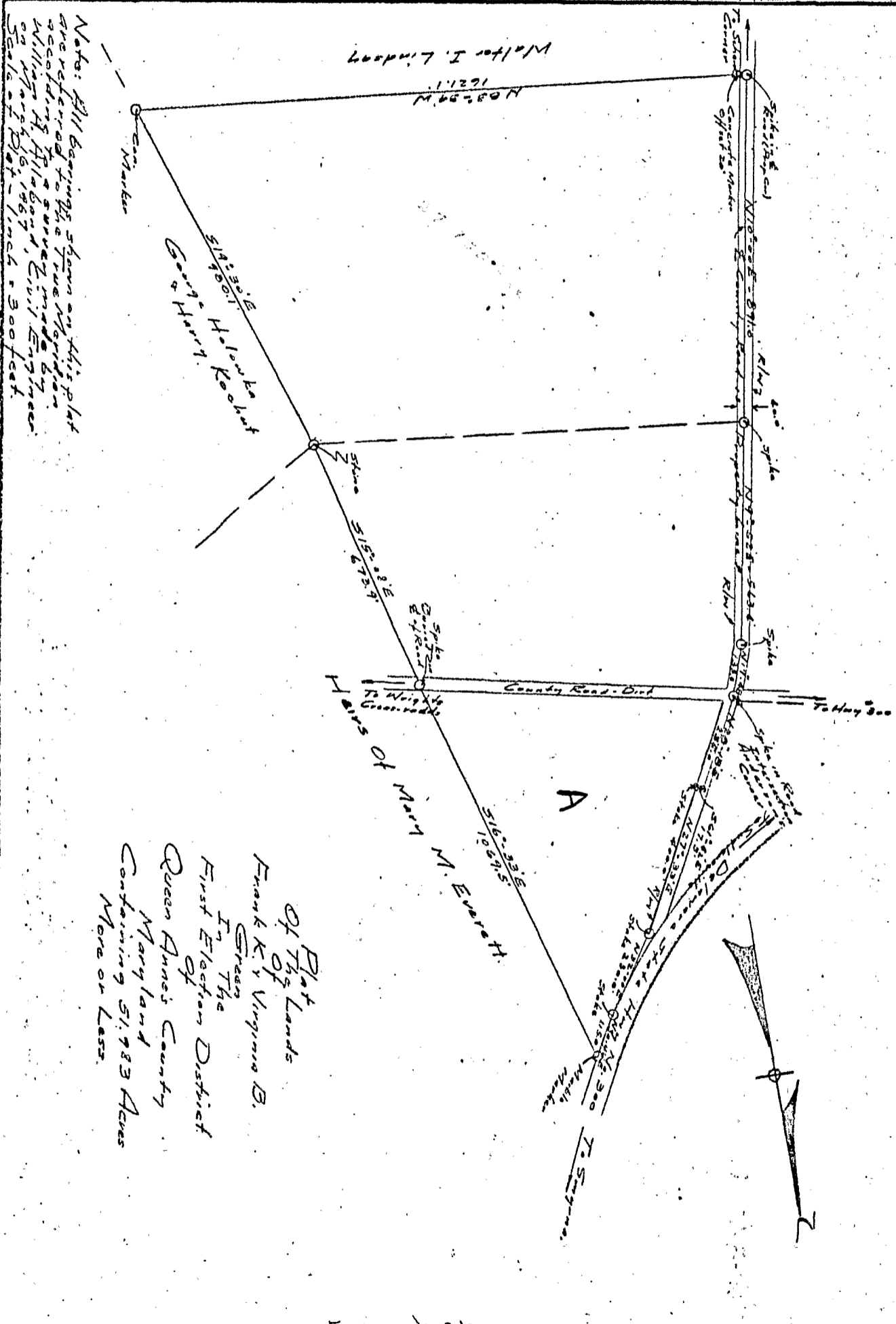
EXAMINER'S  
EXHIBIT H

Filed Aug 24, 1970





12



Note: All bearings shown on this plat are referred to the true meridian according to a survey made by William H. Alford, Civil Engineer, on March 15, 1967. Civil Engineer's Scale of Plat - 1 inch = 300 feet.

Plat  
Of The Lands  
Of Frank K. & Virginia B. Green  
In The  
First Election District  
Of Queen Anne's County  
Maryland  
Containing 51.983 Acres  
More or Less.

Dated Aug 24, 1970

EXHIBIT

FRANK K. GREEN, et. al.  
Complainants

vs.

WILLIAM PALMATORY, et. al.  
Respondants

\*  
\*  
\*  
\*  
\*  
\*  
\*

In the Circuit Court for  
Queen Anne's County  
In Equity  
Chancery No. 5132

OPINION OF COURT AND DECREE

THIS matter having come on for hearing before one of the Standing Examiners of this Court and the transcript of the testimony and exhibits thereto and the remaining papers in this case having been read and considered;

From the testimony, the Court finds as a matter of fact that Frank K. Green and Virginia B. Green were in actual, open, notorious, hostile possession under a claim of right and that said possession was continuous and exclusive, of all that tract of land described by the plat, Examiner's Exhibit I, filed in the testimony taken in these proceeds as Parcel "A" and in paragraph 2 of the Bill of Complaint for a period of more than fifty years from the year 1920 when Lizzie and Wilson Palmatory were in possession of said property, and that they continued in possession until approximately 1926 when Lizzie Palmatory died, whereupon Wilson Palmatory continued in possession until his death in the year 1937, whereupon his daughters, Elsie Quell and Ruth Broomall, continued said possession and were in actual, open, notorious, hostile possession of said real estate under a claim of right, and that said possession was continuous and exclusive for an additional period of approximately twenty-six (26) years to November 1, 1963, the date of the conveyance of said real estate to Frank X. Surma, Jr., and Alicia E. Surma, his wife, as shown by Examiner's Exhibit E, the said Ruth Broomall having inherited the interest of the said Elsie Quell at her death in 1939, as shown by Examiner's

Exhibit D, and that the said Frank X. Surma, Jr., and Alicia E. Surma continued said possession and were in actual, open, notorious, hostile possession of said real estate under a claim of right, and that said possession was also continuous and exclusive for an additional period of approximately three (3) years to July 12, 1966, the date of the conveyance of said real estate to Frank K. Green and Virginia B. Green as shown by Examiner's Exhibit F, and the said Frank K. Green and Virginia B. Green continued to possess in the same manner as aforesaid to the present time, and that by reason thereof, the said Frank K. Green and Virginia B. Green and their predecessors in title named herein have been in adverse possession of said real estate for a period of at least fifty (50) years from which the Court finds that the Complainants, Frank K. Green and Virginia B. Green, are vested with an absolute fee simple title to said real estate, free and clear of the claims of the respondents herein.

The Court is further of the opinion that title to the above premises mentioned is good and marketable and that the contract of Sale referred to in these proceedings made between the said Frank K. Green and Virginia B. Green, his wife, and William Luther Embert and Roberta Elizabeth Embert, his wife, is enforceable in equity.

Now, therefore, it is by the Circuit Court for Queen Anne's County, in Equity, this *9th* day of *October*, 1970, ADJUDGED, ORDERED AND DECREED, that the real estate described herein in paragraph 2 of the Bill of Complaint and Examiner's Exhibit I is the absolute fee simple property of the said Frank K. Green and Virginia B. Green, his wife, free and clear of the claims of William Palmatory and Sarah Palmatory, his wife, and the unknown

children and descendants of children of them, if any; that the said Frank K. Green and Virginia B. Green have the right of disposition of said lands; that the said William Palmatory and Sarah Palmatory and their unknown children and descendants of children of them, if any, are hereby enjoined from asserting any claim by any action at law or otherwise, and it is further ORDERED that the costs of these proceedings be paid by the Plaintiffs.

B. Hackett Turner Jr.

Judge

*Filed Oct 9, 1970*

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that  
on this Eleventh day of February in the year nineteen hundred and seventy,  
the following Bill To Quiet Title was brought to be recorded, to wit:-

1  
LEROY PHILLIPS a/k/a : IN THE  
JOHN LEROY PHILLIPS  
Rte 1  
Houston, Delaware  
AND : CIRCUIT COURT  
HERBERT A. WILLIS, Executor  
of Last Will and Testament of  
GEORGE EDWARD CHRISFIELD, : FOR  
deceased.  
Sudlersville, Maryland  
COMPLAINANTS

VS. : QUEEN ANNE'S COUNTY

R. B. ROBERTS, I. P. THOMAS,  
EDWIN H. BROWN, Assignee, and their  
unknown heirs, executors, adminis- :  
trators, and all other persons, :  
their heirs, executors, adminis- :  
trators, who could claim any interest :  
in the real estate mentioned in :  
these proceedings or who could :  
claim to hold a lien or encumbrance :  
on the real estate mentioned in :  
these proceedings.

IN EQUITY

NO. 5107

B. 33145

2/11/70

12 15

Addresses Unknown. :

RESPONDENTS.  
:

BILL TO QUIET TITLE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Bill of Complaint of John Leroy Phillips, also known as Leroy Phillips and Herbert A. Willis, Executor of the Last Will and Testament of George E. Chrisfield, deceased, by Robert R. Price, Jr., their Solicitor, respectfully represents:

(1) That this proceeding is filed under the provisions of the Code of the Public General Laws of Maryland, Article 16, Section 128 (1957).

(2) That Edwin H. Brown as Assignee of a mortgage dated March 28, 1890, recorded in Liber W.D. No. 4, folio 190 of the Land Records of Queen Anne's County, said mortgage being from R. B. Roberts to I. P. Thomas, in Equity Cause No. 1338 of the Queen Anne's County Circuit Court in Equity did proceed to sell the real estate therein described, to wit:

"All that tract of land in Queen Anne's County, Maryland, being on the south side of the public road leading from Barclay to Templeville and between the road running from the said road to Robert's Corner and the road leading from Dixon's Old Tavern to Keene's Cross Road; Beginning at a stone on the south side of the old road leading into Hiram Spark's house and running thence North 55° West 26.52 perches, thence North 77 1/2° West 89.44 perches, thence North 97 perches, thence North 85° East 110.71 perches, thence South 31° East 78 perches, thence South 23° East 43.81 perches, thence South 70° West 39.81 perches, thence South 42° East 14

perches, thence South 54° West 21.81 perches, thence by a straight line to the place of beginning, CONTAINING 103 acres and 23 perches of land, more or less, a certified copy of said mortgage is filed herewith and made a part hereof and marked "Exhibit A."

(3) That Edwin H. Brown, Assignee did file a Report of Sale in said Equity Cause No. 1338 wherein he reported the sale of said property to Toylus P. Robinson and Mary E. Chrisfield, and that said sale was finally ratified by said Court by Order dated October 3, 1898, a certified copy of said Report of Sale and Ratification marked "Exhibit B" and filed herewith.

(4) That Toylus P. Robinson and Mary E. Chrisfield, were brother and sister, and did immediately enter into possession of said land and did actively cultivate said land.

(5) That an examination of the Land Records of Queen Anne's County reveals no conveyance for said tract of land herein described to Toylus P. Robinson and Mary E. Chrisfield.

(6) That Toylus P. Robinson, also known as T. Pratt Robinson, died testate in the year 1912 and by his Last Will and Testament recorded in Liber R.W.T. No. 2, folio 130 of the Will Records of Queen Anne's County, did devise all his property, both real and personal to his sister, Mary Elizabeth Chrisfield, for life and at her death, said property to his niece, Myrna Mabel Chrisfield, a certified copy of said Will is filed herewith as "Exhibit C."

(7) That Mary Elizabeth Chrisfield died in the year 1935, testate her Last Will and Testament recorded in Liber E.C.W. No. 1, folio 154 of the Will Records of Queen Anne's County, did devise her one-half interest in said land unto her son, George Edward Chrisfield, a certified copy of said Will is filed herewith as "Exhibit D."

(8) That Myrna Mabel Chrisfield Phillips died testate in 1938 and by her Last Will and Testament filed in the Orphan's Court for Queen Anne's County, did devise her one-half interest in said land unto her brother, George Edward Chrisfield, for life and after his death to her son, Leroy Phillips, a certified copy of said Will is filed herewith as "Exhibit E."

(9) That George Edward Chrisfield died testate on October 25, 1969 and by his Last Will and Testament recorded in Liber D.E.C. No. 1, folio 519, did devise all his real estate to his nephew, Leroy Phillips, a certified copy of said Will is filed herewith as "Exhibit F."

(10) That Herbert A. Willis has qualified as the Executor of the Last Will and Testament of George Edward Chrisfield, deceased, as per certificate of letters filed as "Exhibit G."

(11) That since 1902 to date, said tract of land has been occupied and cultivated by Toylus P. Robinson, Mary Elizabeth Chrisfield, Myrna Mabel Chrisfield Phillips and George Edward Chrisfield and that said property has been assessed to them and all real estate taxes thereon paid by them since 1902; and that they have held the same openly, notoriously and adversely, occupying the same against the claim of the above named Respondents or anyone claiming through them, until the date of the filing of this Bill.

(12) That said land is now in the possession of Leroy Phillips and subject to the debts of the deceased, George Edward Chrisfield, and the power of sale contained in said Will to Herbert A. Willis, Executor,

but they have been advised they cannot deliver a merchantable title to said land until said title is cleared by Order of this Court.

(13) That no action at law or equity is now pending to test the validity or to quiet or remove the cloud from the title to said land.

TO THE END THEREFORE:

(1) That the Complainant, Leroy Phillips, may be decree of this Honorable Court be made the absolute owner of said land and have the perfect right of absolute disposition of same as against the Respondents in this suit, subject to the rights and powers granted unto Herbert A. Willis, Executor of the Last Will and Testament of George Edward Chrisfield, deceased.

(2) That this Honorable Court will grant an absolute and permanent injunction against the assertion by any of the Respondents in this cause of their claim to said property by any action either at law or equity or otherwise.

(3) That your Complainants may have such other and further relief as their case may require.

AND AS IN DUTY BOUND, ETC.

Robert R. Price, Jr.  
Robert R. Price, Jr.,  
Attorney for Complainants,  
103 Lawyer's Row  
Centreville, Maryland  
Phone: 758-1660

John L. Phillips  
Leroy Phillips a/k/a  
John Leroy Phillips

Herbert A. Willis  
Herbert A. Willis, Executor of the  
Last Will and Testament of George  
Edward Chrisfield, deceased.

STATE OF MARYLAND )  
QUEEN ANNE'S COUNTY )

TO WIT:

I HEREBY CERTIFY, that on this 9<sup>th</sup> day of February, 1970, before me, a Notary Public of the State and County aforesaid, personally appeared Leroy Phillips a/k/a, John Leroy Phillips, one of the Complainants, and made oath in due form of law that the matters and facts set forth herein are true and correct according to the best of his knowledge.

WITNESS my hand and Notarial Seal.

John S. Willis  
Notary Public

My commission expires: July 1, 1970

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND

758-1660



LIBER

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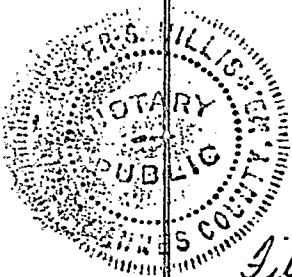
LIBER 6 408

STATE OF MARYLAND )  
QUEEN ANNE'S COUNTY )

TO WIT:

I HEREBY CERTIFY, that on this 9<sup>th</sup> day of February, 1970, before me, a Notary Public of the State and County aforesaid, personally appeared Herbert A. Willis, one of the Complainants, and made oath in due form of law that the matters and facts set forth herein are true and correct according to the best of his knowledge.

WITNESS my hand and Notarial Seal.



*Herbert A. Willis*  
Notary Public

My commission expires: July 1, 1970

*Filed Feb. 11, 1970*

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
758-1660



Book  
117

W D No. 4/190

Charles H. Spachwick  
Co. in favor of Prod. for Maryland, no-  
ident in Philadelphia, Maryland.

Dever Shinn County to wit: He is remembered, that on the twenty  
ninth day of March in the year One thousand eight hundred and ninety  
the following Mortgage was brought to be recorded, to wit:

This Mortgage, made this twenty ninth day of March, 1890 by me  
R. B. Roberts of Queen Anne's County, Maryland, Miltassett, that in  
consideration of the sum of One thousand dollars with interest  
from the first day of January 1890, now due from me, the said  
R. B. Roberts to J. P. Thomas of Delaware County, Pennsylvania; & the  
said R. B. Roberts do grant unto the said J. P. Thomas all that tract  
of land in Queen Anne's County, Maryland lying in the Southeast  
of the public road leading from Barclay Station to Templeville  
and thence in road leading from the said road to Roberts Cor-

Apr 2/92

Orig. Exam'd. & Mailed Mar

and the road leading from Dixon's Old Tavern to Moore's Prop.  
 also, along the same level of land formerly owned by the said  
 A. F. Moore's said the said P. P. Thomas as tenant in common. Con-  
 taining One Hundred and Nine acres and seven by three perches, more  
 or less, (said beginning at a stone on the North side of the said road  
 leading into Jordan Falls' range and running thence North fifty five  
 degrees west twenty six perches and fifty two one hundredths of a  
 perch, thence North seventy seven and one half degrees west eighty  
 three perches and forty four one hundredths of a perch, thence North  
 ninety seven perches, thence North eighty five degrees East One hun-  
 dred and ten perches and forty one hundredths of a perch, thence  
 South thirty one degrees East seventy eight perches, thence South  
 twenty three degrees East forty three perches and eighty one hun-  
 dredths of a perch, thence South seventy degrees west thirty one  
 perches and eighty one hundredths of a perch, thence South forty two

722 Feb 11, 1978

degrees East front on parcel, thence South fifty four degrees west  
 thence one parcel and eighty one hundred and fifty of a parcel, thence  
 by S. W. Wright line to the place of beginning.  
 It is provided that if R. the said R. B. Roberts shall pay on or before  
 the first day of January 1893 to the said D. J. Thomas the sum of  
 One thousand dollars with interest thereon semi-annually from  
 the first day of January 1890, then the Mortgage shall be void, and  
 provided further that if default shall be made in the money afore-  
 said or the interest thereon at the time and in the manner afore-  
 said then it shall be lawful for the said D. J. Thomas by himself or  
 his appointed Agent to sell the aforesaid Mortgage and premises at  
 public sale at the village of Barclay Station for cash, having  
 given three weeks notice by advertising in some paper published  
 in Queen Anne's County, Maryland of the time, place, manner and  
 terms of sale, and out of the proceeds to pay the debt and costs  
 and the surplus if any over to the said R. B. Roberts, and the said

lly from  
d. And

R. B. Roberts covenants that he will pay the aforesaid money and that in default of payment the said G. P. Thomas may enter.

A witness my hand and seal the day and year above written  
Test. H. R. Newton.

R. B. Roberts



Interlined before signing

State of Maryland, Queen Anne's Co. to wit: I hereby certify, that on this twenty eighth day of March 1870, before the subscriber, a Justice of the Peace of the said State in and for the County aforesaid, personally appeared R. B. Roberts and acknowledged the foregoing Mortgage to his act.

H. R. Newton, J.P.

State of Pennsylvania, City of Philadelphia, ss. On this 25<sup>th</sup> day of March A. D. 1890 before me, a Notary Public for the Commonwealth of Pennsylvania residing in the City of Philadelphia, personally appeared the within named J. J. Thomas who being duly affirmed according to Law, deposes and says that the Mortgage to grow to him by said R. B. Roberts to secure the sum of One Thousand dollars bearing interest as aforesaid owing by said R. B. Roberts to him said J. J. Thomas, and further deponent said not.

A. M. Cochrane  
Notary Public  
Philadelphia

Approved to and subscribed before me the day and year first above written.

A. M. Cochrane  
Notary Public

When Lewis County, North: Be it Remembered this 25<sup>th</sup> day of August 1890, that the following agreement was made to be recorded, to wit:

That the within named J. J. Thomas of Montgomery County, Pa. do hereby agree to make and sign a Mortgage with E. M. ... of Adams County, Pa. ...

Witness my hand and seal this 25<sup>th</sup> day of March 1890.  
A. M. Cochrane  
Notary Public

Subscribed at Reading, Pa., this 25<sup>th</sup> day of May 1890.  
J. J. Thomas

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

I HEREBY CERTIFY, that the foregoing is truly and taken and copied from Liber W.D. No. 4, folio 190, a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 23rd day of January in the year nineteen hundred and seventy.

Charles W. Cecil

Clerk

3 /  
16

Edwin S. Brown, Assignee  
of mortgage  
vs.  
A. C. Roberts  
In the Circuit Court of  
Queen Anne's County,  
in equity.  
No. 1338

To the Honorable the Judges of said Court:  
The Report of sale of Edwin S. Brown, Assignee  
of mortgage, shows:

1st. That default having been made in the payment  
of the mortgage debt and interest secured  
by a mortgage from A. C. Roberts to J. P.  
Thomas, and by assignment to Edwin S. Brown,  
a certified copy of said mortgage and as-  
signment having been filed in this cause on the  
8th. day of August 1896, and which is now made  
a part of this report.

2nd. That having given bonds to the State of Maryland  
conditioned as required by law with a surety  
which was duly approved as will appear  
from the original of said bonds and endorse-  
ment thereon filed in this cause and prayed  
to be taken as part of this Report; and after  
giving notice of the time, place, manner and terms  
of sale by advertisement in the "Centreville  
Record," a newspaper printed and  
published in Centreville, Queen Anne's  
County, Maryland, for more than three suc-  
cessive weeks, he, the said Edwin S. Brown

Exhibit "B" Filed Feb. 11. 1970      Testimony Ex. # 2. Filed May 28. 1970

Assignee of mortgage, did, by virtue of the power of sale contained in said mortgage and in pursuance of said notice, attend in front of the Railroad Depot at Barclay in Queen Anne's County aforesaid on Saturday, the 8th. day of August 1896 at 11 o'clock A. M. and then and there proceeded to sell the said mortgaged real estate, consisting of an undivided one-half interest of ~~the~~ <sup>the</sup> said farm or tract of land in the first Election District of Queen Anne's County, on the public road from Dixon's Tavern to Kane's Cross Roads and containing 10 3 acres of land, more or less, but failed to make sale of same.

38. That afterwards, the said Edwin H. Brown, assignee of mortgage, having again given notice of the time, place, manner and terms of sale by advertisement in the "Centreville Record" a newspaper printed and published in Centreville, Queen Anne's County, Maryland, for more than three successive weeks, a certified copy of which advertisement is herewith filed, marked "Exhibit A," and by advertisement in the "Centreville Observer," another newspaper printed and published in Queen Anne's County and by handbills extensively circulated, he, the said Edwin H. Brown, assignee of mortgage, did, by virtue of power of sale contained in said

mortgage, and pursuant to said notice, attend in front of the Railroad Depot at Barclay



mortgage, and pursuant to said notice, attend in front of the Railroad Depot in Barclay, in Queen Anne's County aforesaid on Saturday the 23d. day of July 1898 at 11 o'clock A. M. and then and there proceeded to sell said mortgaged real estate as follows, to wit: he <sup>of, by all that undivided one half interest (being the interest conveyed under mortgage) of, in and to the farm or tract of Land situate in the First Election District of Queen Anne's County on the public road from Lions Cross to Lane's Cross Roads, adjoining the lands of Abram Sparks and containing 103 acres of land, more or less, and the same was knocked down to J. P. Thomas, he being then and there the highest bidder therefor, at and for the sum of Four hundred dollars, but he failing to comply, at his request, Julius P. Robinson and Mary E. Christfield were substituted, as purchasers, at and for the sum of Four hundred fifty dollars, and they are hereby returned and reported as the purchasers of said mortgaged real estate at and for the sum of Four hundred and fifty (\$450) dollars, and they have given their agreement that they will comply with the terms of the sale on the ratification thereof, which terms of sale were, one third of purchase money in cash on day of sale, balance in two equal installments at one and two years from day of sale, or all cash at the election of the purchaser: deferred payments to</sup>

bear interest from day of sale, and to be secured  
by notes with surety approved by the assignee.

Edwin H. Brown  
Assignee of mortgage

State of Maryland, Queen Anne's County, to wit: I  
hereby certify that on this 29<sup>th</sup> day of July  
eighteen hundred and ninety-eight, before  
the subscriber, a Justice of the Peace of the State  
of Maryland, in and for Queen Anne's County, per-  
sonally appeared, Edwin H. Brown, Assignee,  
and made oath in due form of law that the  
matters and things stated in the foregoing Report  
are just and true and that the sale therein re-  
ported was fairly made.

William E. Thompson J.P.

Order Nisi.

Edwin H. Brown, Assignee  
of mortgage

vs.  
R. C. Roberts

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

No. 1338.

Ordered this 29<sup>th</sup> day of July 1898, that  
the sale made and reported by Edwin H. Brown, assignee  
of mortgage, in the above cause, of said mortgage  
real estate, therein fully described, be ratified and con-  
firmed, unless cause to the contrary thereof be  
shown on or before the 29<sup>th</sup> day of September

1898; provided a copy of this order be insert-  
ed in some newspaper printed and pub-

1898; provided a copy of this order to be insert-  
ed in some newspaper printed and pub-  
lished in Queen Anne's County, Maryland, once  
in each of three successive weeks before  
the 29<sup>th</sup> day of August 1898.

The Report states the amount of sales to be \$450.00

Filed July 29 1898 Wm. C. Coak

Edwin N. Brown, Agent  
of Mortgage

Robert B. Roberts

In the Circuit Court for Queen  
Anne's County in Equity  
No 1338

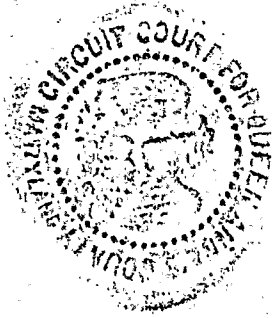
Ordered this third of October in the year  
eighteen hundred and ninety eight by me, Derrick  
Stump one of the Judges of the Circuit Court for Queen  
Anne's County in Equity and by the authority of said  
Court that the sale made and reported in the aforesaid  
cause by the foregoing report be and the same is hereby  
fully ratified and confirmed, no cause to the contrary  
being shown, all things done in the premises to have  
been given as directed by the preceding order. And the  
Agent and Vendor is allowed the usual Broker's  
Commissions and all expenses not personal.

Derrick Stump

Filed October 3 1898

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

I HEREBY CERTIFY that the foregoing is truly taken and copied from the original REPORT OF SALE which was filed in Chy. No. 1338 entitled "EDWIN H. BROWN, ASSIGNEE OF MORTGAGE" vs R. B. ROBERTS" in the Circuit Court for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 23rd day of January in the year nineteen hundred and seventy.

*Charles W. Cecil*

Clerk

dy 17) In the name of God amen.

I Tylis Pratt Robinson of Queen Anne's County State of Maryland, being sick and weak in body, but of sound memory and understanding, considering the certainty of death, and the uncertainty of time therefore, 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 to the earth to be decently buried at the discretion of my executrix hereinafter named. After my debts and funeral charges are paid. I devise and bequeath as follows:

<sup>Second</sup>  
~~First~~ To my sister Mary Elizabeth Christfield all of my property both real and personal to have and hold during her life, and at the death of my sister Mary Elizabeth Christfield, the property both real and personal to my niece Myrona Isabel Christfield.

<sup>and appoint</sup>  
~~Second~~ I nominate my sister Mary Elizabeth Christfield as my executrix without bond. In witness whereof I have hereunto subscribed my name this 22<sup>nd</sup> day of October A. D. 1912.

Test to make

Tylis Pratt Robinson  
mak

David. Waller  
Ruston R. Anderson

Signed, sealed, published and declared by the above named Tylus Pratt Robinson as and for his last will and testament, in our presence, who, at his request, in his presence, and in presence of each other, have hereto set our hands as witnesses hereto.

David Wall  
Rector, R. Anderson

State of Maryland,  
QUEEN ANNE'S COUNTY, Sct.:

Then came Myron M. Chisfield  
Custodian

7. day of Jan. A. D., 1913

and in the presence of Almighty God he did solemnly promise or declare, with ~~his~~ hand in due form of law, that he does not know of any Will or Codicil to a Will of Tylus Pratt Robinson late of said county, deceased, other than the foregoing Instrument of Writing, and that he received the same from Mr. Wm. Huntington the decedent of said

on or about the 15. day of November 1912

Cert: per

R. W. Thomas.

TEST:

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

State of Maryland,  
QUEEN ANNE'S COUNTY, Sct.:

Then came David Wall &  
Rector R. Anderson

7. day of Jan. A. D., 1913.

subscribing witness to the foregoing last Will and Testament of Tylus Pratt Robinson late of the County aforesaid, deceased, and in the presence of Almighty God they did solemnly promise or declare, with ~~his~~ 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

~~the other subscribing witness~~, respectively subscribed

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

R. W. Thomas.

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

Exhibit "C" Filed Feb 11 1970  
Testimony (Exh. #3) Filed May 28 1970

State of Maryland,  
QUEEN ANNE'S COUNTY, Sct.:

day of A. D., 19

} Then came

subscribing witness to the foregoing last Will and Testament of  
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 did see the testa therein named, sign and seal the  
said Will; that heard publish, pronounce and declare the same to be last Will and testa-  
ment, and that at the time of so doing was to the best of apprehension of sound and disposing  
mind, memory and understanding, and that, together with  
the other subscribing witness, respectively subscribed  
names as witnesses to said Will, in the presence and at the request of said testa and in the presence of each other.

Cert: per

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

*In the Orphans' Court for Queen Anne's County.*

The foregoing last Will and Testament of *Tylus Pratt Robinson*

late of Queen Anne's County, deceased,

.....having been exhibited for Probate, and no objection thereto

having been made, although notice according to the direction of the Court, appears to have been given to

the next relations of said deceased;

The Court, after having carefully examined the said Will.....

.....and also, the evidence adduced as to its validity,

Orders and decrees, this *14<sup>th</sup>* day of *January, 1913* that the

same be admitted in this Court as the true and genuine last Will and Testament.....

of the said *Tylus Pratt Robinson* deceased.

*W. H. Jones*  
*Jos. B. Black*

Judges of the Orphans' Court for Queen Anne's County.

In the Orphans' Court for Queen Anne's County, Maryland, Sit

The Register of Wills for Queen Anne's County, Maryland, does hereby certify that the within and afore-  
going is a true copy of Last Will and Testament of TYLUS PRATT ROBINSON, late  
of Queen Anne's County, deceased,

November 15, 1912  
as filed/and passed in this office on January 14, 1913

and recorded in Liber R.W.T. No. 2 Folio 130 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 23rd  
day of January 19 70.

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



WILL

5  
1  
19

Know all men by these presents:

I, Mary Elizabeth Chisfield of Pratt Baltimore Queen Anne's County, in the State of Maryland, being of sound and disposing mind, memory and understanding, do hereby make and declare this as my last will and testament, in the manner and form following, after my debts and funeral charges are paid,

I give, devise and bequeath unto my son George Edward Chisfield

all of my one half of the Farm called Beart Robert farm, bought by my Brother T Pratt Robinson and myself, at Public Sale about 1900 containing 103 acres more or less, adjoining Hiram Sparks on back and High Pratt place across road in front with all rights Privileges pertaining thereto.

Mary Elizabeth Chisfield

Pratt  
Baltimore Massy J.P.

And Lastly, I do hereby constitute and appoint my son George Edward Chisfield to be the sole executor 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 19th day of April in the year of our Lord one thousand nine hundred and Twenty four

Mary Elizabeth Chisfield (SEAL)

Signed, Sealed, Published and Declared by the above named

Mary Elizabeth Chisfield as and for her last will and testament, in our presence who at her request, in her presence and in the presence of each other, have hereto set our hands as witness hereto.

Test to all 3 names  
Pratt Massy J.P.

WITNESS:

Howard E Wilson  
Emma G. Hall

Testimony Exhibit 5 Filed May 28, 1970

Exhibit D Filed Feb 11, 1970

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

On the 14th day of September A. D., 1948, came J. Leroy Phillips, Custodian of the within and foregoing instrument of writing, purporting to be the last Will and Testament of Mary Elizabeth Chrisfield, 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 do not know nor has he heard of any other and that he received the same from George Chrisfield

on or about the 1st day of August A. D., 1948.

Sworn before

Edward E. Loursey  
Register of Wills of Queen Anne's County, Md.

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

On the 21st day of September 1948, came Emma G. Hall, now of 1016 Essex Avenue, Baltimore 21, Maryland, ex. one of the subscribing witness to the foregoing last Will and Testament of Mary Elizabeth Chrisfield, late of Queen Anne's County, deceased, and made oath in due form of law, that she did see the Testatrix sign and seal said Will, that she heard her 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 her apprehension, of sound and disposing mind, memory and understanding; and that she together with Howard E. Wilson, now deceased subscribed her name as witness to said Will at her request in her presence and in the presence of each other.

Sworn in open court.

Test:

Edward E. Loursey  
Register of Wills of Queen Anne's County, Md.

State of Maryland,

Queen Anne's County, Sct:

On this 21st day of September in the  
year nineteen hundred and fifty-one personally appeared  
W. Rembert Phillips of Barclay, Maryland,  
and made oath in due form of law that he was  
well acquainted with Howard E. Wilson  
who was a resident of Barclay, Maryland and who is now dead, having de-  
parted this life ~~some time in the year~~ January 6, 1944; that  
he was well acquainted with (his, ~~her~~) handwriting and the signature of the said  
Howard E. Wilson and that he believes that the  
signature as appearing on the last Will and Testament of Mary Elizabeth Chrisfield  
as a witness thereto, is in the handwriting of the said  
Howard E. Wilson, and is the true and genuine signature of the  
said Howard E. Wilson

Sworn in Open Court,

Test:

Edward E. Eusey

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

Signature of Credible Witness:

W. Rembert Phillips  
W. Rembert Phillips

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 MARY ELIZABETH CHRISFIELD, 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 27<sup>th</sup> day of December, A. D., 1960, that the same be admitted in this Court as the true and genuine last Will and Testament of the said MARY ELIZABETH CHRISFIELD, deceased.

*Gordon L. Shaver*  
*Terri L. Coppage*  
*Joseph S. Quincy*  
 Judges of the Orphans' Court of Queen Anne's County,  
 Maryland

Form # 2

In the Orphans' Court for Queen Anne's County, Maryland, Oct:

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 MARY ELIZABETH CHRISFIELD, late of Queen Anne's County, deceased,

September 14, 1948  
 as filed and passed in this office on December 27, 1960  
 and recorded in Liber E.C.W. No. 1 Folio 154  
 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 23rd day of January 1970.

*Madge E. Wooten*  
 Register of Wills for Queen Anne's County, Maryland

130

6/28 Know all men by these presents

I Myrna Mable Phillips of First District  
 Queen Anne's County in the State of Maryland  
 being of sound and disposing mind, memory  
 and understanding do hereby make and declare  
 this as my last will in regards to the follow-  
 ing piece of land, which was left me by my  
 Uncle T Pratt Robinson, I Myrna Mable Phillips  
 do hereby leave and give to my brother George  
 Edward Chusfield after my Mother's death  
 when the said piece of land comes to me all  
 of my half of the farm bought by my Mother  
 and Uncle T Pratt Robinson at Public Sale about  
 1900 called Bart Roberts farm situated in  
 First District Queen Anne's to hold the said farm  
 to by my Brother his wife true to my son  
 after his death to my son Seroy Phillips  
 Myrna Mable Phillips

Test as to this name  
 Myrna Mable J.P.

Witness  
 Howard E. Wilson  
 Emma G. Hall

Testimony of Phillip H. filed May 28 1970

Exhibit "2" Filed Feb. 11, 1970

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

On the 1st day of September A. D., 1948  
 came John Leroy Phillips, Custodian of the within and  
 foregoing instrument of writing, purporting to be the last Will and Testament of Myrna  
Mable Phillips, 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 do ~~es~~ not know nor ha s he  
 heard of any other and that he received the same from .....  
George Christfield  
 on or about the 1st day of August A. D., 1948.

Sworn before

Edward E. Evers

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

On the 2nd day of September 1951, came  
Emma G. Hall, now of 1016 Essex Avenue, Baltimore 21, Maryland,  
 one of the .....  
 subscribing witnesses to the foregoing last Will and Testament of Myrna Mable Phillips  
 ....., late of Queen Anne's County, deceased, and made oath in due form  
 of law, that she did see the Testatrix sign and seal said Will, that she heard / 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 her apprehension, of sound and disposing mind, memory and  
 understanding; and that she....together with Howard E. Wilson, now deceased,  
 .....subscribed her name as witness  
 to said Will at her request in her presence and in the presence of each other.

Sworn in open court.

Test:

Edward E. Evers  
 Register of Wills of Queen Anne's County, Md.

State of Maryland,

Queen Anne's County, Md:

On this 21st day of September in the year nineteen hundred and fifty-one personally appeared

W. Rembert Phillips of Barclay, Maryland,

and made oath in due form of law that he was well acquainted with Howard E. Wilson

who was a resident of Barclay, Maryland and who is now dead, having departed this life ~~some time in the year~~ on January 6, 1944; that

he was well acquainted with (his, her) handwriting and the signature of the said

Howard E. Wilson and that he believes that the signature as appearing on the last Will and Testament of Myrna Mabel Phillips

as a witness thereto, is in the handwriting of the said

Howard E. Wilson, and is the true and genuine signature of the

said Howard E. Wilson

Sworn in Open Court,

Test:

Edward E. Bousey

Register of Wills for Queen Anne's

County, Maryland.

Signature of Credible Witness:

W. Rembert Phillips  
W. Rembert Phillips

LAST WILL AND TESTAMENT  
OF  
GEORGE E. CHRISFIELD

1  
20  
I, George E. Chrisfield, of Barclay, Maryland, hereby revoke all Wills, Codicils and other instruments of a testamentary nature by me, at any time, heretofore made, do make, publish and declare my Last Will and Testament in manner following, that is to say:

FIRST: I direct my Executor hereinafter named, to pay all of my just debts and funeral expenses as soon after my death as conveniently may be done.

SECOND: I direct my Executor to sell all of my personal property at either public or private sale.

THIRD: I direct my Executor to purchase a casket, selling for not more than Seven Hundred Dollars (\$700.00) if possible. Have Rawlings Funeral Home, of Greensboro, Maryland, be my undertaker, burial to be in my lot in the Sudlersville Cemetery, funeral services to be held in Rawlings Funeral Home, funeral services by any Methodist Minister and the Executor to select my pallbearers.

FOURTH: I bequeath to my Nephew, LeRoy Phillips, all of the remainder of my estate, real, cash, bonds, personal and mixed, wheresoever situate and howsoever and whensoever acquired.

FIFTH: I have a bank account in the Farmers Bank of Delaware, Smyrna, Delaware, and is to be considered a part of my personal estate.

SIXTH: I nominate, constitute and appoint Herbert A. Willis, to be the Executor of this my Last Will and Testament. I authorize and empower my Executor to sell, grant and convey any or all of my real, personal and mixed estate at public or private sale and in his soul judgement and discretion and without authority of any court, in order to more easily administer, settle, and distribute my said estate as stated in this Last Will and Testament. I direct my Executor, heretofore mentioned, to serve without bond in his capacity as Executor as stated herein.

Testimony Exhibited to 6  
Filed May 28, 1970

Exhibit "I" Filed Feb. 11, 1970



IN WITNESS WHEREOF, I hereto set my hand and seal this 16<sup>th</sup>  
day of December, in the year 1968, at Barclay, Maryland.

Geo. E. Chrisfield (SEAL)

SIGNED, SEALED, PUBLISHED AND DECLARED, as and for his Last Will and Testament by the above named, George E. Chrisfield, in the presence of us, who at his request, in his presence and in the presence of each other, have signed our names as witnesses thereto, the date first above written.

William H. Husley  
Witness

Sudlersville, P.A.G. Md  
Address

James S. Odumby  
Witness

Sudlersville Md  
Address

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

On the 27th day of October A. D., 19 69, came  
Herbert A. Willis, Custodian of the within and  
aforegoing instrument of writing, purporting to be the last Will and Testament of  
GEORGE E. CHRISFIELD, 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 Safe in his Real Estate  
Office, Sudlersville, Maryland

on or about 27th day of October A. D., 19 69.

Sworn before

LIBER

6 PAGE 433

Madelyn E. Westover  
Register of Wills of Queen Anne's County, Md.

State of Maryland, Queen Anne's County, to wit: \_\_\_\_\_, Md.

On the 3rd day of November 1969, came

William H. Hurley and Joyce S. Hurley

subscribing witnesses to the foregoing last Will and Testament of GEORGE E. CHRISFIELD

\_\_\_\_\_, 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:

*Madley E. Wooten*

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

GEORGE E. CHRISFIELD,

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 rela-

tions 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 17th day of

November

, A. D., 1969, that the same be admitted in this Court as the true

and genuine last Will and Testament of the said GEORGE E. CHRISFIELD, deceased.

*Madley E. Wooten*

Register of Wills of Queen Anne's County, Md.

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 afore-  
going is a true copy of Last Will and Testament of GEORGE E. CHRISFIELD,  
late of Queen Anne's County, deceased,

October 27, 1969  
as filed/and passed in this office on November 17, 1969  
and recorded in Liber D.E.C. No. 1 Folio 519  
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 23rd  
day of January 19 70.

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

LIBER

6 PAGE 436

8



# The State of Maryland

## Queen Anne's County Set:

THE SUBSCRIBER, Register of Wills for Queen Anne's County, doth hereby certify that it appears by the Records in his office, that *LETTERS TESTAMENTARY* of all the goods, chattels, credits and personal estate of  
GEORGE E. CHRISFIELD,

late of Queen Anne's County,  
deceased, were on the 17th day of November in the year of our Lord one thousand nine hundred and sixty-nine granted and committed unto  
Herbert A. Willis

the Executor 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 23rd day of January in the year of our Lord, nineteen hundred and ~~xxx~~ seventy.

Test:

*Madlyn E. Wooters*  
Register of Wills for Queen Anne's County

Form 12

*Exhibit "S"*

*Filed Feb. 11, 1970*

*Testimony Exh. # 7 - Filed MAY 28, 1970*

9

LERROY PHILLIPS a/k/a  
JOHN LEROY PHILLIPS  
Rte 1  
Houston, Delaware

IN THE

AND

CIRCUIT COURT

HERBERT A. WILLIS, Executor  
of Last Will and Testament of  
GEORGE EDWARD CHRISFIELD,  
deceased.  
Sudlersville, Maryland  
COMPLAINANTS

FOR

VS.

QUEEN ANNE'S COUNTY

R. B. ROBERTS, I. P. THOMAS,  
EDWIN H. BROWN, Assignee, and their  
unknown heirs, executors, adminis-  
trators, and all other persons,  
their heirs, executors, adminis-  
trators, who could claim any interest  
in the real estate mentioned in  
these proceedings or who could  
claim to hold a lien or encumbrance  
on the real estate mentioned in  
these proceedings.

IN EQUITY

NO. 5107

Addresses Unknown.

RESPONDENTS.

ORDER OF PUBLICATION

The object of this suit is to procure a decree that the Plaintiffs be made the absolute owners of the tract of land hereinafter described with the perfect right of absolute disposition of the same, as against the Respondents and for absolute and permanent injunction against any of the Respondents claiming any interest in said land.

The Bill recites that this proceeding is - - - - -

(1) Filed under the provisions of the Code of the Public General Laws of Maryland, Article 16, Section 128 (1957).

(2) That Edwin H. Brown as Assignee of a mortgage dated March 28, 1890, recorded in Liber W.D. No. 4, folio 190 of the Land Records of Queen Anne's County, said mortgage being from R. B. Roberts to I. P. Thomas, in Equity Cause No. 1338 of the Queen Anne's County Circuit Court in Equity did proceed to sell the real estate therein described, to wit:

"All that tract of land in Queen Anne's County, Maryland, being on the south side of the public road leading from Barclay to Templeville and between the road running from the said road to Robert's Corner and the road leading from Dixon's Old Tavern to Keene's Cross Road; Beginning at a stone on the south side of the old road leading into Hiram Spark's house and running thence North 55° West 26.52 perches; thence North 77 1/2° West 89.44 perches, thence North 97 perches, thence North 85° East 110.71 perches, thence South 31° East 78 perches, thence South 23° East 43.81 perches, thence South 70° West 39.81 perches, thence South 42° East 14

perches, thence South 54° West 21.81 perches, thence by a straight line to the place of beginning, CONTAINING 103 acres and 23 perches of land, more or less, a certified copy of said mortgage is filed herewith and made a part hereof and marked "Exhibit A."

(3) That Edwin H. Brown, Assignee did file a Report of Sale in said Equity Cause No. 1338 wherein he reported the sale of said property to Toylus P. Robinson and Mary E. Chrisfield, and that said sale was finally ratified by said Court by Order dated October 3, 1898, a certified copy of said Report of Sale and Ratification marked "Exhibit B" and filed herewith.

(4) That Toylus P. Robinson and Mary E. Chrisfield, were brother and sister, and did immediately enter into possession of said land and did actively cultivate said land.

(5) That an examination of the Land Records of Queen Anne's County reveals no conveyance for said tract of land herein described to Toylus P. Robinson and Mary E. Chrisfield.

(6) That Toylus P. Robinson, also known as T. Pratt Robinson, died testate in the year 1912 and by his Last Will and Testament recorded in Liber R.W.T. No. 2, folio 130 of the Will Records of Queen Anne's County, did devise all his property, both real and personal to his sister, Mary Elizabeth Chrisfield, for life and at her death, said property to his niece, Myrna Mabel Chrisfield, a certified copy of said Will is filed herewith as "Exhibit C."

(7) That Mary Elizabeth Chrisfield died in the year 1935, testate her Last Will and Testament recorded in Liber E.C.W. No. 1, folio 154 of the Will Records of Queen Anne's County, did devise her one-half interest in said land unto her son, George Edward Chrisfield, a certified copy of said Will is filed herewith as "Exhibit D."

(8) That Myrna Mabel Chrisfield Phillips died testate in 1938 and by her Last Will and Testament filed in the Orphan's Court for Queen Anne's County, did devise her one-half interest in said land unto her brother, George Edward Chrisfield, for life and after his death to her son, Leroy Phillips, a certified copy of said Will is filed herewith as "Exhibit E."

(9) That George Edward Chrisfield died testate on October 25, 1969 and by his Last Will and Testament recorded in Liber D.E.C. No. 1, folio 519, did devise all his real estate to his nephew, Leroy Phillips, a certified copy of said Will is filed herewith as "Exhibit F."

(10) That Herbert A. Willis has qualified as the Executor of the Last Will and Testament of George Edward Chrisfield, deceased, as per certificate of letters filed as "Exhibit G."

(11) That since 1902 to date, said tract of land has been occupied and cultivated by Toylus P. Robinson, Mary Elizabeth Chrisfield, Myrna Mabel Chrisfield Phillips and George Edward Chrisfield and that said property has been assessed to them and all real estate taxes thereon paid by them since 1902; and that they have held the same openly, notoriously and adversely, occupying the same against the claim of the above named Respondents or anyone claiming through them, until the date of the filing of this Bill.

(12) That said land is now in the possession of Leroy Phillips and subject to the debts of the deceased, George Edward Chrisfield, and the power of sale contained in said Will to Herbert A. Willis, Executor,

but they have been advised they cannot deliver a merchantable title to said land until said title is cleared by Order of this Court.

(13) That no action at law or equity is now pending to test the validity or to quiet or remove the cloud from the title to said land.

IT IS THEREUPON ORDERED, by the Circuit Court for Queen Anne's County, this 11<sup>th</sup> day of February, 1970, that the Plaintiffs, by causing a Copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 19<sup>th</sup> day of March, 1970, shall give notice to the Respondents, addresses unknown, of the substance and object of the Bill of Complaint, and to appear in the Circuit Court for Queen Anne's County, on or before the 25<sup>th</sup> day of April, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise, a decree pro confesso and/or a final decree may be entered for the relief demanded by the Plaintiffs.

FILED: Feb. 11, 1970

Charles W Cecil  
CLERK.

**NOTICE**

IN THE  
CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY  
NO. 5107

LEROY PHILLIPS a/k/a  
JOHN LEROY PHILLIPS  
Rte 1  
Houston, Delaware

AND

HERBERT A. WILLIS, Executor  
of Last Will and Testament of  
GEORGE EDWARD CHRISFIELD,  
deceased.  
Sudlersville, Maryland

COMPLAINANTS

VS.

R.B. ROBERTS, I.P. THOMAS,  
EDWIN H. BROWN, Assignees,  
and their unknown heirs,  
executors, administrators, and  
all other persons, their heirs,  
executors, administrators, who  
could claim any interest in the  
real estate mentioned in these  
proceedings or who could  
claim to hold a lien or  
encumbrance on the real estate  
mentioned in these proceedings.

Addresses Unknown.

RESPONDENTS.

**ORDER OF PUBLICATION**

The object of this suit is to  
procure a decree that the Plaintiffs  
be made the absolute owners of the  
tract of land hereinafter described  
with the perfect right of absolute  
disposition of the same, as against  
the Respondents and for absolute  
and permanent injunction against  
any of the Respondents claiming  
any interest in said land.

The Bill recites that this  
proceeding is—

(1) Filed under the provisions of  
the Code of the Public General  
Laws of Maryland, Article 16,  
Section 126 (1957):

(2) That Edwin H. Brown as  
Assignee of a mortgage dated March  
28, 1890, recorded in Liber W.D.  
No. 4, folio 190 of the Land  
Records of Queen Anne's County,  
said mortgage being from R.B.  
Roberts to I.P. Thomas, in Equity  
Cause No. 1338 of the Queen  
Anne's County Circuit Court in  
Equity did proceed to sell the real  
estate therein described, to wit:

"All that tract of land in Queen  
Anne's County, Maryland, being on  
the south side of the public road  
leading from Barclay to Templeville  
and between the road running from  
the said road to Robert's Corner  
and the road leading from Dixon's  
Old Tavern to Keene's Cross Road;  
Beginning at a stone on the south  
side of the old road leading into  
Hiram Spark's house and running  
thence North 55 degrees West  
26.52 perches, thence North 77 1/2  
degrees West 39.44 perches, thence  
North 97 perches, thence North 85  
degrees East 110.71 perches, thence  
South 31 degrees East 78 perches,  
thence South 23 degrees East 43.61  
perches, thence South 70 degrees  
West 39.81 perches, thence South  
42 degrees East 14 perches, thence  
South 54 degrees West 21.81



perches, thence by a straight line to the place of beginning, CONTAINING 103 acres and 23 perches of land, more or less, a certified copy of said mortgage is filed herewith and made a part hereof and marked "Exhibit A."

(3) That Edwin H. Brown, Assignee did file a Report of Sale in said Equity Cause No. 1330 wherein he reported the sale of said property to Toylus P. Robinson and Mary E. Christfield, and that said sale was finally ratified by said Court by Order dated October 3, 1893, a certified copy of said Report of Sale and Ratification marked "Exhibit B" and filed herewith.

(4) That Toylus P. Robinson and Mary E. Christfield, were brother and sister, and did immediately enter into possession of said land and did actively cultivate said land.

(5) That an examination of the Land Records of Queen Anne's County reveals no conveyance for said tract of land herein described to Toylus P. Robinson and Mary E. Christfield.

(6) That Toylus P. Robinson, also known as T. Pratt Robinson, died testate in the year 1912 and by his Last Will and Testament recorded in Liber R.W.T. No. 2, folio 130 of the Will Records of Queen Anne's County, did devise all his property, both real and personal to his sister, Mary Elizabeth Christfield, for life and at her death, said property to his niece, Myrna Mabel Christfield, a certified copy of said Will is filed herewith as "Exhibit C."

(7) That Mary Elizabeth Christfield died in the year 1935, testate, her Last Will and Testament recorded in Liber E.C.W. No. 1, folio 154 of the Will Records of Queen Anne's County, did devise her one-half interest in said land unto her son, George Edward Christfield, a certified copy of said Will is filed herewith as "Exhibit D."

(8) That Myrna Mabel Christfield

## LEGAL NOTICES

Phillips died testate in 1938 and by her Last Will and Testament filed in the Orphan's Court for Queen Anne's County, did devise her one-half interest in said land unto her brother, George Edward Chrisfield, for life and after his death to her son, Leroy Phillips, a certified copy of said Will is filed herewith as "Exhibit E."

(9) That George Edward Chrisfield died testate on October 25, 1969, and by his Last Will and Testament recorded in Liber D.E.C. No. 1, folio 519, did devise all his real estate to his nephew, Leroy Phillips, a certified copy of said Will is filed herewith as "Exhibit F."

(10) That Herbert A. Willis has qualified as the Executor of the Last Will and Testament of George Edward Chrisfield, deceased, as per certificate of letters filed as "Exhibit G."

(11) That since 1902 to date, said tract of land has been occupied and cultivated by Toyias P. Robinson, Mary Elizabeth Chrisfield, Myrna Mabel Chrisfield Phillips and George Edward Chrisfield and that said property has been assessed to them and all real estate taxes thereon paid by them since 1902; and that they have held the same openly, notoriously and adversely, occupying the same against the claim of the above named Respondents or anyone claiming through them, until the date of the filing of this Bill.

(12) That said land is now in the possession of Leroy Phillips and subject to the debts of the deceased, George Edward Chrisfield, and the power of sale contained in said Will to Herbert A. Willis, Executor, but they have been advised they cannot deliver a merchantable title to said land until said title is cleared by Order of this Court.

(13) That no action at law or equity is now pending to test the validity or to quiet or remove the cloud from the title to said land.

IT IS THEREUPON ORDERED, by the Circuit Court for Queen Anne's County, this 11th day of February, 1970, that the Plaintiffs, by causing a Copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 19th day of March, 1970, shall give notice to the Respondents, addresses unknown, of the substance and object of the Bill of Complaint, and to appear in the Circuit Court for Queen Anne's County, on or before the 20th day of April, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise, a decree pro confesso and/or a final decree may be entered for the relief demanded by the Plaintiffs.

Charles W. Cecil, Clerk

FILED: Feb. 11, 1970

True Copy

Test: Charles W. Cecil, Clerk

4-3-11

10

Queen  Anne's

# RECORD-OBSERVER

Centreville, Md., April 30, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice

in the ~~case/estate of~~ Equity No. 5107

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 19th day of March, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 18th day of February, 1970, and the last insertion on the 11th day of March, 1970.

THE RECORD-OBSERVER CORPORATION

By Anthony M. Moore

*Filed May 9, 1970*

Queen Anne's

# RECORD-OBSERVER

Centreville, Md., April 30, 1970

## NOTICE TO CREDITORS

**THIS IS TO GIVE NOTICE,** that the subscriber hath obtained from the Orphans' Court of Queen Anne's County, in Maryland, letters testamentary on the personal estate of

**GEORGE E. CHRISFIELD** late of Queen Anne's County, deceased. All persons having claims against the deceased are warned to exhibit the same, with the proper vouchers thereof, legally authenticated, to the subscriber, on or before the 1st day of May, 1970; they may otherwise by law be excluded from all benefit of said estate. All persons indebted to this estate must settle at once.

Given under my hand this 17th day of November, 1969.  
Herbert A. Willis, Executor  
4t-12-11

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice to Creditors

in the case/estate of George E. Chrisfield

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 1st day of May, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 20th day of November, 1969, and the last insertion on the 11th day of December, 1969.

THE RECORD-OBSERVER CORPORATION

By Anthony M. Thorse

*Filed May 8, 1970*

12

LERROY PHILLIPS, ET AL, : IN THE CIRCUIT COURT FOR  
 COMPLAINANTS : QUEEN ANNE'S COUNTY  
 VS. :  
 R. B. ROBERTS, ET AL, : EQUITY NO. 5107  
 RESPONDENTS :

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Robert R. Price, Jr., Attorney for Leroy Phillips, et al, Petitioners, respectfully represents:

(1) That the Defendants, R. B. Roberts, I. P. Thomas, Edwin H. Brown, Assignee, and their unknown heirs, executors, administrators, and all other persons, their heirs, executors, administrators, who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings, have been duly served, summons to appear, answer and defend in this Cause, as evidenced by the Order of Publication issued in this Cause, and the Certificate of Publication of the same by the Queen Anne's Record Observer, all of which is filed herein in this Cause.

(2) That although the time allowed by said Order of Publication to the said Defendants to answer and defend in this Cause has long since passed, the defendants have failed to enter their appearance, either in proper person, or by solicitor and have not filed any pleadings herein.

(3) That your Petitioners are advised and therefore allege that they have a right to secure a decree pro confesso against the Defendants, and that the papers submitted to one of the examiners of this Court, so that your Petitioners may offer testimony in support of the allegations in the Bill of Complaint.

TO THE END THEREFORE:

(1) That a decree pro confesso may be granted by this Honorable Court, against R. B. Roberts, I. P. Thomas, Edwin H. Brown, Assignee, and their unknown heirs, executors, administrators, and all other persons, their heirs, executors, administrators, who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings.

(2) That the papers in this Cause may be submitted to one of the standing examiners of this Court, so that your Petitioners may take testimony in support of the allegations of the Bill of Complaint.

(3) That your Petitioners may have such other and further relief as their case may require.

AND AS IN DUTY BOUND, ETC.

*Robert R. Price, Jr.*  
 Robert R. Price, Jr.,  
 Attorney for the Petitioners  
 103 Lawyer's Row  
 Centreville, Maryland

ROBERT R. PRICE, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MARYLAND  
 758-1660

*Filed May 8, 1970*

LIBER

6 MAY 1970

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13

LEROY PHILLIPS, ET AL, : IN THE CIRCUIT COURT FOR  
 COMPLAINANTS : QUEEN ANNE'S COUNTY  
 VS. :  
 R. B. ROBERTS, ET AL, : EQUITY NO. 5107  
 RESPONDENTS :

ORDER OF COURT

That foregoing Petition having been read and considered, and it appearing that the Defendants, R. B. Roberts, I. P. Thomas, Edwin H. Brown, Assignee, and their unknown heirs, executors, administrators, and all other persons, their heirs, executors, administrators, who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings, being the Defendants, have been duly summoned and failed to appear, either in person or by solicitor to the Bill of Complaint filed herein.

IT IS THEREUPON, this 13<sup>th</sup> day of May, 1970, by the Circuit Court of Queen Anne's County, in Equity, and by the authority thereof, ADJUDGED, ORDERED and DECREED that the Plaintiffs are entitled to relief in the premises and that the Bill of Complaint, be, and the same is hereby taken Pro Confesso against the Defendants, R. B. Roberts, I. P. Thomas, and Edwin H. Brown, Assignee, and their unknown heirs, executors, administrators, and all other persons, their heirs, executors, administrators, who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings, but because it does not certainly appear to what relief the Petitioners are entitled, it is further ORDERED and ADJUDGED that leave be granted to the Petitioners to take testimony before one of the standing examiners of this Court, to support the allegations of the Bill of Complaint.

ROBERT R. PRICE, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MARYLAND  
 758-1660

*Filed May 12, 1970*

*B. Hatched Turner Jr.*  
 JUDGE.

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
103 LAWYERS ROW  
CENTREVILLE, MARYLAND 21617

LEROY PHILLIPS a/k/a  
JOHN LEROY PHILLIPS, ET AL,

VS.

R. B. ROBERTS, ET AL,  
ADDRESSES UNKNOWN.

EDWARD TURNER,  
EXAMINER.

May 28, 1970  
DATE FILED.

LIBER

6 PAGE 447

14  
 LEROY PHILLIPS a/k/a  
 JOHN LEROY PHILLIPS,  
 ET AL,

: IN THE CIRCUIT COURT FOR

COMPLAINANTS

: QUEEN ANNE'S COUNTY

VS.

R. B. ROBERTS, ET AL,  
 ADDRESSES UNKNOWN.

IN EQUITY

RESPONDENTS.

: NO. 5107

DEPOSITIONS

The undersigned, one of the Standing Examiners for the Circuit Court for Queen Anne's County, In Equity, at the request of Robert R. Price, Jr., Solicitor for the Plaintiffs, did, at his office on May 18th, 1970, at 1:30 P.M. and after swearing the witnesses and the stenographer, Marcy F. Collier, proceed to take their depositions; and I do further certify that I was present during the taking of the depositions; that the examination was properly conducted, and that I did not deem it necessary for me to examine any of the witnesses, there being no unusual or irregular circumstances in the taking of the depositions or in the conduct of the proceedings.

*Edward Turner*

Examiner.

*Filed May 25, 1970*



The first witness, Leroy Phillips, a/k/a John Leroy Phillips, having been duly sworn, deposed and say:

Q. State your name, age, address and occupation.

A. Leroy Phillips also known as John Leroy Phillips, 47 years old, Houston, Delaware, manager of Perry's Pancake House, Dover, Delaware.

Q. Who were your Mother and Father, and are they living?

A. My Mother was Myrna Mabel Chrisfield Phillips and she died January 22, 1938, my Father was Roy Phillips and he died in Goldsborough, Caroline County, on June 30, 1966.

Q. Were you the only heir of your Father and Mother?

A. Yes, I was the only child.

Q. Who was Mary Elizabeth Chrisfield?

A. She was my Grandmother and she died in 1936, her husband died prior to that date. She was survived by two children, George Edward Chrisfield and Myrna Mabel Chrisfield Phillips.

Q. Who was Toylus P. Robinson?

A. He was my Grandmother's, Mary Elizabeth Chrisfield, brother, he died in 1912.

Q. Are you familiar with the "Bart Roberts" Farm, as described in "Exhibit A".

A. I have known it all my life, as my Grandmother, Mary Elizabeth Chrisfield, lived there until her death in 1936, and my Uncle George E. Chrisfield lived there all his life. My Mother used to visit there quite often, and I can remember it well for over 40 years.

(Attorney offered this as evidence as "Testimony Exh. #1).

Q. Who tilled the farm?

A. George E. Chrisfield tilled it until about 1938 or 1939, when he became disabled and since that date he has rented the land and lived in the house.

Q. Has there ever been any title question or claim by others to the "Bart Roberts" Farm?

A. Not to my knowledge, as the fields and boundaries have always been the same and have always been for 103 acres. My Grandmother moved there about 1901 or 1902, and no one has ever made any claim that I know of. They have always paid the taxes and it has always been known as the "Chrisfield Farm."

Q. Would you identify "Exhibit B?"

A. It is a report of sale where my Grandmother, Mary Elizabeth Chrisfield, and my great uncle, Toylus P. Robinson, purchased the "Bart Roberts" Farm.

(Attorney offered this as evidence as "Testimony Exh. #2).

Q. How did you obtain your one-half interest in this farm?

A. Toylus P. Robinson by his Will, which is "Exhibit C" left his one-half interest to my Grandmother, Mary Elizabeth Chrisfield, for life and then to my Mother, Myrna Mabel Chrisfield. When my Mother died in 1938, she left the one-half interest by her Will, "Exhibit E", unto George E. Chrisfield for life, and then to me. When George E. Chrisfield died in 1969, I became owner of this one-half.

Attorney offered this as evidence as "Testimony Exh. #3 & #4).

Q. What is the title to the other one-half?

A. The other one-half interest was originally purchased by my Grandmother, Mary Elizabeth Chrisfield, and when she died in 1935, she left it by her Will, "Exhibit D" to my Uncle George E. Chrisfield. George E. Chrisfield by his Will, "Exhibit F", has left this to me, but it is subject to Mr. Willis, as Executor, selling it to pay his debts.

Attorney offered these as evidence as "Testimony Exh. #5 & 6).

Q. Has your family since 1900, openly and notoriously claimed title to the land described in "Exhibit A"?

A. Yes, they have and the only problem appears to be they never received a deed when they bought it at the Trustee sale.

The second witness, Herbert A. Willis, having been duly sworn, did depose and say:

Q. Would you state your name, address and occupation?

A. Herbert A. Willis, Sudlersville, Maryland, I am a real estate broker.

Q. Are you the Executor of the Last Will and Testament of George E. Chrisfield?

A. Yes, a certificate of appointment was filed herein as "Exhibit G".

Attorney offered this as evidence as "Testimony Exh. #7.

Q. Is the estate solvent?

A. The personal property and cash consists of about \$500., but there is a welfare bill for over \$8,700. The one-half interest in the farm will have to be sold to pay this. Under the terms of the Will, I have the power of sale to do this.

Q. Are you familiar with the "Chrisfield Farm"?

A. Yes, it is 103 acres, more or less, as "Exhibit A" describes it. I have been familiar with it since 1933, when I collected insurance there. George E. Chrisfield and his Mother, Mary Elizabeth Chrisfield, lived there. I have been there at least once a year ever since, and generally many times more than that.

Q. Do you know of any claim or title anyone else may have to this land?

A. No, it has always been the Chrisfield Farm, since I have known it, and no one else in the area ever disputed it or knew otherwise.

Q. Did Mary Elizabeth Chrisfield and George E. Chrisfield, openly and notoriously occupy, possess and claim this land?

A. Yes, they always lived there, cultivated or rented it, and treated it as their property. They never referred to anyone else owning it.

There being no further witnesses to be examined, the Examiner herewith makes his return to the depositions of the respective witnesses, and the costs chargeable in the case, as follows, to wit:

Edward Turner, Examiner-----\$ 10.00

Marcy F. Collier, Steno.----- 12.50

And I do further certify that said depositions were commenced at 1:30 P.M. and completed at 2:30 P.M. on the 18th day of May, 1970.

Respectfully submitted,

  
Edward Turner, Examiner.

*Filed May 28, 1970*

FOR Testimony Exhibits Nos. 1, 2, 3, 4, 5, 6, and 7 filed May 28, 1970,

SEE Exhibits A, B, C, E, D, F, and G, respectively, filed with the Bill

to Quiet Title filed February 11, 1970.

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LIBER

6 PAGE 452

LEROY PHILLIPS a/k/a  
JOHN LEROY PHILLIPS,  
ET AL.

IN THE

CIRCUIT COURT FOR

Vs.

QUEEN ANNE'S COUNTY

HERBERT A. WILLIS,  
EXECUTOR  
ET AL.

IN EQUITY NO. 5107

DECREE

The above Cause standing ready for hearing and being submitted without argument, the Bill of Complaint, testimony and all other proceedings were by the Court, read and considered:

IT IS THEREUPON, this 24<sup>th</sup> day of June, 1970, by the Circuit Court for Queen Anne's County in Equity, ADJUDGED, ORDERED and DECREED that:

(1) That Leroy Phillips, subject to the powers of Herbert A. Willis, Executor of the Last Will and Testament of George Edward Chrisfield, deceased, have absolute ownership and perfect right to absolute disposition of the real estate in Queen Anne's County mentioned in these proceedings, and more particularly described below, as against R. B. Roberts, I. P. Thomas and Edwin H. Brown, Assignee, their unknown heirs, executors, administrators and all other persons, their heirs, executors and administrators, who could claim any interest in the real estate below described or who could claim to hold a lien or encumbrance on the real estate described as follows, to wit:

"ALL that tract of land in Queen Anne's County, Maryland, being on the South side of the public road leading from Barclay to Templeville and between the road running from the said road to Robert's Corner and the road leading from Dixon's Old Tavern to Keene's Cross Roads; Beginning at a stone on the South side of the old road leading into Hiram Spark's house and running thence North 55° West 26.52 perches, thence North 77½° West 89.44 perches, thence North 97 perches, thence North 85° East 110.71 perches, thence South 31° East 78 perches, thence South 23° East 43.81 perches, thence South 70° West 39.81 perches, thence South 42° East 14 perches, thence South 54° West 21.81 perches, thence by a straight line to the place of beginning, CONTAINING 103 acres and 23 perches of land, more or less."

(2) R. B. Roberts, I. P. Thomas and Edwin H. Brown, Assignee, their unknown heirs, executors, administrators and all other persons, their heirs, executors and administrators who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a

lien or encumbrance in the real estate mentioned in these proceedings are hereby enjoined and restrained from asserting any claim to the aforesaid real estate by any action at law, equity or otherwise.

*B. Hackett Turner Jr.*  
JUDGE.

*Filed June 24. 1970*

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this twenty-first day of August in the year nineteen hundred and seventy, the following Bill to Quiet Title was brought to be recorded, to wit:

THOMAS R. PRICE  
and ELSIE K. PRICE,  
his wife  
Chester, Maryland

Plaintiffs

vs.

CASIAH WATSON  
Chester, Maryland;  
BEATRICE SAUNDERS  
Chester, Maryland;  
LEON SAUNDERS  
Chester, Maryland;  
EARL SAUNDERS  
Chester, Maryland;  
CATHERINE LA CAILLE  
390 East Tenth Street #5A  
New York City, New York;  
WAVE MEALY  
15 Congress Road  
New City, New York;  
CHARLES MEALY  
Chester, Maryland;  
NORMAN MEALY  
Chester, Maryland;  
JOSEPH MEALY  
Chester, Maryland;  
CHELSA MEALY  
Denton, Maryland;  
SAPHRONIA STEVENSON  
45 Hersak Place  
Englewood, New Jersey;  
LILLIAN MAXWELL  
15 Congress Road  
New City, New York;  
ETHEL SALLEY  
136 Grant Avenue  
Jersey City, New Jersey 07305  
and their unknown heirs,  
executors and administrators  
and all other persons, their  
heirs, executors and adminis-  
trators who could claim any  
interest in the real estate men-  
tioned in these proceedings or  
who could claim to hold a lien  
or encumbrance on the real  
estate mentioned in these proceedings  
Defendants

BILL TO QUIET TITLE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Bill of Complaint of Thomas R. Price and Elsie K. Price, his wife, by J. Thomas Clark, their attorney, respectfully represents:

1. That this proceeding is filed under the provisions of Article 16, Section 128, Annotated Code of Maryland (1957).

LIBER

6 PAGE 453

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

No. 5161  
RJ #15.00  
FR 35729.

2. That on August 22, 1881, James E. Kirwan and Mary R. Kirwan, his wife, did by deed convey in fee simple unto John W. Green a lot of land situate in Crab Alley Neck on the east side of the public road leading down said Neck and situate on the creek called or known as Hog Bay Creek and more recently called Kirwan's Creek, containing three acres of land, more or less, and which metes and bounds are more particularly described in said deed which is recorded among the land records of Queen Anne's County in Liber J.W. No. 12, folio 440, a certified copy of which deed is filed herewith and made a part hereof and marked Complainant's Exhibit No. 1.

3. That thereafter on the 28th day of September, 1898, the said John W. Green did by deed convey in fee simple said land located on Hog Bay Creek in Crab Alley Neck unto his wife, Louisa Green, which deed sets forth the metes and bounds of said land comprising three acres of land, more or less, and which is recorded among the land records of Queen Anne's County in Liber W.H.C. No. 8, folio 304, a certified copy of which deed is filed herewith and made a part hereof and marked Complainant's Exhibit No. 2.

4. That thereafter on the 8th day of October, 1917, the said John W. Green and Louisa Green, his wife, did by deed convey in fee simple to James E. Kirwan a part of said land situate on Hog Bay Creek, containing one-half acre of the same, more or less, and more particularly described in said deed which is recorded among the land records of Queen Anne's County in Liber W.F.W. No. 11, folio 86, a certified copy of which deed is filed herewith and made a part hereof and marked Complainant's Exhibit No. 3.

5. That sometime between October 8, 1917, and August 25, 1920, the said Louisa Green departed this life intestate.

6. That thereafter between August 25, 1920, and December 21, 1920, the said John W. Green did depart this life leaving a last will and testament, which was duly admitted to probate by the Orphans' Court of Queen Anne's County on December 21, 1920, and which Will is recorded among the will records of Queen Anne's County in Liber W.T.B. No. 1, folio 218, wherein the said John W. Green did purport to will his three acre lot being the lands hereinbefore previously referred to unto Samuel Curtis Sanders, also known as Samuel Curtis Saunders, for and during his natural life only and after his death unto John Mitchell Green absolutely, a certified copy of which will is filed herewith and made a part hereof and marked Complainant's Exhibit No. 4.

7. That thereafter, after the death of said Samuel Curtis Sanders, also known as Samuel Curtis Saunders, in the late 1930's, the remainderman, John Mitchell Green, did by deed convey in fee simple on the 31st day of August, 1942, the three acre tract hereinbefore previously referred to unto Ardella Tyler, said deed being recorded among the land records of Queen Anne's in Liber A.S.G. Jr. No. 6, folio 412, a certified copy of which deed is filed herewith and made a part hereof and marked Complainant's Exhibit No. 5.

8. That thereafter on August 8, 1946, the said Ardella Tyler and Lewis Tyler, her husband, did by deed convey in fee simple unto Thomas R. Price and Elsie K. Price, his wife, the

said three acre tract situate in Crab Alley Neck on Hog Bay Creek, hereinbefore referred to, said deed being recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 14, folio 548, a certified copy of which deed is filed herewith and made a part hereof and marked Complainant's Exhibit No. 6.

9. That the Plaintiffs' predeceasors in title, since December 21, 1920, to the year 1946 did, under color of title, enter upon said lands and occupy the same peacefully as owners thereof and since August 8, 1946, the said Plaintiffs have been in constructive and peaceful possession thereof of the same, which is a vacant and unoccupied lot and that they all have openly, notoriously, continuously, adversely and hostilely occupied the same to anyone who might claim an interest in the same, whether the same be legal or equitable, that is to say, against the said Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Sally, and their heirs and assigns and anyone else who might claim an interest in said land and that no other person has ever claimed any interest in said land during said time that the Plaintiffs have occupied said lands since August 8, 1946.

10. That the Plaintiffs have recently learned that at the time of the death of the said John W. Green, during the year 1920, when said testator by his will attempted to dispose of the entire tract, he had only a one-half interest in the same since at the time of his wife, Louisa Green's, death, she having predeceased him, she was the owner in fee simple of said land and that she died intestate and left surviving her the said testator, John W. Green, her spouse, and the following brother and sister, to wit: Kirsh Saunders, a brother of said Louisa Green, and he died intestate and left surviving him the following children, Casiah Watson, Beatrice Saunders, Leon Saunders and Sam Saunders, who died intestate a widower and left surviving him the following children, Earl Saunders and Catherine LaCaille; and Georgianna Mealy, a sister of said Louisa Green, who died intestate and left surviving her one son, Kirsh Mealy, who died intestate and left surviving him his widow, Wave Mealy and the following children, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell and Ethel Salley.

11. That the said Defendants hereinbefore enumerated claim an interest in the aforesaid three acre tract of land and that their said hostile, outstanding claim has not been actively asserted.

12. That no action at law or in equity is now pending to test the validity or to quiet or remove the cloud from the said title to the lands aforementioned.

TO THE END, THEREFORE:

(1) That the Plaintiffs may, by decree of this Honorable Court, be made the absolute owners of said lands and the perfect right to absolute disposition of the same as against the Defendants in this suit.

(2) That this Honorable Court will grant an absolute and permanent injunction against the assertion by any of the said Defendants in this cause of action and claim to said property by any action either at law or in equity or otherwise.

(3) That your Plaintiffs may have such other and further relief as their case may require.

And as in duty bound, etc.

*J. Thomas Clark*

J. Thomas Clark  
118 N. Commerce St.  
Centreville, Maryland  
Phone: 758-1392  
Attorney for Plaintiffs

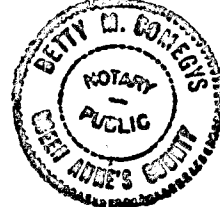
STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY, that on this 21<sup>st</sup> day of August, 1970, before me, the subscriber, a Notary Public in and for State and County aforesaid, personally appeared J. Thomas Clark, Agent for Thomas R. Price and Elsie K. Price, his wife, and he did make oath in due form of law that the matters and facts stated in the foregoing Bill are true to the best of his knowledge.

WITNESSETH my hand and Notarial Seal.

*Betty M. Conroy*

Notary Public



*Filed Aug 21, 1970*



2  
New March. 9<sup>th</sup> 1883.

Queen Anne's County, to wit: Be it remembered, that on the nineteenth day of September, in the year, eighteen hundred and eighty-did, the following deed was brought to the register; This Deed made this 2<sup>nd</sup> day of August, in the year Our throne and eight hundred and eighty one, by us James E. Keenan and Mary R. Keenan his wife of Holstonland, Queen Anne's County State of Maryland with effect, that in consideration of an exchange of certain tract or parcel of land, and by us conveyed this day and for the further consideration of one dollar one the said James E. Keenan and Mary R. Keenan his wife do hereby grant and convey to John R. Walden of said County have state the following parcel or tract of land, situated in Back Alley Walk on Kentolane and more particularly located as follows beginning at a boundary on the main road leading from Back Alley Walk, and on the east side of said road near the Southern portion of the tract of land lately purchased of the late Joseph D. Senour and wife by the said James E. Keenan and being a portion of the said purchase, and

Complainant's Exhibit #1

Filed Aug. 21, 1970

LIBER

6 PAGE 457

PLAINTIFF'S EXHIBIT D

Filed Dec. 1, 1970

\$2.00

land running easterly from the said boundary until it intersects another boundary about fifty yards or more from the creek known as Hog Bay Creek, thence southerly to a temporary fence easterly to Mill Creek, thence southerly until it intersects a boundary on the shore of said creek thence westerly to a boundary on the said main road leading down Oak Alley Park, and thence westerly to place of beginning containing within the metes and bounds those acres of land more or less, and me to convey with the said John W. Green to remain generally and specially to the property hereby conveyed in fee simple. I Officially and hands and date

Deed  
Daniel J. Alkmines

James E. Keenan  
Mary R. Keenan

Deed  
Deed

State of Maryland, Queen Anne's County, Oct. 28<sup>th</sup> County certify that on this 22<sup>nd</sup> day of August, in the year 1881 before me the Subscribes, and of the Justice of the Peace of said State in and for the County of Queen Anne's, personally appeared James E. Keenan and Mary R. Keenan his wife and did each acknowledge the foregoing deed to be their respective Deeds.

Daniel J. Alkmines J. P.

Wm. B. Allen, Secy. to Bro. C. S. ... 6/97

D... ..

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber JW No. 12, Folio 440, a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 18th day of August, nineteen hundred seventy.

*Charles H. Coak*

Clerk of the Circuit Court for  
Queen Anne's County

LIBER

6 459

FOLIO

2 432

1898  
May 1898  
1898

10-10-1898  
Revenue  
No. 10-10-1898  
50  
28  
50

1898  
day of 25th of 1898  
Chas. W. Hobbs, Clerk

Green Spring County, to wit: As it is remembered, that on the twenty eighth day of September, in the year one thousand eight hundred and ninety eight, the following deed was brought to be recorded, to wit:

10-10-1898  
Revenue  
No. 10-10-1898  
50  
28  
50

This Deed of Conveyance, made the twenty eighth day of September, in the year eighteen hundred and ninety eight, by and for John M. Green, of Green Spring County, State of Maryland, Plaintiff, that, for and in consideration of the sum of one hundred and eighty dollars paid for by my wife, Louisa Green, of said County and State (and which I have this day used to pay off the mortgage under which the herein after described land is encumbered to the said by the Mortgage of the said John M. Green, do hereby grant and convey unto the said Louisa Green all that lot of land situate on Court Square, in Great Steeg Creek, and which may be described as beginning at a boundary on the river, and leading down unto Great Steeg Creek, and on the East side of said road,

1898  
day of 25th of 1898  
Chas. W. Hobbs, Clerk

PLAINTIFF'S  
EXHIBIT E  
Filed Dec. 1, 1910

Complainant's Exhibit #2  
filed Aug 21, 1910

#2.00

3

The Mortgage under which the herein after described land is returned to in sold by the Mortgagee of the said John W. Green do hereby grant and convey unto the said John Green Green all that lot of land situate in that town, in that Shlegy Creek, and which may be described as beginning at a boundary on the main road leading down into that Shlegy Creek, and on the East side of said road, near the Southern portion of the tract purchased by said James E. Kirman from Joseph D. Rogering and wife, the being part of said tract, and including those Gateway units it interest another boundary some fifty yards or more from that Bay Creek; these boundary to a boundary; these Gateway to said Creek; these boundary unite it interest a boundary on the shore of said Creek these westery to a boundary on the said main road, and these Westery to said Rogering; containing three acres of land, more or less; and being the said conveyed units are by James E. Kirman and wife, by Deed dated the twenty second day of August, in the year eighteen hundred and eighty one, and recorded in Nelson J. W. N<sup>o</sup> 12, folio 440, a said record for Green Green County aforesaid, to which Deed reference is made for fuller description of said land.

Witness my hand and seal.

Witness: Meriam E. Thompson. John W. Green

State of Maryland, Queen Anne's County, to wit: I hereby certify that on the Twenty eighth day of September, in the year Eighteen hundred and ninety eight, before me, the undersigned, a Justice of the Peace of the State of Maryland, in and for Queen Anne's County, personally appeared John W. Green and acknowledged the foregoing Deed of conveyance to be his act and deed.

W. Green  
Justice of the Peace

Queen Anne's County, to wit: As it remembrance, that on the Thirtieth day of September, in the year One Thousand eight hundred and ninety eight, the following Deed was brought to be recorded, to wit:

This Deed, made the Thirtieth day of April, Eighteen hundred and ninety seven, by John Pembroke and Guinevere Pembroke, his wife, of Queen Anne's County, in the State of Maryland, to Margaret Jackson of the same County and State. Mettressed; that, in consideration of the sum of Twenty eight dollars paid; they, the said John Pembroke and Guinevere Pembroke, his wife, do convey, in fee simple, unto the said Margaret Jackson the that parcel of land situate in the Town of Brownsville, Queen Anne's County aforesaid adjoining the lands of Philamon Shepherdson, James Parter

Prig. Evans & Co

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from  
Liber WHC No. 8, Folio 304, a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto  
subscribe my name and affix the  
Seal of the Circuit Court for  
Queen Anne's County, this 18th  
day of August, nineteen hundred  
seventy.

Charles F. Cecil  
Clerk of the Circuit Court for  
Queen Anne's County

LIBER

66 PAGE 463

10

4

red deliv. to James Kirwan July 25<sup>th</sup> 1939

#6157.

eighth day of October, nineteen hundred and seventeen, before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared John H. Lockerman, the above named grantor, and he did acknowledge the foregoing deed to be his act.

J. McK. Pughman,  
Justice of the Peace.

.....

Q U E E N A N N E ' S C O U N T Y, to witt: Be It remembered that on the ninth day of October, in the year nineteen hundred and seventeen, the following DEED was brought to be recorded, to witt:-

THIS DEED made this 8<sup>th</sup> day of October, 1917, by us John W. Green and Louisa Green his wife of Kent Island, Queen Anne's County State of Maryland Witnesseth;

That in consideration of the sum of (\$50.00) Fifty Dollars the receipt of which we do hereby acknowledge, do by these presents grant and convey in fee simple unto James E. Kirwan of said County and State aforesaid a tract of land in said County, and located in Crab Alley Neck on Kent Island, adjoining the land of James H. King, and commencing for same at a gum tree on the public road leading down Crab Alley Neck and on a line of the land of said James H. King and running easterly 222 ft. to a fence of John W. Green, thence northerly 80 ft. to a boundary, thence westerly till it meets the said public road, 245 ft. and thence southerly with said public road to place of beginning 86 ft. containing about  $\frac{1}{2}$  of an acre more or less.

Containing about  $\frac{1}{2}$  of an acre more or less.  
And we do covenant with the said James E. Kirwan to warrant generally and specially the property hereby conveyed, and to execute such further assurances of title as may be requisite.

PLAINTIFF'S

EXHIBIT F

Complainant's Exhibit #3  
Filed Aug. 21, 1970

Filed Dec. 1, 1970

\$1.50



*Original of Land, and deliv'd to James Kirwan July 25<sup>th</sup> 1717*

which we do hereby acknowledge, do by these presents Grant and convey in full unto James E. Kirwan of said County and State aforesaid a tract of land in said County, and located in Crab Alley Neck on Kent Island, adjoining the land of James H. King, and commencing for same at a gum tree on the public road leading down Crab Alley Neck and on a line of the land of said James H. King and running easterly 222 ft. to a fence of John W. Green, thence northerly 80 ft. to a boundary, thence westerly till it meets the said public road, 245 ft. and thence southerly with said public road to place of beginning 86 ft. containing about  $\frac{1}{2}$  of an acre more or less.

Containing about  $\frac{1}{2}$  of an acre more or less.  
And we do covenant with the said James E. Kirwan 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.

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

JOHN <sup>his</sup> W. GREEN (SEAL)  
mark  
LOUISA X GREEN  
mark (SEAL)

I hereby certify that on this 8<sup>th</sup> day of October 1917 before me the subscriber a Justice of the Peace of the State and County aforesaid personally appeared John W. Green of Crab Alley Neck, and Louisa Green his wife and acknowledged the aforesaid Deed to be their respective act.

John O. Phillips, J.P.

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber WFW No. 11, Folio 86, a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 18th day of August, nineteen hundred seventy.

*Charles H. Casil*  
Clerk of the Circuit Court for  
Queen Anne's County

OFFICE OF

Register of Wills for Queen Anne's County

Centreville, Md. August 17 1970

Charles W. Cecil  
Clerk of Court

M

~~J. MADLYN E. WOOTERS Dr.~~  
~~J. DOROTHY E. CONNOLLY Dr.~~

REGISTER OF WILLS FOR QUEEN ANNE'S COUNTY

ATTENTION—Register's Fees are due and payable at the time the work is done or order of court given for same.

1970	August 17	To fees for	Certified Copy of Last Will and Testa-				
		" " "	ment of John W. Green, late of Queen				
		" " "	Anne's County, deceased	\$	3	00	
		" " "					
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5

In the Name of God - Amen,  
 I John W. Green of Kent Alley Neck  
 on Kent Island Maryland. Considering  
 the Certainty of death and the un-  
 certainty of the time thereof and being in  
 perfect health but of Sound mind, mem-  
 ory and understanding and being de-  
 siring to settle my worldly affairs be-  
 fore I am called hence, do for and by this  
 my last will and testament, Revoking  
 and annulling all former wills heretofore  
 made by me and declaring and procla-  
 ming this and none other as my last will  
 and testament, My:

1<sup>st</sup> And freely and fully I Commit my Soul  
 to Almighty God, and my Body to Mother  
 Earth to be decently buried at the dis-  
 cretion of my Executor and after my just debts and  
 funeral expenses are paid will and be-  
 queath as follows:

2<sup>nd</sup> To Samuel Rowles Sanders of Kent Is-  
 land I bequeath my house and lot of land  
 containing about 3 acres of land in Crabs  
 Alley Neck on Kent Island, adjoining the  
 Lands of James E. Kiveman and others  
 during his Natural life only, and after  
 his death I will and bequeath the same

Complainant's Exhibit #4  
 Filed Aug 21, 1970

PLAINTIFF'S  
 EXHIBIT C  
 Filed Dec. 1, 1970

house and lot to John Mitchell Green  
son of Mitchell Green now living in  
New Jersey. I also will all of my per-  
sonal property of all kinds to the said  
John Mitchell Green absolutely that I may  
own at the time of my death.

And lastly I do hereby constitute and appoint  
Sen. James E. Kirwan to be my executor to  
carry out the provisions of this my last will  
and testament.

I hereby subscribe my name and seal  
to this my last will and Testament, revoking  
and annulling all former wills heretofore  
made by me, and proclaiming this and none other  
in the presence of Rufus B. Durn and  
Daniel R. Durn who at my request, in my  
presence and in the presence of each  
other are subscribing witnesses thereto.

This 25<sup>th</sup> day of August 1920.

Last

John B. Phillips

John W. Green <sup>his</sup> Seal  
<sub>mark</sub>

Rufus B. Durn } Witnesses to will  
Daniel R. Durn }

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

On the twenty-first day of December A. D. 1920 came Sam. James E. Livan, Custodian of the within and foregoing instrument of writing, purporting to be the last will and testament of John T. Green 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 John O. Phillips, who received the same from the hands of the Testator on or about the 25th day of August A. D. 1920

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-first day of December 1920 came Rufus B. Dunn and Daniel R. Dunn,

~~the~~ subscribing witnesses to the foregoing last Will and Testament of John T. Green 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 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~~ subscribed their names, as witnesses, to said Will, at his request in his presence and in the presence of each other.

Sworn in open court.  
Test:

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

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

On the \_\_\_\_\_ day of \_\_\_\_\_ 191  
came \_\_\_\_\_

of \_\_\_\_\_  
subscribing witness to the foregoing last Will and Testament of \_\_\_\_\_  
late of Queen Anne's County, deceased, and made oath in due form of law, that \_\_\_\_\_ did see the Testator sign and seal said Will; that \_\_\_\_\_ heard \_\_\_\_\_ publish, pronounce and declare the same to be \_\_\_\_\_ last Will and Testament, and that at the time of \_\_\_\_\_ so doing \_\_\_\_\_ was, to the best of \_\_\_\_\_ apprehension, of sound and disposing mind, memory and understanding; and that \_\_\_\_\_ together with \_\_\_\_\_ subscribed \_\_\_\_\_ name, as witness, to said Will, at \_\_\_\_\_ request, in \_\_\_\_\_ presence and in the presence of each other.

Sworn in open court.  
Test:

\_\_\_\_\_  
Register of Wills of Queen Anne's County, Md.

ORDER OF COURT ADMITTING WILL TO PROBATE.

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  
*John H. Green*..... 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-first* day of *December*  
A. D., 1920, that the same be admitted in this Court as the true and genuine last Will and Testament  
..... of the said *John H. Green* deceased.

*W. Hopper Gibson*  
*John P. Denton*  
*Chas. E. Cannon*  
Judges of the Orphans' Court for Queen Anne's County.

In the Orphans' Court for Queen Anne's County, Maryland, etc.

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 JOHN W. GREEN, late of Queen Anne's County, deceased,

as filed and passed in this office on December 21, 1920

and recorded in Liber W.T.B. No. 1 Folio 218

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 17th day of August 19 70

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



6  
id & mailed to Ardella Tyler  
apt. 4 - 1181 Tinton Avenue  
St. 24, 1942. Bronx, New York

\*\*\*\*\*  
#21,419.  
QUEEN ANNE'S COUNTY, F O W I T:  
Be it remembered that on the Thirty First day of August, in the year nineteen hundred and forty two, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this thirty first day of August, in the year nineteen hundred and forty two between John Mitchell Green single man, of New York City, in the State of New York but at the time of the execution of these presents temporarily residing in Queen Anne's County, in the State of Maryland, party of the first part and Ardella Tyler of 1181 Tinton Avenue, Bronx, in the city of New York, in the State of New York, party of the second part, \* \* WITNESSETH: \* \*

THAT the party of the first part for and in consideration of the sum of one dollar (\$1.00) and of divers other good and valuable considerations him therunto moving from the party of the second part, the receipts of which are hereby acknowledged does hereby grant, convey, give, release and confirm unto the party of the second part, her heirs and assigns forever . . . . .

All that lot or parcel of land containing a dwelling house called or known as "The John Wesley Green Property", situate, lying and being on Kent Island in the fourth election District of Queen Anne's County, in the State of Maryland in Crab Alley Neck and in the section thereof known as "Greensville" and on the public road leading from the Grasonville-Stevensville State Road down and through Crab Alley Neck and on the body of water called "Hog Bay Creek" and adjoining the property which James E. Kirwan, late of said county deceased owned at the time of his death and now owned by one of his sons or other member of his family and containing three acres of land more or less.

BEING in the same land granted by James E. Kirwan to John Wesley Green, by deed dated September 19th, 1880 and recorded in Liber JW-12, a land record book of Queen Anne's County, aforesaid, page 410.

PLAINTIFF'S  
EXHIBIT B  
Filed Dec. 1, 1970

Complainant's Exhibit #5  
Filed Aug 21, 1970

*Original Exam'd & mailed to Ardella  
Sept. 24, 1942. apt. 4-1131 Jentoy  
Brook, New York*

on Kent Island in the fourth election District of Queen Anne's County, in the State of Maryland in Crab Alley Neck and in the section thereof known as "Greensville" and on the public road leading from the Grasonville-Stevensville State Road down and through Crab Alley Neck and on the body of water called "Hog Bay Creek" and adjoining the property which James E. Kirwan, late of said county deceased owned at the time of his death and now owned by one of his sons or other member of his family and containing three acres of land more or less.

BEING in the same land granted by James E. Kirwan to John Wesley Green, by deed dated September 19th, 1880 and recorded in Liber JW-12, a land record book of Queen Anne's County, aforesaid, page 410.

The said John Wesley Green died sometime in the year nineteen hundred and twenty seized and possessed of the above described tract of land leaving a last will and testament duly executed to pass real estate and bearing date August 25th, 1920 and admitted to probate on December 21, 1920 and now duly recorded in Liber W. F. B. - No. 1, a Will record book of Queen Anne's County, aforesaid at folio 218.

BEING the same lot of land which the said John Wesley Green by his said last and testament devised under the description of "his house and lot of land in Crab Alley Neck on Kent Island" to one Samuel Curtis Sanders for the term of his life no longer with remainder to John Mitchell Green, son of Mitchell Green (who is the party of the first part) in fee simple.

The said Samuel Curtis Sanders departed this life about

eleven years ago so that the party of the first part is now entitled to the possession of said property.

TOGETHER with the buildings and improvements thereon and all the roads, rights, ways, waters and appurtenances thereto belonging or any wise appertaining.

AND the party of the first part covenants that he will warrant specially the property hereby granted and conveyed and that he will execute such other and further assurances of said land as may be requisite.

IN TESTIMONY WHEREOF the party of the first part has hereunto affixed his name and seal, the day and year first above written.

TEST: JOHN GREEN (SEAL)  
(John Green)

HILDA F. SEWARD  
JOHN MITCHELL GREEN (SEAL)  
His Mark  
John Mitchell Green

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

I hereby certify that on this thirty first day of August, in the year nineteen hundred and forty two, before me the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, aforesaid, personally appeared, John Mitchell Green, the grantor above named and he did acknowledge the foregoing deed to be his act.

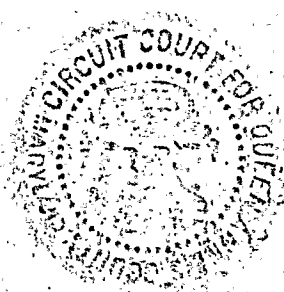
IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my Notarial Seal, the day and year above written.

HILDA F. SEWARD (SEAL)  
(Hilda F. Seward)

Notary Public

LIBER 6 PAGE 476  
STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber ASG, Jr. No. 6, Folio 412, a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 18th day of August, nineteen hundred seventy.

*Charles H. Coe*  
Clerk of the Circuit Court for  
Queen Anne's County

# 9

1

Original Examined & mailed to Charter  
Sept 19, 1946 - Charter, Md.

Q U E E N A N N E ' S C O U N T Y, T O W I T : Be  
#24,564.  
it remembered that on the Thirtieth day of August, in the year nineteen hundred and  
forty six, the following Deed was brought to be recorded, to wit:

One-Ten Cent and One-One  
Dollar Int. Rev. Stamps.  
Endorsed H C B 8/13/46  
One-One Dollar Recordation  
Tax Stamp. Endorsed H C B  
8/13/46

THIS DEED, made this eighth day of August in the year nineteen  
hundred and forty-six, by and between Ardella Tyler and Lewis Tyler, her husband, of  
New York, in the State of New York, but at the time of the execution of the presents  
temporarily resided in Queen Anne's County in the State of Maryland, parties of the  
first part, and Thomas R. Price and Elsie K. Price, 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 Five Dollars  
and other valuable consideration, the receipts of which are hereby acknowledged, and the  
said parties of the first part do hereby grant and convey unto the said parties of the  
second part, as tenants by the entireties, their heirs and assigns, in fee simple, the  
following described real estate, to wit:

ALL that lot or parcel of land called or known as "The John Wesley  
Green Property", situate, lying and being on Kent Island in the Fourth Election District  
of Queen Anne's County, in the State of Maryland in Crab Alley Neck and in the section  
thereof known as "Greensville" and on the public road leading from the Gransonville-Stevens-  
ville State Road down and through Crab Alley Neck and on the body of water called "Hog  
Bay Creek" and adjoining the property of or formerly of James E. Kirwan and containing

PLAINTIFF'S  
EXHIBIT A

Complainant's Exhibit #6  
Filed Aug. 19, 1970

Filed Dec. 1, 1970

#2.00

three acres of land more or less; and being the same land that was granted and conveyed to Ardella Tyler by John Mitchell Green by deed bearing date the 31st of August, 1942 in Liber A. S. G. Jr. No. 6, folio 412, 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, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said piece or parcel of land and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their heirs and assigns, in fee simple, forever.

AND the said parties of the first part 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; and that they will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantors:

TEST: (as to Grantors).

DELHA DANCY ROLPH

ARDELLA TYLER (SEAL)  
Ardella Tyler  
LEWIS TYLER (SEAL)  
Lewis Tyler

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

I HEREBY CERTIFY, that on this eighth day of August in the year nineteen hundred and forty-six, before me, the subscriber a Notary Public of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared Ardella Tyler and Lewis Tyler, her husband, and each acknowledged the foregoing DEED to be their respective act.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my Notarial seal the day and year last above written.

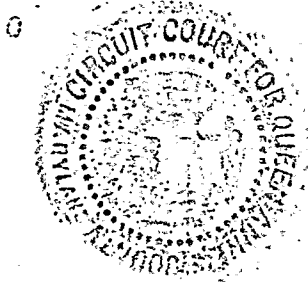
DELHA DANCY ROLPH  
Notary Public

My Commission Expires May 5-1947

Notary

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber ASG, JR. No. 14, Folio 548, a Land Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 18th day of August, nineteen hundred seventy.

*Charles J. Paul*

Clerk of the Circuit Court for  
Queen Anne's County

LIBER

6 PAGE 479

DEPT

8 PAGE 418

8

IN THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY, IN  
EQUITY, NO. 5161

\* \* \*

THOMAS R. PRICE and ELSIE  
K. PRICE, his wife,  
Chester, Maryland

PLAINTIFFS

vs.

CASIAH WATSON, Chester, Maryland;  
BEATRICE SAUNDERS, Chester,  
Maryland; LEON SAUNDERS, Chester,  
Maryland; EARL SAUNDERS, Chester,  
Maryland; CATHERINE LA CAILLE,  
390 East Tenth Street #5A, New  
York City, New York; WAVE MEALY,  
15 Congress Road, New City, New  
York; CHARLES MEALY, Chester,  
Maryland; NORMAN MEALY, Chester,  
Maryland; JOSEPH MEALY, Chester,  
Maryland; CHELSA MEALY, Denton,  
Maryland; SAPHRONIA STEVENSON,  
45 Hersak Place, Englewood, New  
Jersey; LILLIAN MAXWELL, 15 Congress  
Road, New City, New York; ETHEL  
SALLEY, 136 Grant Avenue, Jersey  
City, New Jersey 07305, and their  
unknown heirs, executors and admin-  
istrators and all other persons, their  
heirs, executors and administrators  
who could claim any interest in the  
real estate mentioned in these pro-  
ceedings or who could claim to hold  
a lien or encumbrance on the real  
estate mentioned in these proceedings  
DEFENDANTS

\*\*\*\*\*

ORDER OF PUBLICATION

The object of this suit is to procure a decree that the plaintiffs be made the absolute owners of the land herein referred to with the perfect right of absolute disposition of the same, as against the Defendants and for an absolute and permanent injunction against any of the defendants to claiming any interest in said land.

The bill recites that this proceeding is filed under the provisions of Article 16, Section 128, Annotated Code of Maryland (1957).

That on August 22, 1881, James E. Kirwan and Mary R. Kirwan, his wife, did by deed convey in fee simple unto John W. Green a lot of land situate in Crab Alley Neck on the east side of the public road leading down said Neck and situate on the creek called or known as Hog Bay Creek and more recently called Kirwan's Creek, containing three acres of land, more or less, and which metes and bounds are more particularly described in said deed which is recorded among the land records of Queen Anne's County in Liber J.W. No. 12, folio 440.



That thereafter on the 28th day of September, 1898, the said John W. Green did by deed convey in fee simple said land located on Hog Bay Creek in Crab Alley Neck unto his wife, Louisa Green, which deed sets forth the metes and bounds of said land comprising three acres of land, more or less and which is recorded among the land records of Queen Anne's County in Liber W.H.C. No. 8, folio 304.

That thereafter on the 8th day of October, 1917, the said John W. Green and Louisa Green, his wife, did by deed convey in fee simple to James E. Kirwan a part of said land situate on Hog Bay Creek, containing one-half acre of the same, more or less, and more particularly described in said deed which is recorded among the land records of Queen Anne's County in Liber W.F.W. No. 11, folio 86.

That sometime between October 8, 1917, and August 25, 1920, the said Louisa Green departed this life intestate.

That thereafter between August 25, 1920, and December 21, 1920, the said John W. Green did depart this life leaving a last will and testament, which was duly admitted to probate by the Orphans' Court of Queen Anne's County on December 21, 1920, and which Will is recorded among the will records of Queen Anne's County in Liber W.T.B. No. 1, folio 218, wherein the said John W. Green did purport to will his three acre lot being the lands hereinbefore previously referred to unto Samuel Curtis Sanders, also known as Samuel Curtis Saunders, for and during his natural life only and after his death unto John Mitchell Green absolutely.

That thereafter, after the death of said Samuel Curtis Sanders, also known as Samuel Curtis Saunders, in the late 1930's, the remainderman, John Mitchell Green, did by deed convey in fee simple on the 31st day of August, 1942, the three acre tract hereinbefore previously referred to unto Ardella Tyler, said deed being recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 6, folio 412.

That thereafter on August 8, 1946, the said Ardella Tyler and Lewis Tyler, her husband, did by deed convey in fee simple unto Thomas R. Price and Elsie K. Price, his wife, the said three acre tract situate in Crab Alley Neck on Hog Bay Creek, hereinbefore referred to, said deed being recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 14, folio 548.

That the Plaintiffs' predecessors in title, since December 21, 1920, to the year 1946 did, under color of title, enter upon said lands and occupy the same peacefully as owners thereof and since August 8, 1946, the said Plaintiffs have been in constructive and peaceful possession thereof of the same, which is a vacant and unoccupied lot and that they all have openly, notoriously, continuously, adversely and hostilely occupied the same to anyone who might claim an interest in the same, whether the same be legal or equitable, that is to say, against the said Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Salley, and their heirs and assigns and anyone

else who might claim an interest in said land and that no other person has ever claimed any interest in said land during said time that the Plaintiffs have occupied said lands since August 8, 1946.

That the Plaintiffs have recently learned that at the time of the death of the said John W. Green, during the year 1920, when said testator by his will attempted to dispose of the entire tract, he had only a one-half interest in the same since at the time of his wife, Louisa Green's, death, she having predeceased him, she was the owner in fee simple of said land and that she died intestate and left surviving her the said testator, John W. Green, her spouse, and the following brother and sister, to wit: Kirsh Saunders, a brother of said Louisa Green, and he died intestate and left surviving him the following children, Casiah Watson, Beatrice Saunders, Leon Saunders and Sam Saunders, who died intestate a widower and left surviving him the following children, Earl Saunders and Catherine LaCaille; and Georgianna Mealy, a sister of said Louisa Green, who died intestate and left surviving her one son, Kirsh Mealy, who died intestate and left surviving him his widow, Wave Mealy and the following children, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell and Ethel Salley.

That the said defendants hereinbefore enumerated claim an interest in the aforesaid three acre tract of land and that their said hostile, outstanding claim has not been actively asserted.

That no action at law or in equity is now pending to test the validity or to quiet or remove the cloud from the said title to the lands aforementioned.

IT IS THEREUPON ORDERED by the Circuit Court for Queen Anne's County, this 21st day of August, 1970, that the plaintiffs, by causing a copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 28th day of September, 1970, shall give notice to the defendants, who are neither resident, domiciled, nor maintains his principal place of business in the State, of the substance and object of the bill of complaint and to appear in the Circuit Court for Queen Anne's County on or before the 26th day of October, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise a decree Pro Confesso and/or a final decree may be entered for the relief demanded by the Plaintiffs.

*Charles W. Cecil*

Clerk of the Circuit Court for  
Queen Anne's County

*Filed Aug 21, 1970*

9)

Circuit Court For Queen Anne's County

EQUITY SUMMONS:

September Return Day  
File No. 5161  
Docket C.W.C.#2, fol. 193

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

TO: Chelsa Mealy  
Denton, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of  
September, next, to answer an action at the suit of  
Thomas R. Price and Elsie K. Price, his wife  
Chester, Maryland

Issued the 21st. day of August 19 70

J. DeWeese Carter  
Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: J. Thomas Clark  
118 N. Commerce St.  
ADDRESS: Centreville, Md.  
758-1392

Charles W. Cecil  
Clerk  
(Seal of Court)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE September 22,  
1970, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

Filed Aug 28, 1970

LIBER 6 FILE 483

Sent on Chelsea Mealy Aug 26th 1970  
and copy left with him  
Louis C. ...  
Shirley ...

RECEIVED  
AUG 27 1970  
S.E.C.U.C.

STATE OF NORTH CAROLINA

Chelsea Mealy

Shirley ...  
Louis C. ...

Aug no 5/6/1

Received and forthwith delivered  
to the Sheriff of Caroline County, PA 70  
T. ...

Circuit Court For Queen Anne's County

10  
EQUITY SUMMONS:

September Return Day

File No. 5161

Docket C.W.C.#2, fol. 193

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

TO: Earl Saunders  
Chester, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of  
September, next, to answer an action at the suit of

Thomas R. Price and Elsie K. Price, his wife  
Chester, Maryland

Issued the 21st day of August 1970

J. DeWeese Carter  
Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

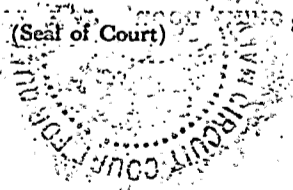
NAME: J. Thomas Clark  
118 N. Commerce St.

ADDRESS: Centreville, Md.  
758-1392

NAME:

ADDRESS:

Charles W. Cecil  
Clerk



NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE September 22, 1970, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

Filed Aug 28, 1970

LIBER 6 PAGE 485

REF: 2 ME 722

LIBER 6 PAGE 486

Summons served on Earl Saunders and a copy of the summons and Bill to Quiet Title left with Earl Saunders this 27th day of August, 1970.

Deputy Sheriff for Queen Anne's County

*Walter Clough*

*Copy No. 5161*

*Bill to Quiet Title*

CLERK OF COURT FOR QUEEN ANNE'S COUNTY

11  
Circuit Court For Queen Anne's County

EQUITY SUMMONS:

September Return Day

File No. 5161

Docket C.W.C. #2, fol. 193

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

TO: Beatrice Saunders  
Chester, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of \_\_\_\_\_  
September, next, to answer an action at the suit of

Thomas R. Price and Elsie K. Price, his wife,  
Chester, Maryland

Issued the 21st. day of August 19 70

J. DeWeese Carter  
Witness the Honorable Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: J. Thomas Clark  
118 N. Commerce St.  
ADDRESS: Centreville, Md.  
758-1392

Charles W. Cecil  
Clerk  
(Seal of Court)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE September 22,  
19 70, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

Filed Aug 28, 1970  
LIBER 6 PAGE 487  
8 PAGE 428

Summons served on Beatrice Saunders and a copy of the summons and bill to quiet title left with her this 25th day of August, 1970.

Walter Clough  
Deputy Sheriff for Queen Anne's County

Chy No. 5161

*Walter Clough*  
*Deputy Sheriff*

CLERK OF SUPERIOR COURT OF QUEEN ANNE'S COUNTY



12/

Circuit Court For Queen Anne's County

EQUITY SUMMONS:

September Return Day
File No. 5161
Docket C.W. C. #2 fol. 193

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

TO: Leon Sauders
Chester, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of
September, next, to answer an action at the suit of

Thomas R. Price and Elsie K. Price, his wife
Chester, Maryland

Issued the 21st. day of August 1970

J. DeWeese Carter
Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: J. Thomas Clark
118 N. Commerce St.
ADDRESS: Centreville, Md.
758-1392

Charles W. Cecil Clerk

(Seal of Court)

NAME:
ADDRESS:

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE September 22,
1970, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

Filed Aug 28, 1970

Summons served on Leon Saunders and a copy of the summons and Bill to Quiet Title left with Leon Saunders this 25th day of August, 1970.

Walter Clough  
Deputy Sheriff for Queen Anne's County

IN SENIOR COURT OF THE COUNTY OF QUEEN ANNE  
STATE OF MARYLAND  
JAMES M. SAUNDERS  
vs.  
JAMES M. SAUNDERS  
1. JAMES M. SAUNDERS  
1. JAMES M. SAUNDERS

Chy No. 5161

Bill to Quiet Title

ORDER OF THE COURT  
JAMES M. SAUNDERS  
vs.  
JAMES M. SAUNDERS

STATE OF MARYLAND

FILED  
AUG 25 1970  
CLERK OF COURT

COPIES

COURT CLERK FOR QUEEN ANNE'S COUNTY

13

Circuit Court For Queen Anne's County

EQUITY SUMMONS:

September Return Day

File No. 5161

Docket C.W.C.#2, fol. 193

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

TO: Casiah Watson  
Chester, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of \_\_\_\_\_  
September, next, to answer an action at the suit of

Thomas R. Price and  
Elsie K. Price, his wife  
Chester, Maryland

Issued the 21st day of August 19 70

J. DeWeese Carter  
Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: J. Thomas Clark  
118 N. Commerce St.  
ADDRESS: Centreville, Md.  
758-1392

Charles W. Cecil  
Clerk  
(Seal of Court)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE September 22,  
19 70, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

Filed Aug 28, 1970

LIBER 6 PAGE 491  
1785

LIBER

6 MAY 1970

Summons served on Casiah Watson and a copy of the summons and Bill of Quiet Title left with Casiah Watson this 25th day of August, 1970.

Walter Clough  
Deputy Sheriff for Queen Anne's County

Chy No. 5161

Bill to Title  
Quiet Title

CLERK OF THE COURT FOR QUEEN ANNE'S COUNTY

14 /  
Circuit Court For Queen Anne's County

EQUITY SUMMONS:

September Return Day

File No. 5161

Docket C.W.C. #2, fol. 193

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

TO: Norman Mealy  
Chester, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of \_\_\_\_\_  
September, next, to answer an action at the suit of  
Thomas R. Price and Elsie K. Price, his wife,  
Chester, Maryland

Issued the 21st day of August 19 70

J. DeWeese Carter

Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: J. Thomas Clark  
118 N. Commerce St.  
ADDRESS: Centreville, Md.  
758-1392

Charles W. Cecil  
Clerk  
(Seal of Court)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE September 22,  
1970, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

Filed Aug 28, 1970

LIBER 6 PAGE 493

Summons served on Norman Mealey and a copy of the summons and Bill to Quiet Title left with Norman Mealey this 27th day of August, 1970.

Deputy Sheriff for Queen Anne's County

*William C. [unclear]*  
Deputy Sheriff

*Bill to  
Quiet Title*

*Chy No. 5161*

*[Faint, mostly illegible text from a legal document, possibly a summons or affidavit, with some words like 'summons', 'deputy sheriff', and 'quiet title' visible.]*

CLERK OF COURT FOR QUEEN ANNE'S COUNTY

13/

## Circuit Court For Queen Anne's County

### EQUITY SUMMONS:

September Return Day

File No. 5161

Docket C.W.C.#2, fol. 193

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

TO: Joseph Mealy  
Chester, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of \_\_\_\_\_  
September, next, to answer an action at the suit of

Thomas R. Price and  
Elsie K. Price, his wife  
Chester, Maryland

Issued the 21st. day of August 1970

J. DeWeese Carter

Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: J. Thomas Clark  
116 N. Commerce St.  
ADDRESS: Centreville, Md.  
758-1392

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Charles W. Cecil

(Seal of Court)

Clerk

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE September 22,  
1970, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

*Filed Sept 1, 1970*

LIBER

6 PAGE 495  
8 WEE 702

Summons served on Joseph Mealey and a copy of the summons and Bill to Quiet Title left with Joseph Mealey this 28th day of August, 1970.

IN SENATE  
BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 1970, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Walter Clough  
Deputy Sheriff for Queen Anne's County

WITNESSES:  
\_\_\_\_\_

\_\_\_\_\_

NOTED AT \_\_\_\_\_

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\_\_\_\_\_

CLERK OF COURT FOR QUEEN ANNE'S COUNTY

Copy No 5/161

2-8-8-70

Bill to Quiet Title



16/

Circuit Court For Queen Anne's County

EQUITY SUMMONS:

September Return Day

File No. 5161

Docket C.W.C.#1, fol. 193

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

TO: Charles Mealy  
Chester, Maryland

You are hereby summoned to the Circuit Court for Queen Anne's County to the First Monday of \_\_\_\_\_  
September, next, to answer an action at the suit of

Thomas R. Price and Elsie K. Price, his wife  
Chester, Maryland

Issued the 21st. day of August 19 70

J. DeWeese Carter

Witness the Honorable/Chief Judge of the Second Judicial Circuit of Maryland.

ATTORNEY(S) FOR PLAINTIFF(S)

NAME: J. Thomas Clark  
118 N. Commerce St.  
ADDRESS: Centreville, Md.  
758 -1392

Charles W. Paul

(Seal of Court)

Clerk

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NOTICE TO THE PERSON(S) SUMMONED:

IF YOU FAIL TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE September 22,  
1970, THE PLAINTIFF MAY OBTAIN A DECREE PRO CONFESSO AGAINST YOU.

*Filed Sept 1, 1970*

LIBER 6 PAGE 497

LIBER 6 493

Summons served on Charles Mealey and a copy of the summons and Bill to Quiet Title left with Charles Mealey this 28th day of August, 1970.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of the said County at Annapolis, Maryland, this 28th day of August, 1970.  
*Walter R. [Signature]*  
Deputy Sheriff for Queen Anne's County

RETURN TO THE CLERK OF THE COURT  
CLERK OF THE COURT  
120 - 1205  
ADDRESS: [illegible]  
115 N. [illegible] ST.  
ANNAPOLIS, MARYLAND 21403

ALL INTERESTS IN THE LANDS  
DESCRIBED IN THE FOREGOING ARE HEREBY  
QUITTED TO THE SAID CHARLES MEALEY  
AND HIS HEIRS AND assigns forever.

CHARLES MEALEY  
BY [illegible]

WITNESSED my hand and the seal of the said County at Annapolis, Maryland, this 28th day of August, 1970.

CLERK OF THE COURT  
ANNAPOLIS, MARYLAND

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S

DATE: AUG 28 1970  
BY: [illegible]  
CLERK OF THE COURT

FILED

CLERK OF THE COURT FOR QUEEN ANNE'S COUNTY

Clay No 5161

8-29-70

*For [illegible]*

17

THOMAS R. PRICE,  
et al.,  
Plaintiffs

vs.

CASIAH WATSON,  
et al.,  
Defendants

IN THE CIRCUIT COURT  
FOR QUEEN ANNE'S COUNTY  
IN EQUITY  
No. 5161

AFFIDAVIT OF COMPLIANCE WITH  
MARYLAND RULES OF PROCEDURE

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

Now comes J. Thomas Clark, the attorney of record for the Plaintiffs in the above entitled cause, this 22nd day of October, 1970, and makes oath in due form of law, as follows, to wit:

That in compliance with the provisions of Rule 105e, he did on September 16, 1970, forward to Ethel Salley, 136 Grant Avenue, Jersey City, New Jersey 07305; Catherine LaCaille, 390 East Tenth Street #5a, New York City, New York; Wave Mealy, 15 Congress Road, New City, New York; Saphronia Stevenson, 45 Hersak Place, Englewood, New Jersey; and to Lillian Maxwell, 15 Congress Road, New City, New York; all by certified mail, return receipt requested, a copy of the Order of Publication published in the Bay Times, the same being clipped from said newspaper as appearing therein, a copy of which is attached hereto and made a part hereof and marked "Exhibit A"; that in addition thereto this affiant files herewith his Post Office receipts Nos. 682577, 682578, 682579, 682580, & 682581 showing the mailing of said notice, which are filed herewith and made a part hereof and marked "Exhibit B", for all receipts and which includes the receipts showing delivery of same to each of the above named Defendant.

WITNESSETH my hand and Notarial Seal.

*Betty M. Compton*  
Notary Public



*Filed Oct 22, 1970*

IN THE  
CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY  
INEQUITY  
NO. 5161

\*\*\*  
THOMAS R. PRICE and  
ELSIE K. PRICE, his wife,  
Chester, Maryland  
PLAINTIFFS

vs.

CASIAH WATSON,  
Chester, Maryland;  
BEATRICE SAUNDERS,  
Chester, Maryland; LEON  
SAUNDERS, Chester,  
Maryland; EARL  
SAUNDERS, Chester, Mary-  
land; CATHERINE LA  
CALLE, 350 East Tenth  
Street #5A, New York City,  
New York; WAVE MEALY,  
15 Congress Road, New City,  
New York; CHARLES  
MEALY, Chester, Mary-  
land; NORMAN MEALY,  
Chester, Maryland; JOSEPH  
MEALY, Chester, Mary-  
land; CHELSA MEALY,  
Denton, Maryland;  
SAPHRONIA STEVEN-  
SON, 45 Hersak Place,  
Englewood, New Jersey;  
LILLIAN MARWELL, 15  
Congress Road, New City,  
New York; ETHEL  
SALLEY, 136 Grant  
Avenue, Jersey City, New  
Jersey 07305, and their  
unknown heirs, executors  
and administrators and all  
other persons, their heirs,  
executors and adminis-  
trators who could claim any  
interest in the real estate  
mentioned in these  
proceedings or who could  
claim to hold a lien or encum-  
brance on the real estate  
mentioned in these  
proceedings

DEFENDANTS  
\*\*\*

ORDER OF PUBLICATION

The object of this suit is to procure a decree that the plaintiffs be made the absolute owners of the land herein referred to with the perfect right of absolute disposition of the same, as against the Defendants and for an absolute and permanent injunction against any of the defendants to claiming any interest in said land.

The bill recites that this proceeding is filed under the provisions of Article 16, Section 126, Annotated Code of Maryland (1937).

That on August 22, 1881, James E. Kirwan and Mary E. Kirwan, his wife, did by deed convey in fee simple unto John W. Green a lot of land situate in Crab Alley Neck on the east side of the public road leading down said Neck and situate on the creek called or known as Hog Bay Creek and more recently called Kirwan's Creek, containing three acres of land, more or less, and which metes and bounds are more particularly described in said deed which is recorded

among the land records of Queen Anne's County in Liber J. W. No. 12, folio 440.

That thereafter on the 23th day of September, 1893, the said John W. Green did by deed convey in fee simple said land located on Hog Bay Creek in Crab Alley Neck unto his wife, Louisa Green, which deed sets forth the metes and bounds of said land comprising three acres of land, more or less and which is recorded among the land records of Queen Anne's County in Liber W. H. C. No. 8, folio 331.

That thereafter on the 8th day of October, 1917, the said John W. Green and Louisa Green, his wife, did by deed convey in fee simple to James E. Kirwan a part of said land situate on Hog Bay Creek, containing one-half acre of the same, more or less, and more particularly described in said deed which is recorded among the land records of Queen Anne's County in Liber W. F. W. No. 11, folio 63.

That sometime between October 8, 1917, and August 25, 1920, the said Louisa Green departed this life intestate.

That thereafter between August 25, 1920, and December 21, 1920, the said John W. Green did depart this life leaving a last will and testament, which was duly admitted to probate by

EXHIBIT "A"

Filed Oct 22, 1970

the Orphans' Court of Queen Anne's County on December 21, 1920, and which will be recorded among the will records of Queen Anne's County in Liber W.T.B. No. 1, folio 216, wherein the said John W. Green did purport to will his three acre lot being the lands hereinbefore previously referred to unto Samuel Curtis Saunders, also known as Samuel Curtis Saunders, far and during his natural life only and after his death unto John Mitchell Green absolutely.

That thereafter, after the death of said Samuel Curtis Saunders, also known as Samuel Curtis Saunders, in the late 1930's, the remainderman, John Mitchell Green, did by deed convey in fee simple on the 31st day of August, 1942, the three acre tract hereinbefore previously referred to unto Ardella Tyler, said deed being recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 6, folio 412.

That thereafter on August 3, 1943, the said Ardella Tyler and Lewis Tyler, her husband, did by deed convey in fee simple unto Thomas E. Price and Elsie K. Price, his wife, the said three acre tract situate in Crab Alley Neck on Hog Bay Creek, hereinbefore referred to, said deed being recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 1, folio 543.

That the Plaintiffs' predecessors in title, since

December 21, 1920, to the year 1943 did, under color of title, enter upon said lands and occupy the same peacefully as owners thereof and since August 3, 1943, the said Plaintiffs have been in constructive and peaceful possession thereof of the same, which is a vacant and unoccupied lot and that they all have openly, notoriously, continuously, adversely and hostilely occupied the same to anyone who might claim an interest in the same, whether the same be legal or equitable, that is to say, against the said Coriah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelca Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Salley, and their heirs and assigns and anyone else who might claim an interest in said land and that no other person has ever claimed any interest in said land during said time that the Plaintiffs have occupied said lands since August 3, 1943.

That the Plaintiffs have recently learned that at the time of the death of the said John W. Green, during the year 1920, when said testator by his will attempted to

dispose of the entire tract, he had only a one-half interest in the same since at the time of his wife, Louisa Green's, death, she having predeceased him, she was the owner in fee simple of said land and that she died intestate and left surviving her the said testator, John W. Green, her spouse, and the following brother and sister, to wit: Kirsh Saunders, a brother of said Louisa Green, and he died intestate and left surviving him the following children, Coriah Watson, Beatrice Saunders, Leon Saunders and Sam Saunders, who died intestate a widower and left surviving him the following children, Earl Saunders and Catherine LaCaille; and Georgianna Mealy, a sister of said Louisa Green, who died intestate and left surviving her one son, Kirsh Mealy, who died intestate and left surviving him his widow, Wave Mealy and the following children, Charles Mealy, Norman Mealy, Joseph Mealy, Chelca Mealy, Saphronia Stevenson, Lillian Maxwell and Ethel Salley.

That the said defendants hereinbefore enumerated claim and interest in the aforesaid three acre tract of land and that their said hostile, outstanding claim has not been actively asserted.

That no action at law or in equity is now pending to test the validity or to quiet or remove the cloud from the said title to the lands aforesaid.

IT IS THEREUPON ORDERED by the Circuit Court for Queen Anne's County, this 21st day of August, 1970, that the plaintiffs, by causing a copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 23th day of September, 1970, shall give notice to the defendants, who are neither resident, domiciled, nor maintains his principal place of business in the State, of the substance and object of the bill of complaint and to appear in the Circuit Court for Queen Anne's County on or before the 23th day of October, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise a decree Pro Confesso and/or a final decree may be entered for the relief demanded by the Plaintiffs.

Charles W. Cecil  
Clerk of the  
Circuit Court for  
Queen Anne's County

Filed Aug. 21, 1970  
TRUE COPY TEST  
CHARLES W. CECIL  
Clerk  
8/27-4-T

No. 682580

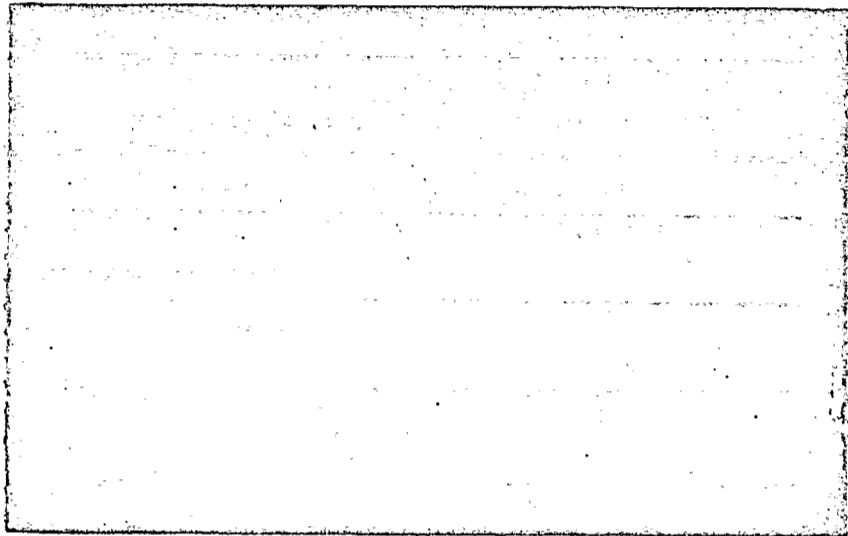
RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO <i>Sophronia Stevenson</i>		POSTMARK OR DATE
STREET AND NO. <i>145 Hensak Pl.</i>		CENTREVILLE, N.J. SEP 16 1970 USPO
P.O., STATE AND ZIP CODE <i>Englewood, N.J.</i>		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered With delivery to addressee only	15¢ 65¢
	2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 65¢
DELIVER TO ADDRESSEE ONLY		50¢
SPECIAL DELIVERY (2 pounds or less)		45¢

POD Form 3800  
July 1969

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See other side)  
\* GPO : 1969 O—358-312



No. 682578

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO <i>William Maxwell</i>		POSTMARK OR DATE
STREET AND NO. <i>15 Congress Rd.</i>		CENTREVILLE, N.J. SEP 16 1970 USPO
P.O., STATE AND ZIP CODE <i>N.Y. N.Y.</i>		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered With delivery to addressee only	15¢ 65¢
	2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 65¢
DELIVER TO ADDRESSEE ONLY		50¢
SPECIAL DELIVERY (2 pounds or less)		45¢

POD Form 3800  
July 1969

NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL

(See other side)  
\* GPO : 1969 O—358-312

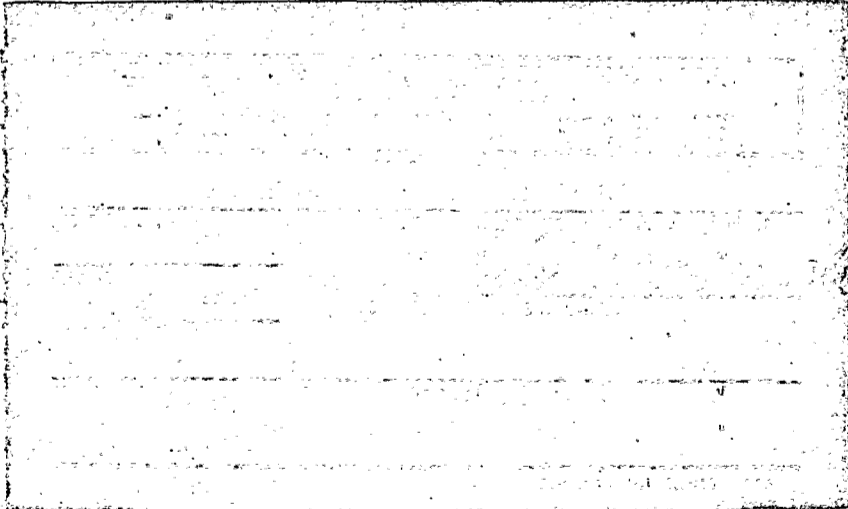


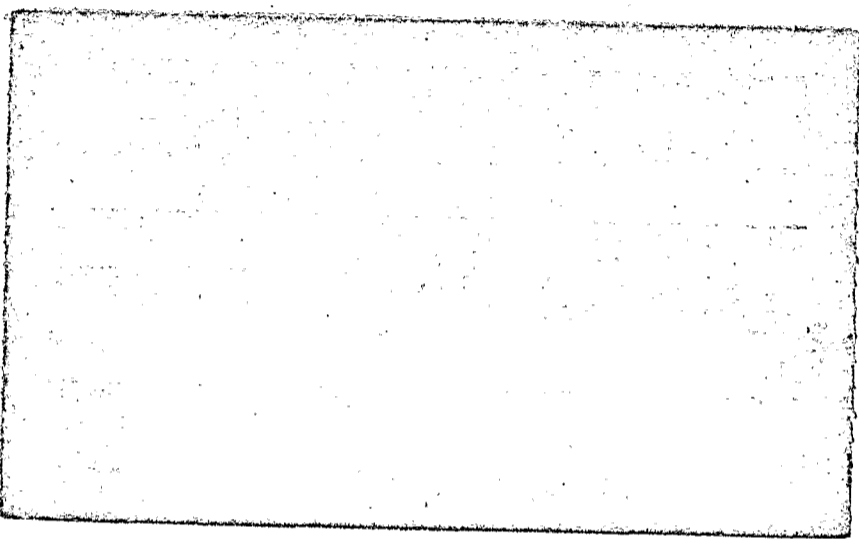
EXHIBIT "B"  
Filed Oct 22, 1970

No. 682581

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO <i>Ethel Salley</i>		POSTMARK OR DATE
STREET AND NO. <i>136 Grant Ave.</i>		CENTREVILLE, MD SEP 16 1970 USPO
P.O., STATE AND ZIP CODE <i>Jarvis City, N.J. 07202</i>		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered With delivery to addressee only	15¢ 65¢
	2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 85¢
	DELIVER TO ADDRESSEE ONLY	50¢
	SPECIAL DELIVERY (2 pounds or less)	45¢

POD Form 3800 July 1969 NO INSURANCE COVERAGE PROVIDED—NOT FOR INTERNATIONAL MAIL (See other side) \* GPO : 1969 O-350-313

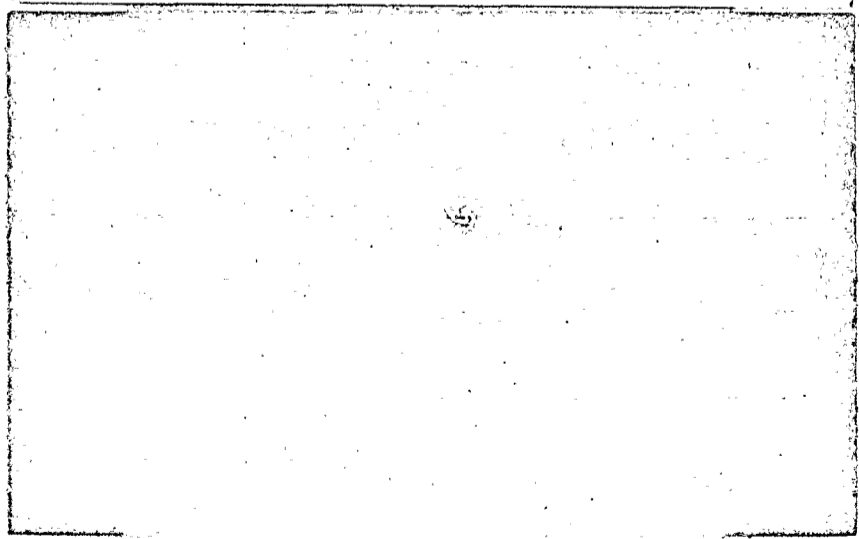


No. 682577

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO <i>Wave Merly</i>		POSTMARK OR DATE
STREET AND NO. <i>15 Congress Rd.</i>		CENTREVILLE, MD SEP 16 1970 USPO
P.O., STATE AND ZIP CODE <i>N.V. N.V.</i>		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered With delivery to addressee only	15¢ 65¢
	2. Shows to whom, date and where delivered With delivery to addressee only	35¢ 85¢
	DELIVER TO ADDRESSEE ONLY	50¢
	SPECIAL DELIVERY (2 pounds or less)	45¢

POD Form 3800 July 1969 NO INSURANCE COVERAGE PROVIDED—NOT FOR INTERNATIONAL MAIL (See other side) \* GPO : 1969 O-350-313



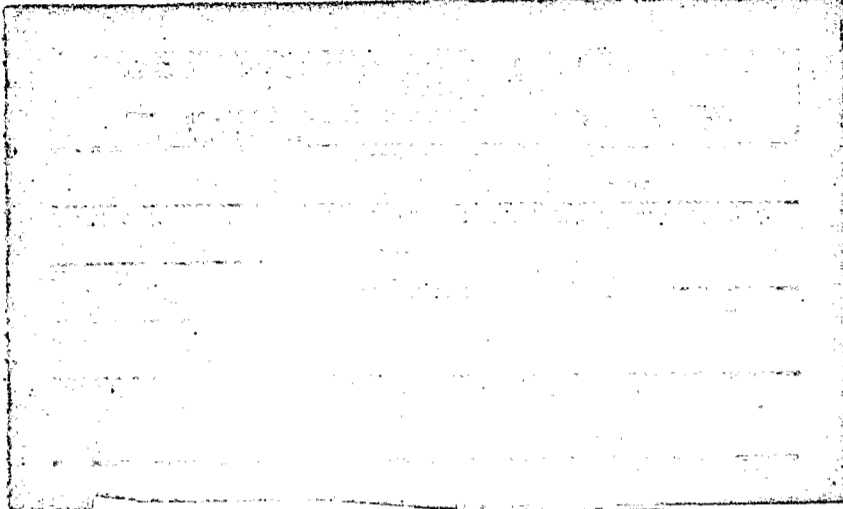


RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

No. 682579

SENT TO <i>Catherine de la Calle</i>	POSTMARK OR DATE <b>SEP 16 1970</b> CENTREVILLE, MD USPO
STREET AND NO. <i>390 E. 10th St #5A</i>	
P.O., STATE AND ZIP CODE <i>N.Y. N.Y.</i>	
OPTIONAL SERVICES FOR ADDITIONAL FEES	
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered ..... 15¢ With delivery to addressee only ..... 35¢
	2. Shows to whom, date and where delivered .. 35¢ With delivery to addressee only ..... 65¢
DELIVER TO ADDRESSEE ONLY	50¢
SPECIAL DELIVERY (2 pounds or less)	45¢

POD Form 3800 July 1969 NO INSURANCE COVERAGE PROVIDED— (See other side)  
NOT FOR INTERNATIONAL MAIL \* GPO : 1969 O-358-312



IN THE  
CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY  
INEQUITY  
NO. 5161

THOMAS R. PRICE and  
ELSIE K. PRICE, his wife,  
Chester, Maryland  
PLAINTIFFS  
vs.  
CASIAH WATSON,  
Chester, Maryland;  
BEATRICE SAUNDERS,  
Chester, Maryland; LEON  
SAUNDERS, Chester,  
Maryland; EARL  
SAUNDERS, Chester, Mary-  
land; CATHERINE LA  
CALLE, 300 East Tenth  
Street #5A, New York City,  
New York; WAVE MEALY,  
15 Congress Road, New City,  
New York; CHARLES  
MEALY, Chester, Mary-  
land; NORMAN MEALY,  
Chester, Maryland; JOSEPH  
MEALY, Chester, Mary-  
land; CHELSA MEALY,  
Denton, Maryland,  
SAPHRONIA STEVEN-  
SON, 45 Hersak Place,  
Englewood, New Jersey;  
LILLIAN MAXWELL, 15  
Congress Road; New City,  
New York; ETHEL  
SALLEY, 136 Grant  
Avenue, Jersey City, New  
Jersey 07305, and their  
unknown heirs, executors  
and administrators and all  
other persons, their heirs,  
executors and adminis-  
trators who could claim any  
interest in the real estate  
mentioned in these  
proceedings or who could  
claim to hold a lien or encum-  
brance on the real estate

DEFENDANTS

ORDER OF PUBLICATION

The object of this suit is to procure a decree that the plaintiffs be made the absolute owners of the land herein referred to with the perfect right of absolute disposition of the same, as against the Defendants and for an absolute and permanent injunction against any of the defendants to claiming any interest in said land.

The bill recites that this proceeding is filed under the provisions of Article 16, Section 123, Annotated Code of Maryland (1957).

That on August 22, 1831, James E. Kirwan and Mary R. Kirwan, his wife, did by deed convey in fee simple unto John W. Green a lot of land situate in Crab Alley Neck on the east side of the public road leading down said Neck and situate on the creek called or known as Hog Bay Creek and more recently called Kirwan's Creek, containing three acres of land, more or less, and which metes and bounds are more particularly described in said deed which is recorded among the land records of Queen Anne's County in Liber J.W. No. 12, folio 440.

That thereafter on the 20th day of September, 1833, the said John W. Green did by deed convey in fee simple said land located on Hog Bay Creek in Crab Alley Neck into his wife, Louisa Green, which deed sets forth the metes and bounds of said land comprising three acres of land, more or less and which is recorded among the land records of Queen Anne's County in Liber W.H.O. No. 13, folio 391.

That thereafter on the 31st day of October, 1917, the said John W. Green and Louisa Green, his wife, did by deed convey in fee simple to James E. Heron a part of said land situate on Hog Bay Creek, containing one-half acre of the same, more or less, and more particularly described in said deed which is recorded among the land records of Queen Anne's County in Liber W.F.W. No. 11, folio 83.

That sometime between October 8, 1917, and August 25, 1920, the said Louisa Green departed this life intestate.

That thereafter between August 25, 1920, and December 21, 1920, the said John W. Green did depart this life leaving a last will and testament, which was duly admitted to probate by the Orphans' Court of Queen Anne's County on December 21, 1920, and which Will is recorded among the will records of Queen Anne's County in Liber W.T.B. No. 1, folio 213, wherein the said John W. Green did purport to will his three acre lot being the lands hereinbefore previously referred to unto Samuel Curtis Sanders, also known as Samuel Curtis Saunders, for and during his natural life only and after his death unto John Mitchell Green absolutely.

That thereafter, after the death of said Samuel Curtis Sanders, also known as Samuel Curtis Saunders, in the late 1930's, the remainderman, John Mitchell Green, did by deed convey in fee simple on the 31st day of August, 1942, the three acre tract hereinbefore previously referred to unto Ardella Tyler, said deed being recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 6, folio 412.

That thereafter on August 8, 1946, the said Ardella Tyler and Lewis Tyler, her husband, did by deed convey in fee simple unto Thomas R. Price and Elsie K. Price, his wife, the said three acre tract situate in Crab Alley Neck on Hog Bay Creek, hereinbefore referred to, said deed being recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 1, folio 543.

That the Plaintiffs' predecessors in title, since

December 21, 1920, to the year 1946 did, under color of title, enter upon said lands and occupy the same peacefully as owners thereof and since August 8, 1946, the said Plaintiffs have been in constructive and peaceful possession thereof of the same, which is a vacant and unoccupied lot and that they all have openly, notoriously, continuously, adversely and hostily occupied the same to anyone who might claim an interest in the same, whether the same be legal or equitable, that is to say, against the said Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsea Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Salley, and their heirs and assigns and anyone else who might claim an interest in said land and that no other person has ever claimed any interest in said land during said time that the Plaintiffs have occupied said lands since August 8, 1946.

That the Plaintiffs have recently learned that at the time of the death of the said John W. Green, during the year 1920, when said testator by his will attempted to dispose of the entire tract, he had only a one-half interest in the same since at the time of his wife, Louisa Green's, death, she having predeceased him, she was the owner in fee simple of said land and that she died intestate and left surviving her the said testator, John W. Green, her spouse, and the following brother and sister, to wit: Kirsh Saunders, a brother of said Louisa Green, and he died intestate and left surviving him the following children, Casiah Watson, Beatrice Saunders, Leon Saunders and Sam Saunders, who died intestate a widower and left surviving him the following children, Earl Saunders and Catherine LaCaille; and Georgianna Mealy, a sister of said Louisa Green, who died intestate and left surviving her one son, Kirsh Mealy, who died intestate and left surviving him his widow, Wave Mealy and the following children, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsea Mealy, Saphronia Stevenson, Lillian Maxwell and Ethel Salley.

That the said defendants hereinbefore enumerated claim and interest in the aforesaid three acre tract of land and that their said hostile, outstanding claim has not been actively asserted.

That no action at law or in equity is now pending to test the validity or to quiet or remove the cloud from the said title to the lands aforesaid.

IT IS THEREUPON ORDERED by the Circuit Court for Queen Anne's County, this 21st day of August, 1970, that the plaintiffs, by causing a copy of this Order to be inserted in some newspaper published in Queen Anne's County, State of Maryland, once a week in each of four (4) successive weeks, before the 23rd day of September, 1970, shall give notice to the defendants, who are neither resident, domiciled, nor maintains his principal place of business in the State, of the substance and object of the bill of complaint and to appear in the Circuit Court for Queen Anne's County on or before the 23rd day of October, 1970, and file their answer or other initial pleading in the Clerk's Office of said Court, at Centreville, Maryland; otherwise a decree Pro Confesso and/or a final decree may be entered for the relief demanded by the Plaintiffs.

Charles W. Cecil  
Clerk of the  
Circuit Court for  
Queen Anne's County

Filed Aug. 21, 1970  
TRUE COPY TEST  
CHARLES W. CECIL  
Clerk  
C/27-4-T

18

# The Bay Times

P.O. Box 44, Stevensville, Md. 21666 10/16, 1970

THE BAY TIMES, a body corporate, does hereby certify that the \_\_\_\_\_

Order of Publication

in the case/estate of \_\_\_\_\_

Henry P. Quinn and  
Elaine K. Quinn

a true copy of which is annexed hereto, was published in the BAY TIMES, a weekly newspaper published at Stevensville, in Queen Anne's County, Maryland, once a week for 4 successive weeks before the 28th day of September, 1970, and that the first insertion of said advertisement in said BAY TIMES was on the 27th day of August, 1970, and the last insertion on the 17th day of September, 1970

THE BAY TIMES

By Mary J. Rosendale

Filed Oct 22, 1970

LIBER

6 PAGE 509

THOMAS R. PRICE,  
et al.  
Plaintiffs

IN THE CIRCUIT COURT  
FOR QUEEN ANNE'S COUNTY

19  
vs.

IN EQUITY

CASIAH WATSON,  
et al.  
Defendants

No. 5161

PETITION FOR DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Thomas R. Price and Elsie K. Price, his wife, Plaintiffs, by J. Thomas Clark, their attorney, respectfully represents:

1. That the Defendants, Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Salley, and their unknown heirs, executors and administrators, and all other persons, their heirs, executors and administrators who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings, have been duly served, summons to appear, answer and defend in this cause, as evidenced by the several summons issued and served in this cause and as evidence by the Order of Publication issued in this cause and the Certificate of Publication of the same by the Bay Times, all of which are filed in this cause.

2. That although the time allowed by the said summons and the Order of Publication to the said Defendants to answer and defend in this cause has long since passed, the Defendants have failed to enter their appearance, either in person or by solicitor, and have not filed any pleading herein.

3. That your petitioners are advised and therefore allege that they have a right to secure a decree pro confesso against the Defendants, and that the papers be submitted to one of the examiners of this Court, so that your Petitioners may offer testimony in support of the allegations in the Bill of Complaint.

TO THE END, THEREFORE,

(1) That a decree pro confesso may be granted by this Honorable Court against Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Salley, and their unknown heirs, executors and administrators, and all other persons, their heirs, executors and administrators who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings, being the Defendants.

(2) That the papers in this cause may be submitted to one of the standing examiners of this Court, so that your Petitioners may take testimony in support of the allegations of the Bill of Complaint.

(3) That your Petitioners may have such other and further relief as their case may require.

And as in duty bound, etc.

*74*  
Filed Oct. 27, 1970

James Clark  
Attorney for Plaintiffs

ORDER OF COURT

The foregoing Petition having been read and considered, and it appearing that the Defendants, Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Salley, and their unknown heirs, executors and administrators, and all other persons, their heirs, executors and administrators who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings, being the Defendants, have been duly summoned and failed to appear, either in person or by solicitor, to the Bill of Complaint filed herein,

IT IS THEREUPON, this 27<sup>th</sup> day of October, 1970, by the Circuit Court for Queen Anne's County, in Equity, and by the authority thereof, ADJUDGED, ORDERED and DECREED that the Plaintiffs are entitled to relief in the premises and that the Bill of Complaint be, and the same is hereby taken PRO CONFESSO against the Defendants, Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Salley, and their unknown heirs, executors and administrators, and all other persons, their heirs, executors and administrators who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings; but because it does not certainly appear to what relief the Plaintiffs are entitled, it is further ordered and adjudged that leave be granted to the Plaintiffs to take testimony before one of the standing examiners of this Court to support the allegations of the Bill of Complaint against those Defendants whom this Decree Pro Confesso is granted.

B. Hockett Turner Jr.  
JUDGE

Filed Oct. 27, 1970

THOMAS R. PRICE,  
et al.  
Plaintiffs

vs.

CASIAH WATSON,  
et al.  
Defendants

IN THE CIRCUIT COURT  
FOR QUEEN ANNE'S COUNTY  
IN EQUITY  
No. 5161

MILITARY AFFIDAVIT

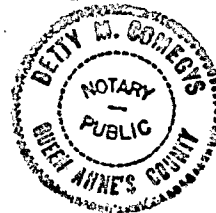
STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY, that on this 30th day of November, 1970, before me, the subscriber, a Notary Public in and for State and County foresaid, personally appeared Thomas R. Price, one of the Plaintiffs in the above entitled cause, and he made oath pursuant to the requirement of the Soldiers' and Sailors' Civil Relief Acts, that the Defendants, Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell, Ethel Salley, are not now in the military service of the United States and have not been in such service within three months prior to August 21, 1970, the filing of the Bill of Complaint in this cause.

WITNESSETH my hand and Notarial Seal.

*Betty M. Coniegs*

Notary Public



*Filed Dec 1, 1970*



22/1

THOMAS R. PRICE,  
et al. Plaintiffs

IN THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY

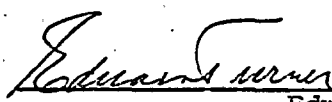
vs.

IN EQUITY

CASIAH WATSON,  
et al. Defendants

No. 5161

The undersigned, one of the standing Examiners for the Circuit Court for Queen Anne's County, did, at the request of J. Thomas Clark, Solicitor for the Plaintiffs, at his law office 118 North Commerce Street, Centreville, Maryland, on Monday, November 23, 1970, at 3:00 o'clock p.m., after swearing the witnesses and the stenographer, proceed to take their testimony, there were no unusual or irregular circumstances in the taking of said testimony and I did not deem it necessary for me to examine any of the witnesses.

  
Edward Turner  
Examiner

*Filed Dec. 1, 1970.*

The first witness on behalf of the Plaintiffs, having been duly sworn, did depose and say:

Questions by the Examiner:

Q: State your name, age, residence and occupation.

A: Thomas R. Price, 70, Chester, Md., retired.

Q: Is there any pending or prior litigation between you and any other party to this suit concerning this property?

A: No.

Questions by Mr. Clark:

Q: What relationship is Elsie K. Price to you?

A: My wife.

Q: With whom does she reside?

A: With me at Chester, Md.

Q: Will you state whether or not you and your wife are the owners of a parcel of land called or known as the John W. Green property, situate on Kent Island, Fourth Election District, Queen Anne's County, in the State of Maryland, in Crab Alley Neck and in the section thereof known as Greenville, which lies to the east of public route No. 552 and also adjoins the body of water formerly known as Hog Bay Creek and now known as Kirwan's Creek?

A: Yes.

Q: How long have you and your wife owned it?

A: Since 1946.

Q: I show you this deed from Ardella Tyler and Lewis Tyler, her husband, dated August 8, 1946, and recorded in land record Liber A.S.G. Jr. No. 14, folio 548 and which purports to convey the John W. Green property on Kent Island in Crab Alley Neck, and I ask you if you can identify it?

A: This is a certified copy of the deed my wife and myself received and which is from Ardella Tyler and Lewis Tyler, her husband, conveying this property to us.

Mr. Clark: Introduced into evidence is this deed marked Complainant's Exhibit No. 6 to the Bill of Complaint and I ask that it be marked Plaintiff's Exhibit A to this testimony.

Q: From whom did Ardella Tyler acquire this property?

A: It was sometime prior to the time she conveyed it to us and she got it from John Mitchell Green.

Q: I show you this paper writing and ask you if you can identify it?

A: This is a certified copy of a deed dated August 31, 1942, from John Mitchell Green, single, to Ardella Tyler, in which he conveyed the John W. Green property situate in Crab Alley Neck and which deed to recorded in land record Liber A.S.G. Jr. No. 6, folio 412, and at which time he conveyed a dwelling house located on said property, and which is the same property as conveyed to my wife and myself by Ardella Tyler and Lewis Tyler, her husband.

Mr. Clark: Introduced into evidence is this deed marked Complainant's Exhibit No. 5 to the Bill of Complaint and I ask that it be marked Plaintiff's Exhibit B to this testimony.

Page 2

Q: How did John Mitchell Green acquire any interest in this property?

A: He acquired his interest by virtue of the will of John W. Green, which was dated August 25, 1920, and he departed this life sometime between August 25, 1920 and December 21, 1920, and which will was duly admitted to probate by the Orphans' Court of Queen Anne's County on December 21, 1920, and which will is recorded among the will records in Liber W.T.B. No. 1, folio 218, whereby said John W. Green left a life estate to Samuel Curtis Sanders of his house and lot in Crab Alley Neck and after his death, devised the house and lot to John Mitchell Green, the person who conveyed the property to Ardella Tyler and this property is the same property as that conveyed to my wife and myself by Ardella Tyler and her husband, Lewis Tyler, by deed previously referred to.

Mr. Clark: Introduced into evidence is this deed marked Complainant's Exhibit No. 4 to the Bill of Complaint and I ask that it be marked Plaintiff's Exhibit C to this testimony,

Q: When, if you know, did the said Samuel Curtis Sanders, who was also known as Samuel Curtis Saunders, die?

A: I do not know but it was sometime in the late 1930's.

Q: Did you ever know of the late John W. Green?

A: I've heard of him.

Q: Did he at one time own the property which is the subject of this suit?

A: Yes.

Q: How did he acquire it?

A: From James E. Kirwan and Mary R. Kirwan, his wife.

Q: I show you a paper writing, which is a deed from James E. Kirwan and Mary R. Kirwan, his wife, to John W. Green, dated August 22, 1881, and recorded in land record Liber J.W. No. 12, folio 440, and ask you to look at this deed and state whether or not the property described herein is the same property as that conveyed to you by Ardella Tyler and husband.

A: Yes, it is.

Mr. Clark: Introduced into evidence is this deed marked Complainant's Exhibit No. 1 to the Bill of Complaint and I ask that it be marked Plaintiff's Exhibit D to this testimony.

Q: Do you know the name of the wife of John W. Green?

A: Yes, her name was Louisa Green.

Q: I show you a deed of Conveyance dated September 28, 1898, from John W. Green to Louisa Green recorded among the land records in Liber W.H.C. No. 8, folio 304, and ask you if this is not the same property in which you and your wife claim ownership now?

A: Yes, it is.

Mr. Clark: Introduced into evidence is this deed marked Complainant's Exhibit No. 2 to the Bill of Complaint and I ask that it be marked Plaintiff's Exhibit E to this testimony.

Page Three

Q: In both Exhibits D and E you will note that the deed calls for a conveyance of three acres, do you know whether or not any of this property was ever conveyed out by Mr. or Mrs. Green?

A: Yes, one-half acre was conveyed to James E. Kirwan.

Q: I show you a deed dated October 8, 1917, from John W. Green and Louisa Green, his wife, to James E. Kirwan, recorded in land record Liber W.F.W. No. 11, folio 86, and ask you if this is the description of the one-half acre of land which was conveyed out of the land which is the subject of this suit?

A: Yes, it is.

Mr. Clark: Introduced into evidence is this deed marked Complainant's Exhibit No. 3 to the Bill of Complaint and I ask that it be marked Plaintiff's Exhibit F to this testimony.

Q: Therefor, from these several exhibits previously referred to as D, E and F, it appears that Louisa Green owned this property at the time of her death. Do you know whether or not she is dead or still living?

A: She is dead.

Q: Do you know when she departed this life?

A: No, I do not know the only thing I know is that she apparently died before her husband.

Q: Who were her heirs at law?

A: The heirs at law of Louisa Green are One brother, Samuel Curtis Sanders, also known as Kirsh Saunders, who is now deceased having died a number of years ago without a will so far as I know. He left surviving him the following children or descendants of children: Casiah Watson, Chester, Md., who is now living; Beatrice Saunders, Chester, Md.; Leon Saunders, Chester, Md.; Sam Saunders, who is deceased and no will has been found for him, and he left two children, Earl Saunders, Chester, Md.; and Catherine LaGalle, of New York City, N. Y. Louisa Green also left at the time of her death Georgiana Mealy, a sister, who as far as I have been able to find out died intestate and she left surviving her one son, Kirsh Mealy, who is deceased and died intestate and left surviving him is widow, Wava Mealy, of New City, N.Y., and the following children all of whom survive, Charles Mealy, Chester, Md.; Norman Mealy, Chester, Md., Joseph Mealy, Chester, Md.; Ghelsa Mealy, Denton, Md.; Sakhronia Stevenson, Englewood, N.J., Lillian Maxwell, New City, N.Y. and Ethel Salley, Jersey City, N.J. And of course, as to John W. Green's interest, he disposed of that by his last will and testament previously referred to.

Q: Have any of these persons ever claimed interest in this property since you have taken title to the same in 1946?

A: No.

Q: State whether or not you have owned this property and held the same openly, notoriously and adversely to any and all these people hereinbefore named, who are defendants in this suit, as well as to all the world or anyone else who might claim an interest in the same?

A: Yes, my wife and I since we acquired this property in 1946 have claimed it against any and every person.

Q: What elements of ownership can you testify to that you have exercised during the time you have owned this property?

Page Four

A: We have paid the taxes on the property since that time. I have used this property to gun on and also to cut trees from it and I burned it off and have kept the lane or road open and have exercised the general ownership over this property as over other parcels of real estate which we own. In fact, until this matter was brought to our attention about the flaw in title, we had known of no one claiming any interest in this property. I put "No Trespassing Signs" on the property, and these acts have continued for a period of time of over twenty years. As far as I am concerned, the only people who have an interest in this property are my wife and myself.

The second witness produced on behalf of the Plaintiffs, having been duly sworn did depose and say:

Q: State your name, age, residence and occupation.

A: Claude Lowery, 69, reside at Marling Farms, Chester, Maryland, I am Supervisor of Assessments of Queen Anne's County.

Q: How long have you been Supervisor of Assessments?

A: I assumed the duties of Supervisor of Assessments on December 1, 1956.

Q: And prior to that what was your position?

A: I was County Commissioner for two terms and Treasurer for one term.

Q: Then are you familiar with the real estate which is the subject of this suit and which is known or formerly known as the John W. Green property situate on Kent Island, Fourth Election District, Queen Anne's County, in Crab Alley Neck, in the section known as Greensville and which is located on Hog Bay Creek and now known as Kirwan's Creek and which was conveyed to Thomas R. Price and Elsie K. Price, his wife, by Ardella Tyler and Lewis Tyler, her husband, by deed dated August 8, 1946, and recorded in land record Liber A.S.G. Jr. No. 14, folio 548?

A: Yes, I am.

Q: How long have you known this property?

A: I knew the property before Mr. and Mrs. Price acquired it?

Q: And did you know it before that?

A: Yes, I knew it when Kirsh Saunders lived there.

Q: During the time that Mr. and Mrs. Price have owned this property has anyone else to your knowledge claimed an interest in the same?

A: Not to my knowledge?

Q: Will you state whether or not they have openly, notoriously, and adversely held themselves out as the owners of this real estate as against all the world?

A: Yes and besides that it has been assessed to them since 1946 and they have paid the taxes on it since 1947.

Q: Have you ever had occasion to actually visit the property?

A: Yes.

Q: What does it consist of?

Page Five

A: At the present time it just consists of a piece of land. There was a house but it burned.

Q: How large a quantity of land is it?

A: The deed calls for three acres, but a piece was sold to Kirwan and now there remains approximately two and one-half acres.

Q: Who owns the property adjoining this parcel of land?

A: Catherine Kirwan to the North, the estate of Linwood Wright and a doctor, whose name I do not know, to the South, the water comes around to the east and State Route No. 552, the Dominion Road to the west.

Q: Did you know Mr. and Mrs. Price's predecessors in title, Ardella Tyler and Lewis Tyler, her husband?

A: No.

Q: Has this claim by Mr. and Mrs. Price of title to this real estate, which has been adversely, notoriously and openly as against all the world, have you known or heard of anyone dispute this claim?

A: No, I haven't.

Q: How long have Mr. and Mrs. Price claimed this ownership?

A: Since 1946, or a period of 24 years.

Q: Have you known of anyone, since Mr. and Mrs. Price have owned this property, occupying the same besides the Prices?

A: Not to my knowledge.

Q: Do you live in the general neighborhood of this property?

A: I live at Marling Farms and I go by this property every day.

Q: Where is the entrance to this property?

A: The entrance is from State Route No. 552.

There being no further witnesses to be examined, the Examiner herewith makes his return to the testimony of the respective witnesses, and the costs chargeable to the Plaintiff are as follows:

Edward Turner, Examiner-----\$10.00

Betty M. Comegys, Stenographer--\$25.00 *paid BME*

And I do hereby further certify that said testimony was commenced at 3:00 o'clock p.m. and ended at 4:00 o'clock p.m., or a period of one hour.

*Edward Turner*  
\_\_\_\_\_  
Examiner

*Filed Dec 1, 1970*

FOR Plaintiff's Exhibits A, B, C, D, E and F filed December 1, 1970,  
See Complainant's Exhibits Nos. 6, 5, 4, 1, 2 and 3, respectively,  
filed with the Bill to Quiet Title filed August 21, 1970.

23  
 THOMAS R. PRICE,  
 et al. Plaintiffs

IN THE CIRCUIT COURT FOR  
 QUEEN ANNE'S COUNTY

vs.

IN EQUITY

CASIAH WATSON,  
 et al. Defendants

No. 5161

DECREE

The above cause standing ready for hearing and being submitted without argument, the Bill of Complaint, testimony and all other proceedings were, by the Court, read and considered;

IT IS THEREUPON, THIS 1st day of December, 1970, by the Circuit Court for Queen Anne's County, in Equity, ADJUDGED, ORDERED and DECREED that:

(1) That Thomas R. Price and Elsie K. Price, his wife, have absolute ownership and the perfect right to absolute disposition of the real estate in Queen Anne's County mentioned in these proceedings as against Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell, and Ethel Salley and their unknown heirs, executors and administrators and all other persons, their heirs, executors and administrators who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings, said real estate being more particularly described, as follows, to wit:

ALL that lot or parcel of land called or known as "The John Wesley Green Property", situate, lying and being on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland in Crab Alley Neck and in the section thereof known as "Greenville" and on the public road leading from the Grasonville-Stevensville State Road down and through Crab Alley Neck and on the body of water called "Hog Bay Creek" and adjoining the property of or formerly of James E. Kirwan and containing three acres of land, more or less.

BEING all and the same land granted and conveyed unto Thomas R. Price and Elsie K. Price, his wife, by deed dated August 8, 1946, and recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 14, folio 548.

(2) That Casiah Watson, Beatrice Saunders, Leon Saunders, Earl Saunders, Catherine LaCaille, Wave Mealy, Charles Mealy, Norman Mealy, Joseph Mealy, Chelsa Mealy, Saphronia Stevenson, Lillian Maxwell and Ethel Salley, and their unknown heirs, executors and administrators and all other persons, their heirs, executors and administrators who could claim any interest in the real estate mentioned in these proceedings or who could claim to hold a lien or encumbrance on the real estate mentioned in these proceedings are hereby enjoined and restrained from asserting any claim to the aforesaid real estate by any action at law, equity or otherwise.

B. Herbert Turner Jr.  
 JUDGE

Filed Dec. 1, 1970



QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this second day of March in the year nineteen hundred and seventy, the following Order to Docket Suit was brought to be recorded, to wit:

WM. DUNBAR GOULD,  
ASSIGNEE  
COURT STREET,  
CHESTERTOWN, MARYLAND 21620

VS

RICHARD D. CAMPBELL and  
CAROLINE M. CAMPBELL, His Wife,  
315 LINDEN AVENUE,  
EASTON, MARYLAND 21601

\* IN THE CIRCUIT COURT

\* FOR

\* QUEEN ANNE'S COUNTY,

\* MARYLAND

\* IN EQUITY NO. 5111

*R. 33423*  
*15.00*

ORDER TO DOCKET SUIT

To: CHARLES W. CECIL, CLERK

Will you please docket the above entitled foreclosure suit and file therein the following:

(a) Mortgage from Richard D. Campbell and Caroline M. Campbell, his wife, to Brian B. Kane and Hilda F. Kane, his wife, dated the 23rd day of June, 1966, and recorded among the Land Records for Queen Anne's County, Maryland, in Liber C.W.C. No. 22, folio 460, etc., and which said mortgage has been assigned to Wm. Dunbar Gould, Attorney, for the purpose of foreclosure and collection.

(b) Statement of mortgage indebtedness.

(c) Foreclosure bond.

(d) Non-military affidavit.

*Wm Dunbar Gould*

Wm. Dunbar Gould, Assignee  
Court Street,  
Chestertown, Maryland 21620  
Phone: Chestertown 778-2727

*Filed Mar 2, 1970*

WM. DUNBAR GOULD  
ATTORNEY AT LAW  
CHESTERTOWN, MARYLAND

778-2727

LIBER

6 PAGE 521

MORTGAGE FEE—CITY OR COUNTY—Form 16.

No. 55985

RECEIVED FOR RECORD June 27, 1966

THIS MORTGAGE, Made this 23<sup>rd</sup> day of June

in the year nineteen hundred and ---sixty-six --- by and between RICHARD D. CAMPBELL and CAROLINE M. CAMPBELL, his wife, --- Mortgageors of the County of Queen Anne's, --- in the State of Maryland, of the first part, and BRIAN B. KANE and HILDA F. KANE, his wife, of Kent County, State of Maryland, ---, Mortgagees, of the second part:

Whereas, the said Richard D. Campbell (as R. D. Campbell) gave a demand note dated October 23, 1964, in the face amount of Three Thousand (\$3,000.00) Dollars, to The Chestertown Bank of Maryland, and which note has been endorsed by the aforesaid Brian B. Kane; and,

WHEREAS, the said Brian B. Kane has requested the said Richard D. Campbell to execute this mortgage as security for the aforesaid endorsement; and,

WHEREAS, the said Richard D. Campbell and Caroline M. Campbell, his wife, have agreed to so execute this mortgage to the end that it shall stand as security for the aforesaid endorsement in case the said Brian B. Kane shall be called upon by the Bank to make any payment on the aforesaid note, the parties hereto fully agreeing and understanding that when the aforesaid note has been fully paid this mortgage shall be of no further force and effect.

Now this Mortgage Witnesseth, that in consideration of the premises and of the sum of One Dollar, the said Richard D. Campbell and Caroline M. Campbell, his wife, ---

do --- grant and convey unto Brian B. Kane and Hilda F. Kane, his wife, their --- heirs and assigns, in fee simple, ~~the~~ subject, however, to ~~the~~ restrictions and conditions hereinafter ~~stated~~ and described as follows, to wit: Beginning for set forth, ALL THAT PIECE OR PARCEL OF LAND situate, lying and being in the Second Election District of Queen Anne's County, Maryland, designated as Lot No. 35 of Tract D as shown on the plat prepared by J. B. Metcalfe, Surveyor, dated May 1960, entitled "Plat "2" Sarah H. Skipper, Part of Tract "D" on the Harry P. Skipper Farm in the Second Election District of Queen Anne's County, Maryland", and recorded among the Land Records for Queen Anne's County, Maryland, in Plat Book T.S.P. No. 1, folio 74 and more particularly described as follows:

BEGINNING for the same at a concrete monument set at the Northeast corner of the intersection of River Road and Cross Street, and running:

- (1) North 00 degrees 43 minutes East 100.7 feet to Lot No. 36; thence
- (2) South 89 degrees 17 minutes East 150 feet to the west side of Cedar Lane; thence
- (3) By and with the West side of Cedar Lane

Filed Mar 2, 1970

South 00 degrees 43 minutes West 143 feet to a concrete monument set on the northerly side of Cross Street; thence

(4) By and with the Northerly side of Cross Street;

North 73 degrees 42 minutes West 155.5 feet to the beginning point.

BEING the same piece, parcel or tract of land conveyed by Sarah E. Skipper, Single, unto Richard D. Campbell and Caroline M. Campbell, his wife, by deed dated July 12, 1963, and recorded among the Land Records of Queen Anne's County, in Liber C.W.C. No. 2, folio 298, etc.

SUBJECT to the conditions and restrictions of record affecting said property and as more fully set forth in the abovementioned deed from Sarah E. Skipper, Single, unto Richard D. Campbell and Caroline M. Campbell, his wife, dated July 12, 1963, and recorded among the Land Records of Queen Anne's County, in Liber C.W.C. No. 2, folio 298, etc.]

Together with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the aforesaid parcel of ground and premises unto and to the proper use and benefit of Brian B. Kane and Hilda F. Kane, his wife, their ----- heirs and assigns, forever.

Provided, that if the said Richard D. Campbell and Caroline M. Campbell, his wife, their -----

executors, administrators or assigns, shall well and truly pay, or cause to be paid, the aforesaid principal sum of note dated October 23, 1964, as aforesaid, ----- ~~xxxxxxx~~ and all the installments of interest thereon, when and as each of them shall respectively be due and payable as aforesaid, and shall perform each and all of the covenants herein on --- their ----- part to be performed, then this Mortgage shall be void.

And the said Mortgagors hereby assent to the passage of a decree for the sale of the property hereby mortgaged, such sale to take place only after a default in any of the covenants or conditions of this mortgage as herein provided; and the said Mortgagor shereby also authorize the said Mortgagees, their heirs, -- personal representatives, or assigns or Wm. Dunbar Gould, Esq., - duly authorized Attorney or Agent

of the said Mortgagee s, their / <sup>ors,</sup> personal representatives, or assigns, after any default in the covenants or conditions of this mortgage, to sell the hereby mortgaged property. Any such sale, whether under the above assent to a decree or under the above power of sale, shall be under the provisions of Article 66 of the Public General Laws of Maryland, or under any other General or Local Law of the State of Maryland relating to mortgages, or any supplement, amendment, or addition thereto. And upon any such sale of said property, the proceeds shall be applied as follows: (1) to repayment of all expenses incident to said sale, including a fee of Fifty (\$50.00) ----- Dollars and a commission to the party making the sale of said property equal to the commission allowed Trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; (2) to the payment of all claims of the said Mortgagee s, their heirs, executors, administrators or assigns hereunder whether the same shall have matured or not; (3) and the surplus (if any there be), to the said Mortgagor s, their --heirs, personal representatives or assigns, or to whoever may be entitled to the same.

And the said Mortgagors forthemselves, their --- heirs, personal representatives and assigns, do hereby covenant and agree that immediately upon the first insertion of the advertisement or notice of sale as aforesaid under the powers hereby granted, there shall be and become due by them to the party inserting said advertisement or notice, all expenses incident to said advertisement or notice, all Court costs and all expenses incident to the foreclosure proceedings under this Mortgage and a commission on the total amount of the Mortgage indebtedness, principal and interest, equal to one-half the percentage allowed as commissions to trustees making sale under orders or decrees of a Court having equity jurisdiction in the State of Maryland, which said expenses, costs and commission the said Mortgagors for themselves, their --- heirs, personal representatives and assigns, do -- hereby ----- covenant to pay, and the said Mortgagee s, their heirs, personal representatives or assigns, or Wm. Dunbar Gould, Esq., ----- their said Attorney, shall not be required to receive the principal and interest only, of said Mortgage debt in satisfaction thereof, unless the same be accompanied by a tender of the said expenses, costs, and commission, but said sale may be proceeded with unless, prior to the day appointed therefor, legal tender be made of said principal, costs, expenses and commission.

And it is agreed that, until default be made in the premises, the said part ies of the first part, their heirs, executors, administrators or assigns, shall possess the aforesaid property, but upon any such default, the entire indebtedness shall become due and payable. Mortgagor shall pay in the meantime, all taxes and assessments, public dues and charges levied or assessed, or to be levied or assessed, on said hereby mortgaged property, which taxes, mortgage debt and interest, public dues, charges and assessments ----- the said part ies of the first part covenant to pay when legally payable.

And the said parties of the first part further covenant to insure, and pending the existence of this Mortgage to keep insured, the improvements on the thereby mortgaged property to the amount of at least its full insurable value ----- and to cause the policy to be effected thereon to be so framed or endorsed as, in case of fire, to inure to the benefit of the said Mortgagee , executors, administrators or assigns, to the extent of his, her or their ---- lien or claim hereunder.

Witness ----- the ----- hands and seal s of said Mortgagors:

TEST: €

*Richard D. Campbell*

*Richard D. Campbell* [SEAL]  
Richard D. Campbell

*Caroline M. Campbell* [SEAL]  
Caroline M. Campbell

[SEAL]

State of Maryland, COUNTY OF *Kent*, ss:

I Hereby Certify, that on this *24th* day of *June* in the year one thousand nine hundred and ---sixty-six ----- before me, a Notary Public -----

of the State of Maryland, in and for the County of ----- aforesaid, personally appeared RICHARD D. CAMPBELL and CAROLINE M. CAMPBELL, his wife, known to me to be -----

the Mortgagor s named in the foregoing Mortgage, and - they - acknowledged the foregoing Mortgage to be -----their ----- act. At the same time also appeared *Maun B. Kane and*

*Hilda F. Kane*

of law that the consideration set forth in said Mortgage, is true and bona fide as therein set forth.



*Maun B. Kane*  
Notary Public

FOR VALUE RECEIVED, and default having occurred, Brian B. Kane and Hilda F. Kane, his wife, do hereby assign the within and foregoing mortgage to Wm. Dunbar Gould, Attorney, for the purpose of foreclosure and collection.

AS WITNESS the hands and seals of the said Brian B. Kane and Hilda F. Kane, his wife, this 5th day of June, 1969.

Witness:

Margaret Ann Morris

Margaret Ann Morris

Brian B. Kane (SEAL)  
Brian B. Kane

Hilda F. Kane (SEAL)  
Hilda F. Kane

WM. DUNBAR GOULD, ASSIGNEE  
CHESTERTOWN, MARYLAND 21620

VS

RICHARD D. CAMPBELL and  
CAROLINE M. CAMPBELL, His Wife,  
315 LINDEN AVENUE,  
EASTON, MARYLAND 21601

\* IN THE CIRCUIT COURT

\* FOR

\* QUEEN ANNE'S COUNTY,

\* MARYLAND

\* IN EQUITY NO. 5111

STATEMENT OF MORTGAGE DEBT

Statement of the mortgage claim of Wm. Dunbar Gould, Assignee of mortgage from Richard D. Campbell and Caroline M. Campbell, his wife, to Brian B. Kane and Hilda F. Kane, his wife, dated June 23, 1966, recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 22, folio 460, etc., and assigned to Wm. Dunbar Gould, Attorney, for foreclosure and collection on June 5, 1969.

Unpaid principal balance as of 6/5/69	\$3,000.00
Interest from 9/30/68 to 2/25/70	<u>253.00</u>
	\$3,253.00

Interest will accrue at the rate of 6% per annum  
on the above total indebtedness after 2/25/70.

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

I HEREBY CERTIFY, that on this 28<sup>th</sup> day of February, 1970, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared Wm. Dunbar Gould, Assignee, and made oath that the foregoing is a true and just statement of the amount of the mortgage claim under the mortgage filed in said cause now remaining due and payable.

*Marilyn P. Wilson*  
Notary Public



WM. DUNBAR GOULD  
ATTORNEY AT LAW  
CHESTERTOWN, MARYLAND

778-2727

*Filed Mar 2, 1970*

Chy 511

H

4

RECEIVED FOR RECORD Mar 2, 1970.

BOND

KNOW ALL MEN BY THESE PRESENTS, that we, Wm. Dunbar Gould, of Kent County, State of Maryland, as Principal; and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Four Thousand (\$4,000.00) Dollars to be paid to the said State 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 or assigns, jointly and severally, firmly by these presents.

SEALED with our seals, and dated this 29<sup>th</sup> day of February, in the year of our Lord, nineteen hundred and seventy.

WHEREAS, the above bounden Wm. Dunbar Gould, by virtue of the power contained in a mortgage from Richard D. Campbell and Caroline M. Campbell, his wife, to Brian B. Kane and Hilda F. Kane, his wife, dated June 23, 1966, and recorded among the Land Records of Queen Anne's County, Maryland, in Liber C.W.C. No. 22, folio 460, etc., and which was assigned on June 5, 1969, to Wm. Dunbar Gould, Attorney, for the purpose of foreclosure and collection, and

WHEREAS, the said Wm. Dunbar Gould is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

NOW THE CONDITION OF THE OBLIGATION IS SUCH, That if the above bounden Wm. Dunbar Gould does and shall well and truly and faithfully perform the trust reposed in him under the assignment of the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

IN TESTIMONY WHEREOF, the above bounden Wm. Dunbar Gould, Assignee, has hereunto set his hand and seal, and the said body corporate has caused these presents to be duly signed by its Attorney-in-fact, the day and year first above written.

Signed, sealed and delivered in the presence of:

Marilyn P. Wilson

Wm. Dunbar Gould (SEAL)  
Wm. Dunbar Gould, Assignee

Principal

Marilyn P. Wilson

FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
By Wm. Dunbar Gould  
Wm. Dunbar Gould  
Attorney-in-fact

Surety

WM. DUNBAR GOULD  
ATTORNEY AT LAW  
CHESTERTOWN, MARYLAND  
776-2727

Security approved and Bond filed Mar 2, 1970  
Charles W. Cecil Clerk

LIBER 1 PAGE 353

LIBER 6 PAGE 527

8 258

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

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

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 2nd day of March in the year nineteen hundred and seventy.

Charles W. Cecil  
Clerk

5  
WM. DUNBAR GOULD, ASSIGNEE  
COURT STREET,  
CHESTERTOWN, MARYLAND 21620

VS

RICHARD D. CAMPBELL and  
CAROLINE M. CAMPBELL, His Wife,  
315 LINDEN AVENUE,  
EASTON, MARYLAND 21601

\* IN THE CIRCUIT COURT

\* FOR

\* QUEEN ANNE'S COUNTY, MARYLAND

\* IN EQUITY NO. 5111

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

I HEREBY CERTIFY, that on this 28<sup>th</sup> day of February, 1970, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared WM. DUNBAR GOULD, Assignee, and made oath in due form of law that the said Robert D. Campbell and Caroline M. Campbell, his wife, are not now nor have they within six months prior hereto been in the Military Service of the United States, as defined by the Soldiers and Sailors Civil Relief Act of 1940, with the amendments thereto, and the Law of the State of Maryland, and that this information is gotten from persons who know the said Richard D. Campbell and Caroline M. Campbell, his wife, and that the last known postoffice address of the said Richard D. Campbell and Caroline M. Campbell, his wife, is 315 Linden Avenue, Easton, Maryland 21601.

Maclay P. Wilson  
Notary Public

My Commission expires:

July 1, 1970

Filed Mar 2, 1970





Queen  Anne's

# RECORD-OBSERVER

Centreville, Md., April 13, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Assignee's Sale

in the case/estate of Richard D. Campbell

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 3 successive weeks before the 23rd day of March, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 4th day of March, 1970, and the last insertion on the 18th day of March, 1970

THE RECORD-OBSERVER CORPORATION

By 

*Filed Apr 20, 1970*

61  
**ASSIGNEE'S SALE**  
**VALUABLE and DESIRABLE**  
**BUILDING LOT**  
**KINGS TOWN, MARYLAND**

Default having occurred in the terms of a mortgage from Richard D. Campbell and Caroline M. Campbell, his wife, to Brian B. Kane and Hilda F. Kane, his wife, dated June 23, 1966, recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 22, folio 460, etc., and duly assigned to Wm. Dunbar Gould for collection by foreclosure or otherwise, the undersigned Assignee, by virtue of the power of sale contained in said mortgage, will offer at public auction

in front of the Court House  
 Centreville, Maryland  
 On

**MONDAY, MARCH 23, 1970**

at  
 11:30 O'CLOCK A. M.

The following described real estate, to wit:

ALL THAT PIECE OR PARCEL OF LAND situate, lying and being in the Second Election District of Queen Anne's County, Maryland, designated as Lot No. 35 of Tract D as shown on the plat prepared by J.B. Metcalfe, Surveyor, dated May 1960, entitled "Plat '2' Sarah E. Skipper, Part of Tract 'D' on the Harry P. Skipper Farm in the Second Election District of Queen Anne's County, Maryland", and recorded among the Land Records for Queen Anne's County, Maryland, in Plat Book T.S.P. No. 1, folio 74 and more particularly described as follows:

BEGINNING for the same at a concrete monument set at the Northeast corner of the intersection of River Road and Cross Street, and running:

(1) North 00 degrees 43 minutes East 100.7 feet to Lot No. 36; thence (2) South 89 degrees 17 minutes East 150 feet to the west side of Cedar Lane; thence (3) By and with the West side of Cedar Lane South 00 degrees 43 minutes West 143 feet to a concrete monument set on the northerly side of Cross Street; thence (4) By and with the Northerly side of Cross Street; North 73 degrees 42 minutes West 155.5 feet to the beginning point.

BEING the same piece, parcel of tract of land conveyed by Sarah E. Skipper, Single, unto Richard D. Campbell and Caroline M. Campbell, his wife, by deed dated July 12, 1963, and recorded among the Land Records of Queen Anne's County, in Liber C.W.C. No. 2, folio 298, etc.

SUBJECT to the conditions and restrictions of record affecting said property and as more fully set forth in the abovementioned deed from Sarah E. Skipper, Single, unto Richard D. Campbell and Caroline M. Campbell, his wife, dated July 12, 1963, and recorded among the Land Records of Queen Anne's County, in Liber C.W.C. No. 2, folio 298, etc.

TERMS OF SALE: A deposit of 25% of the purchase price on the day of sale in Cash or by Certified Check, balance within ten (10) days after ratification of the sale by the Circuit Court for Queen Anne's County. At option of purchaser the full purchase price may be paid on date of sale. Deferred payment to carry interest from date of sale at the rate of six (6%) per cent per annum. Taxes, and all other assessments and charges, to be adjusted as of the tenth day after the ratification of the sale by the Court. Purchaser will be required to pay all cost of title papers, transfer expenses, recordation tax stamps and transfer tax.

WM. DUNBAR GOULD  
 ASSIGNEE

Harry S. Russell Associates  
 Auctioneers

3t-3-18

WM. DUNBAR GOULD, Assignee,

vs.

RICHARD D. CAMPBELL and  
CAROLINE M. CAMPBELL, his wife

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IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY, MARYLAND

EQUITY NO. 5111

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of real estate made by Wm. Dunbar Gould, Assignee, respectfully shows:

That default having occurred in the terms of a mortgage from Richard D. Campbell and Caroline M. Campbell, his wife, to Brian B. Kane and Hilda F. Kane, his wife, dated June 23, 1966, and recorded among the Land Records for Queen Anne's County, Maryland, in Liber C.W.C. No. 22, folio 460, etc., and which said mortgage by assignment was assigned to Wm. Dunbar Gould for the purpose of foreclosure and collection; the undersigned, after docketing suit for foreclosure, and after advertising the mortgaged premises and real estate for sale in the Queen Anne's Record-Observer, a newspaper published in Queen Anne's County, Maryland, aforesaid, once in each of three (3) successive weeks before the 23rd day of March, 1970, and in compliance with Rule W74 a-2 of the Maryland Rules of Procedure, in accordance with the certificate of publication of the advertisement of sale attached hereto, and made a part hereof, and after filing in this cause his bond to the State of Maryland, with surety approved by the Clerk of this Honorable Court, did attend, in front of the Court House Door in Centreville, Queen Anne's County, Maryland, on Monday, March 23rd, 1970, at 11:30 A.M., and after reading the attached advertisement, and having the auctioneer cry the sale, the subscriber, in execution of the power of sale contained in said mortgage, sold the property so offered, the same being Lot No. 35 of Tract "D" of the Sarah E. Skipper lands said premises being the same as are fully described in the aforementioned advertisement of sale, unto Brian B. Kane and Hilda F. Kane, his wife, as tenants by the entireties, they being then and there the highest bidders therefor, at and for the sum of Two Thousand Five Hundred (\$2,500.00) Dollars.

WM. DUNBAR GOULD  
ATTORNEY AT LAW  
CHESTERTOWN, MARYLAND

778-2727

LIBER

6 PAGE 531

That, in further compliance with Rule W74, the undersigned reports that prior to making sale of the mortgaged property, he sent by registered mail to the aforesaid mortgagors at their last known address, notice of the time, place and terms of sale and that said notice was received by said mortgagors on March 11, 1970, all of which is evidenced by a photostatic copy of the registered letter together with receipt therefor and returned receipt showing delivery March 11, 1970 and signed by Caroline M. Campbell.

The said-purchasers have complied with the terms of the sale, as advertised, and it is believed that they will further comply with the other terms of sale, upon ratification of the sale by the Court.

Respectfully submitted,

*Wm. Dunbar Gould*

Wm. Dunbar Gould, Assignee

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

I HEREBY CERTIFY, that on this 17<sup>th</sup> day of April, 1970, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared WM. DUNBAR GOULD, Assignee, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale of real estate are true to the best of his knowledge and belief, and that the sale was fairly made.

AS WITNESS my hand and Notarial Seal.

*Marilyn P. Wilson*  
Notary Public



*Filed Apr 20, 1970*

WM. DUNBAR GOULD  
ATTORNEY AT LAW  
CHESTERTOWN, MARYLAND

776-2727

8

WM. DUNBAR GOULD, Assignee,

vs.

RICHARD D. CAMPBELL and  
CAROLINE M. CAMPBELL, his wife

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IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY, MARYLAND

EQUITY NO. 5111

AFFIDAVIT BY PURCHASERS

STATE OF MARYLAND

COUNTY OF QUEEN ANNE'S, sct:

I HEREBY CERTIFY, that on this 17<sup>th</sup> day of April, 1970,  
before me, the subscriber, a Notary Public in and for the State and County  
aforesaid, personally appeared BRIAN B. KANE and HILDA F. KANE, his wife,  
and made oath in due form of law as follows:

That they were not acting as Agent for anyone in purchasing the  
real estate sold in this Cause;

That no other persons are interested in said sale as Principals;

That they have not directly or indirectly discouraged anyone from  
bidding for the said property.

AS WITNESS my hand and Notarial Seal.

Marilyn P. Wilson  
Notary Public

My Commission expires:

July 1, 1970



*Filed Apr 20, 1970*

WM. DUNBAR GOULD  
ATTORNEY AT LAW  
CHESTERTOWN, MARYLAND

778-2727

LIBER

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a,  
WM. DUNBAR GOULD, Assignee,

vs.

RICHARD D. CAMPELL and  
CAROLINE M. CAMPELL, his wife

\*

IN THE CIRCUIT COURT

\*

FOR

\*

QUEEN ANNE'S COUNTY, MARYLAND

\*

EQUITY NO. 5111

AUCTIONEER'S MEMORANDUM OF SALE

I, HARRY S. RUSSELL, certify that I am the auctioneer who conducted the sale of the Richard D. Campbell and Caroline M. Campbell, his wife, property, the same being Lot # 35, Tract "D" of the Sarah E. Skipper lands located near Kings Town, Queen Anne's County, Maryland, on March 23, 1970, and that I sold the same to Brian B. Kane and Hilda F. Kane, his wife, for the sum of Two Thousand Five Hundred (\$2,500.00) Dollars.

*Harry S. Russell*  
Harry S. Russell, Auctioneer

*Filed Apr 20, 1970*

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ORDER NISI ON SALE

Wm. Dunbar Gould, Assignee,

vs.

Richard D. Campbell and Caroline M. Campbell, his wife

In the Circuit Court for Queen Anne's County

In Equity

Cause No. 5111

ORDERED, this 20th day of April, 1970, that the sale of the real property, made and reported in this cause by Wm. Dunbar Gould, Assignee, be ratified and confirmed, on or after the 21st day of May, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 14th day of May, 1970.

The report states the amount of sales to be \$2500.00

Charles W. Cecil

Clerk

Filed April 20, 1970

ORDER NISI

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

Cause No. 5111

Wm. Dunbar Gould, Assignee,

vs.

Richard D. Campbell and Caroline M. Campbell, his wife

ORDERED, this 20th day of April, 1970, that the sale of the real property, made and reported in this cause by Wm. Dunbar Gould, Assignee, be ratified and confirmed, on or after the 21st day of May, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 14th day of May, 1970.

The report states the amount of sales to be \$2500.00.

CHARLES W. CECIL, Clerk

Filed April 20, 1970

True Copy

Test: Charles W. Cecil, Clerk

31-5-6

Queen Anne's

RECORD-OBSERVER

Centreville, Md., August 3, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Order Nisi Equity Cause No. 5111

in the case/estate of Richard D. Campbell & Caroline M. Campbell

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 3 successive weeks before the 14th day of May, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 22nd day of April, 1970, and the last insertion on the 6th day of May, 1970.

THE RECORD-OBSERVER CORPORATION

By Dorothy M. Monroe

Filed Dec 7, 1970

LIBER

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/

Wm. Dunbar Gould, Assignee,	:	In The Circuit Court
vs.	:	for
Richard D. Campbell and	:	Queen Anne's County, Maryland
Caroline M. Campbell, wife	:	Equity No. 5111

FINAL RATIFICATION OF SALE

ORDERED, by the Circuit Court for Queen Anne's County, in Equity, this 7th day of December, 1970, that the sale of the real estate made and reported in this cause by Wm. Dunbar Gould, Assignee, be, and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although due notice thereof appears to have been given as required by the preceding Order Nisi; and the said Assignee is allowed the usual commissions and such proper expenses, not personal, as he shall produce vouchers thereof to the Auditor.

B. Hackett Turner Jr.  
Judge

Filed Dec 7, 1970

WM. DUNBAR GOULD  
ATTORNEY AT LAW  
CHESTERTOWN, MARYLAND

778-2727



13  
WM. DUNBAR GOULD, ASSIGNEE

IN THE CIRCUIT COURT FOR

vs.

QUEEN ANNE'S COUNTY

RICHARD D. CAMPBELL, et al.

IN EQUITY No. 5111

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

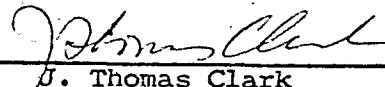
The undersigned Court Auditor hereby certifies that on December 9, 1970, the date the audit in the above entitled cause was filed in this Court, that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:

Wm . Dunbar Gould, Assignee  
Court Street  
Chestertown, Md. 21620

Brian B. Kane and  
Hilda F. Kane, his wife  
Chestertown, Md. 21620

Richard D. Campbell and  
Caroline M. Campbell, his wife  
315 Linden Avenue  
Easton, Md. 21601

Pursuant to Rule 12 d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595; Section G, Maryland Rules of Procedure, notify each of them that said account was filed on December 9, 1970, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before December 24, 1970, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on December 28, 1970.

  
J. Thomas Clark  
Auditor

*Filed Dec. 9. 1970*

LIBER

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14  
WM. DUNBAR GOULD, ASSIGNEE

IN THE CIRCUIT COURT FOR

vs.

QUEEN ANNE'S COUNTY

RICHARD D. CAMPBELL, et al.

IN EQUITY No. 5111

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto Your Honor, respectfully represents:

1. That this account is stated at the request of William Dunbar Gould, Assignee, wherein it appears that the proceeds of sale are insufficient to pay the expenses of sale and the mortgage debt. The mortgage deficiency appears to be in the sum of \$1,366.03.

2. That in the within account William Dunbar Gould, Assignee and vendor, is charged with the proceeds of sale made by him, and he is allowed thereafter his fee for his services and his commissions for making said sale, per terms of mortgage, the several court costs, the premium on the corporate surety bond filed in this cause, the several advertising costs, the auctioneer's charges, U. S. Post Office fees, Notary Public charges, the several State and County taxes, the fee and expenses of your auditor, and the balance was credited toward the mortgage indebtedness.

Respectfully submitted,



Auditor

December 9, 1970

*Filed Dec. 9, 1970*

Cause No. 5111

The proceeds of the sale of land reported in this cause, in account with William Dunbar Gould, Assignee, of the mortgage foreclosed in these proceedings (and vendor of said land)

Cr.

1970  
Dec. 7 By gross proceeds of the sale of said land, per report of said vendor, to wit:-----\$2,500.00

Dr.

To William Dunbar Gould, Assignee, of mortgage foreclosed (and vendor), per terms of mortgage, to wit:  
1-His commission for making sale---\$250.00  
2-His fee for his services----- 50.00 \$ 300.00

To do., for an amount paid Charles W. Cecil, Clerk, for court costs, per receipt exhibited, to wit:  
1-Costs of Charles W. Cecil-----\$ 35.00  
2-Appearence fee of Wm. Dunbar Gould, Attorney----- 10.00 45.00

To do., for an amount paid Charles W. Cecil, Clerk, for assignment of mortgage, per receipt exhibited, to wit:----- 2.00

To do., for an amount due Fidelity & Deposit Co. of Md., for the Assignee's corporate surety bond filed in this cause, per statement exhibited, to wit:----- 16.00

To do., for amounts paid Queen Anne's Record-Observer, per its receipts exhibited, to wit:  
1-For publishing Notice of Sale----\$ 99.75  
2-For publishing Order Nisi of Sale- 14.00 113.75


To do., for an amount due Harry S. Russell Associates, Auctioneer, for crying said sale, per rules of Court, the sum of----- 25.00

To do., for an amount paid U. S. Post Office, for certified mail, notice to buyers, per its receipt exhibited, to wit:----- .95

To do., for an amount due Marilyn P. Wilson, Notary Public, for notary charges, per statement exhibited, to wit:----- 3.00

To do., for an amount paid Wm. R. Wilson, III, Treasurer, per receipts exhibited, to wit:  
1-State and County taxes for 1969--\$ 29.41  
2-State and County taxes for 1970-- 27.92 57.33

December 9, 1970

  
Auditor

To J. Thomas Clark, Auditor, as follows:

1-His fee for stating audit-----	\$45.00	
2-His expenses involved in stating audit and notifying parties-----	<u>5.00</u>	\$ 50.00

To Brian B. Kane and Hilda F. Kane, his wife,  
Mortgagees, of the mortgage foreclosed in  
this cause, the balance, or the sum of-----

<u>1,886.97</u>	
\$2,500.00	\$2,500.00

December 9, 1970

*J. Thomas Clark*  
Auditor

*Filed Dec 9, 1970*

NISI RATIFICATION OF AUDIT

15

Wm. Dunbar Gould, Assignee

vs.

Richard D. Campbell, et al

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

Cause No. 5111

ORDERED, this 9th. day of December, 19 70, that the report and  
account filed in these proceedings by J. Thomas Clark, Auditor,  
be ratified on or after the 28th. day of December, 19 70, unless cause to the  
contrary thereof be ~~previously~~ shown; provided ~~as~~ notice is given in manner provided  
by Maryland Rule 595 g to persons entitled thereto.

~~before the~~ \_\_\_\_\_ ~~xxixxx~~

*Charles W. Cecil*  
Clerk

Filed Dec. 9, 1970

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Wm. Dunbar Gould, Assignee

vs.

Richard D. Campbell, et al

In the Circuit Court for

Queen Anne's County

in Equity

No. 5111

FINAL RATIFICATION OF AUDIT

ORDERED, this 28th. day of December, 1970, by the Court that the account of the Auditor is finally ratified and confirmed, and William Dunbar Gould, Assignee, is directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

*Charles W. Cecil*

Clerk

*Filed Dec 28, 1970*

TELEPHONE  
358-1770

LIBER

6 PAGE 542

TELEPHONE  
744-2200

W. EDWARD PLITT  
*Attorney at Law*  
6615 REISTERSTOWN ROAD  
BALTIMORE, MARYLAND 21215

September 3, 1970

5165

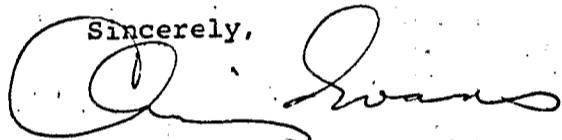
Clerk of Circuit Court for  
Queen Anne's County  
Centerville, Md. 21617

Re: Uptown vs. Leager  
Line House Landing Rd.

Mr. Clerk:

Enclosed herewith check #1337 in the amount of \$15.00 to  
cover costs; original copy of mortgage and foreclosure documents  
pertaining to the above captioned case.

Sincerely,



Christine Evans (Mrs.)

cc  
encs. (6)

UPTOWN FEDERAL SAVINGS AND LOAN

ASSOCIATION

vs.

BRICE J. LEAGER and DOROTHY L.

LEAGER, his wife

Docket ..... Folio .....

Case No. 5165

Filed Sept. 8, 1970

IN THE

Circuit Court ~~NO. 2~~

—OF—

QUEEN ANNE'S COUNTY  
~~BALTIMORE CITY~~

To the Honorable, the Judge of said Court:

The petition of the plaintiff respectfully represent

That on the 16th day of July A.D. 1965 the defendants executed and delivered to UPTOWN FEDERAL SAVINGS AND LOAN ASSOCIATION

a mortgage upon certain FEE SIMPLE property in the City of Baltimore, therein described, to secure the payment of the mortgage debt of \$ 13,000.00 and interest as therein mentioned, wherein said mortgagor s assented to the passage of a decree for the sale of said mortgaged property, to take place at any time after any default in any covenant or condition of said mortgage; all which will appear from said mortgage, marked "Petitioner's Exhibit No. 1," and filed herewith as part of this petition.

Said mortgage being in default.

And your petitioner pray that a decree may be passed for the sale of said property in accordance with the terms of said mortgage.

And as in duty, &c.

*Edward Plitt*  
W. Edward Plitt - Attorney for Plaintiff

*Filed Sept. 8, 1970*

City-County Form.

No. 54242

FILE No. 2178

Re. 11968

RECEIVED FOR RECORD July 26, 1965

**This Mortgage**, Made this 16th day of July, in the year one thousand, nine hundred and sixty-five, between BRICE J. LEAGER AND DOROTHY L. LEAGER, his wife of Queen Anne's County, in the State of Maryland, Mortgagors, and the UPTOWN FEDERAL SAVINGS AND LOAN ASSOCIATION, a body corporate, duly incorporated, Mortgagee.

WHEREAS, said Mortgagors, being members of said body corporate, have received therefrom an advance of THIRTEEN THOUSAND and 00/100ths (\$13,000.00) Dollars, being part of the purchase money for the property hereinafter described.

AND WHEREAS, said Mortgagors have agreed to repay the said sum so advanced in installments, with interest thereon from the date hereof at the rate of Six per cent. (6%) per annum in the manner following:

By the payment on or before the first day of each month from date hereof;

(A) of the sum of EIGHTY THREE and 85/100ths (\$83.85) Dollars, being principal and interest of said Mortgage indebtedness, which said interest shall be computed by the calendar month: and

(B) of the sum of THIRTEEN and 15/100ths (\$13.15) Dollars, being the present estimated one-twelfth of the annual taxes, water rent, ground rent, insurance premiums and other public charges or assessments for which the property is liable; and if said one-twelfth of the aforesaid charges under Section B aforesaid are insufficient to pay said charges or any additional charges for which the property may be or become liable, or premiums on life insurance policies that may be assigned to the association and held by it or its successors and assigns, then upon demand of said Mortgagee, its successors or assigns, the mortgagors, its/his/her/or their heirs, personal representatives, successors or assigns, shall pay such additional monthly amounts as shall be necessary to pay said charges; the aforesaid combined payments under Sections A and B aforesaid to continue until the whole of said principal and interest shall be paid in full, and said combined payments under Sections A and B aforesaid may be applied by the Mortgagee, its successors and assigns in the following order: (1) to the payment of interest: (2) to the payment of all taxes, water rent, assessments or public charges of every nature and description for which the property may be liable, ground rent, fire and life insurance premiums assigned to the association, its successors or assigns, and (3) towards the payment of the aforesaid principal sum.

AND WHEREAS this Mortgage shall also secure future advances as provided by Chapter 923 of the Laws of Maryland passed at the January session in the year 1945 or any supplement thereto.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises, and of the sum of One Dollar, the said Mortgagors do grant, convey and assign unto the said Mortgagee, its successors and assigns, all those lots of ground situate and lying in Queen Anne's County in said State, and described as follows:

BEGINNING for the first thereof and lying on the westerly side of the public road known as "Lime House Landing Road", and beginning at a point 864 feet northerly from the intersection of said "Lime House Landing Road" and the center line of State Road Route #313, said point of beginning also being the northeasterly corner of lands of Charles M. Wallace, et al.; running thence by and with the westerly side of the said Lime House Road in a northerly direction, 179.60 feet to a point; thence North 77 degrees 00 minutes West 415.00 feet to a point; thence South 13 degrees 00 minutes West 176.30 feet; thence South 76 degrees 30 minutes East, 415 feet, to the point or place of beginning; containing 1.7 acres of land, more or less, as appears more fully from a plat of J. B. Metcalfe, Surveyor, dated November, 1962.

BEING part of Parcel No. 1 in a deed from Charles H. Morgan et al., to Gertrude A. Leach and Chester A. Leach, as tenants by the entireties,

LIBER

16 PAGE 423

Filed Sept. 8, 1970



dated December 14, 1955, and recorded among the Land Records for Queen Anne's County aforesaid, in Liber T.S.P. No. 25, folio 413, and which property upon the death of said Gertrude A. Leach on or about January 27, 1961, vested solely in said Chester A. Leach.

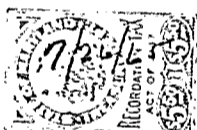
Reference to which deed and to the deed or deeds therein mentioned is to be made for further description of these lands and premises and for title.

BEING the same lot of ground which by a deed dated February 1, 1963 and recorded among the Land Records of Queen Anne's County in Liber T.S.P. No. 70 folio 432 was granted and conveyed by Chester A. Leach, Widower, unto the within named Mortgagors.

BEING also the same lot of ground which by a Confirmatory Deed dated July 14th, 1965, and recorded prior hereto among the Land Records of Queen Anne's County was granted and conveyed by Chester A. Leach, Widower unto the within named Mortgagors.

BEGINNING for the second thereof at a point on the Westerly side of the Lime House Landing Road (25 feet from the center line of the same) and North 13 degrees 00 minutes East 1427.60 feet measured along the Westerly line of the aforementioned public Road from the center line of the Millington to Sudlersville State Road (Route 313) and running (1) thence by and with the Westerly line of the said public road North 13 degrees 00 minutes East 105.00 feet to a division line herein established (2) thence by and with the said division line the two following courses and distances North 77 degrees 00 minutes West 415.00 feet to a point; South 13 degrees 00 minutes West 105.00 feet to a point and to the Northwesterly corner of the Elwood Hague lot (3) thence by and with the said Hague Lands South 77 degrees 00 minutes East 415.00 feet to the point of beginning. Containing in all 1.00 acres of land more or less as appears by survey of J.B. Metcalfe, surveyor, dated November, 1962.

BEING the same lot of ground which by a deed dated February 15, 1964 and recorded among the Land Records of Queen Anne's County in Liber C.W.C. #6 folio 379 was granted and conveyed by Chester A. Leach, Widower unto the within named Mortgagors.



Together with the improvements thereon and the rights or appurtenances thereto belonging or in anywise appertaining, including all heating, gas and plumbing apparatus and fixtures, and all rents, issues and profits accruing from the premises hereby mortgaged.

TO HAVE AND TO HOLD the said lot of ground and premises unto the said Mortgagee, its successors and assigns, for all the rest and residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever, subject to the payment of the yearly rental of \$-----, payable in equal semi-annual installments on the ----- days of ----- and ----- in each and every year. IN FEE SIMPLE.

Provided, however, if the said Mortgagors, his/her/its/or their heirs, personal representatives, successors or assigns, shall make or cause to be made the payments, and perform and comply with the covenants and conditions herein mentioned on his/her/its/or their part to be made and done, then this mortgage shall be void.

And the said Mortgagors, for themselves their heirs, personal representatives, successors and assigns, covenant with the said Mortgagee, as follows: (1) to repay the indebtedness, together with interest, as herein provided; (2) to keep the buildings on the premises insured against loss by fire and windstorm for the benefit of the Mortgagee, its successors or assigns, in some company acceptable to the Mortgagee, its successors or assigns, to the extent of its lien thereon, and to deliver the policy and all renewal receipts to the Mortgagee, its successors or assigns; and in case of the failure of the Mortgagors, his/her/its/or their heirs, personal representatives, successors and assigns, so to do, the Mortgagee, its successors or assigns, may do so and add the cost thereof to the amount of the mortgage indebtedness so as

0 9 0 0 8 0

to become so much additional indebtedness secured by this mortgage, to pay all ground rent, taxes, water rent, insurance, public dues and assessments of every kind whatsoever, for which the property hereby mortgaged may become liable when payable. The Mortgagee, its successors or assigns, being hereby authorized to pay the same, and the amount so paid shall then be added to the principal debt named herein and, at the option of the Mortgagee, bear interest at the rate of six per cent. (6%) per annum from the date of said payment, and the said Mortgagee, its successors or assigns, shall have a lien hereunder on said premises for the amount so paid, together with said interest thereon, so that the same shall become so much additional indebtedness secured by this mortgage and be included in any decree foreclosing this mortgage, or in any sale of the premises for the foreclosure of the same; (4) to pay premiums on any life insurance policy or policies assigned to the Association, or wherein the Association is the beneficiary and which is held by the Association as additional collateral for this indebtedness, the Mortgagee, its successors or assigns, being hereby authorized to pay said premiums from time to time and the amounts so paid shall then be added to the principal debt named herein and bear interest at the rate of six per cent. (6%) per annum from the date or dates of said payments, and the said Mortgagee, its successors or assigns, shall have a lien hereunder on said premises for the amount so paid together with interest thereon, so that same shall become so much additional indebtedness secured by this mortgage, and be included in any decree of foreclosure, or sale of this property; (5) to pay whatever sum or sums to the Mortgagee, its successors or assigns, when called upon, for the payment of taxes, water rent, ground rent, fire and life insurance premiums and other public charges or assessments for which the property hereinbefore described may be legally liable, if and in the event said Mortgagee, its successors or assigns has not collected each month sufficient money for the payment of said annual taxes, water rent, ground rent, insurance premiums or public charges or assessments for which the property hereinbefore described may be legally liable; (6) to permit, commit or suffer no waste, impairment or deterioration of said property, or any part thereof, and upon the failure of the Mortgagor his/her/its/ or their heirs, personal representatives, successors and assigns, to keep the buildings on said property in good condition of repair, the Mortgagee, its successors or assigns, may demand the immediate repair of said buildings, or an increase in the amount of security, or the immediate repayment of the debt hereby secured, and the failure of the Mortgagor his/her/its/ or their heirs, personal representatives, successors and assigns, to comply with said demand of the Mortgagee, its successors or assigns, for a period of thirty days shall constitute a breach of this mortgage, and, at the option of the Mortgagee, its successors or assigns, immediately mature the entire principal and interest hereby secured, and the Mortgagee, its successors or assigns, may, without notice, institute proceedings to foreclose this mortgage, and apply for the appointment of a Receiver, as herein provided; (7) that the holder of this mortgage in any action to foreclose it, shall be entitled (without regard to the adequacy of any security for the debt) to the appointment of a receiver to collect the rents and profits of said premises and account therefor as the Court may direct; (8) that should the title to the herein mortgaged property be acquired by any person, persons, partnership or corporation, other than the Mortgagor s, by voluntary or involuntary grant or assignment, or in any other manner without the Mortgagee's written consent, then the whole of said principal sum shall immediately become due and owing as herein provided; (9) that the whole of said mortgage debt intended hereby to be secured shall become due and demandable after default in the payment of any monthly installment, as herein provided, shall have continued for thirty days, or after default in the performance of any of the foregoing covenants or conditions for thirty days; (10) to pay a "late charge" not to exceed four per cent (4%) of any installment which is not paid within fifteen (15) days of the due date thereof, to cover the extra expense involved in handling delinquent payments; (11) that this loan may be prepaid, in whole or in part, in an amount not less than one monthly installment of principal, provided that six month's advance interest may be charged on that part of the aggregate amount of all prepayments made in any one year which exceeds twenty per cent (20%) of the original principal amount of the loan as a consideration for the acceptance of such prepayment.

AND IT IS AGREED AND UNDERSTOOD that until default is made, the said Mortgagors, his/her/its or their heirs, personal representatives, successors and assigns, may retain possession of the hereby mortgaged property.

AND the said Mortgagor s in accordance with the provisions of Article LXVI of the Code of Public General Laws of the State of Maryland, or of any other General or Local Laws of the State of Maryland relating to mortgages, including any amendments, supplements, or additions thereto, do hereby (1) declare his/her/its/ or their assent to the passing of a decree for the sale of the herein described property at any time after the recording of this mortgage, (said sale to take place after a default has occurred in any of the conditions of this mortgage, as herein provided); and the Mortgagors do hereby (2) also authorize the said Mortgagee, its successors or assigns, or Alvin Snyder, its duly authorized Attorney, after any such default shall have occurred as aforesaid, to sell the hereby mortgaged property. Upon any such sale, whether made under the assent to the passing of a decree or under the above power of sale, the property as a whole may be sold, and it shall not be the duty of the party selling to sell the same in parts or in lots, but such party may do so, and the sale may be made after giving not less than twenty days notice of the time, place, manner and terms of sale in some newspaper printed in the county or city in which the land, or some portion thereof, is situate; and the party selling may also give such other notice as he may deem expedient. The terms of any such sale may be all cash upon ratification of the sale, or such other terms as the party selling may deem expedient. The proceeds of any such sale shall be applied as follows: first, to the payment of all expenses incident to said sale, including a counsel fee of Two Hundred Fifty Dollars for conducting the proceedings, if without contest, but if legal services be rendered to the Trustee appointed by such Decree, or to the party selling under the above power of sale, in connection with any contested matter in the proceedings, then such other counsel fees and expenses shall be allowed out of the proceeds of sale as the court may deem proper, and also to the payment of a commission to the party making said sale equal to the commission allowed trustees making sales of property under decree of a court of equity in Maryland; second, to the payment of all claims of the Mortgagee, its successors or assigns, hereunder, whether the same shall have matured or not; and third, the balance, if any, to the said Mortgagor s, his/her/its/ or their heirs, personal representatives, successors or assigns, or to whomever may be entitled to the same. Half of such commissions and all such expenses and costs shall be paid by the Mortgagors, or his/her/its/ or their assigns, in the event that the mortgage debt shall be paid after any advertisement of said property, but before sale thereof.

The said Mortgagor s covenant that they will warrant specially the property hereby conveyed, and that they will execute such further assurances as may be requisite.

WITNESS the hand(s) and seal(s) of the said Mortgagor(s).

~~WITNESS the corporate seal of the said Mortgagor, and the signature of its Vice-President.~~

WITNESS:

*Dorothy J. Deutsch*

DOROTHY J. DEUTSCH

*Brice J. Leager* (SEAL)  
Brice J. Leager  
*Dorothy J. Leager* (SEAL)  
Dorothy J. Leager  
(SEAL)  
(SEAL)

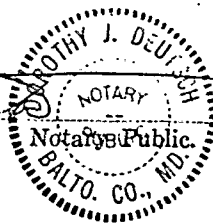
STATE OF MARYLAND, Baltimore County to wit:

I HEREBY CERTIFY that on this 16th day of July, 19 65, before me, the subscriber, a Notary Public, of the State of Maryland in and for the county aforesaid, personally appeared BRICE J. LEAGER AND DOROTHY L. LEAGER, his wife

\_\_\_\_\_ the Mortgagor s, named in the foregoing mortgage, satisfactorily proven to be the person whose names are subscribed to the within instrument and they acknowledged the foregoing mortgage to be their act, and that they executed the same for the purposes therein contained. At the same time also appeared IRVIN S. KEYSER, President of the within named corporation, Mortgagee, and made oath in due form of law that the consideration set forth in the foregoing mortgage is true and bona fide as therein set forth.

AS WITNESS my hand and Notarial Seal

My commission expires July 1, 19 67 DOROTHY J. DEUTSCH



STATEMENT OF MORTGAGE CLAIM

UPTOWN FEDERAL SAVINGS AND LOAN ASSOCIATION

IN THE

ASSOCIATION

CIRCUIT COURT

vs.

-OF-

BRICE J. LEAGER and DOROTHY L.

QUEEN ANNE'S COUNTY

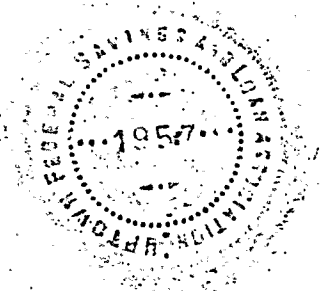
LEAGER, his wife

~~XXXXXXXXXX~~

STATEMENT OF MORTGAGE DEBT

Mortgage from Brice J. Leager and Dorothy L. Leager, his wife to Uptown Federal Savings and Loan Association dated July 16, 1965, in the amount of \$13,000.00.

Amount of Mortgage	\$13,000.00
Less Amount Paid on Principal	1,346.13
Balance Due	\$11,653.87
Interest from 6/1/70 to 9/30/70	234.83
Late Charges	14.64
Balance Due After Charges	\$11,903.34
Less Credit in Expense Account	----176.79
AMOUNT DUE FOR RELEASE	\$11,726.55



*Carroll H. Weyrich*  
CARROLL H. WEYRICH, VICE PRESIDENT  
UPTOWN FEDERAL SAVINGS AND LOAN ASSN.

COUNTY  
STATE OF MARYLAND, CITY OF BALTIMORE, Sect.

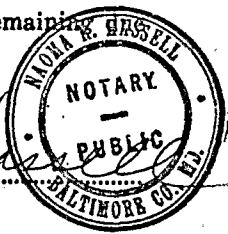
I HEREBY CERTIFY, That on this 3rd day of September in the year nineteen hundred and seventy, before me, a Notary Public of the State of Maryland, in and for said City of Baltimore, personally appeared Carroll H. Weyrich

the plaintiff in the above entitled cause, and made oath that the foregoing is a true statement of the amount of the mortgage claim under the mortgage filed in the said cause now remaining and unpaid.

As witness my hand and Notarial Seal

*Filed Sept. 8, 1970*

*Norma R. [Signature]*  
Notary Public.



Military Affidavit under Soldiers' and Sailors' Civil Relief Act  
of 1940 and Amendment thereto of October 6, 1942

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.....UPTOWN FEDERAL SAVINGS AND

.....LOAN ASSOCIATION

vs.

.....BRICE J. LEAGER and DOROTHY

.....L. LEAGER, his wife.....

IN THE  
**CIRCUIT COURT**

OF

~~BALTIMORE CITY~~  
QUEEN ANNE'S COUNTY

Docket ..... Folio .....

Case No. ....

Filed .....

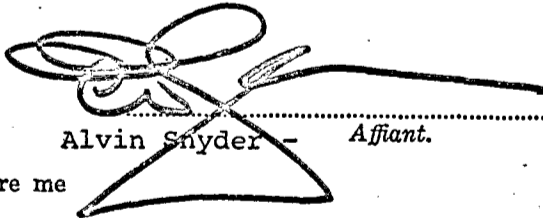
Military Affidavit

COUNTY  
STATE OF MARYLAND, ~~CITY~~ OF BALTIMORE, TO WIT:

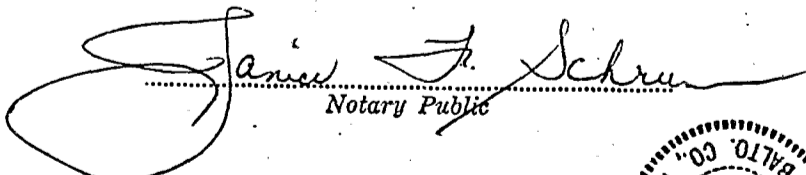
I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of said State, in  
and for said ~~City~~ County, personally appeared ..Alvin Snyder, Trustee.....

.....  
and made oath in due form of law that he (she) knows the defendant herein, and that to  
the best of his (her) information, knowledge and belief

- (1) said defendant is not in the military service of the United States,
- (2) said defendant is not in the military service of any nation allied with the United States,
- (3) said defendant has not been ordered to report for induction under the Selective Training and Service Act of 1940 as amended,
- (4) said defendant is not a member of the Enlisted Reserve Corps who has been ordered to report for military service.

  
.....  
Alvin Snyder - Affiant.

Subscribed and sworn to before me  
this .....3rd..... day of September, 1970.

  
.....  
Notary Public

JANICE F. SCHRUM  
My Commission Expires July 1, 1974

Filed Sept. 8, 1970



DECREE FOR SALE OF MORTGAGED PREMISES

5

UPTOWN FEDERAL SAVINGS AND  
LOAN ASSOCIATION  
vs.  
BRICE J. LEAGER and DOROTHY L.  
LEAGER, his wife

DOCKET ..... FOLIO .....  
CASE No. 5165  
FILED Sept 11, 1970

IN THE  
CIRCUIT COURT

OF  
QUEEN ANNE'S COUNTY  
BALTIMORE CITY

TERM, 19.....

The Petition and Exhibit in the above cause having been submitted, the proceedings there-  
in were by the Court read and considered:

It, is, Thereupon, This 11 day of September in the year  
nineteen hundred and seventy, by the Circuit Court of Queen Anne's Co.  
ADJUDGED, ORDERED and DECREED, that the Mortgaged property in the proceedings  
mentioned be sold, at or after any of the periods limited in the mortgage filed for the for-  
feiture of said mortgage; that Alvin Snyder

be and he is hereby appointed Trustee to make said sale, and  
that the course and manner of his proceedings shall be as follows: he  
shall file with the Clerk of this Court, a Bond to the State of Maryland, executed by

himself and a corporate surety or sureties to be approved by this Court, or by the  
Clerk thereof, in the penalty of THIRTEEN THOUSAND Dollars, conditioned  
for the faithful performance of the trust reposed in him by this decree, or to be  
reposed in him by any future Decree or Order in the premises: he shall

then proceed to make the said sale, having given notice at least once in each week for three  
successive weeks, the first such publication to be not less than fifteen days prior to sale and  
the last such publication to be not more than one week prior to sale by advertisement, insert-  
ed in such daily newspaper or newspapers published in the City of Baltimore, as he  
shall think proper, of the time, place, manner and terms of sale, which shall be cash, deposit of  
\$1,000.00 at time of sale, balance in cash upon final ratification of sale by the Court, the  
credit payment to bear interest from the day of sale; and as soon as may be convenient after  
any such sale or sales, the said Trustee shall return to this Court a full particular account

of his proceedings relative to the sale; with an affidavit annexed of the truth thereof, and of the fair-  
ness of said sale; and on obtaining the Court's ratification of the sale, and on 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 pur-  
chasers, his, her or their assigns, the property

and estate to him, her or them sold, free, clear and discharged from all claim of the parties  
hereto, Petitioner and Mortgagor and those claiming by, from or under them, or either of them.  
And the said Trustee shall bring into this Court the money arising from said sale, to be dis-  
tributed under the direction of this Court, after deducting the cost of this suit, and such com-  
mission 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; provided, that before the sale herein before decreed shall be made, a state-  
ment of the mortgage claim, duly verified by affidavit, as required by law, be filed in said cause.

Approximate value of property \$13,000.00

B. Hackett Turner  
Judge.

Filed Sept. 11, 1970

6  
Chy No. 5162

RECEIVED: ... RECORD - Oct. 5, 1970

# Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE, MD. 21203

BOND # 838 62 69

KNOW ALL MEN BY THESE PRESENTS:

That we, Alvin Snyder-6615 Reisterstown Road-Baltimore, Maryland

and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Thirteen Thousand and 00/100-----Dollars,

to be paid to the said State or its certain Attorney, to which payment well and truly to be made, we bind ourselves, and each of us, our and each of our heirs, executors and administrators, jointly and severally, firmly by these presents.

Scaled with our seals and dated this 30th day of September in the year of our Lord one thousand nine hundred and Seventy.

WHEREAS, the above bounden Alvin Snyder by virtue of a decree of the Honorable the Judge of the Circuit Court of Queen Anne's County has been appointed Trustee to sell Certain Property

mentioned in the proceedings in the case of Uptown Federal Savings and Loan Association

now pending in said Court: Brice J. Leager and Dorothy L. Leager

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above bounden Alvin Snyder

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:

Chris Jones

Alvin Snyder (SEAL)

WITNESS:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By Maria Taylor Maria Taylor As to Surety

By Mary Kenney Mary Kenney Attorney-in-Fact

ND3116a-500, 7-70 124010  
Trustee's Bond

Security approval and Bond  
filed Oct 5, 1970

Charles W. Cecil, Clerk LIBER 1 PAGE 377

Certified copy of Power of Attorney attached

LIBER

6 PAGE 551

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber C.W.C. No. 1 folio 377, a Bond Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 5th day of October, nineteen hundred and seventy.

*Charles H. Cecil*

Clerk of the Circuit Court for  
Queen Anne's County

TELEPHONE  
358-1770

TELEPHONE  
744-2200

W. EDWARD PLITT

*Attorney at Law*

6615 REISTERSTOWN ROAD  
BALTIMORE, MARYLAND 21215

October 2, 1970

Clerk  
Circuit Court for  
Queen Anne's Co.  
Centerville, Md. 21617

RE: Uptown vs. Leager  
Equity #5165

Mr. Clerk:

Enclosed herewith Fidelity and Deposit Co. Bond #838 62 69  
in the amount of \$13,000. for the above captioned foreclosure case.

Sincerely,

*Chris Evans*

Chris Evans

ce  
enc.



REPORT OF SALE

UPTOWN FEDERAL SAVINGS AND

LOAN ASSOCIATION

vs.

BRICE J. LEAGER AND DOROTHY

L. LEAGER, his wife

DOCKET ..... FOLIO .....  
CASE NO. Equify 5165 .....  
FILED .....

IN THE

CIRCUIT COURT ~~RECORD~~

—OF—  
QUEEN ANNE'S COUNTY  
~~BALTIMORE CITY~~

To The Honorable Judge of the  
Circuit Court of Baltimore City:

The Report of Sale of Alvin Snyder

Trustee appointed by the decree in the above entitled cause, to make sale of

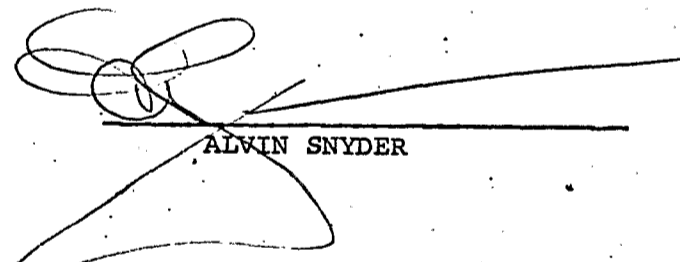
Lime House Landing Road, Millington, Md.

in the proceedings in said cause mentioned, respectfully shows, that after giving bond with security for the faithful discharge of his trust as prescribed by said decree, which was duly approved, and having given notice of the time, place, manner and terms of sale, by advertisements inserted in

QUEEN ANNE'S RECORD-OBSERVER

daily newspaper published in ~~Baltimore City~~ <sup>Queen Anne's County</sup>

three successive weeks preceding the day of sale, said Trustee did pursuant to said notice on Thursday the 8th day of October 1970 at 1:00 o'clock P. M. attend on the premises and then and there sold the same at and for the purchase price of \$12,700.00 to Harry C. Warrington in fee simple.

  
ALVIN SNYDER

County  
State of Maryland, ~~City~~ of Baltimore, Sct:

I HEREBY CERTIFY, That on this 14th day of October 19 70 before me, the subscriber, a Notary Public of the State of Maryland, in and for the ~~City~~ County of Baltimore aforesaid, personally appeared Alvin Snyder

Trustee, and made Oath that the facts stated in the foregoing Report of Sale are true, as therein set forth, and that the sale hereby reported was fairly made.

As witness my hand and Notarial Seal,



*Merryly Schwartzman*  
Notary Public.

Filed Oct 16, 1970

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STATE OF MARYLAND, CITY OF BALTIMORE, Sct:

I HEREBY CERTIFY, That on this 8th day of Oct,  
 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and  
 for the City of Baltimore, aforesaid personally appeared Harry C Warrington  
 \_\_\_\_\_, purchaser at the Foreclosure  
 sale in this cause, and made oath in due form of law that he is the purchaser and  
 purchased same as principal and not as an agent for anyone, and that he has not  
 directly or indirectly discouraged anyone from bidding for the said property  
Line Home Land, Rd mentioned in the said Report of Sale.

Harry C. Warrington  
 Purchaser

(SEAL)  
 (PLACE) [Signature]  
 Notary Public



(Rule BR 6-2 Sale of Real Property or Chattels  
 Real and BR 6-b-3 Affidavit of Purchaser)

Filed Oct 16, 1970

MEMORANDUM OF PURCHASE  
AT PUBLIC AUCTION

Property Limo House Landy Rd

10,000  
11,000  
12,000  
13,000  
14,000  
15,000  
16,000

The undersigned purchaser hereby acknowledges that I (or We) have this day purchased the property described in the within advertisement, subject to the conditions stated therein, at the price of

\$12,700.00

And have paid to MICHAEL FOX, AUCTIONEER, the sum of

\$1,000.00

by way of deposit and earnest money, and I (or We) agree to complete the purchase in accordance with said conditions.

As witness my hand this 8th day

of Oct, 1970

Harry C. Warrington (SEAL)  
PURCHASER

Millington, Maryland (SEAL)  
PURCHASER

928-3061

ADDRESS

I acknowledge receipt of deposit:

Michael Fox  
AUCTIONEER

The above offer is accepted subject to the conditions of sale in said advertisement, and I (or We) agree to deliver title as therein stated as necessary to complete the sale, subject to the conditions herein set forth.

[Signature] (SEAL)  
SELLER OR AUTHORIZED AGENT

[Signature] (SEAL)  
SELLER OR AUTHORIZED AGENT

Said property is subject to all existing easements and restrictions on record. Statements of rentals are from best information but are not guaranteed and are informative only. There are no implied warranties.

*Michael Fox*

Auctioneer and Appraiser  
GROUND FLOOR AMERICAN BUILDING  
BALTIMORE 2, MARYLAND  
Mulberry 5-2288

Filed Oct 16, 1970

**QUEEN ANNE'S RECORD—OBSERVER**  
**COPY OF ADVERTISEMENT**

W. Edward Plitt, Solicitor  
 6609 Reisterstown Road  
 Baltimore, Md. 21215

**TRUSTEE'S SALE OF  
 FEE SIMPLE PROPERTY  
 LIME HOUSE LANDING ROAD  
 QUEEN ANNES COUNTY**

Under and by virtue of a decree of the Circuit Court for Queen Anne's County, in equity, 5165, passed on the 8th day of September, 1970, in the case entitled Uptown Federal Savings and Loan Association, Vs. Brice J. Leager and Dorothy L. Leager, his wife, decree for sale of mortgaged premises, the undersigned Trustee, will sell at public auction, on the premises, on

**THURSDAY, OCTOBER 8, 1970**

**AT 1:00 O'CLOCK P. M.**

All the piece or parcel of ground situate, lying, and being in Queen Anne's County, and described as follows:

**BEGINNING** for the first thereof and lying on the westerly side of the public road known as "Lime House Landing Road", and beginning at a point 864 feet northerly from the intersection of said "Lime House Landing Road" and the center line of State Road Route No. 313, said point of beginning also being the northeasterly corner of lands of Charles M. Wallace, et al.; running thence by and with the westerly side of the said Lime House Road in a northerly direction, 179.60 feet to a point; thence North 77 degrees 00 minutes West 415.00 feet to a point; thence South 13 degrees 00 minutes West 176.30 feet; thence South 76 degrees 30 minutes East, 415 feet, to the point or place of beginning; containing 1.7 acres of land, more or less, as appears more fully from a plat of J.B. Metcalfe, Surveyor, dated November, 1962.

**BEGINNING** for the second thereof at a point on the Westerly side of the Lime House Landing Road (25 feet from the center line of the same) and North 13 degrees 00 minutes East 1427.60 feet measured along the Westerly line of the aforementioned public Road from the center line of the Millington to Sudlersville State Road (Route 313) and running (1) thence by and with the Westerly line of the said public road North 13 degrees 00 minutes East 105.00 feet to a division line herein established (2) thence by and with the said division line the two following courses and distances North 77 degrees 00 minutes West 415.00 feet to a point; South 13 degrees 00 minutes West 105.00 feet to a point and to the Northwesterly corner of the Elwood Hague lot (3) thence by and with the said Hague Lands South 77 degrees 00 minutes East 415.00 feet to the point of beginning. Containing in all 1.00 acres of land more or less as appears by survey of J.B. Metcalfe, surveyor, dated November, 1962.

Improved by a one story frame bungalow.

The property will be sold subject to conditions, restrictions, and agreements of record affecting same, if any.

**TERMS OF SALE:** Cash. A deposit of \$1000.00 will be required of the purchaser at the time and place of sale. Balance upon ratification of the sale by the Circuit Court of Queen Anne's County in Equity. All expenses, including special paving tax, if any, to be adjusted to the date of sale. Balance of purchase money to bear interest from the date of sale. Queen Anne's County Transfer Tax to be paid by the purchaser. Cost of documentary stamps to be borne by the purchaser.

**ALVIN SNYDER, TRUSTEE**

**MICHAEL FOX, AUCTIONEER**  
 685-2288  
 AMERICAN BLDG.  
 BALTIMORE, MD.

31-9-30

10/

September 22, 1970

Mr. & Mrs. Brice J. Leager  
Lime House Landing Road  
Millington, Md. 21651

Re: Lime House Landing Rd.

Dear Mr. & Mrs. Leager:

Please be advised that foreclosure documents have been filed with the Clerk of the Circuit Court for Queen Anne's County and sale is to be held on October 8, 1970, at 1:00 p.m. at the above captioned premises.

Terms of sale are \$1,000. cash deposit at the time of sale, balance along with interest to be paid upon ratification of the sale.

Sincerely,

W. Edward Plitt

WEP/cc

R.R.R.R. & regular

PLEASE FINISH SERVICE(S) INDICATED BY CHECKED CHECK(S). REQUIRED FEE(S) PAID.	
<input type="checkbox"/> Show to whom, date and address where delivered	<input type="checkbox"/> Deliver ONLY to addressee
<b>RECEIPT</b> Received the numbered article described below.	
REGISTERED NO. 387513	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in) <i>Brice J. Leager</i>
CERTIFIED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY <i>Mary Handing</i>
INSURED NO.	SHOW WHERE DELIVERED (only if requested)
DATE DELIVERED 9-25-70	

635-10-71515-11 347-103 GPO

Filed Oct 16, 1970

ALVIN SNYDER  
ATTORNEY AT LAW  
6615 REISTERSTOWN ROAD  
BALTIMORE, MARYLAND 21215

October 14, 1970

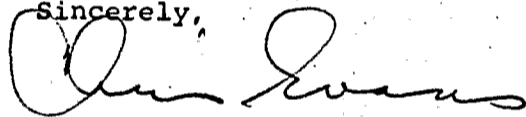
Clerk  
Circuit Court for  
Queen Anne's Co.  
Centerville, Md. 21617

Re: UPTOWN VS. LEAGER  
Equity 5165

Mr. Clerk:

Enclosed herewith REPORT OF SALE, PURCHASER'S AND  
AUCTIONEER'S AFFIDAVITS and LETTER OF NOTIFICATION TO THE MORTGAGOR  
for filing in the above entitled foreclosure.

Sincerely,



Chris Evans

ce  
encs. (4)

ORDER NISI ON SALE

Uptown Federal Savings and Loan Association

vs.

Brice J. Leager and Dorothy L. Leager, his wife

In the Circuit Court for Queen Anne's County

In Equity

Cause No. 5165

ORDERED, this 16th day of October, 1970, that the sale of the real property, made and reported in this cause by Alvin Snyder, Trustee, be ratified and confirmed, on or after the 16th day of November, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 9th day of November, 1970.

The report states the amount of sales to be \$ 12,700.00

Charles W. Cecil Clerk

Filed Oct. 16, 1970

12

Queen Anne's

RECORD-OBSERVER

Centreville, Md., Dec. 4, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Trustee's sale

in the case/estate of equity 5165 Uptown Federal vs. Brice Leager

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 3 successive weeks before the 8th day of October, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 16th day of Sept. 1970, and the last insertion on the 30th day of Sept. 1970

THE RECORD-OBSERVER CORPORATION

By [Signature]

Filed Dec 11, 1970

W. Edward Plitt, Solicitor  
6609 Reisterstown Road  
Baltimore, Md. 21215

**TRUSTEE'S SALE OF  
FEE SIMPLE PROPERTY  
LIME HOUSE LANDING ROAD  
QUEEN ANNES COUNTY**

Under and by virtue of a decree of the Circuit Court for Queen Anne's County, in equity, 5165, passed on the 8th day of September, 1970, in the case entitled Uptown Federal Savings and Loan Association, Vs. Brice J. Leager and Dorothy L. Leager, his wife, decree for sale of mortgaged premises, the undersigned Trustee, will sell at public auction, on the premises, on

**THURSDAY, OCTOBER 8, 1970**

AT 1:00 O'CLOCK P. M.

All the piece or parcel of ground situate, lying, and being in Queen Anne's County, and described as follows:

BEGINNING for the first thereof and lying on the westerly side of the public road known as "Lime House Landing Road", and beginning at a point 864 feet northerly from the intersection of said "Lime House Landing Road" and the center line of State Road Route No. 313, said point of beginning also being the northeasterly corner of lands of Charles M. Wallace, et al.; running thence by and with the westerly side of the said Lime House Road in a northerly direction, 179.60 feet to a point; thence North 77 degrees 00 minutes West 415.00 feet to a point; thence South 13 degrees 00 minutes West 176.30 feet; thence South 76 degrees 30 minutes East, 415 feet, to the point or place of beginning; containing 1.7 acres of land, more or less, as appears more fully from a plat of J.B. Metcalfe, Surveyor, dated November, 1962.

BEGINNING for the second thereof at a point on the Westerly side of the Lime House Landing Road (25 feet from the center line of the same) and North 13 degrees 00 minutes East 1427.60 feet measured along the Westerly line of the aforementioned public Road from the center line of the Millington to Sudlersville State Road (Route 313) and running (1) thence by and with the Westerly line of the said public road North 13 degrees 00 minutes East 105.00 feet to a division line herein established (2) thence by and with the said division line the two following courses and distances North 77 degrees 00 minutes West 415.00 feet to a point; South 13 degrees 00 minutes West 405.00 feet to a point and to the Northwesterly corner of the Elwood Hague lot (3) thence by and with the said Hague Lands South 77 degrees 00 minutes East 415.00 feet to the point of beginning. Containing in all 1.00 acres of land more or less as appears by survey of J.B. Metcalfe, surveyor, dated November, 1962.

Improved by a one story frame bungalow.

The property will be sold subject to conditions, restrictions, and agreements of record affecting same, if any.

TERMS OF SALE: Cash. A deposit of \$1000.00 will be required of the purchaser at the time and place of sale. Balance upon ratification of the sale by the Circuit Court of Queen Anne's County in Equity. All expenses, including special paving tax, if any, to be adjusted to the date of sale. Balance of purchase money to bear interest from the date of sale. Queen Anne's County Transfer Tax to be paid by the purchaser. Cost of documentary stamps to be borne by the purchaser.

ALVIN SNYDER, TRUSTEE

MICHAEL FOX, AUCTIONEER  
685-2288  
AMERICAN BLDG.  
BALTIMORE, MD.

31-9-30



**LEGAL NOTICES**

**NOTICE**

**ORDER NISI ON SALE**  
In the Circuit Court  
for Queen Anne's County  
In Equity  
- Cause No. 5165 -

Uptown Federal Savings and  
Loan Association  
- vs. -

Brice J. Leager and Dorothy L.  
Leager, his wife

ORDERED, this 16th day of  
October, 1970, that the sale of the  
real property, made and reported in  
this cause by Alvin Snyder, Trustee,  
be ratified and confirmed, on or  
after the 16th day of November,  
1970, unless cause to the contrary  
thereof be previously shown;  
provided a copy of this order be  
inserted in some newspaper  
published in Queen Anne's County,  
Maryland, once in each of three  
successive weeks before the 9th day  
of November, 1970.

The report states the amount of  
sales to be \$12,700.00.

CHARLES W. CECIL, Clerk  
Filed Oct. 16, 1970

True Copy  
Test: Charles W. Cecil, Clerk  
3t-114

TELEPHONE  
358-1770

Queen Anne's

**RECORD-OBSERVER**

Centre ville, Md., Dec. 4 1970.

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that  
the Order nisi on sale

in the case/estate of Uptown Federal vs. Brice Leager

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 3 successive weeks before the 9th  
day of November, 1970, and that the first insertion of said advertisement in  
said QUEEN ANNE'S RECORD-OBSERVER was on the 21st day of Oct.  
1970, and the last insertion on the 4th day of Nov., 1970

THE RECORD-OBSERVER CORPORATION

By [Signature]

*Filed Dec 11, 1970*

TELEPHONE  
744-2200

W. EDWARD PLITT  
*Attorney at Law*  
6615 REISTERSTOWN ROAD  
BALTIMORE, MARYLAND 21215

December 9, 1970

Clerk  
Circuit Court for  
Queen Anne's Co.  
Centerville, Md. 21617

Re: Uptown vs. Leager  
Equity 5165

Mr. Clerk:

Enclosed herewith Certificate of Publication on sale and  
nisi and an Order of Ratification for your signature.

If there is anything further needed to consummate this  
matter, please get in touch with us. Upon ratification of sale,  
we would appreciate your notifying us.

Thanking you for your cooperation, I am

Sincerely,

[Signature]  
Chris Evans

ce  
encs. (3)

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UPTOWN FEDERAL SAVINGS AND	:	DOCKET	FOLIO
LOAN ASSOCIATION	:	CASE NO. Equity 5165	
vs.	:	FILED - September 3, 1970	
	:	IN THE	
BRICE J. LEAGER AND DOROTHY	:	CIRCUIT COURT OF	
L. LEAGER, his wife	:	QUEEN ANNE'S COUNTY	

FINAL ORDER

ORDERED by the Circuit Court of Queen Anne's County, this *11th* day of *December*, 1970, That the sale made and reported by the Trustee aforesaid be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by order nisi passed in said cause; and the Trustee is allowed the usual commissions and such proper expenses as he shall produce vouchers for the Auditor.

*B. Hackett Turner Jr.*  
 JUDGE

*Filed Dec 11, 1970*

UPTOWN FEDERAL SAVINGS : DOCKET FOLIO  
AND LOAN ASSOCIATION : CASE NO. Equity 5165  
vs. : FILED - September 3, 1970  
: IN THE  
BRICE J. LEAGER AND : CIRCUIT COURT OF  
DOROTHY L. LEAGER, his wife : QUEEN ANNE'S COUNTY

ORDER

Upon the Petition filed herein, *It Is*  
Ordered by the Circuit Court of Queen Anne's County this *26<sup>th</sup>*  
day of *January*, 1971, that the Auditor be authorized  
to pay to Michael Fox, Auctioneer, the sum of ~~\$377.50~~ <sup>\$150.00</sup> and that  
the account shall so reflect said amount.

*B. Hackett Turner Jr.*  
JUDGE

*Filed Jan. 26. 1971*

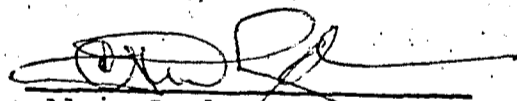
15/

UPTOWN FEDERAL SAVINGS	:	DOCKET	FOLIO
AND LOAN ASSOCIATION	:	CASE NO.	Equity 5165
vs.	:	FILED -	September 3, 1970
BRICE J. LEAGER AND	:	IN THE	
DOROTHY L. LEAGER, his wife	:	CIRCUIT COURT OF	
	:	QUEEN ANNE'S COUNTY	

PETITION FOR AUCTIONEER'S FEE

Now comes Alvin Snyder, Trustee, in the above entitled case, and respectfully states the following:

1. That on or about the 8th day of October, 1970, your Petitioner and Michael Fox, Auctioneer, traveled from Baltimore City to Lime House Landing Road in Queen Anne's County for the purpose of a public auction.
2. That the property to be foreclosed is located approximately 50 miles from Baltimore and that it takes approximately one hour and fifteen minutes to reach said destination.
3. That on or about the 8th day of October, 1970, the said Michael Fox, Auctioneer, did sell said property for \$12,700.00 which your Petitioner believes was due to the prime efforts of Michael Fox, Auctioneer.
4. That your Petitioner believes that in view of the time consumed and because of the excellent job done by the Auctioneer, Michael Fox, that he, the said Michael Fox, should be entitled to receive an Auctioneer's fee of \$377.50, which would have been the fee normally paid in Baltimore City.
5. That your Petitioner, based on the above facts, prays that your honorable court pass an order authorizing the payment as above requested.

  
Alvin Snyder, Trustee

Filed Jan 25, 1971

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UPTOWN FEDERAL SAVINGS  
AND LOAN ASSOCIATION

IN THE CIRCUIT COURT  
FOR QUEEN ANNE'S COUNTY  
IN EQUITY  
No. 5165

vs.

BRICE J. LEAGER AND  
DOROTHY L. LEAGER, his wife

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto  
your Honors, respectfully represents:

1. That this account is stated at the request of  
Alvin Snyder, Trustee appointed by Decree of this Court to  
make sale of the real estate foreclosed in these mortgage  
proceedings, wherein it appears that the proceeds of sale  
are insufficient to pay the expenses of sale and the  
mortgage debt. The deficiency appears to be in the sum  
of \$125.84.

2. That in the within account Alvin Snyder,  
Trustee and vendor, is charged with the gross proceeds of  
sale, adjustment of State and County taxes, and interest  
collected in the sale made by him and he is allowed a  
counsel fee for his attorney and his commissions for making  
said sale per terms of mortgage, the court costs in this  
cause, the premium on the corporate surety bond filed in  
this cause, the several advertising costs including Order  
Nisi of Sale, vendor's share of State and County taxes,  
the auctioneer's fee per Order of Court, the fee of your  
Auditor for stating this account and his expenses, and  
the balance was directed to be distributed to said mortgagee.

Respectfully submitted,

*J. Thomas Clark*  
Auditor

January 27, 1971

*Filed Jan. 27, 1971*

Cause No. 5165

The proceeds of the sale of land reported in this cause, in account with Alvin Snyder, Trustee appointed by Decree of this Court to make sale of the real estate foreclosed in these mortgage proceedings (and vendor of said land)

Cr.

1970

Dec. 11. By proceeds of the sale of said land, per report of said vendor, to wit:-----	\$12,700.00
By adjustment of State and County taxes, per settlement sheet, due as credit to seller, to wit:-----	127.51
By interest collected on purchase price, per settlement sheet, at 8% from 10/8/70 to 1/18/71, to wit:-----	262.60
By gross proceeds of sale, to wit:-----	\$13,090.11

Dr.

To Alvin Snyder, Trustee of mortgage foreclosed in these proceedings (and vendor), per terms of mortgage, to wit:		
1-His commissions for making sale-----	\$785.00	
2-Counsel fee for his said attorney----	250.00	\$1,035.00
To do., for an amount paid Charles W. Cecil, Clerk, for advanced court costs, per receipt exhibited, to wit:-----		15.00
To do., for an amount due Charles W. Cecil, Clerk, for court costs, per statement exhibited, to wit:		
1-Costs of Charles W. Cecil-----	\$ 34.00	
2-Appearance fee of W. Edward Plitt, Attorney-----	10.00	44.00
To do., for an amount due Insurance, Inc. Henry L. Frank Co., Inc., Agent, for the premium due on the Trustee's corporate surety bond filed in this cause, per statement exhibited, to wit:-----		52.00
To do., for amounts paid Queen Anne's Record-Observer, per its receipts exhibited, to wit:		
1-For publishing Notice of Sale-----	\$125.00	
2-For publishing Order Nisi of Sale-----	14.00	139.00
To do., for an amount paid Wm. R. Wilson, III, Treasurer, for vendor's share of 1970-71 State and County taxes, per settlement sheet, to wit:-		47.72
To J. Thomas Clark, Auditor, as follows:		
1-His fee for stating audit-----	\$ 45.00	
2-His expenses involved in stating audit and notifying parties-----	10.00	55.00

January 27, 1971

*J. Thomas Clark*  
Auditor

To do., for an amount due Michael Fox,  
Auctioneer, per Order of Court of  
January 26, 1971, as a fee for his  
services, the sum of-----\$ 150.00

To Uptown Federal Savings and Loan Association;  
the balance as a partial payment of the  
mortgage debt, per statement of mortgage  
indebtedness, the sum of-----11,552.39  
\$13,090.11      \$13,090.11

January 27, 1971

*James Clark*  
Auditor

*Filed Jan. 27, 1971*

18  
UPTOWN FEDERAL SAVINGS  
AND LOAN ASSOCIATION

vs.

BRICE J. LEAGER AND  
DOROTNY L. LEAGER, his wife

IN THE CIRCUIT COURT  
FOR QUEEN ANNE'S COUNTY

IN EQUITY

No. 5165

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned Court Auditor hereby certifies that on January 27, 1971, the date the audit in the above entitled cause was filed in this Court, that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:

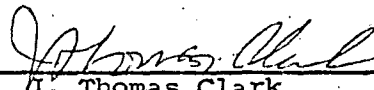
Alvin Snyder  
c/o Uptown Federal Savings & Loan Assn.  
6609 Reisterstown Road  
Baltimore, Md. 21215

W. Edward Plitt, Esquire  
6615 Reisterstown Road  
Baltimore, Md. 21215

Uptown Federal Savings & Loan Assn.  
6609 Reisterstown Road  
Baltimore, Md. 21215

Brice J. Leager and  
Dorothy L. Leager, his wife  
Lime House Landing Road  
Millington, Md. 21651

Pursuant to Rule 12 d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on January 27, 1971, with the Clerk of this Court, Centreville, Maryland, that exceptions to said audit must be filed on or before February 11, 1971, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on February 12, 1971.

  
\_\_\_\_\_  
J. Thomas Clark  
Auditor

*Filed Jan. 27. 1971*



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NISI RATIFICATION OF AUDIT

UPTOWN FEDERAL SAVINGS  
AND LOAN ASSOCIATION

vs.

BRICE J. LEAGER AND  
DOROTHY L. LEAGER, his wife

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

Cause No. 5165

ORDERED, this 27th. day of January, 1971, that the report and  
account filed in these proceedings by J. Thomas Clark, Auditor,  
be ratified on or after the 12th. day of February, 1971, unless cause to the  
contrary thereof be shown; provided notice is given in manner provided by  
Maryland Rule 595g to persons entitled thereto.  
~~published in Queen Anne's County, Maryland, once in each of two successive weeks  
before the xxxxxxxxxxxx day of xxxxxxxx 19xx~~

*Charles W Cecil* Clerk

Filed January 27, 1971

20

UPTOWN FEDERAL SAVINGS AND  
LOAN ASSOCIATION

IN THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY

VS.

IN EQUITY

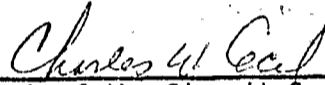
BRICE J. LEAGER AND  
DOROTHY L. LEAGER, his wife

Cause No. 5165

## FINAL RATIFICATION OF AUDIT

ORDERED, by the Court that the account of the Auditor is finally ratified and confirmed, and Alvin Snyder, Trustee, is directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

Dated: Feb. 16, 1971.



\_\_\_\_\_  
Clerk of the Circuit Court  
for Queen Anne's County

Filed Feb. 16, 1971

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Sixteenth day of July, in the year nineteen hundred and seventy, the following Order to Docket Suit was brought to be recorded, to wit:-

1  
CLAYTON C. CARTER,  
Attorney Named in Mortgage  
204 N. Commerce St.  
Centreville, Md., 21617

vs.

EDWARD M. HAMMOND and  
PORTIA M. HAMMOND, his wife  
Grasonville, Maryland, 21638

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5147

ORDER TO DOCKET SUIT

TO: CHARLES W. CECIL, CLERK:

You will please docket suit as per above titling for foreclosure of the mortgage from Edward M. Hammond and Portia M. Hammond, his wife, to Queenstown Bank of Maryland, dated January 29, 1968, recorded among the land records of Queen Anne's County in Liber C.W.C. No. 32 folio 655, default having occurred in the terms thereof by reason of the nonpayment of the principal and interest payable under the terms of the mortgage note when due; and you will file the original mortgage and a Statement of Mortgage Debt attached hereto.

*Clayton C. Carter*  
Clayton C. Carter  
Attorney Named in Mortgage  
204 N. Commerce St.  
Centreville, Md., 21617  
Telephone: 758-1680

*Filed July 16, 1970*

MILITARY AFFIDAVIT

2  
I HEREBY CERTIFY, that on this *16th* day of July, 1970, before the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Clayton C. Carter, Attorney Named in Mortgage, and made oath in due form of law that Edward M. Hammond and Portia M. Hammond, his wife, were last known to be living at Grasonville, Maryland, and are not now in the Military Service of the United States, as defined by the Soldiers' and Sailors' Civil Relief Act of 1940 with amendments thereto.

*Charles W. Cecil*  
Clerk of the Circuit  
Court

*Filed July 16, 1970*

Lo 58991

LIBER

6 PAGE 572

RECEIVED RECORD Jan 29, 1968

THIS MORTGAGE, made this 29th day of January, 1968, by and between EDWARD M. HAMMOND and PORTIA M. HAMMOND, his wife, of the first part, hereinafter referred to as MORTGAGOR, and QUEENSTOWN BANK OF MARYLAND of the second part, hereinafter referred to as MORTGAGEE.

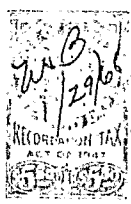
WHEREAS, the Mortgagor is justly indebted to the Mortgagee for a loan contemporaneous herewith, evidenced by a promissory note of even date herewith in the principal sum of EIGHT THOUSAND FIVE HUNDRED Dollars (\$8,500.00) payable, with interest thereon from the date hereof at the rate of SIX (6%) per centum per annum on the unpaid principal until paid, at the designated office of the holder, in the manner following: On Demand.

AND WHEREAS said loan was made in full payment of the hereinafter described real estate.

AND WHEREAS the better to secure the repayment of said loan, with interest, this mortgage is executed and delivered.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and the sum of One Dollar (\$1.00) this day paid, the receipt whereof is hereby acknowledged, the Mortgagor does hereby grant, convey and assign unto the Mortgagee, in fee simple the following described real estate, to wit:

ALL that lot or parcel of land situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, in the Town of Grasonville, on the east side of Melvin's Lane (but not adjacent thereto) and which is bounded on the north by the lands of or formerly of Mason and Beecher, on the east by the lands of Lester Burke, on the south by the lands of or formerly of Clenas Butler, and on the west by the lands of Harry R. Warrick, and which is more particularly described according to a plat and certificate of survey thereof by William R. Nuttle, registered surveyor, dated November 25, 1967, said plat entitled "Plat of a Survey of the Enoch Smith Lands, 5th District, Queen Anne's County, Md.", being recorded among the land records of Queen Anne's County prior hereto as follows, to wit:



BEGINNING for the same at an iron pipe at the southwest corner of the herein described lands, said point being the southeast corner of the lands of Harry R. Warrick and on the line of the lands now or formerly of Clenas Butler; and running thence by and with said Warrick lands North 13 degrees 34 minutes West, 152.13 feet to an iron pipe and the lands of or formerly of Mason and Beecher; thence by and with said Mason and Beecher lands North 76 degrees 26 minutes East, 206.35 feet to an iron pipe and the lands of Lester Burke; thence by and with said Burke lands South 16 degrees 05 minutes East, 147.43 feet to an iron pipe and the aforementioned Butler lands; thence by and with said Butler lands South 75 degrees 07 minutes 50 seconds West, 212.87 feet to the place of beginning.

CONTAINING in all 0.720 acres of land, more or less.

SUBJECT to a 16 foot right-of-way running from the lands of Lester Burke, adjacent to and parallel to the second line of the above description, and across the lands of Warrick and others to Melvin's Lane.

TOGETHER WITH a 16 foot right-of-way for ingress and egress over the lands of Harry R. Warrick and others to Melvin's Lane, the north side of which is an extension of the second line of the above described lot in a westerly direction.

Filed July 16, 1970

LIBER

32 PAGE 655

TOGETHER with all buildings and improvements now and hereafter on said land, and all and every the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining, including all heating, lighting and plumbing fixtures now or hereafter attached to or used in connection with the premises here- in described, and all rents, issues and profits accruing from the premises hereby mortgaged.

PROVIDED that if the said principal sum of money loaned as aforesaid, and the interest thereon, as evidenced by the said promissory note and any renewals or part renewals thereof, shall be paid when due, and the Mortgagor shall per- form all the covenants herein on his part to be performed then this mortgage shall be void; and until default be made in the premises, the Mortgagor shall possess the aforesaid property and be entitled to collect and retain the rents, issues and profits thereof.

AND the Mortgagor covenants with the Mortgagee as follows: (1) To repay the indebtedness, together with interest, secured by this mortgage, when due. (2) to keep the improvements on the premises insured against loss or damage by fire and such other hazards as may be required by the Mortgagee, to the amount of at least the insurable value thereof, in an insurance company or companies selected by the Mortgagee, and to have all said policies so framed or endorsed that the proceeds arising from said policies, in case of loss or damage, shall be payable to the Mortgagee only; and may, at his option, be applied to the extinguishment of the indebtedness and sums secured by this mortgage, whether then due or not, or used for the reconstruction of the improvements on the mortgaged property, and to deliver all said policies to the Mortgagee to be kept by him. (3) to pay all taxes, water and sewer charges, insurance premiums, public dues and assess- ments, for which the Mortgagor and/or the property hereby mortgaged may become liable, when payable; in the event the Mortgagor fails to make the said payments, the Mortgagee is hereby authorized to pay the same, and the amount so paid shall then be added to the principal indebtedness secured by this mortgage and bear interest at the rate of six (6%) per centum per annum from the date of said payment, and the Mortgagee shall have a lien hereunder on said premises for the amount so paid, together with said interest thereon, (4) to permit, commit or suffer no waste, impairment or deterioration of said property, or any part thereof, and upon the failure of the Mortgagor to keep the improvements on said property in good condition and repair, the Mortgagee may demand the immediate repair thereof or an increase in the amount of security or the immediate repayment of the indebtedness hereby secured, and the failure of the Mortgagor to comply with said demand of the Mortgagee for a period of thirty days shall constitute a breach of this mortgage, and at the option of the Mortgagee, immediately mature the entire principal and interest hereby secured, and the Mortgagee may, without notice, institute proceedings to foreclose this mortgage and apply for the appointment of a receiver as herein provided, (5) that the holder of this mortgage in any action to foreclose it, shall be entitled (without regard to the ade- quacy of any security for the debt) to the appointment of a receiver to collect the rents, issues and profits of said premises and account therefor as the Court may direct, (6) that in case of default in the payment of said debt, or interest, or any part of either, when due, or in any covenant of this Mortgage, or should title to the hereby mortgaged property be ac- quired by any persons or corporations, other than the Mortgagor, by voluntary or involuntary grant or assignment, or in any other manner, without the Mortgagee's written consent, then the whole debt intended to be secured and all moneys owing hereunder or secured hereby shall, at the option of the Mortgagee, be due and demandable, and the Mortgagee, or

CLAYTON C. CARTER, his hereby duly constituted attorney for the purpose, are hereby authorized to sell said premises after giving not less than twenty days notice of the time, place, manner and terms of sale in some newspaper published in the County where the mortgaged property or some portion thereof is located, and such other notice as the party selling may deem expedient, for cash, or for cash and credit, and to apply the proceeds of sale as follows, to wit: first, to the payment of all expenses incident to such sale, including a counsel fee of Fifty Dollars (\$50.00) for conducting the proceedings if without contest, but if legal services be rendered to the party selling under the above power of sale, in connection with any contested matter in the proceedings, then such other counsel fees and expenses shall be allowed out of the proceeds of sale as the Court may deem proper, and also to the payment of a commission to the party making sale equal to the commission allowed trustees making sales of property under a decree of a Court of equity in the County where the sale is reported; second, to the payment of all claims of the Mortgagee, whether the same shall have matured or not; and third, the balance, if any, to the Mortgagor or to whomsoever shall be entitled to the same. Half of such commissions and all such expenses and costs shall be paid by the Mortgagor in the event that the mortgage debt shall be paid when suit has been docketed in the proper Court for the purpose of foreclosure under the power of sale granted herein, (7) that in the event of sale of the mortgaged property under the power of sale granted herein, all annual crops, pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property as part hereof. (8) that the Mortgagor will warrant specially the property hereby conveyed and will execute such further assur- ances as may be requisite.

The covenants herein contained shall bind and the benefits and advantages shall inure to the respective heirs, execu- tors, administrators, successors and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the Mortgagor:

WITNESS:

Suey Blackiston

Edward M. Hammond (SEAL)

Suey Blackiston

Edward M. Hammond

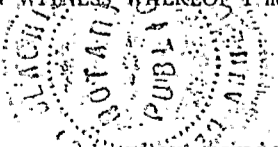
Portia M. Hammond (SEAL)

..... (SEAL)

STATE OF MARYLAND  
COUNTY OF QUEEN ANNE'S, sct:

On this the 29<sup>th</sup> day of January, 1968, before me, LUCY BLACKISTON  
Notary Public, the undersigned officer, personally appeared EDWARD M. HAMMOND and  
PORTIA M. HAMMOND, his wife, known to me to be the person (s) whose name (s) ~~is~~ are  
subscribed to the within instrument and acknowledged that they executed the same for the purposes therein  
contained; and at the same time appeared CLAYTON C. CARTER, Agent of the Mortgagee  
and made oath in due form of law that the consideration set forth in said mortgage is true and bona fide as therein set  
forth, (and that he is the duly authorized agent of the within named Mortgagee to make this affidavit.)

IN WITNESS WHEREOF I hereunto set my hand and official seal.



My commission expires: July 1, 1969 Suey Blackiston  
Notary Public

\*Here insert the name of the officer who takes the acknowledgment

4

CLAYTON C. CARTER,  
Attorney Named in Mortgage  
204 N. Commerce St.  
Centreville, Md., 21617

vs.

EDWARD M. HAMMOND and  
PORTIA M. HAMMOND, his wife  
Grasonville, Md., 21638

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5147

STATEMENT OF MORTGAGE DEBT

Statement of the mortgage claim of Clayton C. Carter, Attorney Named in Mortgage from Edward M. Hammond and Portia M. Hammond, his wife, to Queenstown Bank of Maryland, dated January 29, 1968 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 32 folio 655:

Unpaid balance of principal amount of mortgage note dated January 29, 1968 as of August 29, 1969, after giving credit for 19 monthly amortization payments of \$71.73 each.....\$8,036.91

Plus interest from August 29, 1969 to July 16, 1970..... 461.74  
\$8,498.65

STATE OF MARYLAND

COUNTY OF QUEEN ANNE'S, sct:

I HEREBY CERTIFY that on this 16th day of July, 1970, before the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Clayton C. Carter, Attorney Named in Mortgage, and made oath that the foregoing is a true and just statement of the amount of the mortgage claim under the mortgage filed in the said cause now remaining due and payable.

*Charles W. Cecil*  
Clerk of the Circuit Court

*Filed July 16, 1970*

5

Oly - 5147

5

RECEIVED FOR DEPOSIT Aug 13, 1970

1 PAGE 372

# Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE 21203

KNOW ALL MEN BY THESE PRESENTS:

That we, Clayton C. Carter, of Centreville, Queen Anne's County, Maryland, attorney named in mortgage

as Principal, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of FIVE THOUSAND AND NO/100 (\$5,000.00)

Dollars, to be paid to the said State 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 or Assigns jointly and severally, firmly by these presents.

Sealed with our seals and dated this 13th day of August in the year of our Lord one thousand nine hundred and seventy

Whereas, the above bounden Clayton C. Carter, attorney named in mortgage by virtue of the power contained in a mortgage from Edward M. Hammond and Roxie B. Hammond, his wife

to Queenstown Bank of Maryland bearing date the 29th day of January, 1968 and recorded among the mortgage records of Queen Anne's County, Maryland in Liber C.V. C. No. 32-32 Folio 655 and Clayton C. Carter, Attorney named in said mortgage

is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained,

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Clayton C. Carter, attorney named in mortgage

do and shall well and truly and faithfully perform the trust reposed in him under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

In Testimony Whereof, the above bounden Clayton C. Carter, attorney named in mortgage

has hereto set his hand and seal and the body corporate has caused these presents to be duly signed by its Attorney-in-Fact, the day and year herein above written.

Signed, sealed and delivered in the presence of:

Calvin E. Moore

Clayton C. Carter (Seal)  
Attorney named in mortgage

Witness:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

Calvin E. Moore

As to Surety

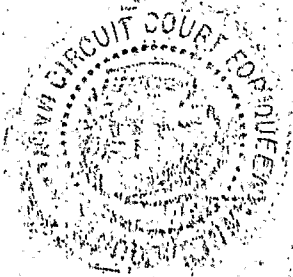
By William M. J... Attorney-in-Fact

MD3224a-112, 10 65 171021  
Mortgagee's or Attorney's Bond

Security approved and Bond filed Aug 13, 1970  
Charles W. Cecil, Clerk

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

I HEREBY CERTIFY, that the foregoing was truly taken and copied from Liber C.W.C. No. 1 folio 372, a Bond Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 27th day of October in the year nineteen hundred seventy.

*Charles W. Cecil*

Charles W. Cecil, Clerk of the Circuit Court for Queen Anne's County



61

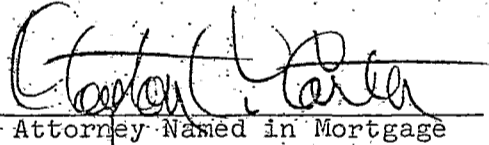
CLAYTON C. CARTER,	:	IN THE CIRCUIT COURT
Attorney Named in Mortgage	:	
	:	FOR
vs.	:	
	:	QUEEN ANNE'S COUNTY
EDWARD M. HAMMOND and	:	
PORTIA M. HAMMOND, his wife	:	IN EQUITY
	:	
	:	NO. 5147

AFFIDAVIT OF COMPLIANCE

Rule W. 74 a 2 (b)

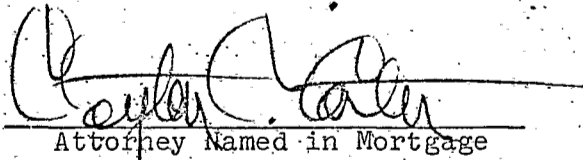
I, Clayton C. Carter, attorney named in mortgage, and Plaintiff in the above-entitled cause, make oath that I mailed to Edward M. Hammond and Portia M. Hammond, each, at their last known address, Grasonville, Maryland, 21638; by certified mail, return receipt requested, a copy of the published notice of the mortgage foreclosure sale to be made by the undersigned on August 18, 1970, showing the time, place and terms of sale, on the third day of August, 1970 (as will appear from the receipts for certified mail attached hereto as a part hereof), being not earlier than twenty days and not later than five days before the day of sale.

Also attached is a return receipt showing that each of said Defendants duly received the same on August 4, 1970.



Attorney Named in Mortgage

I do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing document are true and correct.



Attorney Named in Mortgage

Filed Aug. 17, 1970

LIBER

6 PAGE 577

No. 338816

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO  
Mr. Edward M. Hammond  
P.O. STATE AND ZIP CODE  
Crownsville Md. 21032

POSTMARK OR DATE  
CENTREVILLE, MD.  
AUG 3 1970  
USPO

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES	1. Shows to whom and date delivered	15¢
	With delivery to addressee only	65¢
	2. Shows to whom, date and where delivered	35¢
	With delivery to addressee only	85¢
DELIVER TO ADDRESSEE ONLY		50¢
SPECIAL DELIVERY (2 pounds or less)		45¢

POO Form 3800 July 1969 NO INSURANCE COVERAGE PROVIDED— NOT FOR INTERNATIONAL MAIL (See other side) \* GPO : 1969 O—358-312

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S). REQUIRED FEE(S) PAID.

Show to whom, date and address where delivered  Deliver ONLY to addressee

RECEIPT

Received the numbered article described below.

REGISTERED NO. \_\_\_\_\_ SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)  
Ed. M. Hammond

CERTIFIED NO. 338816 SIGNATURE OF ADDRESSEE'S AGENT, IF ANY  
Michael Blamney

INSURED NO. \_\_\_\_\_

DATE DELIVERED 8/4/70 SHOW WHERE DELIVERED (only if requested)

c55-16-71645-11 347-108 GPO

No. 338817

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO  
Miss Patricia M. Hammond  
P.O. STATE AND ZIP CODE  
Crownsville Md. 21032

POSTMARK OR DATE  
CENTREVILLE, MD.  
AUG 3 1970  
USPO

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES	1. Shows to whom and date delivered	15¢
	With delivery to addressee only	65¢
	2. Shows to whom, date and where delivered	35¢
	With delivery to addressee only	85¢
DELIVER TO ADDRESSEE ONLY		50¢
SPECIAL DELIVERY (2 pounds or less)		45¢

POO Form 3800 July 1969 NO INSURANCE COVERAGE PROVIDED— NOT FOR INTERNATIONAL MAIL (See other side) \* GPO : 1969 O—358-312

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S). REQUIRED FEE(S) PAID.

Show to whom, date and address where delivered  Deliver ONLY to addressee

RECEIPT

Received the numbered article described below.

REGISTERED NO. \_\_\_\_\_ SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)  
Patricia Hammond

CERTIFIED NO. 338817 SIGNATURE OF ADDRESSEE'S AGENT, IF ANY  
Michael Blamney

INSURED NO. \_\_\_\_\_

DATE DELIVERED 8/4/70 SHOW WHERE DELIVERED (only if requested)

c55-16-71645-11 347-108 GPO

CLAYTON C. CARTER,  
Attorney Named in Mortgage

vs.

EDWARD M. HAMMOND and  
PORTIA M. HAMMOND, his wife

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5147

AFFIDAVIT BY PURCHASER

STATE OF MARYLAND

COUNTY OF QUEEN ANNE'S, sct:

The undersigned make oath in due form of law as follows:

That they were not acting as Agents for anyone in purchasing the real estate sold in this Cause;

That no other persons are interested in said sale as Principals;

That they have not directly or indirectly discouraged anyone from bidding for the said property.

AS WITNESS our hands and seals this 18th day of August, 1970.

Charles D. Wilson (SEAL)

Goldie Wilson (SEAL)

We do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing document are true and correct.

Charles D. Wilson (SEAL)

Goldie Wilson (SEAL)

Filed Aug. 20, 1970

LIBER

6 PAGE 579

8

**ATTORNEY'S SALE**

- of desirable -

**LOT WITH IMPROVEMENTS**

**of GRASONVILLE**

Default having occurred in the terms of a mortgage from Edward M. Hammond and Portia M. Hammond, his wife, dated January 29, 1968 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 32 folio 655, the undersigned attorney named in mortgage, by virtue of the power of sale contained therein, will offer at public auction

in front of the Courthouse  
Centreville, Maryland  
on

**TUESDAY, AUGUST 18, 1970**

- AT -

1:30 o'clock P.M.

The following described real estate, to wit:

ALL that lot or parcel of land, situate, lying and being in the Fifth Election District of Queen Anne's County, Maryland, in the Town of Grasonville, on the east side of Melvin's Lane, (but not adjacent thereto) and which is bounded on the north by the lands of or formerly of Mason and Beecher, on the east by the lands of Lester Burke, on the south by the lands of or formerly of Clenas Butler, and on the west by the lands of Harry R. Warrick, and which is more particularly described according to a plat and certificate of survey thereof by William R. Nuttle, registered surveyor, dated November 25, 1967, said plat entitled "Plat of a Survey of the Enoch Smith Lands, 5th District, Queen Anne's County, Md.", being recorded among the land records of Queen Anne's County in Liber C.W.C. No. 32 folio 654 as follows, to wit:

BEGINNING for the same at an iron pipe at the southwest corner of the herein described lands, said point being the southeast corner of the lands of Harry R. Warrick and on the line of the lands now or formerly of Clenas Butler; and running thence by and with said Warrick lands North 13 degrees 34 minutes West, 152.13 feet to an iron pipe and the lands of or formerly of Mason and Beecher; thence by and with said Mason and Beecher lands North 76 degrees 26 minutes East, 206.35 feet to an iron pipe and the lands of Lester Burke; thence by and with said Burke lands South 16 degrees 05 minutes East, 147.43 feet to an iron pipe and the aforementioned Butler lands; thence by and with said Butler lands South 75 degrees 07 minutes 50 seconds West, 212.87 feet to the place of beginning.

CONTAINING in all 0.720 acres of land, more or less.

SUBJECT to a 16-foot right of way running from the lands of Lester Burke, adjacent to and parallel to the second line of the above description, and across the lands of Warrick and others to Melvin's Lane.

TOGETHER with a 16-foot right of way for ingress and egress over the lands of Harry R. Warrick and others to Melvin's Lane, the north side of which is an extension of the second line of the above described lot in a westerly direction.

BEING the same land which by deed dated January 29, 1968 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 32 folio 651 was granted and conveyed by Clayton C. Carter, Assignee of Mortgage, unto Edward M. Hammond and Portia M. Hammond, his wife.

TOGETHER with the buildings and improvements thereon, and the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

IMPROVEMENTS: 1 story 24' x 36' asbestos shingled dwelling with bath; 16' x 20' garage and 10' x 12' storage building.

TERMS OF SALE: Cash. A deposit of 20% of the purchase price on the date of sale, balance within ten (10) days after ratification of the sale by the Court, or all Cash on the date of sale at the option of the purchaser.


Taxes and all other assessments and charges will be adjusted to the date of final settlement.

All transfer expenses, including transfer tax and recordation tax stamps, will be borne by the purchaser.

CLAYTON C. CARTER,  
Attorney Named in Mortgage

Joseph A. Jackson, Jr., Auctioneer.

41-5-12

Queen  Anne's  
**RECORD-OBSERVER**

Centreville, Md., August 19 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that  
the Attorney's Sale

in the case/estate of Edward M. Hammond & Portia M. Hammond

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 18th day of August, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 22nd day of July, 1970, and the last insertion on the 12th day of August, 1970

THE RECORD-OBSERVER CORPORATION

By Marilyn A. Moore

*Filed Aug 24, 1970*

9

CLAYTON C. CARTER,	:	IN THE CIRCUIT COURT
Attorney Named in Mortgage	:	
	:	FOR
vs.	:	
	:	QUEEN ANNE'S COUNTY
EDWARD M. HAMMOND and	:	
PORTIA M. HAMMOND, his wife	:	IN EQUITY
	:	
	:	NO. 5147

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of Clayton C. Carter, Attorney Named in Mortgage, unto your Honor, respectfully shows:

1. That Edward M. Hammond and Portia M. Hammond, his wife, by mortgage dated January 29, 1968 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 32 folio 655, the original of which has been filed herein, granted and conveyed unto Queenstown Bank of Maryland, certain land in said mortgage described to secure unto it the payment of a certain promissory note dated January 29, 1968, in the amount of Eight Thousand Five Hundred Dollars (\$8,500.00) with interest thereon at the rate of six per centum per annum, which said mortgage contains a power of sale of the mortgaged property to be exercised by the said Mortgagee or Clayton C. Carter, its duly constituted attorney for the purpose, in case of default in the payment of said debt, or interest, or any part of either, when due, or in any covenant of the mortgage.

2. That default having occurred in the terms of said mortgage by reason of the non-payment of the principal and interest payable under the terms of the mortgage note, when due, the subscriber proceeded to collect the amount due under said note by exercise of the power of sale contained in said mortgage.

3. That prior to the time of sale hereinafter mentioned, the subscriber filed with the Clerk of this Court a bond, duly approved by said Clerk, given to the State of Maryland, executed by himself and Fidelity and Deposit Company of Maryland as surety, in the penal sum of Five Thousand Dollars (\$5,000.00), containing the conditions required by law relative to the foreclosures of mortgage under a power of sale contained therein, a certified copy of said bond being filed herein.

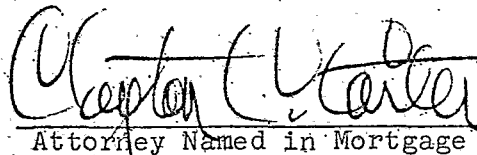
4. That before making a sale of the mortgaged property, the subscriber gave notice of the time, place and terms thereof, by advertisement in the Queen Anne's Record-Observer, a weekly newspaper published in Queen Anne's County, (a certificate of the publication thereof being filed with this report), such notice being given at least once in each week for four (4) successive weeks, the first such publication being not less than fifteen (15) days prior to sale and the last such publication being not more than one (1) week prior to sale, pursuant to Maryland Rule W 74 a 2 the said notice being not less than twenty (20) days prior to the day of sale.

5. That pursuant to the advertised notice of sale, the

subscriber did attend in front of the Court House in Centreville, Maryland, on the 18th day of August, 1970, 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 was read aloud by the subscriber, the subscriber then proceeded to offer at public sale at the time and place above-mentioned, to the highest bidder, by Joseph A. Jackson, Jr., Auctioneer, all of the real estate described in said advertisement of sale; and after said Auctioneer had cried such sale for a considerable length of time, the subscriber, in execution of the power of sale contained in said mortgage, sold the property so offered unto Charles D. Wilson and Goldia Wilson, his wife, as tenants by the entirety, they being then and there the highest bidders therefor, at and for the sum of FOUR THOUSAND NINE HUNDRED FIFTY DOLLARS (\$4,950.00).

6. That the said purchasers have complied with the terms of the sale by paying unto the subscriber the sum of NINE HUNDRED and NINETY DOLLARS (\$990.00), representing twenty per centum (20%) of the purchase price of the herein mentioned property.

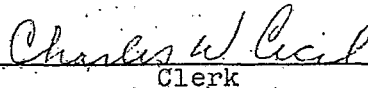
Respectfully submitted:

  
Attorney Named in Mortgage

STATE OF MARYLAND,

COUNTY OF QUEEN ANNE'S, to wit:

I HEREBY CERTIFY that on this *24th* day of August, 1970, before me, the Clerk of the Circuit Court for Queen Anne's County, personally appeared Clayton C. Carter, Attorney Named in Mortgage, 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 Attorney Named in Mortgage and therein reported, was fairly made.

  
Clerk

*Filed Aug 24, 1970*

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ORDER NISI ON SALE

Clayton C. Carter,  
Attorney Named in Mortgage

vs.

Edward M. Hammond and  
Portia M. Hammond, his wife

In the Circuit Court  
for Queen Anne's County

In Equity

Cause No. 5147

ORDERED, this 24th day of August, 1970, that the sale of the real property, made and reported in this cause by Clayton C. Carter, Attorney named in Mortgage, be ratified and confirmed, on or after the 24th day of September, 1970, unless cause to the contrary thereof be previously shown: provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 17th day of September, 1970.

The report states the amount of sales to be \$ 4,950.00

Charles W Cecil Clerk

Filed August 24, 1970

ORDER NISI

ORDER NISI ON SALE  
In the Circuit Court  
for Queen Anne's County  
In Equity

- Cause No. 5147 -

Clayton C. Carter,  
Attorney Named in Mortgage

- vs -

Edward M. Hammond and  
Portia M. Hammond, his wife

ORDERED, this 24th day of August, 1970, that the sale of the real property, made and reported in this cause by Clayton C. Carter, Attorney named in Mortgage, be ratified and confirmed, on or after the 24th day of September, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 17th day of September, 1970.

The report states the amount of sales to be \$4,950.00.

Charles W. Cecil, Clerk

Filed August 24, 1970

True Copy

Test: Charles W. Cecil, Clerk

31-9-9

Queen Anne's

RECORD-OBSERVER

Centreville, Md., Sept 25, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Order nisi

in the case/estate of Edward M. Hammond

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 3 successive weeks before the 17th day of September, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 26th day of August 1970, and the last insertion on the 9th day of September, 1970

THE RECORD-OBSERVER CORPORATION

By Anthony H. Morse

Filed Sept. 25, 1970



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CLAYTON C. CARTER,	:	IN THE CIRCUIT COURT
Attorney Named in Mortgage	:	
	:	FOR
vs.	:	QUEEN ANNE'S COUNTY
	:	
EDWARD M. HAMMOND and	:	IN EQUITY
PORTIA M. HAMMOND, his wife	:	
	:	NO. 5147

FINAL RATIFICATION OF SALE

ORDERED, by the Circuit Court for Queen Anne's County, in Equity; this *28<sup>th</sup>* day of September, 1970, that the sale of the real estate made and reported in this cause by Clayton C. Carter, Attorney Named in Mortgage, be, and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although due notice thereof appears to have been given as required by the preceding order nisi; and the said attorney is allowed the usual commissions and such proper expenses, not personal, as he shall produce vouchers thereof to the Auditor.

*B. Hackett Turner Jr.*  
 Judge

*Filed Sept. 28. 1970*

13  
CLAYTON C. CARTER,  
Attorney named in Mortgage

IN THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY

vs.

IN EQUITY

EDWARD M. HAMMOND, et al.

No. 5147

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Undersigned Court Auditor hereby certifies that on January 5, 1971, the date the audit in the above entitled cause was filed in this Court, that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:

Clayton C. Carter  
204 N. Commerce St.  
Centreville, Md. 21617

Edward M. Hammond and  
Portia M. Hammond, his wife  
Grasonville, Maryland

Queenstown Bank of Maryland  
Queenstown, Maryland

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned, was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on January 5, 1971, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before January 20, 1971, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on January 21, 1971.

*J. Thomas Clark*  
\_\_\_\_\_  
J. Thomas Clark  
Auditor

*Filed Jan 5, 1971*

14  
CLAYTON C. CARTER,  
Attorney named in Mortgage

vs.

EDWARD M. HAMMOND, et al.

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

No. 5147

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto  
Your Honor, respectfully represents:

1. That this account is stated at the request  
of Clayton C. Carter, Attorney named in Mortgage, wherein  
it appears that the proceeds of sale are insufficient to  
pay the expenses of sale and the mortgage debt. The  
mortgage deficiency appears to be in the sum of \$4,341.91.

2. That in the within account Clayton C. Carter,  
Attorney named in mortgage and vendor, is charged with the  
proceeds of sale made by him, and he is allowed thereafter  
his fee for his services and his commissions for making said  
sale, per terms of mortgage, the several court costs, the  
premium on the corporate surety bond filed in this cause,  
the auctioneer's fee for crying said sale, the several  
advertising costs, the vendor's share of 1970-71 State  
and County taxes, U. S. Post Office fees, the fee and  
expenses of your auditor, and the balance was credited  
toward the mortgage indebtedness.

Respectfully submitted,

*J. Thomas Clark*  
Auditor

January 5, 1971

*Filed Jan. 5, 1971*

LIDER 6 500

Cause No. 5147

The proceeds of the sale of land reported in this cause, in account with Clayton C. Carter, Attorney named in Mortgage, of the mortgage foreclosed in these proceedings (and vendor of said land)

Cr.

1970  
Sept. 28 By gross proceeds of the sale of said land, per report of said vendor, to wit:-----\$4,950.00

Dr.

To Clayton C. Carter, Attorney named in Mortgage (and vendor), per terms of mortgage, to wit:

- 1-His commission for making sale---\$397.50
- 2-His fee for his services----- 50.00      \$ 447.50

To do., for an amount paid Charles W. Cecil, Clerk, for advanced court costs, per receipt exhibited, to wit:----- 15.00

To do., for an amount due Charles W. Cecil, Clerk, for court costs, per statement exhibited, to wit:

- 1-Costs of Charles W. Cecil, Clerk-\$ 30.00
- 2-Appearance fee of Clayton C. Carter, Attorney----- 10.00      40.00

To do., for an amount paid Fidelity and Deposit Co., of Md., for the corporate surety bond filed in this cause, per receipt exhibited, to wit:----- 20.00

To do., for an amount due Joseph A. Jackson, Jr., Auctioneer, for crying said sale, per rules of Court, the sum of----- 25.00

To do., for amounts paid Queen Anne's Record-Observer, per its receipts exhibited, to wit:

- 1-For publishing Notice of Sale---\$143.75
- 2-For publishing Order Nisi of Sale- 14.00      157.75

To do., for an amount paid Wm. R. Wilson, III, Treasurer, for vendor's share of 1970-71 State and County taxes, per settlement sheet, to wit:----- 36.71

To do., for an amount paid U. S. Post Office, for certified mail, notice to mortgagors, per its receipt exhibited, to wit:----- 1.30

To J. Thomas Clark, Auditor, as follows:

- 1-His fee for stating audit-----\$ 45.00
- 2-His expenses involved in stating audit and notifying parties----- 5.00      50.00

January 5, 1971

*J. Thomas Clark*  
Auditor

To Queenstown Bank of Maryland, Mortgagee,  
of the mortgage foreclosed in this cause,  
the balance, or the sum of-----

\$4,156.74  
\$4,950.00     \$4,950.00

January 5, 1971

*J. Thomas Clark*  
Auditor

*Filed Jan. 5, 1971*

**NISI RATIFICATION OF AUDIT**

CLAYTON C. CARTER,  
Attorney named in Mortgage

vs.

EDWARD M. HAMMOND, et al.

vs.

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

Cause No. 5147

ORDERED, this 5th. day of January, 1971, that the report and  
account filed in these proceedings by J. Thomas Clark, Auditor,

be ratified on or after the 21st. day of January, 1971, unless cause to the  
contrary thereof be ~~previously~~ <sup>notice is given in manner provided</sup> shown; provided a ~~copy of this order be inserted in some news-~~  
paper published in Queen Anne's County, Maryland, once in each of two successive weeks  
by Maryland Rule 595 g to persons entitled thereto.

before the \_\_\_\_\_ day of \_\_\_\_\_, 1971

*Charles W. Cecil* Clerk

Filed Jan. 5, 1971

LIBER

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16

CLAYTON C. CARTER  
Attorney Named in Mortgage

vs.

EDWARD M. HAMMOND and  
PORTIA M. HAMMOND, his wife

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 5147

FINAL RATIFICATION OF AUDIT

ORDERED, by the Court that the account of the Auditor is finally ratified and confirmed, and Clayton C. Carter, Attorney Named in Mortgage, is directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

Dated: January 25, 1971.

*Charles W. Cecil*

Clerk of the Circuit Court  
for Queen Anne's County.

*Filed Jan. 25, 1971*

QUEEN ANNE'S COUNTY, STATE OF MARYLAND, to wit:  
Be it remembered that on this Twelfth day of May, in the year nineteen hundred  
and sixty-nihe, the following confessed judgment note was brought to be  
recorded, to wit:

THE NUTTLE LUMBER & COAL COMPANY

IN THE CIRCUIT COURT

vs.

FOR QUEEN ANNE'S COUNTY

DOUGLAS C. BENNINGTON  
O. KENNETH BENNINGTON  
and BENNINGTON BUILDERS, INC.

NO. 3058 Law

\$ <u>21222 <sup>16</sup>/<sub>100</sub></u>	DENTON, MARYLAND, <u>April 24</u> 19 <u>69</u>	\$
	<u>on Demand</u> after date, <u>we</u> promise to pay to	\$
the order of <u>THE NUTTLE LUMBER &amp; COAL COMPANY</u>	<u>16</u>	\$
<u>Twenty one thousand two hundred twenty two</u>	<u>00</u> DOLLARS	\$
With Interest @ <u>8%</u> Per Annum	AT THE DENTON NATIONAL BANK	DUE
<small>WITHOUT DEFALCATION FOR VALUE RECEIVED. AND FURTHER, I or we do hereby jointly and severally authorize and empower any Justice of the Peace in the State of Maryland, or elsewhere, without process to enter judgment, or any Clerk, Prothonotary or any Attorney of any Court of Record in the State of Maryland, or elsewhere, without process to appear for me, or us, and to confess judgment in the Superior Court of the State of Maryland, or any other Court of Record in the State of Maryland, or elsewhere, on the above obligation, with legal interest, together with ten per centum (10%) of the amount of debt and interest as counsel fees, without process against me, us, or either of us, my, our or either of our heirs, executors or administrators, at the suit of the holder of this note, his, her, its or their executors, administrators, successors or assigns, at any time after the date hereof, without stay of execution; and I or we do hereby jointly and severally release all manner of error or errors in any such judgment and execution to be issued thereon. AND FURTHER, I or we hereby jointly and severally waive the benefit of any and all exemption laws of the State of Maryland, or elsewhere. AND the makers and endorser and endorser, each hereby waives demand, protest and notice of non-payment hereof. Witness our hands and seals the day and year aforesaid.</small>		
Witness <u>Wayne E. Bennington</u>	<u>Douglas C. Bennington</u>	[SEAL]
<u>July 12, 1969</u>	<u>April 24, 1969</u>	[SEAL]

BENNINGTON BUILDERS, INC.

By: *Harriet Bennington*  
*Secretary*

WITNESS - *Margaret Bennington*

(FI FA)

The State of Maryland

To the Sheriff of Queen Anne's County, Greeting:

WHEREAS, at a Circuit Court for Queen Anne's County, begun and held at Centreville in said county on the first Tuesday of March in the year of our Lord, one thousand nine hundred and sixty nine, a certain The Nuttle Lumber & Coal Company, Denton, Maryland

by judgment of the same Court, recovered against a certain Bennington Builders, Inc., Stevensville, Maryland

as well the sum of Twenty One Thousand Two Hundred Twenty Two dollars and Sixteen cents, with interest from the Twelfth day of May 19 69 and Nineteen dollars and No cents for its costs and charges by it about its suit laid out and expended, whereof the said Bennington Builders, Inc.

is convict, as it appears of record: with exemptions waived



THEREFORE, you are hereby commanded, that of the goods and chattels, lands and tenements of the said

Bennington Builders, Inc.

being in your bailiwick, you cause to be made and levied the debt, costs and charges aforesaid, and have you those sums before the said Circuit Court, to be held at Centreville, in the said County, on the first Monday of April next, to render unto the said The Nuttle Lumber & Coal Company the debts, costs and charges, aforesaid

Hereof, fail not at your peril, and have you then and there this writ:

WITNESS, the Honorable J. DeWesse Carter Chief Judge of our said Court, the  
5th day of January in the year of our Lord, nineteen hundred and seventy,  
Issued this 1st day of April 19 70

K. Thomas Everngan  
People's Bank Bldg.  
Denton, Md. 21629  
Phone: 479-2112

Charles W. Cecil Clerk

Filed Apr 6, 1970

LIBER

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A SCHEDULE of the goods and chattels, lands and tenements of Bennington Builders, Inc.

.....seized and levied upon and taken in execution under and by virtue

of a writ of fieri facias issued out of the Circuit Court for Queen Anne's County, and to me

directed at the suit of The Nuttle Lumber & Coal Company

vs.

Douglas C. Bennington, et al., being Law #3058 in said Court

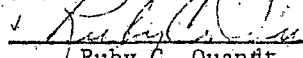
..... I have seized and levied on the following property on April 2, 1970,

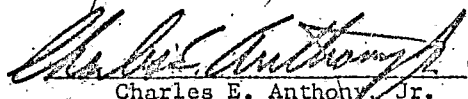
to wit: ALL that lot or parcel of land and improvements consisting of a one story cement block commercial building and facilities used in connection therewith, situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described as follows: BEGINNING for the same at a concrete monument at the northeast corner of the Tide-water Bank's lands, and running thence by and with said Bank lands S. 89 degrees 39 minutes 49 seconds west 100.0 feet to a concrete monument and N. 88 degrees 22 minutes 35 seconds west 50.04 feet to an iron pipe and the lands of Samuel Densmore; thence by and with said Densmore lands N. 03 degrees 03 minutes 24 seconds east 100.0 feet to an iron pipe and north 88 degrees 22 minutes 35 seconds west 100.0 feet to an iron pipe on the east side of Shopping Center Road (50'); thence by and with the east side of said road N. 03 degrees 03 minutes 24 seconds east 75 feet; thence for a new division line between the property to be hereby conveyed and the property retained by the Grantors, south 90 degrees 50 minutes 00 seconds east 250 feet to intersect the south 03 degrees 03 minutes 24 seconds west line; thence with the S. 03 degrees 03 minutes 24 seconds west line, a distance of 165.55 feet to the place of beginning CONTAINING 33,750 square feet, more or less. It being the same land described in a deed from Richard T. LaBrie and wife to Bennington Builders, Inc. dated April 14, 1967 and recorded in Liber No. 27, folio 653; Land Records of Queen Anne's County, Maryland.

\* See the following four pages for schedule of goods, chattels, and personal property seized and levied on herein.

We, the undersigned, being duly summoned and sworn by George Sharp Sheriff of Queen Anne's County, to value and appraise the real estate of Bennington Builders, Inc. named in the foregoing schedule, do, according to the best of our skill and judgment, and having viewed the same do value and appraise the same therein mentioned to be worth \$28,000.

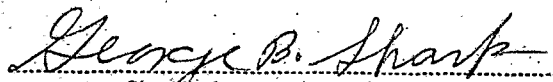
Given under our hands and seal this 2nd day of April, 1970.

 (SEAL)  
Ruby C. Quantt

 (SEAL)  
Charles E. Anthony, Jr.  
and following named

I hereby certify on the 2nd day of April, 1970, the above appraisers were sworn by me in due form of law, well and truly to appraise the property set out in the foregoing and following schedules, according to the best of their judgment.

WITNESS my hand this 2nd day of April, 1970

  
Sheriff of Queen Anne's County

R. B. L.

A SCHEDULE of the goods and chattels, lands and tenements of Bennington Builders, Inc.

..... seized and levied upon and taken in execution under and by virtue

of a writ of fieri facias issued out of the Circuit Court for Queen Anne's County, and to me

directed at the suit of The Nuttle Lumber & Coal Company vs.

being Law #3058 in said Court

Douglas C. Bennington, et al. I have seized and levied on the following property

on April 2, 1970,

to wit:

MERCHANDISE AND PERSONAL PROPERTY OF BENNINGTON BUILDERS, INC.  
LOCATED IN COMMERCIAL BUILDING DESCRIBED IN THE AFOREGOING REAL ESTATE  
SCHEDULE

1.	Westinghouse "Continental" refrigerator and freezer - 18 cu ft (new)	\$275.00
2.	Lot of rug samples & stand	no value
3.	5 rubber door mats	10
4.	1 lb of sample bricks - 6 piles	1
5.	White wall cabinet - glass shelves	12
6.	Display table for carpets	2
7.	Base cabinet B-12 inch wide	20
8.	Lot of screen rail 5½" x 4 ft + 32 lineal feet	2
9.	2 partial boxes of aluminum screen	3
10.	Lot of misc lumber, box beam (Cypress), and others	20
11.	2 wall medicine cabinets	36
12.	Lot of bathroom accessories - wall cabinet	30
13.	1 - 30" vanity - top & base	40
14.	1 display cabinet of derust paints 10 gal ----- \$35 ) 40 qts. ----- 50 ) 40 pts. ----- 25 ) 44 - ½ pts --- 15 ) 24 spray cans- 10 )	135
15.	Harly-Taylor water cooler	100
16.	1 display cabinet & 40 paint roller & 7 paint roller pan sets	12 3
17.	1 paint brush display & 3 brushes	4
18.	1 display stand & sandpaper of various kinds	25
19.	1 lot of 5 small louvers	1
20.	1 display cabinet of high speed drill bits	50
21.	wall clock	5
22.	1 display of pad locks (9)	2
23.	1 counter	5
24.	invoice machine	5
25.	1 lot of flint paper	3
26.	1 display of paint scrapers	5
27.	elec. paint remover	5
28.	counter display of nuts, bolts & lock sets	9
29.	1 lot of paint & varnishes on 3 wall shelves	100
30.	small household scales	3
31.	1 assortment of bolts, screws & brass screws on wall shelf	75
32.	lot of rifle shells - 9 boxes	30
33.	1 box of assorted brass screws	75
34.	1 lot of assorted nails	20
35.	1/2 box of floor vinyl tile	15

D.B.A.

Page one

Sheriff of Queen Anne's County

LIBER

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A SCHEDULE of the goods and chattels, lands and tenements of Bennington Builders, Inc.

seized and levied upon and taken in execution under and by virtue of a writ of fieri facias issued out of the Circuit Court for Queen Anne's County, and to me directed at the suit of The Nuttle Lumber & Coal Company vs.

Douglas C. Bennington, et al. being Law #3058 in said Court on April 2, 1970, I have seized and levied on the following property

to wit:

36.	2 snow shovels	-----	\$ 3.00
37.	crow bar, handle, masonry drill bit	-----	2.00
38.	display rack on wall of garden tools	-----	8
39.	contents of shelf on west wall )		
	staples, pictures, hangers, nails, )		
	fasteners, 2 staplers, cement, eye )		
	bolts, 3 in 1 oil, tacks, wood joints, etc. )	---	30
40.	contents of 2nd shelf on west wall & hanger )		
	2 gal. roofing paint, lot shelf brackets, )	---	25
	lot of assorted hardware, gate hinges, etc., )		
41.	A display stand of elec. hand tools )		
	1 jig saw, 1 elec drill, linoleum knife	-----	30
	small drill set, center punch )		
42.	2 pc. 4 ft. x 8 ft. punch boards	-----	6
43.	4 pair vinyl shutters 16 in. x 80 inc.	-----	40
44.	lot of alum. screens, wood sash, 1 storm window)		
	picture window sash )	---	30
45.	1 pc of linoleum 6' x 12'	-----	15
46.	5 pr. alum shutters 16" x 39"	-----	30
47.	60 ft oak flooring	-----	12
48.	13 boxes of vinyl Therlon wall covering	-----	200
49.	2 what-not shelves	-----	2
50.	20 vinyl 6 ft. runners	-----	35
51.	1 lot of 20 cans (all sizes) discontinued color paints	-----	5
52.	1 Maple chopping block	-----	8
53.	2 small Maple " blocks	-----	3
54.	2 alum. storm doors (parts missing)	-----	20
55.	4 storm door grills	-----	7
56.	1 window unit - 3' x 3'2" 12 light	-----	12
57.	1 1/2 sheets of Lauan paneling	-----	2
58.	5 pr. vinyl shutters	-----	30
59.	6 wood window screens	-----	3
60.	4 alum cellar window sash	-----	12
61.	20 cans of Barclay panel adhesive	-----	8
62.	1 lot of paint removers 18 gal 12 pints 26 qts.	-----	20
63.	10 Heirloom antique kits	-----	15
64.	15 boxes plumbing supplies tank balls, rods, guides, aerators, etc.	-----	25
65.	lot of cans wax, cans cements, wood adhesives, spackling compound, paint sun dries	-----	25
66.	1 display of wall anchors	-----	7

Sheriff of Queen Anne's County

Page two

G.B.S.

A SCHEDULE of the goods and chattels, lands and tenements of Bennington Builders, Inc.

.....seized and levied upon and taken in execution under and by virtue  
of a writ of fieri facias issued out of the Circuit Court for Queen Anne's County, and to me  
directed at the suit of The Nuttle Lumber & Coal Company vs.  
being Law #3058 in said Court  
Douglas G. Bennington, et al. I have seized and levied on the following property  
on April 2, 1970,

to wit:

67.	1 lot of machine bolts in cabinet 19 part boxes -----	\$ 15
68.	1 lot of galvanized large bolts 5/8" x 10" -----	3
69.	1 lot of misc. screws, washers, hooks, stove bolts, toggle bolts in 5 wood displays -----	20
70.	display island of misc. door stops, hdwe, etc.-----	5
71.	display island of drain cleaner -36 containers----	20
72.	4 display counters -----	20
73.	1 st. arm chair -----	1
74.	1 metal file drawer -----	2
75.	1 office desk-formica top(home made) -----	15
76.	1 desk chair -----	2
77.	2 arm chairs-----	4
78.	1 upper wall cabinet 36" x 30' -----	10
79.	1 base drawer unit 15" -----	5
80.	contents of paint room - all sizes, shapes, & kind --	200
81.	Fisher elec paint mixer dispenser-----	100
82.	Red Devil elec paint shaker -----	100
83.	1 Red Devil glass cutter -----	75
84.	2 alum. storm sashes -----	10
85.	lot of 30 used wood Medallion brackets -----	7
86.	14 sheets technFoam 4' x 8'- 1/2" thick -----	50
87.	1 alum storm door -----	18
88.	DeWalt radis beam saw -----	100
89.	6 alum storm windows -----	20
90.	3 squares asphalt shinges -----	15
91.	12 - 6 ft vinyl runners -----	24
92.	3 sq. asbestos siding shingles -----	30
93.	150 lb. 7 penny common nails-----	10
94.	lot of misc assorted lumber -----	15
95.	2 - 3ft bifold door units -----	35
96.	30 lineal feet of alum drip edges for roof gutter -	3
97.	20 lineal ft. of stainless steel snap on -----	3
98.	20 " " of vinyl roof edging -----	1
99.	20 " " of alum facing -----	1
100.	300 " " of 1 1/2" x 1 1/2" roof angles -----	10
101.	192 ft. alum carpet edging -----	25
102.	60 lineal ft. of oak threshold -----	6
103.	1 pc 12' landing tread -----	1
104.	1 by passing door pocket -----	1
105.	272 lineal ft. of corner molding -----	10

Page three

.....  
Sheriff of Queen Anne's County

LIBER

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D.B.S.

A SCHEDULE of the goods and chattels, lands and tenements of Bennington Builders, Inc.

.....seized and levied upon and taken in execution under and by virtue of a writ of fieri facias issued out of the Circuit Court for Queen Anne's County, and to me

directed at the suit of The Nuttle Lumber & Coal Company vs. Douglas C. Bennington, et al.  
being Law #3058 in said Court

I have seized and levied on the following property on April 2, 1970, to wit:

106.	400 lineal ft of 1" x 4" for flooring -----	\$ 20
107.	300 ft of random width oak flooring -----	75
108.	13 pr. alum shutters -----	60
109.	1 pc. galvanized gutter (10 ft) -----	2
110.	1 pc. alum gutter (10 ft) -----	2
111.	1 outside alum. piece -----	2
112.	4 alum cellar window sash -----	8
113.	4 wood peak -----	40
114.	7 - 4 ft x 72" closet rods -----	4
115.	2 boxes vinyl (6 inch) wall bases -----	20
116.	8 (Lauan) doors -----	15
117.	4 newel posts -----	40
118.	5 roof jacks -----	10
119.	1 pediment head -----	15
120.	1 pc. formica scrap -----	no value
121.	1 sq. asbestos siding shingles -----	10
122.	3 rolls of roofing (mineral surface) -----	5
123.	1 wall cabinet 15" x 30" -----	20
124.	80 ft. oak flooring -----	15
125.	wall cabinet -----	20
126.	2 alum awning windows -----	30
127.	1 picture unit window (used) -----	30
128.	Oxford wall cabinet 18" x 30" -----	25
129.	" " " 18" x 24" -----	15
130.	" base cabinet - B12 -----	20
131.	2 pc 4' x 6' Barclay board -----	10
132.	3 pc. cork board -----	5
133.	1 set of shelves -----	1
134.	2 boxes slates flooring -----	7
135.	6 partial rolls of alum screening -----	10
136.	2 " boxes of nails -----	10
137.	1 old file cabinet (3 drawer) -----	3
138.	1 white lavatoty - American Standard -----	15
139.	4 part boxes Armstrong ceiling tile -----	25
140.	2 " " assorted ceramic tile -----	5
141.	5 " " " nails -----	20
142.	1 lot of small misc. items -----	10

Total \$3,424.00

We, the undersigned, being duly summoned and sworn by George Sharp, Sheriff of Queen Anne's County, to value and appraise the goods, chattels, and personal property named in the foregoing schedule consisting of four pages, do, according to the best of our skill and judgment, and having viewed the same do value and appraise the same therein mentioned to be worth \$3,424.00. Given under our hands and seals this 2nd day of April, 1970.

Charles E. Anthony, Jr. (SEAL)

Bradford Horsey (SEAL)

George B. Sharp  
Sheriff of Queen Anne's County

15  
THE NUTTLE LUMBER & COAL COMPANY  
Denton, Maryland

Plaintiff

vs.

DOUGLAS C. BENNINGTON,  
C. KENNETH BENNINGTON, and  
BENNINGTON BUILDINGS, INC.  
Defendants

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

LAW NO. 3058

S T A T E M E N T

To Total Proceeds of Sale as reported----- \$21,500.00

Less Expenses:

1. To Clerk of Circuit Court for Queen Anne's County-----	\$ 44.00	
2. To George Sharp, Sheriff, poundage-----	182.50	
3. To W. J. Barcus, Jr., Auctioneer, for calling sale for Sheriff-----	150.00	
4. To Queen Anne's Record Observer for advertising Sheriff's public sale-----	80.75	
5. To Bay Times for advertising Sheriff's public sale-----	94.50	\$ 551.75
Balance-----		\$ 20,948.25

(Court costs advanced by Plaintiff and  
Appraiser's fees paid by Plaintiff)

Less Judgment Liens

1. To The Nuttle Lumber & Coal Company, Plaintiff, as per Statement filed herein-----	\$17,238.85
2. Balance being retained by Sheriff and subject to the further Order of the Court herein-----	\$ 3,709.40

Respectfully submitted

*George B. Sharp*  
George Sharp  
Sheriff of Queen Anne's County

*Filed March 31, 1971*

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THE NUTTLE LUMBER & COAL COMPANY : IN THE CIRCUIT COURT  
 Denton, Maryland  
 Plaintiff :  
 vs. : FOR QUEEN ANNE'S COUNTY  
 DOUGLAS G. BENNINGTON, :  
 C. KENNETH BENNINGTON, and :  
 BENNINGTON BUILDERS, INC. :  
 Defendants : LAW NO. 3058

SPECIAL RETURN OF SHERIFF'S SALE OF REAL ESTATE

The Special Return of George Sharp, Sheriff of Queen Anne's County, Maryland, respectfully shows:

1. That under and by virtue of a writ of fieri facias issued out of the Circuit Court for Queen Anne's County, Maryland, on April 1, 1970 in the above-entitled judgment, I did on April 2, 1970 levy, seize, and take in execution all the right, title, interest, claim, estate, and possession of the defendants Douglas C. Bennington, C. Kenneth Bennington, and Bennington Builders, Inc., in and to the real estate located on the easterly side of Shopping Center Road in or near Stevensville, Kent Island, Fourth Election District of Queen Anne's County, Maryland, and described in a deed from Richard T. LaBrie and wife to Bennington Builders, Inc. dated April 14, 1967, and recorded in Liber No. 27, folio 653, one of Land Records of Queen Anne's County, Maryland, all of which will more fully appear by reference to the schedule and appraisal thereof dated April 2, 1970 previously filed in this proceedings, and incorporated by reference to and prayed to be taken as a part hereof.
2. That as required by Article 83 Section 3, Annotated Code of Maryland, and after giving more than twenty (20) day notice of the time, manner and terms of sale, by advertisement set up more than twenty days before said sale in the bulletin board at the Court House door in the Queen Anne's Court House, Centreville, Maryland, and also published for the same requisite time previous to the sale in three consecutive weekly issues of the Queen Anne's Record Observer and also in the Bay Times, both weekly newspapers published in Queen Anne's County, Maryland (copies of said sale advertisements and certificates of publication thereof being filed as a part hereof); and in



pursuance of said notice and advertisements, I did attend and conduct said public auction sale at the above-described premises of Bennington Builders, Inc. on Shopping Center Road, in or near Stevensville, Kent Island, Queen Anne's County, Maryland, on Wednesday, March 24, 1971, beginning at 12:00 o'clock noon, did then and there sell all the right, title, claim, interest, possession and estate of Bennington Builders, Inc., in and to the aforesaid real estate to Marion R. Leaverton and Mary Jane Leaverton, his wife ~~WINGO'S BENEVOLENT LUMBER COMPANY~~ for the sum of Twenty One Thousand Five Hundred Dollars (\$21,500), and subject to the lien of the balance of the mortgage from Bennington Builders, Inc. et al. to Tidewater Bank dated November 10, 1967, and recorded in Liber C.W.C. No. 31, folio 380, one of Mortgage Records of Queen Anne's County, Maryland, and further subject to unpaid state and county taxes due to the Treasurer and Collector of Taxes for Queen Anne's County, Maryland.

Respectfully submitted

*George B. Sharp*  
George Sharp  
Sheriff of Queen Anne's County

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

I HEREBY CERTIFY, that on this 31st day of March, 1971, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared George Sharp, Sheriff of Queen Anne's County, Maryland, and made oath in due form of law that the matters and things stated in the foregoing Special Return are true and correct as therein stated, to the best of his knowledge, information and belief, and further that said sale reported therein were fairly made and the terms of sale complied with.

WITNESS my hand and Notarial Seal.

*Jean D. Anthony*  
Notary Public

*Filed Mar 31, 1971*



**SHERIFF'S SALE OF VALUABLE REAL ESTATE**

Large Commercial Building at Stevensville  
Under and by virtue of a Writ of Fieri Facias issued out of the Circuit Court for Queen Anne's County, Maryland, and to me directed at the suit of The Nuttle Lumber & Coal Company, vs. Douglas C. Bennington, et al. being Law No. 3058 in said Court, Bennington, O. Kenneth Bennington, and Bennington Builders, Inc. the undersigned has seized, levied upon and taken in execution all the right, title, claim and estate of the said Douglas C. Bennington, O. Kenneth Bennington, and Bennington Builders, Inc. in and to the following described property:

ALL that lot or parcel of land and improvements consisting of a one story cement block commercial building and facilities used in connection therewith, situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described as follows: BEGINNING for the same at a concrete monument at the northeast corner of the Tidewater Bank's lands, and running thence by and with said Bank lands S. 89 degrees 39 minutes. 49 seconds west 100.0 feet to a concrete monument and N. 88 degrees. 22 minutes 35 seconds west 50.04 feet to an iron pipe and the lands of Samuel Denmore; thence by and with said Denmore lands N. 03 degrees 03' 24 seconds east 100.0 feet to an iron pipe and north 88 degrees 22 minutes 35 seconds west 100.0 feet to an iron pipe on the east side of Shopping Center Road (50'); thence by and with the east side of said road N. 03 degrees 03 minutes 24 seconds east 75 feet; thence for a new division line between the property to be hereby conveyed and the property retained by the Grantors, south 90 degrees 50 minutes 00 seconds east 250 feet to intersect the south 03 degrees 03 minutes 24 seconds west line; thence with the S. 03 degrees 03 minutes 24 seconds west line, a distance of 165.55 feet to the place of beginning. CONTAINING 33,750 square feet, more or less. If being the same land described in a deed from Richard T. LaBrie and wife to Bennington Builders, Inc. dated April 14, 1967 and recorded in Liber No. 27, folio 653, Land Records of Queen Anne's County, Maryland.

IMPROVEMENTS: The improvements consist of a one story cement block commercial building with a large store room in the front and large storage and warehouse section in the rear located on the easterly side of Shopping Center Road adjacent to the Tidewater Bank on Kent Island, and near U.S. Routes No. 50 and 301, and with access thereto over Shopping Center Road.

THEREFORE, notice is hereby given that under and by virtue of above writ of fieri facias, I will sell at public sale to the highest bidder for cash in front of the above described premises on Shopping Center Road, in or near Stevensville, Kent Island, Queen Anne's County, Maryland, on

**WEDNESDAY, MARCH 24**

1971, at 12 noon, the above property so seized and levied upon and taken in execution to pay and satisfy said writ, debt, interest and costs now due or which shall become due thereon.  
GEORGE SHARP  
Sheriff of Queen Anne's County

Queen Anne's

**RECORD-OBSERVER**

Centreville, Md., April 2, 1971

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Sheriff's Sale of valuable real estate in the case/estate of The Nuttle Lumber & Coal Co., vs. Douglas C. Bennington.

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 3 successive weeks before the 24th day of March, 1971 and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 3rd day of March 1971, and the last insertion on the 17th day of March, 1971.

THE RECORD-OBSERVER CORPORATION

By *[Signature]*

*File April 2, 1971*

**SHERIFF'S SALE**  
of valuable  
**REAL ESTATE**  
Large Commercial Building  
at Stevensville

Under and by virtue of a Writ of Fieri Facias issued out of the Circuit Court for Queen Anne's County, Maryland, and to me directed at the suit of The Nuttle Lumber & Coal Company, vs. Douglas C. Bennington, et al. being Law #3058 in said Court, against the goods, chattels, land and tenements of Douglas C. Bennington, O. Kenneth Bennington, and Bennington Builders, Inc. the undersigned has seized, levied upon and taken in execution all the right, title, claim and estate of the said Douglas C. Bennington, O. Kenneth Bennington, and Bennington Builders, Inc. in and to the following described property:

ALL that lot or parcel of land and improvements consisting of a one story cement block commercial building and facilities used in connection therewith, situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described as follows: BEGINNING for the same at a concrete monument at the northeast corner of the Tidewater Bank's lands, and running thence by and with said Bank lands S. 89 degrees 39 minutes 49 seconds west 100.0 feet to a concrete monument and N. 88 degrees 22 minutes 35 seconds west 50.04 feet to an iron pipe and the lands of Samuel Densmore; thence by and with said Densmore lands N. 03 degrees 03' 24 seconds east 100.0 feet to an iron pipe and north 88 degrees 22 minutes 35 seconds west 100.0 feet to an iron pipe on the east side of Shopping Center Road (50'); thence by and with the east side of said road N. 03 degrees 03 minutes 24 seconds east 75 feet; thence for a new division line between the property to be hereby conveyed and the property retained by the Grantors, south 90 degrees 05 minutes 00 seconds east 250 feet to intersect the south 03 degrees 03 minutes 24 seconds west line; thence with the S. 03 degrees 03 minutes 24 seconds west line, a distance of 165.55 feet to the place of beginning, CONTAINING 33,750 square feet, more or less. It being the same land described in a deed from Richard T. LaBrio and wife to Bennington Builders, Inc. dated April 14, 1967 and recorded in Liber No. 27, folio 653; Land Records of Queen Anne's County, Maryland.

IMPROVEMENTS: The improvements consist of a one story cement block commercial building with a large store room in the front and large storage and warehouse section in the rear located on the easterly side of Shopping Center Road adjacent to the Tidewater Bank on Kent Island, and near U. S. Routes No. 50 and 301, and with access thereto over Shopping Center Road.

THEREFORE, notice is hereby given that under and by virtue of above writ of fieri facias, I will sell at public sale to the highest bidder for cash in front of the above described premises on Shopping Center Road, in or near Stevensville, Kent Island, Queen Anne's County, Maryland, on

**WEDNESDAY, MARCH 24,**

1971, at 12 noon, the above property so seized and levied upon and taken in execution to pay and satisfy said writ, debt, interest and costs now due or which shall become due thereon.

GEORGE SHARP  
Sheriff of Queen Anne's County

3/4-3-T

*The Bay Times*

P.O. Box 44, Stevensville, Md. 21666

*April 2, 1971*

THE BAY TIMES, a body corporate, does hereby certify that the

*Sheriff's Sale*

in the case/estate of

*Nuttle Lumber & Coal Co. vs.  
Douglas C. Bennington et al.*

a true copy of which is annexed hereto, was published in the BAY TIMES, a weekly newspaper published at Stevensville, in Queen Anne's County, Maryland, once a week for three successive weeks before the 24th day of March, 1971, and that the first insertion of said advertisement in said BAY TIMES was on the 4th day of March, 1971, and the last insertion on the 18th day of March, 1971.

THE BAY TIMES

By *Mary J. Rensdale*

*Filed April 6, 1971*

THE NUTTLE LUMBER & COAL COMPANY  
Denton, Maryland,

PLAINTIFF

vs.

<sup>XVXX</sup>  
DOUGLAS C. BENNINGTON,  
C. KENNETH BENNINGTON, and  
BENNINGTON BUILDERS, INC.,  
DEFENDANTS.

In the Circuit Court for Queen Anne's County

No. Law 3058

Judgment

Int. from

Costs

Credits

Recorded in Liber \_\_\_\_\_ folio \_\_\_\_\_

Mr. Charles W. Cecil,

Clerk of the Circuit Court for Queen Anne's County.

You will please mark the above entitled Judgment "SETTLED AND SATISFIED".

*Filed April 6, 1971*

*R. Thomas Emergan*  
Attorney for Plaintiff

THE NUTTLE LUMBER & COAL COMPANY:

Plaintiff :

vs.

BENNINGTON BUILDERS, INC. et al :

Defendants :

IN THE

CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

Law No. 3058

O R D E R

The Motion for Delivery of Surplus Proceeds of Sale heretofore filed by Brosius Eliason Co. and the affidavit thereto having been read and considered and no cause having been shown by Bennington Builders, Inc., or George B. Sharp, Sheriff of Queen Anne's County, why the Order sought in such Motion should not be granted as requested, although it appears that a copy of said Motion and the Show Cause Order thereon were served upon Bennington Builders, Inc., and George B. Sharp, Sheriff of Queen Anne's County, on or before the date directed in said Order for such service, it is thereupon, by the Circuit Court for Queen Anne's County, At Law,

ORDERED, this *27th* day of April, 1971, that George B. Sharp, Sheriff of Queen Anne's County, pay over to Brosius Eliason Co. all proceeds remaining from the sale of real property of Bennington Builders, Inc., made by the said Sheriff on March 24, 1971, after deducting from the \$21,500 realized from such sale the following amounts (i) the amount due upon the judgment rendered in this action on May 12, 1969, and (ii) the costs and expenses of this action as allowed by law and the Rules of this Court, and

Further, ORDERED, that the amount so paid to Brosius Eliason Co. pursuant to this Order be credited against the amounts due Brosius Eliason Co. on the judgments rendered by this Court in favor of the said Brosius Eliason Co. against the said Bennington Builders, Inc., et al., on June 6, 1969 (Law Action No. 3075) and on June 11, 1970 (Law Action No. 3241).

*B. Hackett Turner Jr.*  
JUDGE

*Filed April 27, 1971*

*20*

*21*

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this eighteenth day of June, in the year nineteen hundred and seventy, the following Order to Docket Suit was brought to be recorded, to wit:

ROBERT R. PRICE, JR., : IN THE CIRCUIT COURT FOR  
CENTREVILLE, MD.  
ASSIGNEE FOR COLLECTION  
BY FORECLOSURE OR OTHERWISE,

PLAINTIFF : QUEEN ANNE'S COUNTY

VS.

LEVI W. ROCHESTER :  
FRANCES ANN ROCHESTER,  
HIS WIFE,  
216 Newcomb St.  
Southeast,  
Washington, D. C. 20032 :

NO. 5142

Re 34573

2,500

DEFENDANTS :

ORDER TO DOCKET SUIT

MR. CHARLES W. CECIL, CLERK:

You will please docket suit as per the above titling for foreclosure of the Mortgage from Levi Rochester and Frances Ann Rochester, his wife, to Sudlersville Bank of Maryland, dated May 27, 1969, and recorded among the Land Records of Queen Anne's County, in Liber CWC No. 42, folio 563, said mortgage being assigned on June 18, 1970, to Robert R. Price, Jr., for collection by foreclosure or otherwise, default having occurred in the terms thereof, by reason of non-payment of the principal and interest of the Note secured by said mortgage when due as provided and you will file in the suit the certified copy of the above described mortgage and short assignment endorsed thereon and mark the same as "Exhibit A", as well as filing the accompanying military affidavit and Statement of Indebtedness.

*Robert R. Price, Jr.*  
Robert R. Price, Jr.,  
Assignee  
103 Lawyer's Row  
Centreville, Md.  
Phone: 758-1660

*Filed June 18, 1970*

No. 61835

No. 30576

RECEIVED FOR RECORD July 18 1969 10:55 A.M.

PURCHASE MONEY

27th

May

1969

THIS MORTGAGE, made this day of by and between Levi W. Rochester and Frances Ann Rochester, his wife, parties of the first part, hereinafter referred to as MORTGAGOR, and Sudlersville Bank of Maryland, a body corporate, party of the second part, hereinafter referred to as MORTGAGEE.

WHEREAS, the Mortgagor is justly indebted to the Mortgagee for a loan contemporaneous herewith, evidenced by a promissory note of even date herewith in the principal sum of Thirteen Hundred Dollars (\$1,300.00) payable, with interest thereon from the date hereof at the rate of eight (8) per centum per annum on the unpaid principal until paid, at the designated office of the holder, in the manner following:

ON DEMAND.

AND WHEREAS, the better to secure the repayment of said loan, with interest, this mortgage is executed and delivered.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and the sum of One Dollar (\$1.00) this day paid, the receipt whereof is hereby acknowledged, the Mortgagor does hereby grant, convey and assign unto the Mortgagee, in fee simple, the following described real estate, to wit:

PARCEL NO. ONE: ALL that tract or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, fronting on the public road from Sudlersville to Ingleside arch on the East side of Trappe Hill Ditch, adjoining the land of, or formerly of, John W. Johnson, and bounded on the North by the line between the said Johnson and James Cox extended straight until it interocata the said Trappe Hill Ditch, and on the South by the lands of, or formerly of, Jonathon Sampson and containing ten (10) acres of land, more or less.

PARCEL NO. TWO: ALL that lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, called or known as "The Mariah Downes Tract", in the Section known as "The Big Woods" adjoining the lands of, or formerly of, Mattie Wilson, the Murk Tract, and the lands of Roy Phillips, containing five (5) acres of land, more or less.

BEING the same two parcels of land granted and conveyed unto the Levi W. Rochester by deed of even date herewith, and recorded, or intended to be recorded, immediately prior hereto, among the Land Records of Queen Anne's County, from Ada N. Watkins Campbell, et ux.

8-21-69 Original mailed to Bank - Sudlersville, Md.

TOGETHER with all buildings and improvements now and hereafter on said land, and all and every the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining, including all heating, lighting and plumbing fixtures now or hereafter attached to or used in connection with the premises herein described, and all rents, issues and profits accruing from the premises hereby mortgaged.

PROVIDED that if the said principal sum of money loaned as aforesaid, and the interest thereon, as evidenced by the said promissory note and any renewals or part renewals thereof, shall be paid when due, and the Mortgagor shall perform all the covenants herein on his part to be performed then this mortgage shall be void; and until default be made in the premises, the Mortgagor shall possess the aforesaid property and be entitled to collect and retain the rents, issues and profits thereof.

AND the Mortgagor covenants with the Mortgagee as follows: (1) To repay the indebtedness, together with interest, secured by this mortgage, when due, (2) to pay a late charge not to exceed five cents for each dollar of delinquent principal and interest, or a minimum charge of \$2.00, on each payment more than fifteen days in arrears, to cover the extra expense involved in handling delinquent payments, (3) to keep the improvements on the premises insured against loss or damage by fire and such other hazards as may be required by the Mortgagee, to the amount of at least the insurable value thereof, in an insurance company or companies selected by the Mortgagee, and to have all said policies so framed or endorsed that the proceeds arising from said policies, in case of loss or damage, shall be payable to the Mortgagee only, and may, at his option, be applied to the extinguishment of the indebtedness and sums secured by this mortgage, whether then due or not, or used for the reconstruction of the improvements on the mortgaged property, and to deliver all said policies to the Mortgagee to be kept by him, (4) to pay all taxes, water and sewer charges, insurance premiums, public dues and assessments, for which the Mortgagor and/or the property hereby mortgaged may become liable, when payable; in the event the Mortgagor fails to make the said payments, the Mortgagee is hereby authorized to pay the same, and the Mortgagee shall have a lien hereunder on said premises for the amount so paid, (5) to permit, commit or suffer no waste, impairment or deterioration of said property, or any part thereof, and upon the failure of the Mortgagor to keep the improvements on said property in good condition and repair, the Mortgagee may demand the immediate repair thereof or an increase in the amount of security or the immediate repayment of the indebtedness hereby secured, and the failure of the Mortgagor to comply with said demand of the Mortgagee for a period of thirty days shall constitute a breach of this mortgage, and at the option of the Mortgagee, immediately mature the entire principal and interest hereby secured, and the Mortgagee may, without notice, institute proceedings to foreclose this mortgage and apply for the appointment of a receiver as herein provided, (6) that the holder of this mortgage in any action to foreclose it, shall be entitled (without regard to the adequacy of any security for the debt) to the appointment of a receiver to collect the rents, issues and profits of said premises and account therefor as the Court may direct, (7) that in case of default in the payment of said debt, or interest, or any part of either, when due, or in any covenant of this Mortgage, then the whole debt intended to be secured and all moneys owing hereunder or secured hereby shall, at the option of the Mortgagee, be due and demandable, and the Mortgagee, or Robert R. Price, Jr., his hereby duly constituted attorney for the purpose, are hereby authorized to sell said premises after giving not less than twenty days notice of the time, place, manner and terms of sale in some newspaper published in the County where the mortgaged property or some portion thereof is located, and such other notice as the party selling may deem expedient, for cash, or for cash and credit, and to apply the proceeds of sale as follows, to wit: first, to the payment of all expenses incident to such sale, including a counsel fee of \$ 100.00---for conducting the proceedings if without contest, but if legal services be rendered to the party selling under the above power of sale, in connection with any contested matter in the proceedings, then such other counsel fees and expenses shall be allowed out of the proceeds of sale as the Court may deem proper, and also to the payment of a commission to the party making sale equal to the commission allowed trustees making sales of property under a decree of a Court of equity in the County where the sale is reported; second, to the payment of all claims of the Mortgagee, whether the same shall have matured or not; and third, the balance, if any, to the Mortgagor or to whomsoever shall be entitled to the same. Half of such commissions and all such expenses and costs shall be paid by the Mortgagor in the event that the mortgage debt shall be paid when suit has been docketed in the proper Court for the purpose under the power of sale granted herein, (8) that in the event of sale of the mortgaged property under the power of sale granted herein, all annual crops, pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property as part thereof, (9) that the Mortgagor will warrant specially the property hereby conveyed and will execute such further assurances of said land as may be requisite.

The covenants herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the Mortgagor:

WITNESS:
[Signature]
[Signature]

Levi W. Rochester (SEAL)
Levi W. Rochester
Frances Ann Rochester, (SEAL)
(SEAL)

STATE OF MARYLAND
COUNTY OF Queen Anne's } to wit:

On this the 27 day of May, 1969, before me, W. M. D. Roe
a Notary Public, the undersigned officer, personally appeared Levi W. Rochester
and Frances Ann Rochester, wife, known to me to be the person (s) whose name (s) is/are
subscribed to the within instrument and acknowledged that they executed the same for the purposes therein
contained; and at the same time appeared Leroy P. Everett, Vice-President,

and made oath in due form of law that the consideration set forth in said mortgage is true and bona fide as therein set forth,
(and that he is the duly authorized agent of the within named Mortgagee to make this affidavit.)

IN WITNESS WHEREOF I hereunto set my hand and official seal.

[Signature]
Notary Public

\*Here insert the name of the officer who takes the acknowledgment.

Re34873 Assignment was brought to be recorded June 18, 1970
FOR VALUE RECEIVED, We hereby transfer and assign the within and a foregoing
Mortgage and Note thereby secured unto Robert R. Price, Jr., Attorney at
Law, for the purpose of collection by foreclosure or otherwise.
WITNESS the hand of William M. D. Roe Vice President, and seal of said body

LIBER

6 PAGE 608

corporate this 18th day of June, 1970.

TEST:  
SPENCER W. EVERETT

SUDLERSVILLE BANK OF MARYLAND  
BY: WILLIAM M. D. ROE  
Vice 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 C.W.C.#42 folio 563 a Land Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 18th day of June, nineteen hundred and seventy.



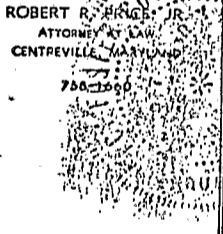
Charles A. Cecil  
Clerk of the Circuit Court for Queen Anne's County

*Filed June 18, 1970*

STATE OF MARYLAND }  
QUEEN ANNE'S COUNTY }

TO WIT:

THIS IS TO CERTIFY, that on this 17<sup>th</sup> day of June, 1970, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Robert R. Price, Jr., Assignee, and made oath in due form of law that the said Mortgages referred to in the foregoing Order to Docket Suit, is not now, nor have they, within six months prior hereto, been in the Military Service of the United States, as defined by the Soldiers' and Sailors' Civil Relief Act of 1940, with the Amendments thereto and Chapter 710 of the Laws of Maryland of 1961, and that this information is gotten from persons who know the Mortgagors and that said Mortgagors post office address is 216 Newcomb St., Southeast, Washington, D. C. #20032.



Mary F. Collins  
Notary Public

*Filed June 18, 1970*



4/

STATEMENT OF DEBT

Principal due on Mortgage as of January 2nd,  
1970, the sum of -----\$ 1,104.32

(Amortization Schedule of payments  
is attached hereto).

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

THIS IS TO CERTIFY, that on this 17<sup>th</sup> day of June, 1970,  
before me, the Subscriber, a Notary Public of the State and  
County aforesaid, personally appeared William M. D. Roe, Vice-  
President of the Sudlersville Bank of Maryland, with full  
knowledge of its records and accounts, and made oath in due  
form of law that the above statement of indebtedness as therein  
set forth is true and bona-fide and no part of the same has  
been paid, except as set forth above, and after diligent in-  
quiry it has been found that Levi W. Rochester and Frances Ann  
Rochester, his wife, are both over 21 years of age.

Mary J. Coelie  
Notary Public



Filed June 18, 1970

1300<sup>00</sup> Barclay, Md Post Office May 27, 1969  
 on demand months after date, for value received, we jointly and severally promise  
 to pay to the order of  
**The Sudlersville Bank of Maryland**  
 the sum of One thousand three hundred and <sup>00</sup>/<sub>100</sub> Dollars  
 without defalcation, and if this note is not paid at maturity, we do hereby authorize and empower any attorney at law to appear for us and to  
 confess judgment against us for the amount due hereon with interest and costs of suit and an attorney's fee of 15% added for collection, without  
 stay of execution, releasing all errors, waiving all rights to appeal and the benefit of all bankruptcy laws, and waiving the benefit of any and all  
 homestead and exemption laws now in force or which may be hereafter passed. Demand or presentment for payment, notice of dishonor, protest  
 and notice of protest is hereby waived.

1300.00 Interest @ 8% Levi W. Rochester (Seal)  
Frances Ann Rochester (Seal)  
 Witness W. M. D. Roe JUL 21 1969 Mortgage 8% (Seal)  
 THE PAUL CO. BALTO. MD. 36 @ 40.74 Interest 7-17-69 MORTGAGE NOTE

No. 4714  
~~\$1300.00~~  
 DUE  
Demand

Filed June 18, 1970



SCHEDULE OF DIRECT REDUCTION LOAN

1965 BANK A COUNT FORM NO 28

CUSTOMER NAME Rochester, Levi W. <sup>130</sup> LOAN NUMBER 20052  
216 Newcomb St. South East Washington  
 CUSTOMER NUMBER 650205 ORDER NUMBER 644304 \$ 40 74 8 00 % \$ 1 300 00  
 PAYMENT RATE LOAN

PAYMENT NUMBER	PAYMENT ON			TOTAL PAYMENT	BALANCE OF LOAN	DATE PAID
	INTEREST	DUE DATE—PAID TO	PRINCIPAL			
1	8 67	8-17-69	32 07	40 74	1 267 93	Aug. 19 1969
2	8 45	9-17-69	32 29	40 74	1 235 64	Sep. 25 1969
3	8 24	10-17-69	32 50	40 74	1 203 14	NOV - 7 1969
4	8 02	11-17-69	32 72	40 74	1 170 42	JAN 26 1970
5	7 80	12-17-69	32 94	40 74	1 137 48	JAN 26 1970
6	7 58	1-17-70	33 16	40 74	1 104 32	JAN 26 1970
7	7 36	2-17-70	33 38	40 74	1 070 94	
8	7 14	3-17-70	33 60	40 74	1 037 34	
9	6 92	4-17-70	33 82	40 74	1 003 52	
10	6 69	5-17-70	34 05	40 74	969 47	
11	6 46	6-17-70	34 28	40 74	935 19	
12	6 23	7-17-70	34 51	40 74	900 68	
13	6 00	8-17-70	34 74	40 74	865 94	
14	5 77	9-17-70	34 97	40 74	830 97	
15	5 54	10-17-70	35 20	40 74	795 77	
16	5 31	11-17-70	35 43	40 74	760 34	
17	5 07	12-17-70	35 67	40 74	724 67	
18	4 83	1-17-71	35 91	40 74	688 76	
19	4 59	2-17-71	36 15	40 74	652 61	
20	4 35	3-17-71	36 39	40 74	616 22	
21	4 11	4-17-71	36 63	40 74	579 59	
22	3 86	5-17-71	36 88	40 74	542 71	
23	3 62	6-17-71	37 12	40 74	505 59	
24	3 37	7-17-71	37 37	40 74	468 22	
25	3 12	8-17-71	37 62	40 74	430 60	
26	2 87	9-17-71	37 87	40 74	392 73	
27	2 62	10-17-71	38 12	40 74	354 61	
28	2 36	11-17-71	38 38	40 74	316 23	
29	2 11	12-17-71	38 63	40 74	277 60	
30	1 85	1-17-72	38 89	40 74	238 71	
31	1 59	2-17-72	39 15	40 74	199 56	
32	1 33	3-17-72	39 41	40 74	160 15	
33	1 07	4-17-72	39 67	40 74	120 48	
34	80	5-17-72	39 94	40 74	80 54	
35	54	6-17-72	40 20	40 74	40 34	
36	27	7-17-72	40 34	40 61	00	

Filed June 18, 1970

Rochester, Levi W. 644304  
 Barclay, Maryland

Chy 5142

6

RECEIVED FOR REG D. Aug 14, 1970

# Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE 21203

KNOW ALL MEN BY THESE PRESENTS:

That we, Robert R. Price, Jr., of Centreville, Queen Anne's County, Maryland, Assignee,

..... as Principal, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Three Thousand

00/100 Dollars, to be paid to the said State 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 or Assigns jointly and severally, firmly by these presents.

Scaled with our seals and dated this..... day of August, in the year of our Lord one thousand nine hundred and seventy.

Whereas, the above bounden Robert R. Price, Jr., Assignee,

by virtue of the power contained in a mortgage from Levi W. Rochester and Frances Ann. Rochester, his wife,

to Sudlersville Bank of Maryland, a body corporate of the State of Maryland, bearing date the 27th day of May, 1969, and recorded

among the mortgage records of Queen Anne's County in Liber CWC No. 42 Folio 563 volx

is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Robert R. Price, Jr., Assignee as aforesaid,

do and shall well and truly and faithfully perform the trust reposed in him, as Assignee, under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

In Testimony Whereof, the above bounden Robert R. Price, Jr., Assignee,

has hereto set his hand and seal and the said body corporate has caused these presents to be duly signed by its Attorney-in-Fact, the day and year first herein above written.

Signed, sealed and delivered in the presence of:

Marcy J. Coe Robert R. Price Jr. (SEAL)  
(Assignee as aforesaid)

Witness:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

William M. [Signature]  
As to Surety

By William M. [Signature]  
Attorney-in-Fact

MD3123a-126, 10-65 171021  
Mortgagee's or Attorney's Bond

Surety approved and Bond filed Aug 14, 1970  
Charles W. Cecil, Clerk

LIBER 1 PAGE 373

LIBER 6 PAGE 611

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

I HEREBY CERTIFY, that the foregoing was truly taken and copied from Liber C.W.C. No. 1 folio 373, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 27th day of October in the year nineteen hundred seventy.



*Charles W. Cecil*  
 Charles W. Cecil, Clerk of the Circuit Court for Queen Anne's County

1

ROBERT R. PRICE, JR., ASSIGNEE	:	IN THE CIRCUIT COURT
VS.	:	FOR
LEVI W. ROCHESTER and FRANCES ANN ROCHESTER	:	QUEEN ANNE'S COUNTY
	:	NO. <u>5142</u>

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Robert R. Price, Jr., Assignee by assignment, of the Mortgage of the fee simple interest to the Sudlersville Bank of Maryland, from Levi W. Rochester and Frances Ann Rochester, his wife, dated May 27, 1969, and recorded in Liber C.W.C. No. 42, folio 563 of the Land Records of Queen Anne's County.

Default having occurred in the terms of said Mortgage, a foreclosure action was instituted on July 18, 1970 and after giving bond, duly approved, and after having advertised, in accordance with the annexed Certificate of Advertisement, the Assignee, in accordance with the advertisement, did sell the fee simple interest of Levi W. Rochester and Frances Ann Rochester, his wife, in the two parcels of real estate described in said proceedings to Lephill Realty Corporation, 407 W. Saratoga Street, Baltimore, Maryland 21201, at and for the total sum of \$2,200.00.

The Purchaser has complied with the terms of said sale.

The Assignee states that the sale was fairly made and said price was the best price obtainable for said property.

Respectfully submitted,

*Robert R. Price, Jr.*  
 Robert R. Price, Jr., Assignee

STATE OF MARYLAND  
QUEEN ANNE'S COUNTY

TO WIT:

I HEREBY CERTIFY, that on this 19<sup>th</sup> day of August, 1970, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Robert R. Price, Jr., Assignee, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale are true and correct, and that the sale was fairly made.

WITNESS my hand and Notarial Seal.

Marcy E. Collier  
Notary Public

My commission expires: 7-1-74

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
788-1660



*Filed Aug. 19, 1970*

CERTIFICATE OF AUCTIONEER

I HEREBY CERTIFY, that I did sell at public auction:

ALL those two parcels of land situate lying and being in the First Election District of Queen Anne's County, State of Maryland, being a fee simple interest, and being more particularly described in a deed from Ada M. Watkins Campbell and husband, dated May 27, 1969, unto Levi W. Rochester, and recorded in Liber CWC No. 42, folio 562, of the Land Records of Queen Anne's County, in front of the Court House Door in the Town of Centreville, Queen Anne's County, Maryland, on Tuesday, August 18th, 1970, at 1:30 P.M. unto Lephil Realty Corporation, at and for the sum of \$ 2,200.00.

Thomas Dejeu  
Auctioneer.

*Filed Aug. 19, 1970*

LIBER

6 PAGE 613

9/

LIBER 6 PAGE 614

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

I HEREBY CERTIFY, that on this 18th day of August, 1970, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Leroy Apple<sup>field,</sup> President of Lephil Realty Corporation, the Purchasers, at the foreclosure sale in this Cause, and made oath in due form of law that he purchased the same as principal and not as agents for anyone, of those lots or parcels of land situate in the First Election District of Queen Anne's County, State of Maryland, being the same land granted and conveyed unto Levi W. Rochester by Ada M. Watkins Campbell, dated May 27, 1969, and recorded in Liber CWC No. 42, folio 562, of the Land Records of Queen Anne's County, and that he did not directly or indirectly discourage anyone from bidding for the said property, more particularly described in the advertisement of said property filed in this Cause, at and for the purchase price of \$ 2,200.00.

WITNESS my hand and Notarial Seal.

Marcy J. Collins  
Notary Public

*Filed Aug 19, 1970*

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
750-1660

10

### ORDER NISI ON SALE

Robert R. Price, Jr., Assignee  
vs.  
Levi W. Rochester and  
Frances Ann Rochester

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

Cause No. 5142

ORDERED, this 19th. day of August, 1970, that  
the sale of the real property, made and reported in this cause by  
Robert R. Price, Jr., Assignee, be ratified and confirmed,  
on or after the 21st. day of September, 1970, unless  
cause to the contrary thereof be previously shown; provided a copy of this order be inserted  
in some newspaper published in Queen Anne's County, Maryland, once in each of three suc-  
cessive weeks before the 14th. day of September, 1970.

The report states the amount of sales to be \$ 2,200.00.

Charles W. Coif Clerk

Filed August 19, 1970.

Queen Anne's

## RECORD-OBSERVER

Centreville, Md., September 24, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that  
the Assignee's Sale

in the case/estate of Levi W. Rochester

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 3 successive weeks before the 18th  
day of August, 1970, and that the first insertion of said advertisement in  
said QUEEN ANNE'S RECORD-OBSERVER was on the 29th day of July  
1970, and the last insertion on the 12th day of August, 1970.

THE RECORD-OBSERVER CORPORATION

By Beverly M. Monroe

Filed Sept 24, 1970

## ASSIGNEE'S SALE

OF  
VALUABLE REAL ESTATE

Under and by virtue of the Power of Sale contained in a Mortgage from Levi W. Rochester and Frances Ann Rochester, his wife; to Sudlersville Bank of Maryland, dated May 27, 1969, and recorded in Liber CWC No. 42, folio 563, of the Land Records of Queen Anne's County, and by assignment assigned unto Robert R. Price, Jr., for collection by foreclosure or otherwise, and default having occurred by nonpayment of the Note and Interest secured by said mortgage, the undersigned Assignee will offer at public auction to the highest bidder on

**TUESDAY, AUGUST 18, 1970**

at the hour of 1:30 P.M. (E.S.T.) in front of the Court House Door in the Town of Centreville, Queen Anne's County, Maryland, the following described real estate, to wit:

PARCEL NO. ONE: All that tract or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, fronting on the public road from Sudlersville to Ingleside and on the East side of Trappe Hill Ditch, adjoining the land of, or formerly of, John W. Johnson and bounded on the North by the line between Johnson and James Cox extended straight until it intersects the said Trappe Hill Ditch, and on the South by the lands of, or formerly of, Jonathon Sampson and containing 10 acres of land, more or less.

PARCEL NO. TWO: All that lot or parcel of land situate, lying and being in the First Election District of Queen Anne's County, State of Maryland, called or known as "The Mariah Downes Tract", in the section known as "The Big Woods", adjoining the lands, of, or formerly of, Mattie Wilson, the Murk Tract and the lands of Roy Phillips, containing five (5) acres of land, more or less.

BEING the same two parcels of land conveyed unto Levi W. Rochester by deed from Ada M. Watkins Campbell and husband, dated May 27, 1969, and recorded in Liber CWC No. 42, folio 562, of the Land Records of Queen Anne's County.

Both parcels are unimproved.

Parcels to be sold separately.

TERMS OF SALE: A cash deposit of 20% of the purchase price will be required of the purchasers, balance upon ratification of sale by the Circuit Court for Queen Anne's County. Taxes to be adjusted upon ratification and final settlement. Title papers, deed, recording costs, transfer tax, documentary stamps, to be paid by the purchaser.

Robert R. Price, Jr.,  
Assignee.

31-8-12

## Order Nisi On Sale

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

- Cause No. 5142 -

Robert R. Price, Jr., Assignee  
- vs -

Levi W. Rochester and  
Frances Ann Rochester

ORDERED, this 19th. day of August, 1970, that the sale of the real property, made and reported in this cause by Robert R. Price, Jr., Assignee, be ratified and confirmed, on or after the 21st. day of September, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 14th. day of September, 1970.

The report states the amount of sales to be \$2,200.00.

Charles W. Cecil, Clerk

Filed August 19, 1970.

True Copy

Test: Charles W. Cecil, Clerk

31-9-9

Queen Anne's

## RECORD-OBSERVER

Centreville, Md., *Sept 24* 19 *70*

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Order Nisi On Sale

in the case/estate of Equity Cause No. 5142

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 3 successive weeks before the 14th day of September, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 26th day of August, 1970, and the last insertion on the 9th day of September, 1970.

THE RECORD-OBSERVER CORPORATION

By *Mertley G. Monroe*

*Filed Sept 24, 1970*



13

ROBERT R. PRICE, JR.,	:	IN THE CIRCUIT COURT
ASSIGNEE	:	
VS.	:	FOR
LEVI W. ROCHESTER and	:	
FRANCES ANN ROCHESTER	:	QUEEN ANNE'S COUNTY
	:	NO. <u>5142</u>

FINAL ORDER OF RATIFICATION OF SALE

ORDERED, this 28<sup>th</sup> day of September, 1970, by the Circuit Court for Queen Anne's County, in Equity, that the sale of the fee simple property made by Robert R. Price, Jr., Assignee, in this Cause, be, and the same is hereby ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given as required by the proceeding Order Nisi heretofore passed in this Cause; that the proceedings in the above entitled Cause be forthwith referred to the regular auditor of this Court to state an audit of the proceeds of said sale; and the said Robert R. Price, Jr., Assignee, is allowed the usual commissions allowed by this Court, and for all expenses, not personal, upon producing vouchers therefor before the auditor.

B. Hackett Turner Jr.  
JUDGE.

*Filed Sept. 28, 1970*

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
758-1660

14  
ROBERT R. PRICE, JR.,  
Assignee

vs.

LEVI W. ROCHESTER and  
FRANCES ANN ROCHESTER

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY No. 5142

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto your Honor, respectfully represents:

1. That this account is stated at the request of Robert R. Price, Jr., Assignee, wherein it appears that the proceeds of said are sufficient to pay the expenses of sale and the mortgage debt. The surplus proceeds of sale were directed to be paid to the Mortgagors.

2. That in the within account Robert R. Price, Jr., Assignee and vendor, is charged with the proceeds of sale made by him, and he is allowed thereafter his fee for his services and his commissions for making said sale, per terms of mortgage, the several court costs, the premium on the corporate surety bond filed in this cause, the several advertising costs, the auctioneer's charges, the Notary fees, the fee and expenses of your auditor, and the mortgage debt.

Respectfully submitted,

*J. Thomas Clark*  
Auditor

October 19, 1970

*Filed Oct. 19, 1970*

Cause No. 5142

The Proceeds of the sale of land reported in this cause, in account with Robert R. Price, Jr., Assignee, of the mortgage foreclosed in these proceedings (and vendor of said land)

Cr.

1970

Sept. 28 By proceeds of the sale of said land, per report of said vendor, to wit:-----\$2,200.00

Dr.

To Robert R. Price, Jr., Assignee, of mortgage foreclosed (and vendor), per terms of mortgage, to wit:  
1-His commission for making sale----\$220.00  
2-His fee for his services----- 100.00      \$ 320.00

To do., for an amount paid Charles W. Cecil, Clerk, for assignment of mortgage from Bank to Price, per receipt exhibited, to wit:-----      2.00

To do., for an amount paid Charles W. Cecil, Clerk, for advanced court costs, per receipt exhibited, to wit:-----      15.00

To do., for an amount due Charles W. Cecil, Clerk, for court costs, per statement exhibited, to wit:  
1-Costs of Charles W. Cecil-----\$ 28.00  
2-Appearance fee of Robert R. Price, Jr., Attorney----- 10.00      38.00

To do., for an amount due Fidelity and Deposit Co. of Md., for the Assignee's corporate surety bond filed in this cause, per statement exhibited, to wit:-----      12.00

To do., for amounts paid Queen Anne's Record-Observer, per its receipts exhibited, to wit:  
1-For publishing Notice of Sale----\$ 78.00  
2-For publishing Order Nisi of Sale- 14.00      92.00

To do., for an amount due Norman Dixon, Auctioneer, for crying said sale, per rules of Court, the sum of-----      25.00

To do., for an amount due Marcy F. Collier, Notary Public, for notary fees, per statement exhibited, to wit:-----      3.00

To J. Thomas Clark, Auditor, as follows:  
1-His fee for stating audit-----\$ 45.00  
2-His expenses involved in stating audit and notifying parties----- 5.00      50.00

October 19, 1970

  
Auditor

To Sudlersville Bank of Maryland, as payment in full of the mortgage indebtedness, per Statement of Debt filed, the sum of-----	\$1,104.32	
To Levi W. Rochester and Frances Ann Rochester, the balance, or the sum of-----	<u>538.68</u>	
	\$2,200.00	<u>\$2,200.00</u>

October 19, 1970

*J. Thomas Clark*  
Auditor

*Filed Oct 19, 1970*

15

ROBERT R. PRICE, JR.,  
Assignee

IN THE CIRCUIT COURT FOR

vs.

QUEEN ANNE'S COUNTY

LEVI W. ROCHESTER and  
FRANCES ANN ROCHESTER,  
his wife

IN EQUITY

No. 5142

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned Court Auditor hereby certifies that on October 19, 1970, the date the audit in the above entitled cause was filed in this Court, that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:

Robert R. Price, Jr., Assignee  
103 Lawyers Row  
Centreville, Maryland 21617

Levi W. Rochester and  
Frances Ann Rochester  
216 Newcomb St., S.E.  
Washington, D. C. 20032

Sudlersville Bank of Maryland  
Sudlersville, Maryland 21668

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Sec. 6, Maryland Rules of Procedure, notify each of them that said account was filed on October 19, 1970, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before November 4, 1970, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on November 5, 1970.

*J. Thomas Clark*  
\_\_\_\_\_  
J. Thomas Clark  
Auditor

*Filed Oct. 19, 1970*

NISI RATIFICATION OF AUDIT

16

Robert R. Price, Jr.,  
Assignee

vs.

Levi W. Rochester and Frances  
Ann Rochester, his wife

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

Cause No. 5142

ORDERED, this 19th. day of October, 1970 that the report and  
account filed in these proceedings by J. Thomas Clark, Auditor,  
be ratified on or after the 5th. day of November, 1970, unless cause to the  
contrary thereof be previously shown; provided ~~copy of this order be inserted in some news-~~  
Maryland Rule 595 g to persons entitled thereto.  
~~paper published in Queen Anne's County, Maryland, once in each of two successive weeks~~  
~~before the~~ ~~day of~~ ~~,~~ ~~1970~~

Charles W Cecil Clerk

Filed Oct. 19, 1970

17

Robert R. Price, Jr.  
Centreville, Md.

Assignee For Collection  
By Foreclosure or Otherwise,  
Plaintiff

vs.

Levi W. Rochester  
Frances Ann Rochester,  
his wife,

216 Newcomb St.  
Southeast,  
Washington, D. C. 20032

Defendants

In The Circuit Court

For

Queen Anne's County

No. 5142

AMENDED STATEMENT OF DEBT

Principal due on mortgage as of  
January 2, 1970, to wit:-----\$ 1,104.32

Interest at 8% on said indebtedness  
from January 2, 1970, to November 2, 1970,  
to wit:----- 73.60

Total Due -----\$ 1,177.92

Robert R. Price, Jr.  
Robert R. Price, Jr.,  
Assignee

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

THIS IS TO CERTIFY, that on this 19<sup>th</sup> day of October, 1970, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Robert R. Price, Jr., Assignee, and made oath in due form of law that the said Mortgagors referred to in the foregoing Order to Docket Suit, is not now, nor have they, within six months prior hereto, been in the Military Service of the United States, as defined by the Soldiers' and Sailors' Civil Relief Act of 1940, with the amendments thereto and Chapter 710 of the Laws of Maryland of 1941, and that this information is gotten from persons who know the Mortgagors and that said Mortgagors post office address is 216 Newcomb St., Southeast, Washington, D. C. #20032.

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
758-1660



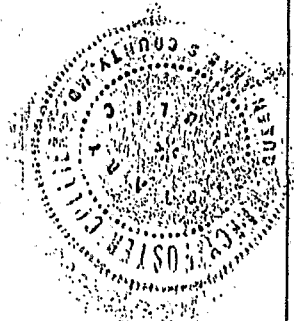
Nancy J. Collier  
Notary Public

Filed Oct. 19, 1970

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

THIS IS TO CERTIFY, that on this 19<sup>th</sup> day of October, 1970, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared William M. D. Roe, Vice-President of the Sudlersville Bank of Maryland, a body corporate, with full knowledge of its records and accounts, and made oath in due form of law that the above statement of indebtedness as therein set forth is true and bona-fide and no part of the same has been paid, except as set forth above, and after diligent inquiry it has been found that Levi W. Rochester and Frances Ann Rochester, his wife, are both over 21 years of age.

Nancy J. Collier  
Notary Public



Filed Oct. 19, 1970

18  
ROBERT R. PRICE, JR.,  
Assignee

vs.

LEVI W. ROCHESTER and  
FRANCES ANN ROCHESTER

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY No. 5142

PETITION FOR SPECIAL FEE FOR AUDITOR

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of J. Thomas Clark, Auditor, respectfully sets forth:

1. That heretofore on October 19, 1970, your Petitioner did state an audit in the above entitled case, file the same and sent copies to all parties to the cause.

2. That thereafter your Petitioner was informed by Robert R. Price, Jr., Assignee, that the Statement of Debt filed in said cause was incorrect, in that there was at least nine months interest additional due the mortgagee, and after the filing of said audit did file an Amended Statement of Debt.

3. That it will be necessary for your Petitioner to file an amended audit and forward a copy of the same to the parties to this cause, which will entail additional work, to the extent of the equivalent of another audit.

WHEREFORE, your Petitioner prays that he be allowed a total sum of \$90.00 for stating the original and amended audits.

Respectfully submitted,

Filed Oct 20 1970

J. Thomas Clark  
Auditor

ORDER OF COURT

19  
Upon the foregoing Petition, it is this 20<sup>th</sup> day of October, 1970, ORDERED by the Circuit Court for Queen Anne's County, in Equity, that J. Thomas Clark, Auditor, be allowed the sum of \$90.00 as an Auditor's fee for stating the original audit and amended audit to this cause.

Filed Oct 20 1970

B. Hackett Turner Jr.  
JUDGE

ROBERT R. PRICE, JR.,  
Assignee

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

vs.

IN EQUITY No. 5142

20  
LEVI W. ROCHESTER and  
FRANCES ANN ROCHESTER

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto your Honor, respectfully represents:

1. That this amended account is stated at the request of Robert R. Price, Jr., Assignee, wherein it appears that the proceeds of sale are sufficient to pay the expenses of sale and the mortgage debt. The surplus proceeds of sale were directed to be paid to the Mortgagors.

2. That in the within account Robert R. Price, Jr., Assignee and vendor, is charged with the proceeds of sale made by him, and he is allowed thereafter his fee for his services and his commissions for making said sale, per terms of mortgage, the several court costs, the premium on the corporate surety bond filed in this cause, the several advertising costs, the auctioneer's charges, the Notary fees, the fee and expenses of your auditor, and the mortgage debt.

Respectfully submitted,

*J. Thomas Clark*  
Auditor

October 20, 1970

*Filed Oct 20, 1970*



Cause No. 5142

The proceeds of the sale of land reported in this cause, in account with Robert R. Price, Jr., Assignee, of the mortgage foreclosed in these proceedings (and vendor of said land)

Cr.

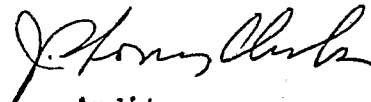
1970

Sept. 28 By proceeds of the sale of said land, per report of said vendor, to wit:-----\$2,200.00

Dr.

To Robert R. Price, Jr., Assignee, of mortgage foreclosed (and vendor), per terms of mortgage, to wit: 1-His commission for making sale---\$220.00 2-His fee for his services----- <u>100.00</u>	320.00
To do., for an amount paid Charles W. Cecil, Clerk, for assignment of mortgage from Bank to Price, per receipt exhibited, to wit:-----	2.00
To do., for an amount paid Charles W. Cecil, Clerk, for advanced Court costs, per receipt exhibited, to wit:-----	15.00
To do., for an amount due Charles W. Cecil, Clerk, for court costs, per statement exhibited, to wit: 1-Costs of Charles W. Cecil-----\$ 39.00 2-Appearance fee of Robert R. Price, Jr., Attorney----- <u>10.00</u>	49.00
To do., for an amount due Fidelity and Deposit Co. of Md., for the Assignee's corporate surety bond filed in this cause, per statement exhibited, to wit:-----	12.00
To do., for amounts paid Queen Anne's Record-Observer, per its receipts exhibited, to wit: 1-For publishing Notice of Sale----\$ 78.00 2-For publishing Order Nisi of Sale- <u>14.00</u>	92.00
To do., for an amount due Norman Dixon, Auctioneer, for crying said sale, per rules of Court, the sum of-----	25.00
To do., for an amount due Marcy F. Collier, Notary Public, for notary fees, per statement exhibited, to wit:-----	3.00
To J. Thomas Clark, Auditor, per Order of Court of October 20, 1970, the sum of-----	90.00

October 20, 1970

  
Auditor

To Sudlersville Bank of Maryland, as payment  
in full of the mortgage indebtedness, per  
Amended Statement of Debt filed, the sum of-----\$1,177.92

To Levi W. Rochester and Frances Ann Rochester,  
the balance, or the sum of-----414.08  
\$2,200.00 \$2,200.00

October 20, 1970

*J. Thomas Clark*  
Auditor

*Filed Oct. 20, 1970*

ROBERT R. PRICE, JR.,  
Assignee

vs.

LEVI W. ROCHESTER and  
FRANCES ANN ROCHESTER,  
his wife

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

No. 5142

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned Court Auditor hereby certifies that on October 20, 1970, the date the audit in the above entitled cause was filed in this Court, that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:

Robert R. Price, Jr., Assignee  
103 Lawyers Row  
Centreville, Maryland 21617

Levi W. Rochester and  
Frances Ann Rochester  
216 Newcomb St., S. E.  
Washington, D. C. 20032

Sudlersville Bank of Maryland  
Sudlersville, Maryland 21668

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Sec. G, Maryland Rules of Procedure, notify each of them that said account was filed on October 20, 1970, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before November 4, 1970, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on November 5, 1970.

*J. Thomas Clark*  
\_\_\_\_\_  
J. Thomas Clark  
Auditor

*Filed Oct. 20, 1970*

NISI RATIFICATION OF AUDIT

22

Robert R. Price, Jr.,  
Assignee

vs.

Levi W. Rochester and  
Frances Ann Rochester, his  
wife

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

Cause No. 52142

ORDERED, this 20th. day of October, 1970, that the report and  
account filed in these proceedings by J. Thomas Clark, Auditor,  
be ratified on or after the 5th. day of November, 1970, unless cause to the  
contrary thereof be previously shown; provided a copy of this order is posted in some news-  
paper published in Queen Anne's County, Maryland, once in each of two successive weeks  
before the \_\_\_\_\_ of \_\_\_\_\_, 1970.

*Charles W Cecil* Clerk

Filed Oct. 20, 1970

23

FINAL RATIFICATION OF AUDIT

Robert R. Price, Jr., Assignee

vs.

Levi W. Rochester and  
Frances Ann Rochester, his wife

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

Cause No. 5142

ORDERED by the Court that the account of the Auditor is  
finally ratified and confirmed, and Robert R. Price, Jr., Assignee,  
is directed to apply the proceeds accordingly, with a due proportion  
of interest as the same has been or may be received.

Dated: Nov. 5, 1970.

*Charles W Cecil*  
Clerk of the Circuit Court  
for Queen Anne's County

Filed Nov. 5, 1970

LIBER

6 PAGE 627

24

LIBER

6 PAGE 028

ROBERT R. PRICE, JR.  
ASSIGNEE

\*  
\*

IN THE CIRCUIT COURT FOR

VS.

\*

QUEEN ANNE'S COUNTY

LEVI W. ROCHESTER

\*

EQUITY NO. 5142

AND

\*

FRANCES ANN ROCHESTER

\* \* \* \* \*

CREDITOR'S PETITION

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Seaboard Finance Company, by James E. Thompson, Jr., its attorney, unto your Honors respectfully represents:

1. The audit in the above entitled case reflects a surplus of the proceeds of the sale after payment to the Mortgagee of his claim and all expenses in the amount of Four Hundred Fourteen Dollars Eight Cents (\$414.08).

2. Your Petitioner in a suit entitled Seaboard Finance Company vs. Levi W. Rochester and Frances Ann Rochester being Law No. 3213, filed April 24, 1970, obtained attachment on original process and as a result thereof have the property which was the subject of this foreclosure proceeding attached by the Sheriff of Queen Anne's County, said attachment having been served on May 19, 1970.

3. That pursuant to Rule W 75(a) your Petitioner prays this Honorable Court to cause a Notice to Creditors to be published in a newspaper of general circulation in Queen Anne's County and thereafter to distribute said surplus proceeds equitably among the claimants thereto.

Respectfully submitted.

*James E. Thompson, Jr.*  
James E. Thompson, Jr.  
Attorney for Seaboard Finance Company

I HEREBY CERTIFY, that I served a copy of the foregoing Creditor's Petition on Robert R. Price, Jr., Esquire, at his law office, 103 Lawyers Row, Centreville, Maryland, 21617, by mailing a copy of the same to him, this 6 day of Nov, 1970.

*James E. Thompson, Jr.*  
James E. Thompson, Jr.

*Filed Nov 6, 1970*

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617  
755-0877

25

ROBERT R. PRICE, JR.,  
ASSIGNEE

Vs.

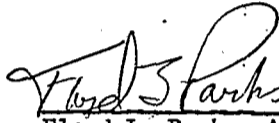
LEVI W. ROCHESTER  
and  
FRANCES ANN ROCHESTER

\* IN THE CIRCUIT COURT  
\* FOR  
\* QUEEN ANNE'S COUNTY,  
\* MARYLAND  
\* EQUITY NO. 5142

\*\*\*\*\*

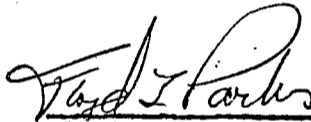
Dear Mr. Clerk:

Please enter my appearance as Attorney for Seaboard Finance  
Company, as to the Creditor's Petition heretofore filed.



Floyd L. Parks, Attorney for  
Seaboard Finance

I HEREBY CERTIFY, that I mailed a copy of the above to Robert R.  
Price, Jr., Esq., at his law office, 103 Lawyers Row, Centreville, Maryland,  
21617, and to J. Elmer Thompson, Jr., Esq., at his law office, 117 Lawyers  
Row, Centreville, Maryland, 21617, this 25<sup>th</sup> day of FEBRUARY, 1972.



Floyd L. Parks

*Filed Feb. 28, 1972*

LAW OFFICES OF  
ERNEST S. COOKERLY  
CHESTERTOWN, MO. 21620  
TELEPHONE 778-2112

LIBER

6 FILE 629

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ROBERT R. PRICE, JR.  
ASSIGNEE

vs.

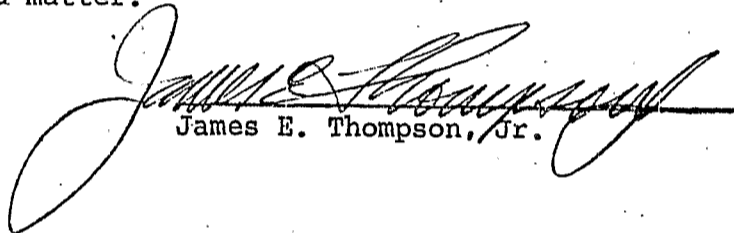
LEVI W. ROCHESTER  
and  
FRANCES ANN ROCHESTER

\* IN THE CIRCUIT COURT FOR  
\*  
\* QUEEN ANNE'S COUNTY, MARYLAND  
\*  
\* EQUITY NO. 5142

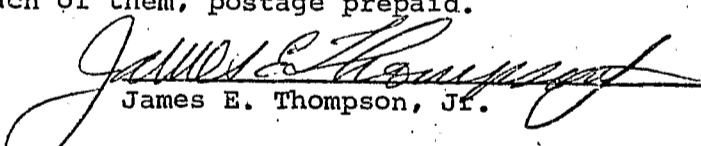
\* \* \* \* \*

MR. CLERK:

Please strike my appearance as attorney for Seaboard Finance Company as to the Creditor's Petition heretofore filed in the above-entitled matter.

  
James E. Thompson, Jr.

I HEREBY CERTIFY, that on this 2 day of March, 1972, a copy of the above was served on Robert R. Price, Jr., Esquire, 103 Lawyer's Row, Centreville, Maryland, and Floyd L. Parks, Esquire, Court Street, Chestertown, Maryland, by mailing a copy of the same to each of them, postage prepaid.

  
James E. Thompson, Jr.

*Filed Mar 3, 1972*

QUEEN ANNE'S COUNTY, to wit: Be it remembered that on this Eleventh day of June, in the year nineteen hundred and seventy-one, the following Report of Tax Sales was brought to be recorded, to wit:

IN THE MATTER OF THE TAX \*  
SALES IN QUEEN ANNE'S COUNTY, \*  
MARYLAND, FOR THE YEAR 1971, \*  
OF PROPERTIES ASSESSED TO THE \*  
FOLLOWING: WILLIAM H. AND \*  
ELIZABETH ADKINS; EDWIN AND \*  
LAURETTE CALVERT; JAMES COONAN; \*  
MIKE L. DOUNAN; LEON E. EDWARDS; \*  
WILLIAM H. AND JO ANNE ERVIN; \*  
FIRST FIDELITY SAVINGS AND LOAN; \*  
FIRST FIDELITY SAVINGS AND LOAN; \*  
FIRST FIDELITY SAVINGS AND LOAN; \*  
KENNETH E. FORINGER; PAUL G. AND \*  
ELLEN GARVEY; JOHN W. AND CLARA \*  
GIBBS; GOLDIE S. GRAHAM; ELLENORA \*  
GREEN; WALTER E. HELLER AND CO.; \*  
SHERMAN AND GRACE HÖCKER; WILLIAM \*  
A. AND NAOMI JACKSON; WILLIAM \*  
JACKSON, JR.; WILLIAM AND ROSALIE \*  
JOHNSON, JR.; JO-AL LEISURE HOMES \*  
CORP.; JO-AL LEISURE HOMES CORP.; \*  
JO-AL LEISURE HOMES CORP.; JO-AL \*  
LEISURE HOMES CORP.; JO-AL LEISURE \*  
HOMES CORP.; LANDMAN, INC.; HENRY \*  
AND EDWIN LESSNER; THOMAS R. \*  
PHILIPS; JOHN AND WANDA ROJECK; \*  
FERDINAND AND OLIVE SCHMIDT; \*  
WINSTON AND GENEVA SIMMONS; ODITH \*  
AND BETTY J. SMITH; ODITH AND BETTY \*  
J. SMITH; CHARLES S. AND LILLIAN \*  
TEAGUE; JOHN W. THOMAS; JOHN W. \*  
THOMAS AND MARY GIBBS; JAMES S. AND \*  
DRUCILLA TOLSON; CHARLES TRUSTY; \*  
HARRY J. AND KATHRYN TUCKER; HARRY \*  
J. AND KATHRYN TUCKER; SALLIE ANN \*  
WILLIS; CHARLES E. ZIMMERMAN. \*

IN  
THE  
CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5242

REPORT OF TAX SALES

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Tax Sales made by William R. Wilson, III, Treasurer for Queen Anne's County, unto your Honors, respectfully represents:

1. That in the annual levy made by The County Commissioners of Queen Anne's County for the fiscal year 1970-1971 there were assessed to the respective persons, taxes for Queen Anne's County and the State of Maryland, levied against certain parcels all situate in certain designated districts of Queen Anne's County. The respective persons against whom and the respective parcels against which the taxes were levied are hereinafter fully designated, the taxes having been so levied and assessed were placed in the hands of William R. Wilson, III, Treasurer for Queen

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Anne's County, for collection.

2. That as to the properties hereinafter set forth respectively, the taxes thereon were not paid when due.

3. That William R. Wilson, III, Treasurer, caused to be published in the Queen Anne's Record-Observer and Bay Times, newspapers printed and published and of general circulation in Queen Anne's County, once in each of two successive weeks, between the 15th day of February and the first day of March, a list of all delinquents, together with the amount of taxes for which they were respectively in arrears, with a notice of warning to such delinquents thereto appended that unless payment be made in full of said taxes, together with all interest and costs accrued thereon to the date of payment, on or before the 10th day of April, 1971, the same would be collected by process of law.

4. That the said County Treasurer did cause to be mailed to each of said delinquents at the address shown on the County assessment ledgers between the 15th day of March and the first day of April an account of his taxes, which were in arrears, with a notice of warning to such delinquents thereto appended that unless payment be made in full of all taxes, together with all interest and costs accrued thereon to day of payment on or before the 10th day of April, 1971, the same would be collected by process of law.

5. That the said County Treasurer did cause to be published in the Queen Anne's Record-Observer and Bay Times, newspapers printed and published and of general circulation in Queen Anne's County, for three successive weeks prior to the third Tuesday in May, a list of all delinquents assessed with real estate, giving the names of the persons assessed, a brief description of the property and the district of its location, together with the amount of taxes in arrears thereon, including all taxes on personality in arrears, by the owner of the real estate, with a notice appended that if said taxes, together with all interest, costs, expenses and commissions accrued and to accrue are not paid before the third Tuesday in May, 1971, the Treasurer would proceed at 10:00 a.m. on that day, at the Court House in said County, to offer said property for sale to the highest bidder for cash. A certificate of said publication is attached hereto as a part hereof.

6. The said Treasurer not having received the taxes in arrears on the several parcels of land, hereinafter described, did proceed to sell on May 18, 1971, at 10:00 a.a. (D.S.T.) in front of the Court House Door, Centreville, Maryland, under the terms of said notice all of said properties in the following manner. The advertisement of sale was first read, and then the properties were offered to the highest bidder, one at a time, by Ross Rhodes, Auctioneer. There follows the description of the properties, the amount of taxes and interest accrued, the pro rata costs of advertising said sale, the County Treasurer's fees, and all other charges, costs, fees, and expenses incident to said sale, the person to whom and at what price each of said several properties were respectively sold.



FIRST DISTRICT

ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Templeville, being designated as Parcel 36, Block 7, on Map 20, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$200.00, assessed to Ferdinand and Olive Schmidt for \$5.12 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 5.12
Interest- - - - -	.21
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 33.33</u>
5% Treasurer's Commission - - - - -	<u>14.50</u>
	\$ 47.83

The property was sold to Alvin and Dorothy Mae Holland at and for the sum of Two Hundred Ninety Dollars (\$290.00), they being then and there the highest bidder therefor.

ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Roberts, being designated as Parcel 130, Block 19, on Map 24, Queen Anne's County Tax Maps, consisting of 10 acres of land, more or less. Assessed value \$750.00, assessed to Sallie Ann Willis for \$19.22 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 19.22
Interest- - - - -	.77
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 47.99</u>
5% Treasurer's Commission - - - - -	<u>46.25</u>
	\$ 94.24

The property was sold to Alvin and Dorothy Mae Holland at and for the sum of Nine Hundred Twenty Five Dollars (\$925.00) they being then and there the highest bidders thereof.

SECOND DISTRICT

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located as Lots 873-874, Chester Harbor, being designated as Block 46, on Map 10, Queen Anne's County Tax Maps, consisting of two lots. Assessed value \$500.00, assessed to James Coonan for \$12.82 taxes in arrears plus interest, costs, and expenses to day of sale.

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Taxes - - - - -	-\$ 12.82
Interest- - - - -	.52
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>41.34</u>
5% Treasurer's Commission - - - - -	-\$ 18.00
	<u>\$ 59.34</u>

The property was sold to Alice M. and Justin G. Buch at and for the sum of Three Hundred Sixty Dollars (\$360.00) they being then and there the highest bidders thereof.

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located Lots 239-240 Chester Harbor being designated as Block 46, on Map 10, Queen Anne's County Tax Maps, consisting of 2 Lots and improvements. Assessed value \$5,530, assessed to William H. and Jo Anne Ervin for \$141.58 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 141.58
Interest- - - - -	5.66
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 175.24</u>
5% Treasurer's Commission - - - - -	-\$ 130.00
	<u>\$ 305.24</u>

The property was sold to Kenneth and J. C. Brown at and for the sum of Two Thousand Six Hundred Dollars (\$2,600.00) they being then and there the highest bidders thereof.

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located Skipper lands being designated as Block 127, on Map 9, Queen Anne's County Tax Maps, consisting of lots and improvements. Assessed value \$11,895, assessed to Paul G. and Ellen Garvey for \$304.53 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 304.53
Interest- - - - -	12.18
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 344.71</u>
5% Treasurer's Commission - - - - -	-\$ 125.00
	<u>\$ 469.71</u>

The property was sold to Leon Marshall at and for the sum of Two Thousand Five Hundred Dollars (\$2,500.00) he being then

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and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located near Starkey's Corner being designated as Parcel 34, Block 22, on Map 22, Queen Anne's County Tax Maps, consisting of 10 acres of land, more or less and improvements. Assessed value \$4,850.00, assessed to William (Jr.) and Rosalie Johnson for \$124.18 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 124.18
Interest- - - - -	4.97
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 157.15</u>
5% Treasurer's Commission - - - - -	<u>135.00</u>
	\$ 292.15

The property was sold to Linwood Yates at and for the sum of Two Thousand Seven Hundred Dollars (\$2,700.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located in Church Hill being designated as Parcel 129, Block 1, on Map 23, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$300.00, assessed to John W. Thomas for \$7.70 taxes in arrears plus interest, costs, and expense to day of sale.

Taxes - - - - -	\$ 7.70
Interest- - - - -	.32
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 36.02</u>
5% Treasurer's Commission - - - - -	<u>16.25</u>
	\$ 52.27

The property was sold to Howard Wood at and for the sum of Three Hundred Twenty Five Dollars (\$325.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located in Church Hill being designated as Parcel 139, Block 1, on Map 23, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$185.00, assessed to John W. Thomas and Mary Gibbs for \$4.75 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 4.75
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Interest - - - - -	-\$ .20
Advertising- - - - -	11.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	<u>2.00</u>
	\$ 32.95
5% Treasurer's Commission- - - - -	<u>16.25</u>
	\$ 49.20

The property was sold to Howard Wood at and for the sum of Two Hundred Seventy Dollars (\$270.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located in Kingstown being designated as Parcel 81, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements Assessed value \$12,765.00, assessed to Harry J. and Kathryn Tucker for \$326.70 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 326.79
Interest- - - - -	13.07
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	<u>2.00</u>
	\$ 367.86
Delinquent Taxes- - - - -	<u>88.31</u>
	\$ 456.17
5% Treasurer's Commission - - - - -	<u>25.00</u>
	\$ 481.17

The property was sold to Leon Marshall at and for the sum of Five Hundred Dollars (\$500.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located near Chestertown being designated as Parcel 123, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$9,810.00, assessed to Harry J. and Kathryn Tucker for \$251.14 Taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 251.14
Interest- - - - -	10.05
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	<u>2.00</u>
	\$ 289.19
5% Treasurer's Commission - - - - -	<u>15.00</u>
	\$ 304.19

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The property was sold to Leon Marshall at and for the sum of Three Hundred Four Dollars Nineteen Cents (\$304.19) he being then and there the highest bidder thereof.

THIRD DISTRICT

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Centreville being designated as Parcel 46, Block 7, on Map 29, Queen Anne's County Tax Maps, consisting of 10 acres of land, more or less. Assessed value \$400.00, assessed to John W. and Clara Gibbs for \$10.24 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 10.24
Interest - - - - -	.41
Advertising - - - - -	11.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 38.65</u>
5% Treasurer's Commission - - - - -	65.00
	<u>\$ 103.65</u>

The property was sold to Linwood Yates at and for the sum of One Thousand Three Hundred Dollars (\$1,300.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Brownsville being designated as Parcel 8, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of two acres of land, more or less and improvements. Assessed value \$1,375.00, assessed to William Jackson, Jr. for \$35.21 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 35.21
Interest - - - - -	1.41
Advertising - - - - -	11.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 64.62</u>
5% Treasurer's Commission - - - - -	100.00
	<u>\$ 164.62</u>

The property was sold to Howard Wood at and for the sum of Two Thousand Dollars (\$2,000.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the

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Third Election District of Queen Anne's County, Maryland, located in Brownsville being designated as Parcel 152, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of one acre of land, more or less. Assessed value \$200.00, assessed to William A. and Naomi Jackson for \$5.12 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 5.12
Interest - - - - -	.21
Advertising - - - - -	11.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 33.33</u>
5% Treasurer's Commission - - - - -	17.50
	<u>\$ 50.83</u>

The property was sold to Linwood Yates at and for the sum of Three Hundred Fifty Dollars (\$350.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Brownsville being designated as Parcel 93, Block 1, on Map 44, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$350.00, assessed to Landman, Inc. for \$8.96 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 8.96
Interest - - - - -	.36
Advertising - - - - -	11.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 37.32</u>
5% Treasurer's Commission - - - - -	25.00
	<u>\$ 62.32</u>

The property was sold to Mamie Gaines at and for the sum of Five Hundred Dollars (\$500.00) she being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located in Centreville, being designated as Parcel 33, Block 17, on Map CE, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$250.00, assessed to Charles Trusty for \$6.40 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 6.40
Interest - - - - -	.25
Advertising - - - - -	11.00

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Attorney- - - - -	-\$	10.00
Auctioneer- - - - -		5.00
Notary Public - - - - -		2.00
	\$	34.65
Town Taxes- - - - -		13.50
	\$	48.15
5% Treasurer's Commission - - - - -		27.50
	\$	75.65

The property was sold to Howard Wood at and for the sum of Five Hundred Fifty Dollars (\$550.00) he being then and there the highest bidder thereof.

FOURTH DISTRICT

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located lot 24, Block H, Section 1 Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$365.00, assessed to William H. and Elizabeth Adkins for \$9.35 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$	9.35
Interest- - - - -		.37
Advertising - - - - -		11.00
Attorney- - - - -		10.00
Auctioneer- - - - -		5.00
Notary Public - - - - -		2.00
	\$	37.72
5% Treasurer's Commission - - - - -		26.25
	\$	63.97

The property was sold to Lephil Realty Corporation at and for the sum of Five Hundred Twenty Five Dollars (\$525.00) it being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 64, Block F, Section 1 Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$410.00, assessed to Edwin and Laurette Calvert for \$10.50 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$	10.50
Interest- - - - -		.41
Advertising - - - - -		11.00
Attorney- - - - -		10.00
Auctioneer- - - - -		5.00
Notary Public - - - - -		2.00
	\$	38.91
5% Treasurer's Commission - - - - -		30.00
	\$	68.91

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The property was sold to Lephil Realty Corporation at and for the sum of Six Hundred Dollars (\$600.00) it being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lots 6 and 7 Block EE Plat 6 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of two lots. Assessed value \$650.00, assessed to Mike L. Dounan for \$16.64 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 16.64
Interest- - - - -	.67
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 45.31</u>
Taxes 1968-69 - - - - -	18.48
Taxes 1969-70 - - - - -	17.95
	<u>\$ 81.74</u>
5% Treasurer's Commission - - - - -	50.00
	<u>\$ 131.74</u>

The property was sold to Lephil Realty Corporation at and for the sum of One Thousand Dollars (\$1,000.00) it being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 22, Block 28, Section 2 Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$150.00, assessed to First Fidelity Savings and Loan for \$3.84 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 3.84
Interest- - - - -	.16
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 32.00</u>
5% Treasurer's Commission - - - - -	16.50
	<u>\$ 48.50</u>

The property was sold to Lephil Realty Corporation at and for the sum of Three Hundred Thirty Dollars (\$330.00) it being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 12, Block J, Plat 3, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value

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\$200.00, assessed to First Fidelity Savings and Loan for \$5.12 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 5.12
Interest- - - - -	.20
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>33.32</u>
5% Treasurer's Commission - - - - -	23.50
	<u>\$ 56.82</u>

The property was sold to Harper Starkey at and for the sum of Four Hundred Seventy Dollars (\$470.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 40, Block F, Plat 4 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$200.00, assessed to First Fidelity Savings and Loan for \$5.12 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 5.12
Interest- - - - -	.20
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 33.32</u>
5% Treasurer's Commission - - - - -	28.50
	<u>\$ 61.82</u>

The property was sold to Charles Smith at and for the sum of Five Hundred Seventy Dollars (\$570.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 19, Block J, Plat 4 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$775.00, assessed to Kenneth E. Foringer for \$19.85 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	-\$ 19.85
Interest- - - - -	.80
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 48.65</u>
5% Treasurer's Commission - - - - -	28.75
	<u>\$ 77.40</u>

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The property was sold to Lephil Realty Corporation at and for the sum of Five Hundred Seventy Five Dollars (\$575.00) it being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 19, Block FF, Plat 6 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$410.00, assessed to Goldie S. Graham for \$10.50 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 10.50
Interest- - - - -	.41
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 38.91</u>
5% Treasurer's Commission - - - - -	17.50
	<u>\$ 56.41</u>

The property was sold to Lephil Realty Corporation at and for the sum of Three Hundred Fifty Dollars (\$350.00) it being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located near Chester being designated as Parcel 255, Block 1, on Map 64, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$540.00, assessed to Ellenora Green for \$13.82 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 13.82
Interest- - - - -	.56
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 42.38</u>
5% Treasurer's Commission - - - - -	13.75
	<u>\$ 56.13</u>

The property was sold to Leon Marshall at and for the sum of Two Hundred Seventy Five Dollars (\$275.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 21, Block E, Plat 4 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$970.00, assessed to Sherman and Grace Hocker for \$24.83 taxes in arrears plus interest, costs, and expenses to day of sale.

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Taxes - - - - -	\$ 24.83
Interest- - - - -	1.00
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 53.83</u>
5% Treasurer's Commission - - - - -	37.50
	<u>\$ 91.33</u>

The property was sold to Lephil Realty Corporation at and for the sum of Seven Hundred Fifty Dollars (\$750.00) it being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 9, Block 8, Section 1 Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$495.00, assessed to Henry and Edwin Lessner for \$12.66 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 12.66
Interest- - - - -	.50
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 41.16</u>
5% Treasurer's Commission - - - - -	22.50
	<u>\$ 63.66</u>

The property was sold to Kenneth Brown at and for the sum of Four Hundred Fifty Dollars (\$450.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 2, Block AA and Lot 17, Block FF, Plat 6 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$650.00, assessed to Thomas R. Phillips for \$16.64 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 16.64
Interest- - - - -	.67
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 45.31</u>
5% Treasurer's Commission - - - - -	45.00
	<u>\$ 90.31</u>

The property was sold to William J. Burns at and for the

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sum of Nine Hundred Dollars (\$900.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 2, Block C Chesapeake Estates being designated on Map 63, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$605.00, assessed to John and Wanda Rojeck for \$15.49 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 15.49
Interest- - - - -	.62
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<hr/>
	\$ 44.11
5% Treasurer;s Commission - - - - -	36.00
	<hr/>
	\$ 30.11

The property was sold to Carter Hickman at and for the sum of Seven Hundred Twenty Dollars (\$720.00)he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot 26, Block L, Section 3 Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$475.00, assessed to James S. and Drucilla Tolson for \$12.17 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 12.17
Interest- - - - -	.49
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<hr/>
	\$ 40.66
5% Treasurer's Commission - - - - -	36.25
	<hr/>
	\$ 76.91

The property was sold to Lephil Realty Corporation at and for the sum of Seven Hundred Twenty Five Dollars (\$725.00) it being then and there the highest bidder thereof.

FIFTH DISTRICT

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Carmichael being designated as Parcel 93, Block 23, on Map 59, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,385.00, assessed to Walter E. Heller and Co. for \$61.05 taxes in arrears plus interest, costs, and

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expenses to day of sale.

Taxes - - - - -	\$ 61.05
Interest- - - - -	2.44
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 91.49</u>
5% Treasurer's Commission - - - - -	40.00
	<u>\$ 131.49</u>

The property was sold to Robert Wolcott at and for the sum of Eight Hundred Dollars (\$800.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located near Perry's Corner being designated as Parcel 8, Block 18, on Map 65, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$225.00, assessed to Charles E. Zimmerman for \$5.77 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 5.77
Interest- - - - -	.24
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 34.01</u>
5% Treasurer's Commission - - - - -	25.50
	<u>\$ 59.51</u>

The property was sold to George and Bessie K. Dorrell at and for the sum of Five Hundred Ten Dollars (\$510.00) they being then and there the highest bidder thereof.

SEVENTH DISTRICT

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near McGinnis Corner being designated as Parcel 159, Block 15, on Map 5, Queen Anne's County Tax Maps, consisting of one acre of land, more or less and improvements. Assessed value \$3,410.00, assessed to Leon E. Edwards for \$87.30 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 87.30
Interest- - - - -	3.49
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 118.79</u>
5% Treasurer's Commission - - - - -	120.00
	<u>\$ 238.79</u>

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The property was sold to Linwood Yates at and for the sum of Two Thousand Four Hundred Dollars (\$2,400.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lot 10, Block E Ches-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$935.00, assessed to Jo-Al Leisure Homes Corporation for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 23.93
Interest- - - - -	.96
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	<u>2.00</u>
	\$ 52.89
5% Treasurer's Commission - - - - -	<u>23.75</u>
	\$ 76.64

The property was sold to Lawrence Wood at and for the sum of Four Hundred Seventy Five Dollars (\$475.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lot 11, Block E Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$935.00, assessed to Jo-Al Leisure Homes Corporation for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 23.93
Interest- - - - -	.96
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	<u>2.00</u>
	\$ 52.89
5% Treasurer's Commission - - - - -	<u>36.25</u>
	\$ 89.14

The property was sold to Leon Marshall at and for the sum of Seven Hundred Twenty Five Dollars (\$725.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lot 12, Block E Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting

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of a lot. Assessed value \$935.00, assessed Jo-Al Leisure Homes Corporation for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 23.93
Interest- - - - -	.96
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 52.89</u>
5% Treasurer's Commission - - - - -	33.00
	<u>\$ 85.89</u>

The property was sold to Gilbert Anderson at and for the sum of Six Hundred Sixty Dollars (\$660.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lot 19, Block D Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$935.00, assessed to Jo-Al Leisure Homes Corporation for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 23.93
Interest- - - - -	.96
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	j 5.00
Notary Public - - - - -	2.00
	<u>\$ 52.89</u>
5% Treasurer's Commission - - - - -	32.50
	<u>\$ 85.39</u>

The property was sold to Lawrence Wood at and for the sum of Six Hundred Fifty Dollars (\$650.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lot 25, Block D Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$935.00, assessed to Jo-Al Leisure Homes Corporation for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 23.93
Interest- - - - -	.96
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 52.89</u>

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5% Treasurer's Commission - - - - - \$ 30.00  
 \$ 82.89

The property was sold to Leon Marshall at and for the sum of Six Hundred Dollars (\$600.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located in Pondtown being designated as Parcel 97, Block 19, on Map 6, Queen Anne's County Tax Maps, consisting of one acre of land, more or less and improvements. Assessed value \$5,455.00, assessed to Winston and Geneva Simmons for \$139.65 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - - \$ 139.65  
 Interest - - - - - 5.59  
 Advertising - - - - - 11.00  
 Attorney - - - - - 10.00  
 Auctioneer - - - - - 5.00  
 Notary Public - - - - - 2.00  
 \$ 173.24  
 5% Treasurer's Commission - - - - - 155.00  
 \$ 328.24

The property was sold to Robert Wolcott at and for the sum of Three Thousand One Hundred Dollars (\$3,100.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located Lot 13, Block E Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$750.00, assessed to Odith and Betty J. Smith for \$19.20 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - - \$ 19.20  
 Interest - - - - - .77  
 Advertising - - - - - 11.00  
 Attorney - - - - - 10.00  
 Auctioneer - - - - - 5.00  
 Notary Public - - - - - 2.00  
 \$ 47.97  
 5% Treasurer's Commission - - - - - 33.75  
 \$ 81.72

The property was sold to Leon Marshall at and for the sum of Six Hundred Seventy Five Dollars he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the

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Seventh Election District of Queen Anne's County, Maryland, located Lots 14-15-16, Block E Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of three lots. Assessed value \$2,250.00, assessed to Odith and Betty Smith for \$57.60 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 57.60
Interest- - - - -	2.30
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 87.90</u>
5% Treasurer's Commission - - - - -	102.50
	<u>\$ 190.40</u>

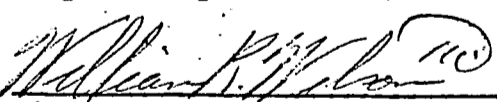
The property was sold to Kenneth Brown at and for the sum of Two Thousand Fifty Dollars (\$2,050.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located 4 Lots Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of four lots. Assessed value \$3,000.00, assessed to Charles S. and Lillian Teague for \$76.80 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 76.80
Interest- - - - -	3.07
Advertising - - - - -	11.00
Attorney- - - - -	10.00
Auctioneer- - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 107.87</u>
5% Treasurer's Commission - - - - -	127.50
	<u>\$ 235.37</u>

The property was sold to Temple Callahan at and for the sum of Two Thousand Five Hundred Fifty Dollars (\$2,550.00) he being then and there the highest bidder thereof.

The Treasurer further reports that all purchasers have complied with the terms of sale.

Respectfully submitted,  
  
 William R. Wilson, III, Treasurer  
 for Queen Anne's County, Maryland

JAMES E. THOMPSON, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MD. 21617  
 756-0577

LIBER

6 JUN 1971

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

I HEREBY CERTIFY, that on this 11th day of June, 1971, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared William R. Wilson, III, Treasurer for Queen Anne's County, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Tax Sales are true to the best of his knowledge, information, and belief.

WITNESS my hand and Notarial Seal.

Jean D. Anthony  
Notary Public  
My Commission Expires: July 1, 1974



Filed June 11, 1971

2

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., June 1, 1971.

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice

in the case/estate of Tax sales

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 3 successive weeks before the 18th day of May, 1971, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 28th day of April, 1971, and the last insertion on the 12th day of May, 1971.

THE RECORD-OBSERVER CORPORATION

By Deborah M. M...

Filed June 14, 1971

# TAX SALES

Under and by virtue of the authority vested in the undersigned by the laws of the State of Maryland, Acts of the General Assembly of Maryland for the year 1957, Chapter 305, applicable to the collection of State and County Taxes within Queen Anne's County, THE COUNTY TREASURER FOR QUEEN ANNE'S COUNTY hereby gives notice that the following taxes are due and owing for the State, County and Town for the years 1968-1969 thru June 30, 1971 inclusive, there will be added to each of the following amounts, interest, fees and costs.

Unless payment be made in full of said taxes together with all interests and costs accrued thereon before the third Tuesday in May of 1971 to wit;

**TUESDAY**

**MAY 18, 1971**

the said County Treasurer for Queen Anne's County will proceed at 10:00 a.m. (D.S.T.)

ON THAT DAY at the COURT HOUSE in CENTREVILLE, QUEEN ANNE'S COUNTY, MARYLAND, to offer for sale, to the highest bidder, For Cash, all of said property upon which taxes, interest, costs, fees or expenses are in arrears, and shall continue said sale, on each day thereafter, legal holidays excepted, from 10 A.M. until 3 P.M. until all of said property shall have been offered

costs and expenses to day of sale.

NO. 7

All that lot or parcel of land

lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Roberts being designated as Parcel 130, Block 19, on Map 24, Queen Anne's County Tax Maps, consisting of 10 acres of land, more or less. Assessed value \$750, assessed to Sallie Ann Willis for \$19.22 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 8

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Sudlersville being designated as Parcel 108, Block 23, on Map 12, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3,000, assessed to James E. and Sylvia Wilmore for \$76.82 taxes in arrears plus interest, costs, and expenses to day of sale.

SECOND DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located lots 873-874, Chester Harbor being designated as Block 46, on Map 10, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$500, assessed to James Coonan for \$12.82 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 2

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located near Price being designated as Parcel 63, Block 15, on Map 30, Queen Anne's County Tax Maps, consisting of a lot and

to John W. Thomas and Mary Gibbs for \$4.75 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 12

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located in Kings Town being designated as Parcel 81, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$12,765, assessed to Harry J. and Kathryn Tucker for \$326.79 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 13

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located near Chestertown being designated as Parcel 123, Block 12, on Map 9, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$9,810, assessed to Harry J. and Kathryn Tucker for \$251.14 taxes in arrears plus interest, costs, and expenses to day of sale.

THIRD DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 109, Block 15, on Map 28, Queen Anne's County Tax Maps, consisting of 3 acres of land, more or less. Assessed value \$100, assessed to Daniel Bond Heirs for \$2.56 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 2

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 112, Block 9, on Map 28, Queen Anne's County Tax Maps, consisting of 1

\$11,265, assessed to Marguerite Molnar for \$288.39 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 11

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Brownsville being designated as Parcel 23, Block 1, on Map 44, Queen Anne's County Tax Maps, consisting of 2 acres of land, more or less and improvements. Assessed value \$3,930, assessed to William and Gertrude Ryans for \$100.60 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 12

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 20, Block 12, on Map 28, Queen Anne's County Tax Maps, consisting of 66 acres of land, more or less and improvements. Assessed value \$5,025, assessed to Melvin J. Shorter for \$128.65 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 13

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Centreville being designated as Parcel 77, Block 8, on Map 29, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,630, assessed to Sadie and Frederick Taylor for \$67.32 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 14

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located in Centreville being designated as Parcel 33, Block 17, on Map CE, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$250, assessed

For continuation of each column see page 651 A

and disposed of.

The said COUNTY TREASURER shall be entitled to receive a commission of five per centum on the amount of all sales made by him in pursuance of the provision of said Act, to be computed and charged as part of the expense of such sales, and if before sale but after advertisement, the taxes, interest, and expenses chargeable to any property are paid, then the said COUNTY TREASURER shall be entitled to receive a commission of two per cent on the amount of such taxes, interest and costs as a part of the cost of collecting same.

All properties will be sold without warranty of title or representation as to compliance with zoning or health regulations.

The names of the person or persons to whom the respective parcels or lots of land and improvements, if any, are assessed with a brief description thereof, the District in which the same is located, together with the amount of taxes due and in arrears are as follows: INTERESTS, COSTS, FEES AND EXPENSES TO BE ADDED.

**FIRST DISTRICT  
NO. 1**

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located in Barrelly being designated as Parcel 75, Block 6, on Map 24, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1,905, assessed to John R. and Ruth L. Ervin for \$48.77 taxes in arrears plus interest, costs, and expenses to day of sale.

improvements. Assessed value \$2,645, assessed to William H. and Jo Anne Ervin for \$67.73 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 3**

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located lots 239-240, Chester Harbor being designated as Block 46, on Map 10, Queen Anne's County Tax Maps, consisting of 2 lots and improvements. Assessed value \$5,530, assessed to William H. and Jo Anne Ervin for \$141.58 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 4**

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located Skipper lands being designated as Block 127, on Map 9, Queen Anne's County Tax Maps, consisting of lots and improvements. Assessed value \$11,895, assessed to Paul G. and Ellen Garvey for \$304.53 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 6**

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located near Starkey's Corner being designated as Parcel 34, Block 22, on Map 22, Queen Anne's County Tax Maps, consisting of 10 acres of land, more or less and improvements. Assessed value \$4,850, assessed to William, Jr. and Rosalie Johnson for \$124.18 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 7**

acre of land, more or less and improvements. Assessed value \$800, assessed to Samuel Bonds for \$20.50 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 3**

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 111, Block 15, on Map 28, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to John W. Brown for \$2.56 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 5**

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Centreville being designated as Parcel 46, Block 7, on Map 29, Queen Anne's County Tax Maps, consisting of 10 acres of land, more or less. Assessed value \$400, assessed to John W. and Clara Gibbs for \$10.24 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 6**

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Centreville being designated as Parcel 104, Block 20, on Map 35, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$4,925, assessed to Robert H. and Lillian G. Hawkins for \$126.09 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 7**

to Charles Trusty for \$19.90 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 15**

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 110, Block 15, on Map 28, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$100, assessed to Carrie Walker for \$2.56 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 16**

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Centreville being designated as Parcel 21, Block 11, on Map 35, Queen Anne's County Tax Maps, consisting of 8 acres of land, more or less and improvements. Assessed value \$705, assessed to Clarendia Washington Heirs for \$18.05 taxes in arrears plus interest, costs, and expenses to day of sale.

**NO. 17**

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located in Brownsville being designated as Parcel 103, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of 4 acres of land, more or less and improvements. Assessed value \$550, assessed to Ellsworth Wilson for \$19.20 taxes in arrears plus interest, costs, and expenses to day of sale.

**FOURTH DISTRICT  
NO. 1**

NO. 2

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located in Barclay being designated as Parcel 136, Block 6, on Map 24, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$235, assessed to John R. and Ruth L. Ervin for \$6.01 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 3

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Templeville being designated as Parcel 71, Block 7, on Map 20, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3,255, assessed to John and Leah Lofland for \$83.33 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 4

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Sudlersville being designated as Parcel 12, Block 22, on Map 12, Queen Anne's County Tax Maps, consisting of 5 acres of land, more or less and improvements. Assessed value \$5,050, assessed to Genevieve Potts for \$129.28 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 5

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Templeville being designated as Parcel 36, Block 7, on Map 20, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$200, assessed to Ferdinand and Olive Schmidt for \$5.12 taxes in arrears plus interest.

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located near Chestertown being designated as Parcel 36, Block 16, on Map 10, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1,790, assessed to Joseph C. and Rachel Pinder for \$45.84 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 9

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located near Price being designated as Parcel 55, Block 5, on Map 37, Queen Anne's County Tax Maps, consisting of 22 acres of land, more or less and improvements. Assessed value \$4,245, assessed to Lewis and Eleanor Rash for \$103.69 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 10

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located in Church Hill being designated as Parcel 129, Block 1, on Map 23, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$300, assessed to John W. Thomas for \$7.70 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 11

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located in Church Hill being designated as Parcel 139, Block 1, on Map 23, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$185, assessed

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Brownsville being designated as Parcel 8, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of 2 acres of land, more or less and improvements. Assessed value \$1,375, assessed to William Jackson, Jr. for \$35.21 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 8

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located in Brownsville being designated as Parcel 152, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$200, assessed to William A. and Naomi Jackson for \$5.12 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 9

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Brownsville being designated as Parcel 93, Block 1, on Map 44, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$350, assessed to Landman, Inc. for \$8.96 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 10

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Wye Mills being designated as Parcel 67, Block 6, on Map 46, Queen Anne's County Tax Maps, consisting of 73 acres of land, more or less and improvements. Assessed value

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 24, Blk. II, Sect. 1, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$365, assessed to William H. and Elizabeth Adkins for \$9.35 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 2

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Chester being designated as Parcel 284, Block 21, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,485, assessed to Lena C. Ayteh for \$63.61 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 3

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Stevensville being designated as Parcel 20, Block 8, on Map 63, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1,710, assessed to Viola Bordley for \$43.78 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 4

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 64, Blk. F, Sect. 1, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$410, assessed to Edwin and Loretta Calvert for \$10.50 taxes in

arrears plus interest, costs, and expenses to day of sale.

NO. 5

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Stevensville being designated as Parcel 212, Block 5, on Map 56, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,690, assessed to George, Jr. and Wally Dashiell for \$68.86 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 6

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lots 6 and 7, Blk. E1, Plat 6, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$650, assessed to Mike L. Dorman for \$48.39 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 7

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 22, Blk. 28, Sect. 2, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$150, assessed to First Fidelity Savings and Loan for \$3.84 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 8

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 12, Blk. J, Plat 3, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$200, assessed to First Fidelity Savings and Loan for \$5.12 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 9

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 40, Blk. F, Plat 4, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$200, assessed to First Fidelity Savings and Loan for \$5.12 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 10

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 19, Blk. J, Plat 4, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$775, assessed to Kenneth E. Foringer for \$19.85 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 11

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 22, Blk. 28, Sect. 2, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$150, assessed to First Fidelity Savings and Loan for \$3.84 taxes in arrears plus interest, costs, and expenses to day of sale.

\$24,655, assessed to Island Enterprises, Inc. for \$631.16 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 20

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 11, Blk. F, Sect. 2, Romancock being designated on Map 76, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$485, assessed to George J. Kontoyianis for \$12.41 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 21

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 9, Blk. 8, Sect. 1, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$495, assessed to Henry and Edwin Lessner for \$12.66 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 23

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 2, Blk. AA, and lot 17, Blk. FF, Plat 6, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$650, assessed to Thomas R. Phillips for \$16.64 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 24

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 2, Blk. C, Chesapeake Estates being designated on Map 63, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$605, assessed to John and Wanda Rojeck for \$15.49 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 28

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 26, Blk. L, Sect. 3, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$475, assessed to James S. and Drucilla Tolson for \$12.17 taxes in arrears plus interest, costs, and expenses to day of sale.

FIFTH DISTRICT

NO. 4

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Queenstown being designated as Parcel 27, Block

Zimmerman for \$5.77 taxes in arrears plus interest, costs, and expenses to day of sale

SIXTH DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 6th Election District of Queen Anne's County, Maryland, located near Starr being designated as Parcel 62, Block 4, on Map 61, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1,130, assessed to Bernice P. Wilson for \$28.92 taxes in arrears plus interest, costs, and expenses to day of sale.

SEVENTH DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Round Top Road being designated as Parcel 1843, Block 21, on Map 4, Queen Anne's County Tax Maps, consisting of 238 acres of land, more or less and improvements. Assessed value \$42,375, assessed to Louise Bisbee and Florence Leach for \$1,227.61 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 2

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Ewingtown being designated as Parcel 53, Block 3, on Map 11, Queen Anne's County Tax Maps, consisting of 236 acres of land, more or less and improvements. Assessed value \$25,993, assessed to Louise Bisbee and Florence Leach for \$665.42 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 4

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located in Ewingtown being designated as Parcel 1, Block 7, on Map 11, Queen Anne's County Tax Maps, consisting of 4 acres of land, more or less and improvements. Assessed value \$2,185, assessed to Harrison and Mary Cooper for \$55.93 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 5

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near McGinnis Corner being designated as Parcel 159, Block 15, on Map 5, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$3,410, assessed to Leon E. Edwards for \$87.30 taxes in arrears plus interest, costs, and expenses to day of sale.

consisting of a lot. Assessed value \$935, assessed to Jo-Al Leisure Homes Corp. for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 12

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lot 25, Blk. D, Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$935, assessed to Jo-Al Leisure Homes Corp. for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 13

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pundtown being designated as Parcel 210, Block 1, on Map 12, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3,275, assessed to Harvey Lewis for \$83.85 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 14

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located in Pundtown being designated as Parcel 97, Block 19, on Map 6, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$5,455, assessed to Winston and Geneva Simmons for \$139.65 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 15

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lot 13, Blk. E, Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$750, assessed to Odith and Betty J. Smith for \$19.20 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 16

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lots 14-15-16, Blk. E, Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of 3 lots. Assessed value \$2,250, assessed to Odith and Betty Smith for \$57.60 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 17

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located 4 lots,

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Chester being designated as Parcel 261, Block 9, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$5,645, assessed to Frank, Jr. and Lillian Graham for \$144.51 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 12

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 19, Blk. F, Plat 6, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$410, assessed to Goldie S. Graham for \$10.50 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 13

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Chester being designated as Parcel 255, Block 1, on Map 64, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$540, assessed to Ellenora Green for \$13.82 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 14

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located near Chester being designated as Parcel 45 and 46, Block 1, on Map 64, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$5,295, assessed to James E. and Ellenora Green for \$135.55 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 17

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located lot 21, Blk. E, Plat 4, Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$970, assessed to Sherman and Grace Hoeker for \$24.83 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 19

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Route 50 near Stevensville being designated as Parcel 244, Block 6, on Map 56, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value

2, on Map 43, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$8,090, assessed to Pearl S. Buck and Theodore Harris for \$207.10 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 7

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Carmichael being designated as Parcel 93, Block 23, on Map 59, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,385, assessed to Walter E. Heller and Co. for \$61.05 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 8

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Wye Mills being designated as Parcel 77, Block 15, on Map 60, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$7,310, assessed to Edward E. and Thelma Hoaney for \$187.14 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 11

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Bloomingdale Road being designated as Parcel 133, Block 6, on Map 59, Queen Anne's County Tax Maps, consisting of 11 acres of land, more or less and improvements. Assessed value \$164,810, assessed to George Mazur Enterprises, Inc. for \$4,219.14 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 14

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Grassville being designated as Parcel 388, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1,720, assessed to Linwood and Mabel Sturdivant for \$44.04 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 15

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located near Perry's Corner being designated as Parcel 8, Block 18, on Map 65, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$225, assessed to Charles E.

NO. 6

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lots 4-7-8, Pear Tree Point being designated as Parcel 72, Block 15, on Map 4, Queen Anne's County Tax Maps, consisting of 3 lots. Assessed value \$975, assessed to Joseph A., Sr. and Mildred Faber for \$24.97 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 7

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located lot 12, Plat 2, Pear Tree Point being designated as Parcel 72, Block 15, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$325, assessed to Joseph A., Sr. and Mildred Faber for \$8.33 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 8

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lot 10, Blk. E, Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$935, assessed to Jo-Al Leisure Homes Corp. for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 9

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lot 11, Blk. E, Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$935, assessed to Jo-Al Leisure Homes Corp. for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 10

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lot 12, Blk. E, Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$935, assessed to Jo-Al Leisure Homes, Corp. for \$23.93 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 11

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lot 19, Blk. D, Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps,

Char-Nor-Manor being designated as Parcel 76, Block 6 and 12, on Map 4, Queen Anne's County Tax Maps, consisting of 4 lots. Assessed value \$3,000, assessed to Charles S. and Lillian Teague for \$76.80 taxes in arrears plus interest, costs, and expenses to day of sale.

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near McGinnis Corner being designated as Parcel 158, Block 15, on Map 5, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$2,805, assessed to David T. Lloyd, Jr. for \$71.81 taxes in arrears plus interest, costs, and expenses to day of sale.

William R. Wilson, III,  
Treasurer for Queen Anne's County

31

IN THE MATTER OF THE TAX \*  
 SALES IN QUEEN ANNE'S COUNTY, \*  
 MARYLAND, FOR THE YEAR 1971, \*  
 OF PROPERTIES ASSESSED TO THE \*  
 FOLLOWING: WILLIAM H. AND \*  
 ELIZABETH ADKINS; EDWIN AND \*  
 LAURETTE CALVERT; JAMES COONAN; \*  
 MIKE L. DOUNAN; LEON E. EDWARDS; \*  
 WILLIAM H. AND JO ANNE ERVIN; \*  
 FIRST FIDELITY SAVINGS AND LOAN; \*  
 FIRST FIDELITY SAVINGS AND LOAN; \*  
 FIRST FIDELITY SAVINGS AND LOAN; \*  
 KENNETH E. FORINGER; PAUL G. AND \*  
 ELLEN GARVEY; JOHN W. AND CLARA \*  
 GIBBS; GOLDIE S. GRAHAM; ELLENORA \*  
 GREEN; WALTER E. HELLER AND CO.; \*  
 SHERMAN AND GRACE HOCKER; WILLIAM \*  
 A. AND NAOMI JACKSON; WILLIAM \*  
 JACKSON, JR.; WILLIAM AND ROSALIE \*  
 JOHNSON, JR.; JO-AL LEISURE HOMES \*  
 CORP.; JO-AL LEISURE HOMES CORP.; \*  
 JO-AL LEISURE HOMES CORP.; JO-AL \*  
 LEISURE HOMES CORP.; JO-AL LEISURE \*  
 HOMES CORP.; LANDMAN, INC.; HENRY \*  
 AND EDWIN LESSNER; THOMAS R. \*  
 PHILIPS; JOHN AND WANDA ROJECK; \*  
 FERDINAND AND OLIVE SCHMIDT; \*  
 WINSTON AND GENEVA SIMMONS; ODITH \*  
 AND BETTY J. SMITH; ODITH AND BETTY \*  
 J. SMITH; CHARLES S. AND LILLIAN \*  
 TEAGUE; JOHN W. THOMAS; JOHN W. \*  
 THOMAS AND MARY GIBBS; JAMES S. AND \*  
 DRUCILLA TOLSON; CHARLES TRUSTY; \*  
 HARRY J. AND KATHRYN TUCKER; HARRY \*  
 J. AND KATHRYN TUCKER; SALLIE ANN \*  
 WILLIS; CHARLES E. ZIMMERMAN. \*

IN  
 THE  
 CIRCUIT COURT  
 FOR

QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5242

ORDERED, this 14<sup>th</sup> day of June, 1971, that  
 the tax sale made and reported in this cause by William R. Wilson,  
 III, Treasurer for Queen Anne's County, State of Maryland, be  
 ratified and confirmed, on or after the 19<sup>th</sup> day of July  
 1971, unless cause to the contrary thereof be previously shown;  
 provided a copy of this Order be inserted in some newspaper print-  
 ed and published in Queen Anne's County, State of Maryland, once  
 a week for four successive weeks commencing on the 16<sup>th</sup> day of  
June, 1971, and ending on the 17<sup>th</sup> day of July.



1971.

AND the report states amount of sale to be \$38,909.19

*B. Hackett Turner Jr.*  
JUDGE

IN THE MATTER OF THE	*	IN THE CIRCUIT COURT
TAX SALES OF	*	FOR QUEEN ANNE'S COUNTY
1971	*	IN EQUITY
	*	NO. 5242

EXCEPTIONS TO RATIFICATION OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Spencer Ferguson, assignee of Linwood Yates, reported purchaser, by David C. Bryan, his Solicitor, excepts to the ratification of a certain sale herein, for that:

1. Linwood Yates is the reported purchaser for Three Hundred Fifty Dollars (\$350.00), the interest of the said Linwood Yates having been since sold to Spencer Ferguson, of a lot advertised as follows:

No. 8 - ALL that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located in Brownsville, being designated as Parcel 152, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value, \$200.00. Assessed to William A. and Naomi Jackson for \$5.12 taxes in arrears plus interest, costs, and expenses to day of sale.

2. The assessment was erroneous in assessing this unimproved property to William A. and Naomi Jackson. It should have been assessed to William Jackson, Jr., having been acquired by him by deed from Albert Morris, et. al., dated May 11, 1942, and recorded among the land records of Queen Anne's County in Liber A.S.G. No. 6, folio 178. The improved land advertised at the sale as No. 7 was the only land owned by William A. Jackson and Naomi Jackson, his wife. The error was the interchange of these two assessments.

WHEREFORE, the said Spencer Ferguson prays that his deposit made by Linwood Yates be returned to him.

Respectfully submitted,

*David C. Bryan*  
David C. Bryan  
Solicitor for Petitioner  
111 Lawyers Row  
Centreville, Maryland 21617  
Telephone: 758-1643

CERTIFICATE OF SERVICE

I hereby certify that this 15<sup>th</sup> day of July, 1971, I served a copy of the above Exceptions To Ratification Of Sale on James E. Thompson, Jr., attorney for William R. Wilson, III, Treasurer, by leaving same at his office at 117 Lawyers Row, Centreville, Maryland, 21617.

*David C. Bryan*

*Filed July 15, 1971* LIBER

6 PAGE 653

IN THE MATTER OF THE : IN THE CIRCUIT COURT  
 TAX SALES OF : FOR QUEEN ANNE'S COUNTY  
 1971 : IN EQUITY NO. 5242  
 :

EXCEPTIONS TO RATIFICATION OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

HOWARD WOOD, reported purchaser by David C. Bryan, his Solicitor, excepts to the ratification of a certain sale herein, for that:

1. Howard Wood is the reported purchaser for Two Thousand Dollars (\$2,000.00) of lot advertised as follows:

No. 7 - ALL that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Brownsville being designated as Parcel 8, Block 2 on Map 44, Queen Anne's County Tax Maps, consisting of 2 acres of land, more or less and improvements. 2. Assessed value as follows:

2.5 A. & Improvements	
Land	\$ 375.
House	<u>1000.</u>
	\$ 1375.

3. The assessment was erroneous in assessing this improved property to William A. Jackson, Jr. It should have been assessed to William A. Jackson and Naomi, his wife, having been acquired by them as tenants by the entirety by deed from Mamie E. Cotton and husband, dated April 2, 1923 and recorded among the land records of Queen Anne's County in Liber J. F. R. No. 10, folio 352.

The unimproved land advertised at the sale as No. 8 was the only land owned by William Jackson, Jr., individually. The error was the interchange of these two assessments.

WHEREFORE, the said Howard Wood prays that his deposit be returned to him.

Respectfully submitted,

*David C. Bryan*

David C. Bryan  
 Solicitor for Petitioner  
 111 Lawyers Row  
 Centreville, Maryland 21617  
 Telephone No.: 758-1643

CERTIFICATE OF SERVICE

I hereby certify that this 11<sup>th</sup> day of JULY 1971, I served a copy of the above Exceptions To Ratification of Sale on James E. Thompson, Jr., attorney for William R. Wilson, III, Treasurer, by leaving same at his office at 117 Lawyers Row, Centreville, Maryland, 21617.

*David C. Bryan*

*Filed July 15, 1971*

ASSIGNMENT OFFICE  
CIRCUIT COURT FOR QUEEN ANNE'S COUNTY  
P.O. Box 67  
CENTREVILLE, MARYLAND 21617  
Telephone: 758-1773

DATE: July 19, 1971

TO: James E. Thompson, Jr., Esquire  
Centreville, Maryland 21617

David C. Bryan Esquire  
Centreville, Maryland 21617

RE: In the Matter of the Tax Sales of 1971  
Chy. No. 5242

A HEARING ON THE ~~MOTION~~ Exceptions to Ratification of Sale

HAS (X) HAVE ( ) BEEN SET FOR August 19, 1971 AT 3:30 P.M.

Any request for a change of this hearing date must be submitted to the Assignment Clerk within five (5) days of the receipt of this notice, together with the reasons therefor. Thereafter any request for continuance must be submitted to the Court by written motion and will be considered only under the appropriate provisions of Maryland Rule 527.

\_\_\_\_\_  
Assignment Clerk

IN THE MATTER OF THE  
TAX SALES OF 1971

\*  
\*  
\*  
\*

In the Circuit Court for  
Queen Anne's County  
In Equity  
No. 5242

7

CONSENT ORDER

Pursuant to the consent of the plaintiff, the exceptants,  
and their respective counsel, it is this 20<sup>th</sup> day of Sept.  
1971, by the Circuit Court for Queen Anne's County, Maryland, IN  
EQUITY, ORDERED, that the tax sales made on the 18th day of May,  
1971, may be ratified except for the following two (2) properties:

1. William A. Jackson, Jr., Parcel 8, Block 2,  
Map 44, Third Election District
2. William A. and Naomi Jackson, Parcel 152,  
Block 2, Map 44, Third Election District

B. Hackett Turner, Jr.  
Judge

Filed Sept 20 1971

We hereby consent to the passage of the foregoing Order.

6

Oscar A. Schulz  
Oscar A. Schulz  
County Treasurer

James E. Thompson, Jr.  
James E. Thompson, Jr.  
Solicitor for County  
Treasurer

Howard Wood  
Howard Wood

Spencer Ferguson  
Spencer Ferguson

David C. Bryan  
David C. Bryan  
Solicitor for Exceptants

Linwood Yates  
Linwood Yates  
Exceptants

Filed Sept. 15, 1971

8

IN THE MATTER OF THE TAX \*  
 SALES IN QUEEN ANNE'S COUNTY, \*  
 MARYLAND, FOR THE YEAR 1971, \*  
 OF PROPERTIES ASSESSED TO THE \*  
 FOLLOWING: WILLIAM H. AND \*  
 ELIZABETH ADKINS; EDWIN AND \*  
 LAURETTE CALVERT; JAMES COONAN; \*  
 MIKE L. DOUNAN; LEON E. EDWARDS; \*  
 WILLIAM H. AND JO ANNE ERVIN; \*  
 FIRST FIDELITY SAVINGS AND LOAN; \*  
 FIRST FIDELITY SAVINGS AND LOAN; \*  
 FIRST FIDELITY SAVINGS AND LOAN; \*  
 KENNETH E. FORINGER; PAUL G. AND \*  
 ELLEN GARVEY; JOHN W. AND CLARA \*  
 GIBBS; GOLDIE S. GRAHAM; ELLENORA \*  
 GREEN; WALTER E. HELLER AND CO.; \*  
 SHERMAN AND GRACE HOCKER; WILLIAM \*  
 A. AND NAOMI JACKSON; WILLIAM \*  
 JACKSON, JR.; WILLIAM AND ROSALIE \*  
 JOHNSON, JR.; JO-AL LEISURE HOMES \*  
 CORP.; JO-AL LEISURE HOMES CORP.; \*  
 JO-AL LEISURE HOMES CORP.; JO-AL \*  
 LEISURE HOMES CORP.; JO-AL LEISURE \*  
 HOMES CORP.; LANDMAN, INC.; HENRY \*  
 AND EDWIN LESSNER; THOMAS R. \*  
 PHILIPS; JOHN AND WANDA ROJECK; \*  
 FERDINAND AND OLIVE SCHMIDT; \*  
 WINSTON AND GENEVA SIMMONS; ODITH \*  
 AND BETTY J. SMITH; ODITH AND BETTY \*  
 J. SMITH; CHARLES S. AND LILLIAN \*  
 TEAGUE; JOHN W. THOMAS; JOHN W. \*  
 THOMAS AND MARY GIBBS; JAMES S. AND \*  
 DRUCILLA TOLSON; CHARLES TRUSTY; \*  
 HARRY J. AND KATHRYN TUCKER; HARRY \*  
 J. AND KATHRYN TUCKER; SALLIE ANN \*  
 WILLIS; CHARLES E. ZIMMERMAN. \*

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

NO. 5242

ORDERED, this 20th day of September, 1971, by the  
 Circuit Court for Queen Anne's County, in Equity, and by the  
 authority of said Court, that the following tax sales made on the  
 18th day of May, 1971, of the properties therein described in  
 said Report of Sales as assessed to the following parties and in  
 the following Election Districts of Queen Anne's County, as  
 follows, to wit:

- Ferdinand & Olive Schmidt - First Election District
- Sallie Ann Willis - First Election District
- James Coonan - Second Election District
- William H. & Jo Anne Ervin - Second Election District
- Paul G. & Ellen Garvey - Second Election District
- William Jr. & Rosalie Johnson - Second Election District
- John W. Thomas - Second Election District
- John W. Thomas & Mary Gibbs - Second Election District
- Harry J. & Kathryn Tucker - Second Election District
- Harry J. & Kathryn Tucker - Second Election District

JAMES E. THOMPSON, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MD. 21617  
 756-0677

John W. & Clara Gibbs	- Third Election District
<del>William Jackson, Jr.</del>	<del>Third Election District</del>
<del>William A. &amp; Naomi Jackson</del>	<del>Third Election District</del>
Landman, Inc.	- Third Election District
Charles Trusty	- Third Election District
William H. & Elizabeth Adkins	- Fourth Election District
Edwin & Laurette Calvert	- Fourth Election District
Mike L. Dounan	- Fourth Election District
First Fidelity Savings & Loan	- Fourth Election District
First Fidelity Savings & Loan	- Fourth Election District
First Fidelity Savings & Loan	- Fourth Election District
Kenneth E. Foringer	- Fourth Election District
Goldie S. Graham	- Fourth Election District
Ellenora Green	- Fourth Election District
Sherman & Grace Hocker	- Fourth Election District
Henry & Edwin Lessner	- Fourth Election District
Thomas R. Phillips	- Fourth Election District
John & Wanda Rojeck	- Fourth Election District
James S. & Drucilla Tolson	- Fourth Election District
Walter E. Heller & Co.	- Fifth Election District
Charles E. Zimmerman	- Fifth Election District
Leon E. Edwards	- Seventh Election District
Jo-Al Leisure Homes Corp.	- Seventh Election District
Jo-Al Leisure Homes Corp.	- Seventh Election District
Jo-Al Leisure Homes Corp.	- Seventh Election District
Jo-Al Leisure Homes Corp.	- Seventh Election District
Jo-Al Leisure Homes Corp.	- Seventh Election District
Winston & Geneva Simmons	- Seventh Election District
Odith & Betty J. Smith	- Seventh Election District
Odith & Betty J. Smith	- Seventh Election District
Charles S. & Lillian Teague	- Seventh Election District

Reported sold in these proceedings on account of taxes in arrears BE AND THE SAME ARE HEREBY FINALLY RATIFIED AND CONFIRMED, no cause to the contrary thereof having been shown, although notice appears to have been given as provided by the ORDER NISI passed in these proceedings on the 14th day of June, 1971, a Certificate of Publication of said ORDER NISI being filed in this cause showing publication thereof in accordance with said ORDER.

*B. Harbett Turner, Jr.*  
JUDGE

*Filed Sept. 20. 1971*

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Eleventh day of December, in the year nineteen hundred and seventy, the following Order to Docket Suit was brought to be recorded, to wit:-

DAVID C. BRYAN  
Centreville, Maryland 21617  
Assignee

vs.

JOHN ORVILLE MARSHALL and  
EMILY B. MARSHALL, his wife  
P.O. Box 924  
Edgewood, Maryland 21040  
Mortgagors

\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*

In the Circuit Court for

Queen Anne's County

In Equity 5784

Re 2249  
758-1643

Chancery No.

ORDER TO DOCKET SUIT

Mr. Charles W. Cecil, Clerk:

You will please docket suit as per the above titling for foreclosure of the mortgage from John Orville Marshall and Emily B. Marshall, his wife to Ruth W. Draper, dated October 10, 1968, and recorded among the land records of Queen Anne's County, Maryland, in Liber C.W.C. No. 37, folio 603, and assigned by the said Ruth W. Draper to David C. Bryan on November 11, 1970, for collection by foreclosure; default having occurred by reason of the nonpayment when due of the principal and interest of the note secured by said mortgage and the breach of covenants in the mortgage; and you will file in said suit the original of said mortgage as well as the accompanying military affidavit and statement of indebtedness.

*David C. Bryan*  
David C. Bryan, Assignee  
111 Lawyers Row  
Centreville, Maryland  
Telephone: 758-1643

*Sind December 11, 1970*

21  
No. 60395

Re. 26713

LIBER

6 PAGE 660

FOR RECORD Oct. 10, 1968 at 3:00 P.M.

PURCHASE MONEY

THIS MORTGAGE, made this 10<sup>th</sup> day of October, 1968, by and between JOHN ORVILLE MARSHALL and EMILY B. MARSHALL, his wife, of the first part, hereinafter referred to as MORTGAGOR, and RUTH W. DRAPER of the second part, hereinafter referred to as MORTGAGEE.

WHEREAS, the Mortgagor is justly indebted to the Mortgagee for a loan contemporaneous herewith, evidenced by a promissory note of even date herewith in the principal sum of One Thousand Nine Hundred Fifty Dollars (\$ 1,950.00 ) payable, with interest thereon from the date hereof at the rate of seven ( 7 %) per centum per annum on the unpaid principal until paid, at the designated office of the holder, in the manner following: in equal, consecutive, monthly installments in the sum of Thirty-three Dollars and Twenty-six Cents (\$33.26) each commencing one (1) month from the date of these presents, said monthly installments to be applied first to interest on the unpaid principal balance and then to reduction of said principal balance, and by a final payment due six (6) years from the date of these presents in the amount of the unpaid principal balance and final interest thereon.

AND WHEREAS the better to secure the repayment of said loan, with interest, this mortgage is executed and delivered.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and the sum of One Dollar (\$1.00) this day paid, the receipt whereof is hereby acknowledged, the Mortgagor does hereby grant, convey and assign unto the Mortgagee, in fee simple the following described real estate, to wit:

ALL that lot or parcel of ground, situate and lying in or near the village of Dominion in Crab Alley Neck on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described as follows, to wit: BEGINNING at the southeast corner of this property where it intersects the land of (or formerly of) Susan Catherine Jones at a boundary one foot, more or less, east of a cherry tree and running thence in a northerly direction parallel and along the divisional line of this property and the lot of (or formerly of) Charles Thompson 160 feet until it intersects the lands of (or formerly of) Thomas J. Thompson; thence westerly along the line of the lands of the said Thomas J. Thompson 85 feet 6 inches until it intersects the lands of (or formerly of) John H. Thompson; thence southerly along the line of the lands of the said John H. Thompson and across the lane 158 feet to a stone boundary and the lands of Susan Catherine Jones; and thence easterly along the line of the said Susan Catherine Jones 87 feet to the said place of beginning, containing  $\frac{1}{2}$  acre of land, more or less.

BEING all and the same land granted and conveyed unto John Orville Marshall and Emily B. Marshall, his wife, by Ruth W. Draper, widow, by deed of even date herewith and intended to be recorded among the land records of Queen Anne's County aforesaid immediately preceeding the recording of these presents.

Filed Dec. 11, 1970

LIBER

37 PAGE 603



TOGETHER with all buildings and improvements now and hereafter on said land, and all and every the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining, including all heating, lighting and plumbing fixtures now or hereafter attached to or used in connection with the premises herein described, and all rents, issues and profits accruing from the premises hereby mortgaged.

PROVIDED that if the said principal sum of money loaned as aforesaid, and the interest thereon, as evidenced by the said promissory note and any renewals or part renewals thereof, shall be paid when due, and the Mortgagor shall perform all the covenants herein on his part to be performed then this mortgage shall be void; and until default be made in the premises, the Mortgagor shall possess the aforesaid property and be entitled to collect and retain the rents, issues and profits thereof.

AND the Mortgagor covenants with the Mortgagee as follows: (1) To repay the indebtedness, together with interest, secured by this mortgage, when due, (2) to keep the improvements on the premises insured against loss or damage by fire and such other hazards as may be required by the Mortgagee, to the amount of at least the insurable value thereof, in an insurance company or companies selected by the Mortgagee, and to have all said policies so framed or endorsed that the proceeds arising from said policies, in case of loss or damage, shall be payable to the Mortgagee only, and may, at his option, be applied to the extinguishment of the indebtedness and sums secured by this mortgage, whether then due or not, or used for the reconstruction of the improvements on the mortgaged property, and to deliver all said policies to the Mortgagee to be kept by him, (3) to pay all taxes, water and sewer charges, insurance premiums, public dues and assessments, for which the Mortgagor and/or the property hereby mortgaged may become liable, when payable; in the event the Mortgagor fails to make the said payments, the Mortgagee is hereby authorized to pay the same, and the amount so paid shall then be added to the principal indebtedness secured by this mortgage and bear interest at the rate of six (6%) per centum per annum from the date of said payment, and the Mortgagee shall have a lien hereunder on said premises for the amount so paid, together with said interest thereon, (4) to permit, commit or suffer no waste, impairment or deterioration of said property, or any part thereof, and upon the failure of the Mortgagor to keep the improvements on said property in good condition and repair, the Mortgagee may demand the immediate repair thereof or an increase in the amount of security or the immediate repayment of the indebtedness hereby secured, and the failure of the Mortgagor to comply with said demand of the Mortgagee for a period of thirty days shall constitute a breach of this mortgage, and at the option of the Mortgagee, immediately mature the entire principal and interest hereby secured, and the Mortgagee may, without notice, institute proceedings to foreclose this mortgage and apply for the appointment of a receiver as herein provided, (5) that the holder of this mortgage in any action to foreclose it, shall be entitled (without regard to the adequacy of any security for the debt) to the appointment of a receiver to collect the rents, issues and profits of said premises and account therefor as the Court may direct, (6) that in case of default in the payment of said debt, or interest, or any part of either, when due, or in any covenant of this Mortgage, then the whole debt intended to be secured and all moneys owing hereunder or secured hereby shall, at the option of the Mortgagee, be due and demandable, and the Mortgagee, or J. Thomas Clark his hereby duly constituted attorney for the purpose, are hereby authorized to sell said premises after giving not less than twenty days notice of the time, place, manner and terms of sale in some newspaper published in the County where the mortgaged property or some portion thereof is located, and such other notice as the party selling may deem expedient, for cash, or for cash and credit, and to apply the proceeds of sale as follows, to wit:

first, to the payment of all expenses incident to such sale, including a counsel fee of \$ 50.00 for conducting the proceedings if without contest, but if legal services be rendered to the party selling under the above power of sale, in connection with any contested matter in the proceedings, then such other counsel fees and expenses shall be allowed out of the proceeds of sale as the Court may deem proper, and also to the payment of a commission to the party making sale equal to the commission allowed trustees making sales of property under a decree of a Court of equity in the County where the sale is reported; second, to the payment of all claims of the Mortgagee, whether the same shall have matured or not; and third, the balance, if any, to the Mortgagor or to whomsoever shall be entitled to the same. Half of such commissions and all such expenses and costs shall be paid by the Mortgagor in the event that the mortgage debt shall be paid when suit has been docketed in the proper Court for the purpose of foreclosure under the power of sale granted herein, (7) that in the event of sale of the mortgaged property under the power of sale granted herein, all annual crops, pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property as part hereof, (8) that the Mortgagor will warrant specially the property hereby conveyed and will execute such further assurances of said land as may be requisite.

The covenants herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the Mortgagor:

WITNESSES:  
*Betty M. Comegys*  
*Betty M. Comegys*

*John Orville Marshall*  
John Orville Marshall (SEAL)  
*Emily B. Marshall*  
Emily B. Marshall (SEAL)

..... (SEAL)  
..... (SEAL)

STATE OF MARYLAND  
COUNTY OF QUEEN ANNE'S

On this the 10<sup>th</sup> day of October 1968, before me, \* Betty M. Comegys, the undersigned officer, personally appeared John Orville Marshall and Emily B. Marshall, his wife, known to me to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained; and at the same time appeared Ruth W. Draper and made oath in due form of law that the consideration set forth in said mortgage is true and bona fide as therein set forth, ~~and that he is the duly authorized agent of the within named Mortgagor to make this affidavit.~~

IN WITNESS WHEREOF I hereunto set my hand and official seal.

*Betty M. Comegys*



\*Here insert the name of the officer who takes the acknowledgment.

No. 64417.....

RECEIVED FOR RECORD Nov. 12, 1970, 4:08 P.M.

Recorded in CWC 51 Feb 196

# Assignment

OF MORTGAGE FROM John Orville Marshall, et ux

TO Ruth W. Draper AS RECORDED IN

LIBER CWC NO. 37 FOLIO 603

MAIL TO David C. Bryan, Esq., Centreville, Md. 21617

For value received, I hereby assign the within and foregoing mortgage to David C. Bryan, attorney, for collection by foreclosure or otherwise.

Witness my hand and seal this 11th day of November, 1970.

WITNESS:

Lucy Blackiston

Ruth W. Draper (SEAL)  
Ruth W. Draper

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

3/

I HEREBY CERTIFY, that on this 23rd day of November, 1970, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared David C. Bryan, Assignee, and made oath in due form of law that John Orville Marshall and Emily B. Marshall, his wife, the mortgagors referred to in the foregoing Order to Docket Suit, are not now, nor have either of them been within six (6) months prior thereto, in the military service of the United States of America, as defined by the Soldiers' and Sailors' Relief Act, and amendments thereto and that this information is gotten from persons who know the mortgagors.



Lucy Blackiston  
Lucy Blackiston  
Notary Public  
My Commission Expires July 1, 1974.

*Filed December 11, 1970*

RECORDED  
COMMISSIONER OF RECORDS & DEEDS  
STATE OF MARYLAND

DEPARTMENT OF REVENUE

A

DAVID C. BRYAN  
Centreville, Maryland  
Assignee

vs.

JOHN ORVILLE MARSHALL and  
EMILY B. MARSHALL, his wife  
P.O. Box 924  
Edgewood, Maryland 21040  
Mortgagors

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

STATEMENT OF MORTGAGE INDEBTEDNESS

Balance due on principal of note dated October 10, 1968, in the gross amount of \$1,950.00 by John Orville Marshall and Emily B. Marshall to Ruth W. Draper \$1,511.63

With earned interest through November 24, 1970 57.33

STATE OF MARYLAND )

QUEEN ANNE'S COUNTY )

To Wit:

This is to certify that on this 23<sup>rd</sup> day of November, 1970, before the subscriber, a Notary Public of the State and County aforesaid, personally appeared David C. Bryan, Assignee, and made oath in due form of law that the foregoing statement of mortgage indebtedness due by John Orville Marshall and Emily B. Marshall under the above described mortgage note is true to the best of his knowledge and belief, and there is no credit due thereon, except as shown, nor any security therefor except the said mortgage.



Lucy Blackston  
LUCY BLACKSTON  
Notary Public  
My Commission Expires July 1, 1974.

*Filed Dec. 11, 1970*



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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber C.W.C. No. 1 folio 384, a Bond Record Book for Queen Anne's County.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of the Circuit Court for Queen Anne's County, this 11th day of December, Nineteen hundred and seventy.



*Charles J. Cecil*

Clerk of the Circuit Court for Queen Anne's County

*Filed Dec. 11, 1970*

*6*

DAVID C. BRYAN  
Centreville, Maryland 21617  
Assignee

vs.

JOHN ORVILLE MARSHALL and  
EMILY B. MARSHALL, his wife  
P.O. Box 924  
Edgewood, Maryland 21040  
Mortgagors

\* In the Circuit Court for  
\*  
\* Queen Anne's County  
\*  
\* In Equity  
\*  
\*  
\* Chancery No. 5184  
\*

CERTIFICATE OF COMPLIANCE

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, To Wit:

I, David C. Bryan, hereby certify that in accordance with Maryland Rules W74a2(b) and 5 aa, on December 11, 1970 I mailed to John Orville Marshall and Emily B. Marshall, Defendants, at P.O. Box 924, Edgewood, Maryland, 21040, by certified mail, return receipt requested, with postage prepaid, the attached advertisement of sale; also attached hereto is the return receipt showing receipt of said notice.

*David C. Bryan*

David C. Bryan  
Assignee

*Filed Dec. 21, 1970*

## ATTORNEY'S SALE OF VALUABLE FEE SIMPLE REAL ESTATE IN OR NEAR DOMINION

Under and by virtue of the power of sale contained in a mortgage from John Orville Marshall and Emily B. Marshall, his wife, to Ruth W. Draper, dated October 10, 1968, and recorded among the land records of Queen Anne's County, State of Maryland, in Liber C.W.C. No. 37, folio 603, and assigned by the said Ruth W. Draper to David C. Bryan on November 11, 1970, for collection by foreclosure or otherwise; default having occurred in the terms of said mortgage, the undersigned attorney will offer at public auction in front of the Court House Door in the Town of Centreville, Queen Anne's County, State of Maryland, at the hour of 1:30 o'clock P.M., Eastern Standard Time, on

**MONDAY, DECEMBER 21, 1970**

the following described real estate, to wit:

ALL that lot or parcel of ground, situate and lying in or near the village of Dominion in Crab Alley Neck on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described as follows, to wit:

BEGINNING at the southeast corner of this property where it intersects the land of (or formerly of) Susan Catherine Jones at a boundary one foot, more or less, east of a cherry tree and running thence in a northerly direction parallel and along the divisional line of this property and the lot of (or formerly of) Charles Thompson 160 feet until it intersects the lands of (or formerly of) Thomas J. Thompson; thence westerly along the line of the lands of the said Thomas J. Thompson 85 feet 6 inches until it intersects the lands of (or formerly of) John H. Thompson; thence southerly along the line of the lands of the said John H. Thompson and across the lane 158 feet to a stone boundary and the lands of Susan Catherine Jones; and thence easterly along the line of the said Susan Catherine Jones 37 feet to the said place of beginning, containing  $\frac{1}{2}$  acre of land, more or less.

BEING all and the same land granted and conveyed unto John Orville Marshall and Emily B. Marshall, his wife, by Ruth W. Draper, widow, by deed dated October 10, 1968, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 37, folio 601.

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.

IMPROVEMENTS: Two-story residence.

NEAR Crab Alley Creek.

TERMS OF SALE: The purchaser(s) shall be required to pay ten per cent (10%) of the purchase price in cash or by certified check on the day of sale, the balance to be paid within ten (10) days of the ratification of the sale by the Circuit Court of Queen Anne's County and to bear interest at six per cent (6%) from day of sale to day of settlement, or all cash on the day of sale as the purchaser(s) may elect. Full possession will be given to the purchaser(s) upon ratification of the sale and payment of the purchase price. Taxes and all other assessments and charges will be adjusted to the date of final settlement. All transfer expenses, including deeds, title papers, documentary stamps, transfer tax, and notary fees to be paid by the purchaser(s).

At the time and place of sale, the purchaser(s) will be required to make affidavit as required by Rule BR6b3 of the Maryland Rules of Procedure.

DAVID C. BRYAN

Attorney Named in Mortgage

William J. Barcus, Jr., Auctioneer  
11/26-4-T

### INSTRUCTIONS TO DELIVERING EMPLOYEE

Show to whom, date, and address where delivered  Deliver ONLY to addressee  
(Additional charges required for these services)

#### RECEIPT

*Received the numbered article described below.*

REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. 719782	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>1 <i>Emily Marshall</i></p> <p>2</p> </div>
INSURED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED DEC 16 1970	SHOW WHERE DELIVERED (only if requested)

655-10-71648-10 GPO

1  
DAVID C. BRYAN  
Centreville, Maryland 21617  
Assignee  
vs.

JOHN ORVILLE MARSHALL and  
EMILY B. MARSHALL, his wife  
P.O. Box 924  
Edgewood, Maryland 21040  
Mortgagors

\* In the Circuit Court for  
\*  
\*  
\* Queen Anne's County  
\* In Equity

\*  
\*  
\* Chancery No. 5184  
\*

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of David C. Bryan, Assignee of a mortgage from John Orville Marshall and Emily B. Marshall, his wife, to Ruth W. Draper, dated October 10, 1968, and recorded among the land records of Queen Anne's County, Maryland, in Liber C.W.C. No. 37, folio 603, and assigned by the said Ruth W. Draper to David C. Bryan on November 11, 1970, for collection by foreclosure or otherwise, said mortgage containing a power to sell the mortgaged property, to be exercised by the mortgagee or her assigns, after any default in the terms of said mortgage respectfully shows:

That default having occurred in the terms thereof by reason of the non-payment when due of the principal and interest of the note secured by said mortgage, said David C. Bryan filed in this Honorable Court his order to docket suit to foreclose said mortgage, accompanied by the said mortgage, his sworn statement as to the mortgage indebtedness and his bond given to the State of Maryland, executed by himself and the Hartford Accident and Indemnity Company, a body corporate, duly authorized by its charter to become sole surety on bonds of this character, as surety in the full and just sum of Two Thousand Dollars (\$2,000.00), containing the conditions required by law relative to the foreclosure of mortgages under a power of sale contained therein.

That after having advertised the mortgaged premises for sale in accordance with the annexed Certificate of Advertisement in the Queen Anne's Record-Observer, a newspaper published in said County at least once each week for four (4) successive weeks, the first such publication being not less than twenty (20) days prior to sale, said David C. Bryan did attend, in front of the Courthouse door, in the Town of Centreville, Queen Anne's County, Maryland, at the hour of one-thirty o'clock P.M., E.S.T., on December 21, 1970, and after having the auctioneer cry the sale for a considerable length of time, and after reading the advertisement of sale, did sell all that lot, parcel or tract of land, together with the improvements thereon, situate, lying and being in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described in the above mentioned mortgage, and Advertisement of Sale unto Lucy Blackiston, Agent for Ruth W. Draper, she being then and there the highest bidder therefor, at and for the sum of One Thousand Five Hundred Dollars (\$1,500.00).

In that the purchaser is the Mortgagee, this Attorney is confident that she will comply with the terms of sale and no down payment or security has been required. The purchaser's affidavit, re-quired by the Maryland Rules, Certificate of the Auctioneer, and Certificate of the Advertisement of Sale are attached hereto.

The Report states the amount of sale to be One Thousand Five Hundred Dollars (\$1,500.00).

Respectfully submitted,

*David C. Bryan*  
 \_\_\_\_\_  
 David C. Bryan

STATE OF MARYLAND )

QUEEN ANNE'S COUNTY )

To Wit:

I HEREBY CERTIFY, that on this <sup>5<sup>th</sup></sup> day of ~~December, 1970~~ <sup>January, 1971</sup>, before me, the subscriber, the Clerk of Circuit Court, personally appeared David C. Bryan, Assignee in the aforementioned proceedings, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale are true to the best of his knowledge and belief and that the sale 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 ~~December 11, 1970~~ and that the status of the parties mentioned in said affidavit is the same as it was on the date of the filing of said affidavit.

*Charles W. Cecil*  
 \_\_\_\_\_  
 Clerk of Circuit Court

*Filed Jan 5, 1971*



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1

# The Bay Times

P.O. Box 44, Stevensville, Md. 21666 ..... 12/30, 1970

THE BAY TIMES, a body corporate, does hereby certify that the .....

in the case/estate of *Sale*  
*Jeter Osible Marshall &*  
*Emily B. Marshall - Lott St Nepe*

a true copy of which is annexed hereto, was published in the BAY TIMES, a weekly newspaper published at Stevensville, in Queen Anne's County, Maryland, once a week for *4* successive weeks before the *21st* day of *December*, 19*70*, and that the first insertion of said advertisement in said BAY TIMES was on the *21st* day of *December*, 19*70*, and the last insertion on the *17th* day of *December*, 19*70*.

THE BAY TIMES

By *M. J. Rosedale*

*Filed Jan. 5. 1971*

**LEGAL NOTICES****ATTORNEY'S SALE  
OF VALUABLE  
FEE SIMPLE REAL ESTATE  
IN OR NEAR DOMINION**

Under and by virtue of the power of sale contained in a mortgage from John Orville Marshall and Emily B. Marshall, his wife, to Ruth W. Draper, dated October 10, 1968, and recorded among the land records of Queen Anne's County, State of Maryland, in Liber C.W.C. No. 37, folio 603, and assigned by the said Ruth W. Draper to David C. Bryan on November 11, 1970, for collection by foreclosure or otherwise; default having occurred in the terms of said mortgage, the undersigned attorney will offer at public auction in front of the Court House Door in the Town of Centreville, Queen Anne's County, State of Maryland, at the hour of 1:30 o'clock P.M., Eastern Standard Time, on

**MONDAY, DECEMBER 21, 1970**

the following described real estate, to wit:

ALL that lot or parcel of ground, situate and lying in or near the village of Dominion in Crab Alley Neck on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described as follows, to wit:

**BEGINNING** at the southeast corner of this property where it intersects the land of (or formerly of) Susan Catherine Jones at a boundary one foot, more or less, east of a cherry tree and running thence in a northerly direction parallel and along the divisional line of this property and the lot of (or formerly of) Charles Thompson 160 feet until it intersects the lands of (or formerly of) Thomas J. Thompson; thence westerly along the line of the lands of the said Thomas J. Thompson 85 feet 6 inches until it intersects the lands of (or formerly of) John H. Thompson; thence southerly along the line of the lands of the said John H. Thompson and across the lane 158 feet to a stone boundary and the lands of Susan Catherine Jones; and thence easterly along the line of the said Susan Catherine Jones 87 feet to the said place of beginning, containing  $\frac{1}{2}$  acre of land, more or less.

**BEING** all and the same land granted and conveyed unto John Orville Marshall and Emily B. Marshall, his wife, by Ruth W. Draper, widow, by deed dated October 10, 1968, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 37, folio 601.

**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.

**IMPROVEMENTS:** Two-story residencee.

**NEAR** Crab Alley Creek.

**TERMS OF SALE:** The purchaser(s) shall be required to pay ten per cent (10%) of the purchase price in cash or by certified check on the day of sale, the balance to be paid within ten (10) days of the ratification of the sale by the Circuit Court of Queen Anne's County and to bear interest at six per cent (6%) from day of sale to day of settlement, or all cash on the day of sale as the purchaser(s) may elect. Full possession will be given to the purchaser(s) upon ratification of the sale and payment of the purchase price. Taxes and all other assessments and charges will be adjusted to the date of final settlement. All transfer expenses, including deeds, title papers, documentary stamps, transfer tax, and notary fees to be paid by the purchaser(s).

At the time and place of sale, the purchaser(s) will be required to make affidavit as required by Rule BR6b3 of the Maryland Rules of Procedure.

**DAVID C. BRYAN**

Attorney Named in Mortgage

William J. Barcus, Jr., Auctioneer  
11/26-4-T

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CERTIFICATE OF AUCTIONEER

I HEREBY CERTIFY, that I did sell at public auction:

ALL that lot or parcel of ground, situate and lying in or near the village of Dominion in Crab Alley Neck on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described as follows, to wit:

BEGINNING at the southeast corner of this property where it intersects the land of (or formerly of) Susan Catherine Jones at a boundary one foot, more or less, east of a cherry tree and running thence in a northerly direction parallel and along the divisional line of this property and the lot of (or formerly of) Charles Thompson 160 feet until it intersects the lands of (or formerly of) Thomas J. Thompson; thence westerly along the line of the lands of the said Thomas J. Thompson 85 feet 6 inches until it intersects the lands of (or formerly of) John H. Thompson; thence southerly along the line of the lands of the said John H. Thompson and across the lane 158 feet to a stone boundary and the lands of Susan Catherine Jones; and thence easterly along the line of the said Susan Catherine Jones 87 feet to the said place of beginning, containing 1/2 acres of land, more or less.

BEING all and the same lane granted and conveyed unto John Orville Marshall and Emily B. Marshall, his wife, by Ruth W. Draper, widow, by deed dated October 10, 1968, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 37, folio 601.

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.

In front of the Court House door in the Town of Centreville, Queen Anne's County, Maryland, on December 21, 1970, beginning at the hour of 1:30 o'clock P.M. Eastern Standard Time, unto Ruth W. Draper, Lucy Blackiston being her agent, at and for the sum of One Thousand Five Hundred Dollars (\$1,500.00).

*William J. Bowers Jr*  
Auctioneer

*Filed Jan. 5, 1971*

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DAVID C. BRYAN  
Centreville, Maryland 21617  
Assignee

vs.

JOHN ORVILLE MARSHALL and  
EMILY B. MARSHALL, his wife  
P.O. Box 924  
Edgewood, Maryland 21040  
Mortgagors

\* In the Circuit Court for  
\*  
\*  
\* Queen Anne's County  
\*  
\* In Equity  
\*  
\*  
\* Chancery No. 5184

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND :

COUNTY OF QUEEN ANNE'S : SS:

I HEREBY CERTIFY, that on this <sup>5<sup>th</sup></sup> day of *January*, 1970, before me, the subscriber, a <sup>CLERK</sup> ~~Notary Public~~ of the State <sup>CIRCUIT</sup> ~~Court~~ ~~of Maryland, in and~~ for Queen Anne's County, personally appeared Lucy Blackiston, purchaser at the foreclosure sale of this cause and being duly authorized so to do, made oath in due form of law that she purchased all that lot, parcel or tract of land, with improvements, described in the Advertisement of Sale in this cause, as agent for Ruth W. Draper, that no others are interested in said sale as principal or principals, and that she did not directly or indirectly discourage anyone from bidding on said property.

WITNESS my hand and notarial seal.

*Charles W. Cecil*  
CLERK of Court for QUEEN ANNE'S COUNTY  
~~Notary Public~~  
~~My Commission Expires July 1, 1974.~~

*Filed Jan 5, 1971*

ORDER NISI ON SALE

David C. Bryan  
Centreville, Maryland 21617  
Assignee

vs.  
John Orville Marshall and  
Emily B. Marshall, his wife  
P.O. Box 924  
Edgewood, Maryland 21040  
Mortgagors

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

Cause No. 5184

ORDERED, this 5th day of January, 1971, that  
the sale of the real property, made and reported in this cause by  
David C. Bryan, Assignee, be ratified and confirmed,  
on or after the 5th day of February, 1971, unless  
cause to the contrary thereof be previously shown; provided a copy of this order be inserted  
in some newspaper published in Queen Anne's County, Maryland, once in each of three suc-  
cessive weeks before the 29th day of January, 1971.

The report states the amount of sales to be \$ 1,500.00.

*Charles W. Cecil*

Clerk

Filed Jan. 5, 1971

ORDER NISI ON SALE  
In the Circuit Court  
for Queen Anne's County  
In Equity

- Cause No. 5184 -  
David C. Bryan  
Centreville, Maryland 21617  
Assignee

- vs. -  
John Orville Marshall and  
Emily B. Marshall, his wife  
P. O. Box 924  
Edgewood, Maryland 21040  
Mortgagors

ORDERED, this 5th day of  
January, 1971, that the sale of the  
real property, made and reported in  
this cause by David C. Bryan,  
Assignee, be ratified and confirmed,  
on or after the 5th day of  
February, 1971, unless cause to the  
contrary thereof be previously  
shown; provided a copy of this  
order be inserted in some  
newspaper published in Queen  
Anne's County, Maryland, once in  
each of three successive weeks  
before the 29th day of January,  
1971.

The report states the amount of  
sales to be \$1,500.00.

Charles W. Cecil, Clerk  
Filed Jan. 5, 1971

True Copy  
Test: Charles W. Cecil, Clerk  
3t-1-20

Queen Anne's

RECORD-OBSERVER

Centreville, Md., Feb 2, 1971

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that  
the Order Nisi

in the case/estate of Equity Cause No. 5184  
David C. Bryan, Assignee vs. John Orville  
Marshall and Emily B. Marshall, 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 in Centreville, in Queen Anne's  
County, Maryland, once a week for 3 successive weeks before the 29th day  
of JANUARY, 1971, and that the first insertion of said advertisement in  
said QUEEN ANNE'S RECORD-OBSERVER was on the 6th day of JANUARY,  
1971, and the last insertion on the 20th day of January, 1971.

THE RECORD-OBSERVER CORPORATION

By *W. H. Jones*

Filed Feb 3, 1971

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DAVID C. BRYAN  
Centreville, Maryland 21617  
Attorney

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In the Circuit Court for

vs.

Queen Anne's County

JOHN ORVILLE MARSHALL and  
EMILY B. MARSHALL, his wife  
P.O. Box 924  
Edgewood, Maryland 21040

Mortgagors

In Equity  
Chancery No. 5184

FINAL ORDER OF RATIFICATION OF SALE

It is ORDERED, this 3rd day of February, 1970,  
by the Circuit Court for Queen Anne's County, that the sale of  
the real estate made and reported in this cause by David C. Bryan,  
Assignee, be, and the same is hereby finally ratified and con-  
firmed, no cause to the contrary thereof having been shown al-  
though due notice thereof appears to have been given as required  
by the preceding order nisi; and the said assignee is allowed  
the usual commissions and such proper expenses, not personal,  
as he shall produce vouchers therefor to the Auditor.

B. Hackett Turner Jr.  
Judge

Filed Feb 3, 1971

1  
12  
DAVID C. BRYAN, Assignee

IN THE CIRCUIT COURT FOR

vs.

QUEEN ANNE'S COUNTY

JOHN ORVILLE MARSHALL,  
et al.

IN EQUITY No. 5184

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned Court Auditor hereby certifies that on November 1, 1971, the date the audit in the above entitled cause was filed in this Court, that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:


David C. Bryan  
111 Lawyers Row

Centreville, Maryland 21617

John Orville Marshall and  
Emily B. Marshall  
P. O. Box 924  
Edgewood, Maryland 21040

Ruth W. Draper  
Centreville, Maryland 21617

Pursuant to Rule 12 d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on November 1, 1971, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before November 16, 1971, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on November 17, 1971.

  
\_\_\_\_\_  
J. Thomas Clark  
Auditor

*Filed Nov. 1, 1971*

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DAVID C. BRYAN, Assignee

vs.

JOHN ORVILLE MARSHALL,  
et al.

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY no. 5184

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto  
Your Honor, respectfully represents:

1. That this account is stated at the request  
of David C. Bryan, Assignee, wherein it appears that the  
proceeds of sale are insufficient to pay the expenses of  
sale and the mortgage debt. The mortgage deficiency appears  
to be in the sum of \$514.81.

2. That in the within account David C. Bryan,  
Assignee and vendor, is charged with the proceeds of sale  
made by him, and he is allowed thereafter his fee for his  
services and his commissions for making said sale, per  
terms of mortgage, the several court costs, the premium  
on the corporate surety bond filed in this cause, the  
several advertising costs, the auctioneer's charges, U. S.  
Post Office fees, the fee and expenses of your Auditor,  
and the balance was credited toward the mortgage indebtedness.

Respectfully submitted,

*J. Thomas Clark*  
Auditor

NOVEMBER 1, 1971

*Filed Nov. 1, 1971*



Cause No. 5184

The proceeds of the sale of land reported in this cause, in account with David C. Bryan, Assignee, of the mortgage foreclosed in these proceedings (and vendor of said land)

Cr.

1971

Feb. 3 By gross proceeds of the sale of said land, per report of  
said vendor, to wit:-----\$1,500.00

Dr.

To David C. Bryan, Assignee, of mortgage  
foreclosed (and vendor), per terms of  
mortgage, to wit:  
1-His commission for making sale-----\$150.00  
2-His fee for his services----- 50.00           \$ 200.00

To Do., for an amount paid Charles W. Cecil,  
Clerk, for recording assignment of mortgage,  
per receipt exhibited, to wit:----- 4.00

To do., for an amount paid Charles W. Cecil,  
Clerk, for advanced court costs, per  
receipt exhibited, to wit:----- 15.00

To do., for an amount due Charles W. Cecil,  
Clerk, for court costs, per statement  
exhibited, to wit:  
1-Costs of Charles W. Cecil, Clerk---\$ 31.00  
2-Appearance fee of David C. Bryan,  
Attorney----- 10.00           41.00

To do., for an amount paid Hartford Accident and  
Indemnity Co., for the Assignee's corporate  
surety bond filed in this cause, per receipt  
exhibited, to wit:----- 10.00

To do., for an amount paid Bay Times, for publishing  
Notice of Sale, per receipt exhibited, to wit:----- 86.40

To do., for an amount paid Queen Anne's Record-  
Observer, for publishing Order Nisi of Sale,  
per receipt exhibited, to wit:----- 14.00

To do., for an amount paid W. J. Barcus, Jr.,  
Auctioneer, for crying said sale, per rules of  
Court, the sum of----- 25.00

To do., for an amount paid U. S. Post Office, for  
certified mail, notice to mortgagors, per its  
receipt exhibited, to wit:----- .45

November 1, 1971

LIBER

*John A. Clark*  
Auditor  
6 PAGE 077

To J. Thomas Clark, Auditor, as follows:

1-His fee for stating audit-----	\$45.00	
2-His expenses involved in stating audit and notifying parties-----	5.00	\$ 50.00

To Ruth W. Draper, Mortgagee, of the mortgage foreclosed in this cause, the balance, or the sum of-----	1,054.15	
	\$1,500.00	\$1,500.00

November 1, 1971

*J. Thomas Clark*

Auditor

*Filed Nov. 1, 1971*

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NISI RATIFICATION OF AUDIT

David C. Bryan, Assignee

vs.

John Orville Marshall, et al

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

Cause No. 5184

ORDERED, this 1st. day of November, 1971, that the report and  
 account filed in these proceedings by J. Thomas Clark, Auditor,  
 be ratified on or after the 17th. day of November, 1971, unless cause to the  
 contrary thereof be previously shown; provided ~~copy of this order be inserted in each issue of~~  
 notice is given in manner provided by  
 Maryland Rule 595 g to persons entitled thereto.  
~~published in Queen Anne's County, Maryland, once in each of two successive weeks~~  
~~before the xxxxxxxx day of xxxxxxxxxxxxxxxxx 19xx~~

*Charles Reed* Clerk

Filed Nov. 1, 1971

17

DAVID C. BRYAN, ASSIGNEE

VS.

JOHN ORVILLE MARSHALL, ET AL

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 5184

FINAL RATIFICATION OF AUDIT

ORDERED, by the Court that the account of the Auditor is finally ratified and confirmed, and David C. Bryan, assignee, is directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

Dated: Nov. 18, 1971.

*Charles W. Cecil*  
Clerk of the Circuit Court  
for Queen Anne's County

*Filed Nov. 18, 1971*

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this First day of October in the year nineteen hundred and seventy-one, the following Order to Docket Suit was brought to be recorded, to wit:

EDWARD TURNER  
Attorney named in Mortgage  
109 Lawyers Row  
Centreville, Maryland 21617

vs.

MARY LORD, Widow  
Chester, Maryland 21619

IN THE CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY

IN EQUITY

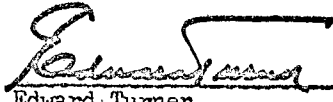
No 5273

Re - 41733

ORDER TO DOCKET SUIT

TO: Charles W. Cecil, Esquire, Clerk:

You will please docket suit, as per the above titling, for foreclosure of the mortgage from Mary Lord, Widow, to Tidewater Bank, dated July 11, 1969 and recorded in Liber C. W.C. No. 42, folio 509, a land record book for Queen Anne's County, State of Maryland, default having occurred in the terms thereof by reason, among others, of the non-payment of the principal and interest due thereunder at the times herein provided for the payment thereof, and you will file in said cause the original mortgage, as well as the accompanying Affidavit, and Statement of Mortgage Debt.

  
Edward Turner  
Attorney Named in Mortgage  
109 Lawyers Row  
Centreville, Maryland 21617  
Telephone: 758-1795

*Filed Oct 1, 1971*

No 61810

R. 32536 RECEIVED FOR RECORD July 4, 1969 at 10:01 AM

v/

PURCHASE MONEY

THIS MORTGAGE, made this 11th day of July, 1969, by and between MARY LORD, WIDOW, party of the first part, hereinafter referred to as MORTGAGOR, and TIDEWATER BANK, a body corporate, party of the second part, hereinafter referred to as MORTGAGEE.

WHEREAS, the Mortgagor is justly indebted to the Mortgagee for a loan contemporaneous herewith, evidenced by a promissory note of even date herewith in the principal sum of ONE THOUSAND FOUR HUNDRED Dollars (\$ 1,400.00 ) payable, with interest thereon from the date hereof at the rate of EIGHT ( 8 %) per centum per annum on the unpaid principal until paid, at the designated office of the holder, to complete the payment of the balance of the purchase money for the hereinafter described real estate, in the manner following:

In monthly installments of SIXTY THREE DOLLARS and THIRTY TWO CENTS (\$63.32) each, including interest as aforesaid, the first of said installments to be payable on the 11th day of August, 1969;

AND WHEREAS, the better to secure the repayment of said loan, with interest, this mortgage is executed and delivered.

PURCHASE MONEY

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and the sum of One Dollar (\$1.00) this day paid, the receipt whereof is hereby acknowledged, the Mortgagor does hereby grant, convey and assign unto the Mortgagee, in fee simple, the following described real estate, to wit:

ALL that lot or parcel of land, situate, lying and being in Crab Alley Neck, on Kent Island, in the Fourth Election District of Queen Anne's County, in the State of Maryland, bounded on the northerly side by the lands of Howard Chance, bounded on the East by the lands of George Walters, bounded on the southerly side by the lands of George Walters, and bounded on the West by the public road, Maryland Route 552 or Dominion Road; CONTAINING approximately one-half of an acre of land, more or less, which said lot has a width and frontage on said public road of 113 feet, a depth on its northerly side of 248 feet, and a width along the rear or easterly side of 22 feet, and a depth along the southerly side of 193 feet; SAVING AND EXCEPTING THEREFROM that portion thereof conveyed unto the State Roads Commission of Maryland by Lawrence R. Chance, single man, by deed dated June 1, 1957 and recorded in Liber T. S. P. No. 35, folio 10, a land record book for Queen Anne's County, State of Maryland.

BEING the same lot or parcel of land which was granted and conveyed unto the said Mary Lord, widow, the mortgagor herein, by Mary Elizabeth Roe, widow, by deed of conveyance bearing even date herewith and recorded, or intended to be recorded, immediately preceding these presents, among the land records of Queen Anne's County, State of Maryland.

July Oct 1, 1971

TOGETHER with all buildings and improvements now and hereafter on said land, and all and every the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining, including all heating, lighting and plumbing fixtures now or hereafter attached to or used in connection with the premises herein described, and all rents, issues and profits accruing from the premises hereby mortgaged.

PROVIDED that if the said principal sum of money loaned as aforesaid, and the interest thereon, as evidenced by the said promissory note and any renewals or part renewals thereof, shall be paid when due, and the Mortgagor shall perform all the covenants herein on his part to be performed then this mortgage shall be void; and until default be made in the premises, the Mortgagor shall possess the aforesaid property and be entitled to collect and retain the rents, issues and profits thereof.

AND the Mortgagor covenants with the Mortgagee as follows: (1) To repay the indebtedness, together with interest, secured by this mortgage, when due, (2) to pay a late charge not to exceed five cents for each dollar of delinquent principal and interest, or a minimum charge of \$2.00, on each payment more than fifteen days in arrears, to cover the extra expense involved in handling delinquent payments, (3) to keep the improvements on the premises insured against loss or damage by fire and such other hazards as may be required by the Mortgagee, to the amount of at least the insurable value thereof, in an insurance company or companies selected by the Mortgagee, and to have all said policies so framed or endorsed that the proceeds arising from said policies, in case of loss or damage, shall be payable to the Mortgagee only, and may, at his option, be applied to the extinguishment of the indebtedness and sums secured by this mortgage, whether then due or not, or used for the reconstruction of the improvements on the mortgaged property, and to deliver all said policies to the Mortgagee to be kept by him, (4) to pay all taxes, water and sewer charges, insurance premiums, public dues and assessments, for which the Mortgagor and/or the property hereby mortgaged may become liable, when payable; in the event the Mortgagor fails to make the said payments, the Mortgagee is hereby authorized to pay the same, and the Mortgagee shall have a lien hereunder on said premises for the amount so paid, (5) to permit, commit or suffer no waste, impairment or deterioration of said property, or any part thereof, and upon the failure of the Mortgagor to keep the improvements on said property in good condition and repair, the Mortgagee may demand the immediate repair thereof or an increase in the amount of security or the immediate repayment of the indebtedness hereby secured, and the failure of the Mortgagor to comply with said demand of the Mortgagee for a period of thirty days shall constitute a breach of this mortgage, and at the option of the Mortgagee, immediately mature the entire principal and interest hereby secured, and the Mortgagee may, without notice, institute proceedings to foreclose this mortgage and apply for the appointment of a receiver as herein provided, (6) that the holder of this mortgage in any action to foreclose it, shall be entitled (without regard to the adequacy of any security for the debt) to the appointment of a receiver to collect the rents, issues and profits of said premises and account therefor as the Court may direct, (7) that in case of default in the payment of said debt, or interest, or any part of either, when due, or in any covenant of this Mortgage, then the whole debt intended to be secured and all moneys owing hereunder or secured hereby shall, at the option of the Mortgagee, be due and demandable, and the Mortgagee, or Edward Turner, its

hereby duly constituted attorney for the purpose, are hereby authorized to sell said premises after giving not less than twenty days notice of the time, place, manner and terms of sale in some newspaper published in the County where the mortgaged property or some portion thereof is located, and such other notice as the party selling may deem expedient, for cash, or for cash and credit, and to apply the proceeds of sale as follows, to wit: first, to the payment of all expenses incident to such sale, including a counsel fee of \$50.00 for conducting the proceedings if without contest, but if legal services be rendered to the party selling under the above power of sale, in connection with any contested matter in the proceedings, then such other counsel fees and expenses shall be allowed out of the proceeds of sale as the Court may deem proper, and also to the payment of a commission to the party making sale equal to the commission allowed trustees making sales of property under a decree of a Court of equity in the County where the sale is reported; second, to the payment of all claims of the Mortgagee, whether the same shall have matured or not; and third, the balance, if any, to the Mortgagor or to whomsoever shall be entitled to the same. Half of such commissions and all such expenses and costs shall be paid by the Mortgagor in the event that the mortgage debt shall be paid when suit has been docketed in the proper Court for the purpose under the power of sale granted herein, (8) that in the event of sale of the mortgaged property under the power of sale granted herein, all annual crops, pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property as part thereof, (9) that the Mortgagor will warrant specially the property hereby conveyed and will execute such further assurances of said land as may be requisite.

The covenants herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the Mortgagor:

WITNESS (as to Mortgagor)  
*Thurman P. Jefferson*

*Mary Lord* (SEAL)  
Mary Lord (SEAL)

..... (SEAL)  
..... (SEAL)

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

On this the 11th day of July, 1969, before me, \*Gloria A. Jones,  
....., the undersigned officer, personally appeared Mary Lord, Widow,  
..... known to me to be the person (x) whose name (st is/str  
subscribed to the within instrument and acknowledged that she executed the same for the purposes therein  
contained; and at the same time appeared Thurman P. Jefferson, Cashier of Tidewater Bank,  
the within named mortgagee,

and made oath in due form of law that the consideration set forth in said mortgage is true and bona fide as therein set forth,  
(and that he is the duly authorized agent of the within named Mortgagee to make this affidavit.)

IN WITNESS WHEREOF I hereunto set my hand and official seal.

*Gloria A. Jones*  
Gloria A. Jones, Notary Public  
My commission expires July 1, 1970.



\*Here insert the name of the officer who takes the acknowledgment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned TIDEWATER BANK does hereby assign all of its right title and interest in and to the within and foregoing instrument unto the FIDELITY TRUST COMPANY.

IN WITNESS WHEREOF the undersigned TIDEWATER BANK has caused this instrument to be signed by its duly authorized officer and its corporate seal to be hereunto set on this 11th day of July 1969.

TIDEWATER BANK  
John D. [Signature]  
President  
(Corporate Seal)

PURCHASE MONEY MORTGAGE NOTE

\$ 1,400.00  
For Value received I, John D. [Signature] of Stevensville, Maryland, do hereby promise to pay to the order of TIDEWATER BANK July 11 1969

TIDEWATER BANK  
KENT ISLAND

the sum of ONE THOUSAND FOUR HUNDRED and 00/100 Dollars

beginning on the 11th day of July 1969, including interest to date of payment of each installment at the rate of 8% per annum on the full amount of balance of note, and payable every month thereafter, with interest as aforesaid, until the full balance is paid.

Upon non-payment of any installment of principal or interest, all remaining installments shall immediately become due and payable, at the option of the holder. The maker or makers, and all other parties hereto, whether endorsers, sureties or guarantors, severally waive presentment, demand, protest and notice, consent to any extension of the time of payment hereof made after maturity by agreement with the maker, or makers, with or without notice, agree to pay 10% for collection, and authorize any attorney of record to appear in any Court, or before any Justice of the Peace, and confess judgment hereon after maturity, or default, and forthwith issue execution for the amount thereof, with interest and costs, with all exemption waived. Also, makers hereby further agree that in the event that makers shall fail to make any installment herein provided for at the time when the same becomes due under the provisions hereof, and said installment shall remain overdue for a period in excess of 15 days, makers promise to pay a "late charge" of five cents (5¢) for each dollar so overdue, or \$2.00, whichever is greater, for the purpose of defraying the expense of following up and handling the said delinquent installment.

\$ 1,400.00  
Monthly

SECURED BY PURCHASE MONEY MORTGAGE ON  
REAL ESTATE

Mary Lord (SEAL)  
\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL)

Filed Oct 1, 1971

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned TIDEWATER BANK does hereby assign all of its right, title and interest in and to the within and foregoing instrument unto THE EQUITABLE TRUST COMPANY.

WITNESS the corporate seal of TIDEWATER BANK and its signature by JOHN DUDLEY SPARKS, SR., its President, attested by THURMAN P. JEFFERSON, its Cashier, on this \_\_\_\_\_ day of August, 1971.

Attest: *Thurman P. Jefferson*  
Thurman P. Jefferson  
Cashier

TIDEWATER BANK  
By: *John Dudley Sparks, Sr.*  
John Dudley Sparks, Sr.  
President  
(Corporate Seal)

SCHEDULE OF PAYMENTS

DATE PAID	INT.	PRIN.	BALANCE
1 8-11-71	9.33	53.99	1346.61
2 9-10-71	8.97	54.35	1291.66
3 10-10-71	8.61	54.71	1236.95
4 11-12-71	8.25	55.07	1181.88
5 12-17-71	7.88	55.44	1126.44
6 1-28-72	7.51	55.81	1070.63
7 3-6-72	7.14	56.81	1013.82
8	6.77	56.58	957.89
9 4-6-72	6.76	55.93	902.89
10 5-10-72	6.39	56.93	846.96
11 6-12-72	6.02	—	791.96
12 8-17-72	18.00	—	773.96
13 2-25-71	30.03	—	743.96
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3

EDWARD TURNER  
Attorney named in Mortgage  
109 Lawyers Row  
Centreville, Maryland 21617

vs.

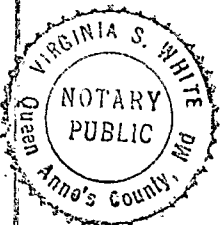
MARY LORD, Widow  
Chester, Maryland 21619

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

AFFIDAVIT

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

I HEREBY CERTIFY that on this *30th* day of *September*, 1971, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared EDWARD TURNER, Attorney named in Mortgage, and made oath in due form of law that Mary Lord, Widow, the mortgagor referred to in the Order to Docket Suit, heretofore filed in this proceeding, is not now, nor has she ever been within six (6) months prior thereto, in the military service of the United States of America, as defined by the Soldiers' and Sailors' Relief Act, and amendments thereto, and that this information is gotten from persons who know the mortgagor.



*Virginia S. White*  
Virginia S. White, Notary Public  
My commission expires July 1, 1974.


*Filed Oct. 1, 1971*

EDWARD TURNER : IN THE CIRCUIT COURT  
 Attorney named in Mortgage : FOR  
 109 Lawyers Row :  
 Centreville, Maryland 21617 : QUEEN ANNE'S COUNTY  
 PLAINTIFF :  
 vs. : IN EQUITY  
 MARY LORD, Widow :  
 Chester, Maryland 21619 :  
 DEFENDANT :  
 : : : : :

STATEMENT OF MORTGAGE DEBT

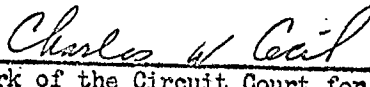
Statement of mortgage debt due and owing as of the day of sale under the mortgage from Mary Lord, Widow, to Tidewater Bank, said mortgage bearing date July 11, 1969 and recorded in Land Liber, Queen Anne's County, C.W.C. No. 42, folio 509.

Amount of the principal mortgage debt secured by said mortgage and as appears from the mortgage note attached hereto - - - - -	\$ 1,400.00
Paid on account - - - - -	<u>499.04</u>
	\$ 900.96
Interest due from March 11, 1971 through September 30, 1971 - - - - -	<u>45.81</u>
	\$ 946.77
Interest for sixty (60) days from day of sale in accordance with Article 66, Section 8A of the Annotated Code of Maryland- - - - -	<u>12.00</u>
	\$ 958.77
Plus 10% collection commissions, as provided in Note, on \$958.77 - - - - -	\$ 95.88
And counsel fee as provided in mortgage - - - - -	<u>50.00</u>
	<u>145.88</u>
Total amount of mortgage debt - - - - -	\$1,104.65

  
 Edward Turner  
 Attorney named in Mortgage  
 109 Lawyers Row  
 Centreville, Maryland 21617  
 Telephone: 758-1795

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

I HEREBY CERTIFY, that on this 1st day of Oct, 1971, before me, the subscriber, the Clerk of the Circuit Court for Queen Anne's County, personally appeared EDWARD TURNER, the Attorney named in Mortgage, and made oath in due form of law that the foregoing is a true Statement of Mortgage Debt due from Mary Lord, Widow, as Mortgagor under the Mortgage mentioned and described in the said Statement, to the best of his knowledge and belief; and that the Defendant, Mary Lord, Widow, is not in the Military Service of the United States, and that she has not been in such service within SIX (6) MONTHS prior hereto; and that this information is obtained from persons who know the Defendant.

  
 Clerk of the Circuit Court for  
 Queen Anne's County.

Dated Oct 1, 1971

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52-73  
1971

RECEIVED FOR RECORD Oct 1, 1971

LIBER 1 PAGE 416

# Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE 21203

KNOW ALL MEN BY THESE PRESENTS:

That we, Edward Turner, of Contreville, Queen Anne's County, Maryland

..... as Principal,  
and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of One Thousand five hundred .....  
..... 00/100 ..... Dollars,  
to be paid to the said State 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 or Assigns jointly and severally, firmly by these presents.

Scaled with our seals and dated this 30th day of September  
in the year of our Lord one thousand-nine hundred and seventy-one.

Whereas, the above bounden Edward Turner

by virtue of the power contained in a mortgage from MARY LORD, Widow

to Tidewater Bank

bearing date the 11th day of July, 1969 and recorded

among the mortgage records of Queen Anne's County

in Liber C&C No. 42 Folio 509 rusty

is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden

EDWARD TURNER

do and shall well and truly and faithfully perform the trust reposed in him  
under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

In Testimony Whereof, the above bounden Edward Turner

has hereto set his hand and seal and the said body corporate has caused these presents to be duly signed by its Attorney-in-Fact, the day and year first herein above written.

Signed, sealed and delivered in the presence of:

Wiley P. Beaton Edward Turner (SEAL)

..... (SEAL)

Witness:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

Catherine E. Moore  
As to Surety

By William M. Chestnut  
Attorney-in-Fact

Certified copy of Power of Attorney attached

LIBER 1 PAGE 415

LIBER

MD322a-1M, 10-65 171021  
Mortgagee's or Attorney's Bond

Security approved and Bond filed Oct. 1, 1971. Chesapeake Civil Club

LIBER

6 PAGE 687

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from  
Liber C.W.C. No. 1 folio 416, a Bond Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribed  
my name and affix the Seal of the Circuit  
Court for Queen Anne's County, this 1st  
day of October, nineteen hundred seventy-  
one.

*Charles S. Cecil*

Clerk of the Circuit Court for Queen  
Anne's County

6/

EDWARD TURNER	:	IN THE CIRCUIT COURT
Attorney named in Mortgage	:	
109 Lawyers Row	:	FOR
Centreville, Maryland 21617	:	QUEEN ANNE'S COUNTY
vs.	:	
MARY LORD, Widow	:	IN EQUITY NO. 5273
Chester, Maryland 21619	:	
:	:	:

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of Edward Turner, Attorney named in Mortgage from Mary Lord, Widow, to Tidewater Bank, dated July 11, 1969, and recorded among the land records of Queen Anne's County, Maryland, in Liber C. W. C. No. 42, folio 509, (said Mortgage having been assigned to The Equitable Trust Company on the 7th day of August, 1971, and recorded in Liber C. W. C. No. 57, folio 316 a land record book for the County and State aforesaid) in which the undersigned attorney is designated by name to exercise the power of sale after any default in the terms of said mortgage respectfully shows:

That default having occurred in the terms thereof by reason of the non-payment when due of the principal and interest of the note secured by said mortgage, said attorney named in mortgage filed in this Honorable Court his order to docket suit to foreclose said mortgage, accompanied by the said mortgage, his sworn statement as to the mortgage indebtedness and his bond given to the State of Maryland, executed by himself and Fidelity and Deposit Company, a body corporate, duly authorized by its charter to become sole surety on bonds of this character, as surety in the full and just sum of One Thousand Five Hundred Dollars (\$1,500.00), containing the conditions required by law relative to the foreclosure of mortgages under a power of sale contained therein.

That after having advertised the mortgaged premises for sale in accordance with the annexed Certificate of Advertisement in the Queen Anne's Record-Observer, a newspaper published in said County at least once each week for four (4) successive weeks, the first such publication being not less than twenty (20) days prior to sale, said attorney named in mortgage did attend, in front of the Courthouse door, in the Town of Centreville, Queen Anne's County, Maryland, at the hour of 1:30 P.M., Eastern Standard Time, on Tuesday, November 30, 1971, and after having the auctioneer cry the sale for a considerable length of time, and after reading the advertisement of sale, did sell all that lot, parcel or tract of land, together with the improvements thereon, situate, lying and being in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described in the above mentioned mortgage, and Advertisement of Sale unto JOSEPH B.

STEPHENS  
 being then and there the highest bidder therefor, at and for the sum of FOUR THOUSAND SIX HUNDRED DOLLARS AND (\$ 4,600.00) one-third (1/3) of which, or the sum of \$ 1,533.33 having been paid in cash on the day of sale in compliance with the said Advertisement of Sale.

The Purchaser's Affidavit, required by the Maryland Rules, Certificate of the Auctioneer, and Certificate of the Advertisement of Sale are attached hereto.

The Report states the amount of sale to be FOUR THOUSAND SIX HUNDRED DOLLARS (\$ 4,600.00).

Respectfully submitted,

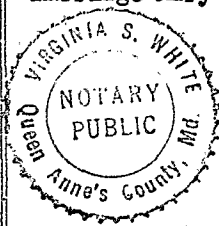
*Edward Turner*

Edward Turner  
Attorney named in Mortgage

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

I HEREBY CERTIFY, that on this 6th day of December, 1971, before me, the subscriber, a Notary Public in and for Queen Anne's County, State of Maryland, personally appeared EDWARD TURNER, Attorney named in Mortgage, in the aforementioned proceedings, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale are true to the best of his knowledge and belief and that the sale 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 heretofore filed in this cause, and that the status of the party mentioned in said affidavit is the same as it was on the date of the filing of said affidavit; except that Mary Lord, Widow is now by virtue of her recent marriage Mary Lord Darrell.



*Virginia S. White*

Virginia S. White  
Notary Public

My commission expires July 1, 1974.

*Filed Dec. 7, 1971*

1  
Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., Dec. 7 1971

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that  
the Mortgage sale of Real Estate Notice

in the case/estate of Mary Lord

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 30th day of November 1971, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 3rd day of Nov. 1971, and the last insertion on the 24th day of Nov. 1971

THE RECORD-OBSERVER CORPORATION

By *William Thomas*

*Filed Dec. 7, 1971*

**MORTGAGE SALE  
OF REAL ESTATE**

Under and by virtue of the Power of Sale contained in a mortgage from Mary Lord, Widow, to Tidewater Bank dated July 11, 1969 and recorded in Liber C.W.C. No. 42, folio 509, a land record book for Queen Anne's County, State of Maryland, default having occurred in the terms of said mortgage, the undersigned attorney named in said mortgage to make sale in the event of default, will offer at public sale to the highest bidder, on

**TUESDAY, NOVEMBER 30, 1971**

at 1:30 o'clock P.M. in front of the Court House Door in the town of Centreville, Queen Anne's County, Maryland, all of the following described real estate, to wit:

ALL that lot or parcel of land, situate, lying and being in Crab Alley Neck, on Kent Island, in the Fourth Election District of Queen Anne's County, in the State of Maryland, bounded on the northerly side by the lands of Howard Chance, bounded on the East by the lands of George Walters, bounded on the southerly side by the lands of George Walters, and bounded on the West by the public road, Maryland Route 552 or Dominion Road; CONTAINING approximately one-half of an acre of land, more or less, which said lot has a width and frontage on said public road of 113 feet, a depth on its northerly side of 248 feet, and a width along the rear or easterly side of 22 feet, and a depth along the southerly side of 193 feet; SAVING AND EXCEPTING THEREFROM that portion thereof conveyed unto the State Roads Commission of Maryland by Lawrence R. Chance, single man, by deed dated June 1, 1957 and recorded in Liber T.S.P. No. 35, folio 10, a land record book for Queen Anne's County, State of Maryland.

BEING the same lot or parcel of land which was granted and conveyed unto the said Mary Lord, Widow, by Mary Elizabeth Roc, Widow, by deed of conveyance bearing date July 11, 1969, and recorded in Liber C.W.C. No. 42, folio 507, a land record book for Queen Anne's County, State of Maryland.

TERMS OF SALE: One third (1/3) of the purchase money will be required in cash on the day of sale, and the balance thereof is to be paid upon ratification of the sale by the Court and is to be secured by note of the purchasers bearing interest from the day of sale at six per centum (6%). Taxes and Insurance will be adjusted to the day of sale and all title papers, deed of conveyance, revenue stamps, transfer tax, and recordation costs to be at the purchasers' expense. Possession will be given upon ratification of sale.

EDWARD TURNER

Attorney named in Mortgage

Joseph A. Jackson, Auctioneer

4t-11-24



EDWARD TURNER  
Attorney named in Mortgage  
109 Lawyers Row  
Centreville, Maryland 21617

VS.

MARY LORD, Widow  
Chester, Maryland 21619

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

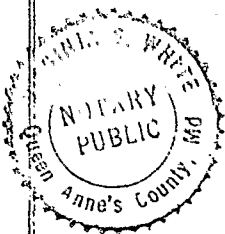
IN EQUITY NO. 5273

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND :  
COUNTY OF QUEEN ANNE'S : SS:

I HEREBY CERTIFY, that on this 30th day of November, 1971,  
before me, the subscriber, a Notary Public of the State of Maryland, in and  
for Queen Anne's County, personally appeared JOSEPH B. STEPHENS  
, purchaser at the  
foreclosure sale of this cause and made oath in due form of law that he  
purchased all that lot, parcel or tract of land, with improvements, described  
in the Advertisement of Sale in this cause, and that no others are interested  
in said sale as principal or principals, and that he did not directly  
or indirectly discourage anyone from bidding on said property.

WITNESS my hand and notarial seal.



*Virginia S. White*  
Virginia S. White  
Notary Public  
My commission expires July 1, 1974.

*Filed Dec. 7, 1971*

CERTIFICATE OF AUCTIONEER

I HEREBY CERTIFY, that I did sell at public auction:

9  
/

ALL that lot or parcel of land, situate, lying and being in Crab Alley Neck, on Kent Island, in the Fourth Election District of Queen Anne's County, in the State of Maryland, bounded on the Northerly side by the lands of Howard Chance, bounded on the East by the lands of George Walters, bounded on the Southerly side by the lands of George Walters, and bounded on the West by the public road, Maryland Route 552 or Dominion Road; CONTAINING approximately one-half of an acre of land, more or less, which said lot has a width and frontage on said public road of 113 feet, a depth on its Northerly side of 248 feet, and a width along the rear or Easterly side of 22 feet, and a depth along the Southerly side of 193 feet; SAVING AND EXCEPTING THEREFROM that portion thereof conveyed unto the State Roads Commission of Maryland by Lawrence R. Chance, single man, by deed dated June 1, 1957 and recorded in Liber T. S. P. No. 35, folio 10, a land record book for the County and State aforesaid;

BEING the same lot or parcel of land which was granted and conveyed unto the said Mary Lord, Widow, by Mary Elizabeth Roe, Widow, by deed of conveyance bearing date July 11, 1969, and recorded in Liber C. W. C. No. 42, folio 507, a land record book for the County and State 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.

In front of the Court House door in the Town of Centreville, Queen Anne's County, Maryland, on Tuesday, November 30, 1971, beginning at the hour of 1:30 P.M., Eastern Standard Time, unto JOSEPH B. STEPHENS - - -

at and for the sum of. FOUR THOUSAND SIX HUNDRED DOLLARS (\$4,600.00). - -

*Joseph A. Jackson*  
Joseph A. Jackson,  
Auctioneer

*Filed Dec 7 1971*

EDWARD TURNER  
Attorney named in Mortgage  
109 Lawyers Row  
Centreville, Maryland 21617

vs.

MARY LORD, Widow  
Chester, Maryland 21619

IN THE CIRCUIT COURT

FOR

QUEEN ANNE'S COUNTY

IN EQUITY NO. 5273

CERTIFICATE OF COMPLIANCE

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

I, Edward Turner, hereby certify that in accordance with Maryland Rules W74a2(b) and 5 aa, on November 10, 1971, I mailed to Mary Lord, who is now by virtue of her recent marriage Mary Lord Darrell, Defendant, at P. O. Box 187, Townsend, Delaware 19734, by certified mail, return receipt requested, with postage prepaid, the attached Advertisement of Sale; also attached hereto is the return receipt showing receipt of said notice.

*Edward Turner*  
Edward Turner  
Attorney named in Mortgage

SENDER: Be sure to follow instructions on other side

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S)  
(Additional charges required for these services)

Show to whom, date and address where delivered  Deliver ONLY to addressee

RECEIPT

Received the numbered article described below

REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. 876250	<i>Mary Lord Darrell</i> SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
INSURED NO.	<i>Blair S. Lord</i> SHOW WHERE DELIVERED (Only if requested, and include ZIP Code)
DATE DELIVERED 11/23/71	

*File Dec. 7, 1971*

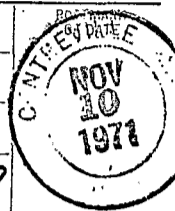
LIBER

6 MAR 5 1972

No. 876250

## RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO	
MARY L. DARRE II	
STREET AND NO.	
P.O. Box 187	
P.O., STATE AND ZIP CODE	
Townsend, Del. 19724	
OPTIONAL SERVICES FOR ADDITIONAL FEES	
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered ..... 15¢ With delivery to addressee only ..... 5¢
	2. Shows to whom, date and where delivered .. 35¢ With delivery to addressee only ..... 85¢
	DELIVER TO ADDRESSEE ONLY ..... 50¢
	SPECIAL DELIVERY (extra fee required) .....



PS Form 3800 NO INSURANCE COVERAGE PROVIDED— (See other side)  
Apr. 1971 NOT FOR INTERNATIONAL MAIL R GPO: 1970 O-507-498

### MORTGAGE SALE OF REAL ESTATE

Under and by virtue of the Power of Sale contained in a mortgage from Mary Lord, Widow, to Tidewater Bank dated July 11, 1969 and recorded in Liber C.W.C. No. 42, folio 509, a land record book for Queen Anne's County, State of Maryland, default having occurred in the terms of said mortgage, the undersigned attorney named in said mortgage to make sale in the event of default, will offer at public sale to the highest bidder, on

**TUESDAY, NOVEMBER 30, 1971**

at 1:30 o'clock P.M. in front of the Court House Door in the town of Centerville, Queen Anne's County, Maryland, all of the following described real estate, to wit:

ALL that lot or parcel of land, situate, lying and being in Crab Alley Neck, on Kent Island, in the Fourth Election District of Queen Anne's County, in the State of Maryland, bounded on the northerly side by the lands of Howard Chance, bounded on the East by the lands of George Walters, bounded on the southerly side by the lands of George Walters, and bounded on the West by the public road, Maryland Route 552 or Dominion Road; CONTAINING approximately one-half of an acre of land, more or less, which said lot has a width and frontage on said public road of 113 feet, a depth on its northerly side of 248 feet, and a width along the rear or easterly side of 22 feet, and a depth along the southerly side of 193 feet; SAVING AND EXCEPTING THEREFROM that portion thereof conveyed unto the State Roads Commission of Maryland by Lawrence R. Chance, single man, by deed dated June 1, 1957 and recorded in Liber T.S.P. No. 35, folio 10, a land record book for Queen Anne's County, State of Maryland.

BEING the same lot or parcel of land which was granted and conveyed unto the said Mary Lord, Widow, by Mary Elizabeth Roc, Widow, by deed of conveyance bearing date July 11, 1969, and recorded in Liber C.W.C. No. 42, folio 507, a land record book for Queen Anne's County, State of Maryland.

TERMS OF SALE: One third (1/3) of the purchase money will be required in cash on the day of sale, and the balance thereof is to be paid upon ratification of the sale by the Court and is to be secured by note of the purchasers bearing interest from the day of sale at six per centum (6%). Taxes and insurance will be adjusted to the day of sale and all title papers, deed of conveyance, revenue stamps, transfer tax, and recordation costs to be at the purchasers' expense. Possession will be given upon ratification of sale.

EDWARD TURNER

Attorney named in Mortgage

Joseph A. Jackson, Auctioneer

4t-11-24

ORDER NISI ON SALE

EDWARD TURNER  
Attorney named in Mortgage  
109 Lawyers Row  
Centreville, Maryland 21617

vs.

Mary Lord, Widow  
Chester, Maryland 21619

ORDERED, this 7th. day of December, 1971, that

the sale of the real property, made and reported in this cause by Edward Turner, Attorney named in Mortgage, be ratified and confirmed, on or after the 7th. day of January, 1972, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 31st. day of December, 1971.

The report states the amount of sales to be \$4,600.00.

Charles W. Cecil Clerk

Filed Dec. 7, 1971

NOTICE

ORDER NISI ON SALE  
EDWARD TURNER  
Attorney named in Mortgage  
109 Lawyers Row  
Centreville, Maryland 21617

vs.

Mary Lord, Widow  
Chester, Maryland 21619

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

Cause No. 5273

ORDERED, this 7th. day of December, 1971, that the sale of the real property, made and reported in this cause by Edward Turner, Attorney named in Mortgage, be ratified and confirmed, on or after the 7th. day of January, 1972, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 31st. day of December, 1971.

The report states the amount of sales to be \$4,600.00;

Charles W. Cecil, Clerk

Filed Dec. 7, 1971

True Copy

Test: Charles W. Cecil, Clerk

3t-12-22

Queen Anne's  
RECORD-OBSERVER

Centreville, Md., Jan. 11, 1972

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice

in the case/estate of Mary Lord

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 3 successive weeks before the 31st day of Dec., 1971, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 8th day of Dec 1971, and the last insertion on the 22nd day of Dec 1971.

THE RECORD-OBSERVER CORPORATION

By [Signature]

Filed Jan 11, 1972

1/3

EDWARD TURNER  
Attorney named in Mortgage  
109 Lawyers Row  
Centreville, Maryland 21617

vs.

MARY LORD, Widow  
Chester, Maryland 21619

IN THE CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY NO. 5273

FINAL ORDER OF RATIFICATION OF SALE

*this 14th day of January, 1972,*  
It is ORDERED, by the Circuit Court for Queen Anne's County, that the sale of the real estate made and reported in this cause by Edward Turner, Attorney named in Mortgage, be, and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although due notice thereof appears to have been given as required by the preceding Order Nisi; and the said Attorney named in Mortgage is allowed the usual commissions and such proper expenses, not personal, as he shall produce vouchers therefore to the Auditor.

*James A. Wise*  
JUDGE

*Filed Jan. 17, 1972*

EDWARD TURNER, Attorney

vs.

MARY LORD

IN THE CIRCUIT COURT FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY  
Chancery No. 5273

14

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomad Clark, Auditor, unto Your Honor, respectfully represents:

1. That this Account is stated at the request of Edward Turner, Attorney in Mortgage, and the mortgage is paid off and there are some surplus proceeds.

2. That in the within account Edward Turner, Attorney named in Mortgage and vendor, is charged with the proceeds of sale made by him, and he is allowed there- after his commissions for making said sale, the court costs, the premium on the corporate surety bond filed in this cause, the auctioneer's fees for crying said sale, the several advertising costs, and the fee and expenses of your auditor.

Respectfully submitted,

*J. Thomas Clark*  
Auditor

February 16, 1972

*Filed Feb. 16, 1972*

CAUSE NO. 5273

The proceeds of the sale of land reported in this cause, in account with Edward Turner, Attorney named in Mortgage, of the mortgage foreclosed in these proceedings (and vendor of said land)

Cr.

1972

Jan. 14th By gross proceeds of the sale of said land, per report  
of said vendor, to wit----- \$4,600.00

Dr.

To Edward Turner, Attorney named in  
Mortgage (and vendor), per terms of  
mortgage, to wit:  
1-His commissions for making sale.....\$380.00  
2-His fee for his services----- 50.00      \$ 430.00

To do, paid to Charles W. Cecil, Clerk,  
by Edward Turner, for advance court  
costs----- 15.00

To do, money due Charles W. Cecil, Clerk,  
1-for additional court costs due----- 33.00  
2-for appearance of Edward Turner---- 10.00      43.00

To do, Fidelity & Deposit Company of  
Maryland, Mortgage Foreclosure Bond  
of Edward Turner----- 10.00

To do, Sellers share of 1971-72 state  
& county taxes (5 months), paid to  
Oscar A. Schulz, Treas., by Edward  
Turner----- 22.30

To do, Notary fees for Virginia S. White,  
paid by Edward Turner----- 3.00

To do, advertising in Queen Anne's Co.  
Record Observer, paid by Edward  
Turner  
1-Advertising Sale..... 93.75  
2-Order Nisi----- 12.00      105.75

To do, paid to Joseph A. Jackson,  
Auctioneer for crying the mortgage  
sale----- 25.00

February 16, 1972

*J. Thomas Clark*  
Auditor

To J. Thomas Clark, as follows:		
1-His fee for stating audit-----	\$45.00	
2-His expenses involved in stating audit and notifying parties-----	<u>10.00</u>	\$55.00
To The Equitable Trust Company due on the account of Mary Lord Darrell which is principal & interest-----		\$973.04
To Mary Lord <del>XXXXXX</del> , the surplus proceeds-----	<u>\$2,917.91</u>	
	\$4,600.00	<u>\$4,600.00</u>

February 16, 1972

*J. Thomas Clark*  
Auditor

*Filed Feb. 16, 1972*

EDWARD TURNER, Attorney	*	IN THE CIRCUIT COURT FOR
vs.	*	QUEEN ANNE'S COUNTY
MARY LORD	*	IN EQUITY
	*	Chancery No. 5273

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned, Court Auditor hereby certifies that on February 16, 1972, the date the audit in the above entitled cause was filed in this Court, that he did by U.S. First Class Mail notify the following interested parties to this cause, to wit:

Edward Turner, Attorney  
Centreville,  
Maryland 21617

(formerly)  
The Tidewater Bank  
Equitable Trust Company  
Stevensville, Maryland 21666

Mrs. Mary Lord Darrell  
P.O. Box 187  
Townsend, Delaware 19734

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned, was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on February 16, 1972, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before March 1, 1972, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on March 2, 1972.

*J. Thomas Clark*  
J. Thomas Clark  
Auditor

*Filed Feb 16, 1972*



LAW OFFICES  
CLARK & CLARK  
118 N. COMMERCE STREET  
CENTREVILLE, MD. 21617  
TELEPHONE 758-1392 AREA CODE 301

J. THOMAS CLARK  
JOHN T. CLARK, III

February 16, 1972

TO WHOM IT MAY CONCERN:

Pursuant to Rule 12d, Rules of the Second Judicial Circuit Of Maryland, enclosed herewith is a copy of the audit duly certified by the undersigned Auditor, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notice is hereby given that the audit in the cause entitled, "Edward Turner, Attorney vs. Mary Lord", being Cause No. 5273, in The Circuit Court for Queen Anne's County, in Equity, has been filed with the Clerk of said Court in said cause, Centreville, Maryland, on February 16, 1972, and that exceptions to said audit must be filed on or before March 1, 1972, or the account may thereupon be ratified on March 2, 1972.

Very truly yours,

*J. Thomas Clark*

J. Thomas Clark  
Auditor

*File Feb 16 1972*

NISI RATIFICATION OF AUDIT

*16.*

Edward Turner, Attorney named in  
Mortgage

vs.

Mary Lord, Widow

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

Cause No. 5273

ORDERED, this 16th. day of February, 19 72, that the report and account filed in these proceedings by J. Thomas Clark, Auditor, be ratified on or after the 3rd. day of March, 19 72, unless cause to the contrary thereof be ~~shown~~ shown; provided a ~~copy~~ notice is given in manner provided by Maryland Rule 595 to persons entitled thereto.  
~~before the~~ ~~xxxxxxx~~ day of ~~xxxxxxx~~

*Charles W Cecil* Clerk

Filed Feb. 16, 1972

LIBER

6 PAGE 701

17  
EDWARD TURNER, ATTORNEY  
NAMED IN MORTGAGE

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

vs.

MARY LORD, widow

Cause No. 5273

FINAL RATIFICATION OF AUDIT

ORDERED by the Court that the Account of the Auditor is finally ratified and confirmed, and Edward Turner, Attorney named in mortgage, is directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

*Charles W. Coak*  
Clerk of Circuit Court for  
Queen Anne's County

Dated: March 3, 1972

*Filed Mar 3, 1972*

QUEEN ANNE'S COUNTY, TOWIT: Be it remembered that on this Thirty-first day of March, in the year nineteen hundred and seventy, the following Order to Docket Suit was brought to be recorded, to wit: -

DAVID C. BRYAN  
Centreville, Maryland 21617  
Attorney

vs.

EUGENE CECIL  
Church Hill, Maryland  
Mortgagor

\* In the Circuit Court for  
\*  
\* Queen Anne's County  
\*  
\* In Equity  
\*  
\* Chancery No. 5119

10.500

23792

3/21/70

ORDER TO DOCKET SUIT

Mr. Charles W. Cecil, Clerk:

You will please docket suit as per the above titling for foreclosure of the mortgage from Eugene Cecil to J. Alvin Holland and Dorothy Mae Holland, his wife, dated December 23, 1968, and recorded among the land records of Queen Anne's County, Maryland, in Liber C.W.C. No. 39, folio 103, in which the undersigned attorney is designated by name to exercise the power of sale; default having occurred in the terms thereof by reason of the non-payment when due of the principal and interest of the note secured by said mortgage; and you will file in said suit the original of said mortgage ~~AND THE ORIGINAL STATEMENT OF DEBT~~ as well as the accompanying military affidavit and statement of indebtedness.

*David C. Bryan*  
David C. Bryan, Attorney Named  
in Mortgage  
111 Lawyers Row  
Centreville, Maryland  
Telephone: 758-1643

*Filed Mar 31, 1970*

No. 60774

LIBER

6 PAGE 704

Re27742 Received for Recd Dec. 24, 1968 - 11:15 A.

PURCHASE MONEY

*2/* This Mortgage, made this *23rd* day of *December*, 19.68, by and between EUGENE CECIL, of Queen Anne's County, in the State of Maryland, hereinafter called "Mortgagor", and J. ALVIN HOLLAND and DOROTHY MAE HOLLAND, his wife, of Queen Anne's County, in the State of Maryland, hereinafter called "Mortgagees";

WHEREAS, the said Mortgagor is justly indebted unto the Mortgagees in the full and just sum of Eleven Thousand Dollars (\$11,000.00) for money this day lent and advanced to the Mortgagor for part of the purchase price of the hereinafter described real estate, as represented by a promissory note for the said sum of Eleven Thousand Dollars (\$11,000.00) bearing even date herewith and payable at the designated office of the holder, with interest at the rate of seven per centum (7%) per annum, in one hundred sixty-eight (168) equal, consecutive, monthly installments in the sum of One Hundred Two Dollars and Ninety Cents (\$102.90) each, due one (1) month from the date of said note and monthly thereafter, said payments comprising both principal and interest; and

WHEREAS, it was a condition precedent to the making of the aforesaid loan of Eleven Thousand Dollars (\$11,000.00), represented by the aforesaid promissory note, that the same, together with any and all renewals and part renewals of the same should be secured by the execution and delivery of this mortgage; the term "renewals" to include renewal or part renewal of the original or any renewal note.

NOW, THEREFORE, THIS PURCHASE MONEY MORTGAGE WITNESSETH, that in consideration of the premises and the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the said Eugene Cecil does hereby grant and convey unto J. Alvin Holland and Dorothy Mae Holland, his wife, as tenants by the entireties and not as tenants in common, their assigns, and the survivor of them, his or her heirs and assigns, in fee simple, all of 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, in the State of Maryland, on the southeast side of the state highway leading from Centreville to Church Hill, which is more particularly described as follows, to wit:

BEGINNING for the same on the right-of-way line of said state highway at the northern corner of land conveyed to Queen Anne's Soil Conservation District by Ernest J. Rothwell by deed dated March 19, 1957, and recorded among the land records of said Queen Anne's County in Liber T.S.P. No. 33, folio 442, and running thence in a northeasterly direction by and with the southeastern right-of-way line of said state highway approximately 282 feet to a point witnessed by a stake where a concrete marker is to be set in the ground near the intersection of said right-of-way line and the 18-foot private way which has been laid down and leads to the land granted to James F. Johnson and wife by Ernest J. Rothwell by deed dated November 27, 1956, and recorded among said land records in Liber T.S.P. No. 32, folio 98; thence in a straight line in a generally southeasterly direction through said marker to another stake where a concrete marker is to be set near a bend in the abovementioned private way; thence in a generally southeasterly direction in a straight line to another concrete marker set in the line of said Johnson land adjacent to the abovementioned private way; thence in a generally southwesterly direction by and with the inside edge of a ditch and the said Johnson land to a marker placed in the ground at the end of the third line described in the said deed to James F. Johnson and wife; thence in an easterly or southeasterly direction by and with the third line described in said deed to James F. Johnson and wife reversed, a distance of approximately 150 feet to a marker and land of Frances Benney; thence in a southwesterly direction with the land of Frances Benney to the land conveyed as aforesaid to Queen Anne's Soil Conservation District; and thence with the last mentioned land North 58 degrees West, 679.4 feet to the place of beginning.

*Filed Mar 31, 1970*

BEING all and the same land granted and conveyed unto Eugene Cecil by J. Alvin Holland and Dorothy Mae Holland, his wife, by deed bearing even date herewith and recorded or intended to be recorded among the land records of Queen Anne's County 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 ALSO TOGETHER with the trailer with additional room and other outbuildings located thereon, as well as the personal property located in the trailer.



3

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

I HEREBY CERTIFY, that on this 31st day of *March*, 1970, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared David C. Bryan, Attorney named in mortgage, and made oath in due form of law that Eugene Cecil, the mortgagor referred to in the foregoing Order to Docket Suit, is not now, nor has he been within six (6) months prior thereto, in the military service of the United States of

America, as defined by the Soldiers' and Sailors' Relief Act, and amendments thereto and that this information is gotten from persons who know the mortgagor.



*Lucy Blackston*  
\_\_\_\_\_  
Lucy BLACKSTON  
Notary Public  
My Commission Expires July 1, 1970.

*Filed Mar 31, 1970*





ch 5119

5

LIBER 1 PAGE 358

RECEIVED FOR RECORD APR 7 1970

STATE OF MARYLAND )  
 ) SS:  
QUEEN ANNE'S COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That we, David C. Bryan of Queen Anne's County, State of Maryland, 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 Eight Thousand Dollars (\$8,000.00), 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 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 3<sup>rd</sup> day of MARCH, 1970;

WHEREAS, the above bounded principal, by virtue of the power contained in a mortgage from Eugene Cecil to J. Alvin Holland and Dorothy Mae Holland, his wife, dated December 23, 1968, and recorded among the land records of Queen Anne's County, in the State of Maryland, in Liber C.V.C. No. 39, folio 103, in which the above bounded principal is designated by name to exercise the power of sale therein in the event of default, and he is about to sell the land and premises 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 David C. Bryan, attorney named in mortgage as aforesaid, does and shall well, truly and faithfully perform the trusts reposed in him under the mortgages 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 effect.

IN TESTIMONY WHEREOF, the said principal has hereunto set his hand and seal and the said surety has caused this instrument of writing to be executed, on the day and year first above written.

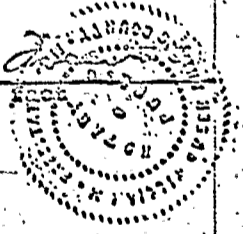
SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Lucy Blackston

David C. Bryan (SEAL)  
David C. Bryan, Attorney Named in Mortgage

HARTFORD ACCIDENT AND INDEMNITY  
COMPANY

By: William M. [Signature]  
Attorney in fact



ATTEST:

Catherine E. Moore

Security approved and Bond filed Mar 31, 1970.

Charles W. Cecil, Clerk

LIBER 1 PAGE 358

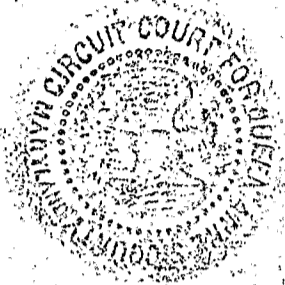
LIBER 6 PAGE 709

LIBER

6 PAGE 710

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from Liber C.W.C. No. 1, folio 355, a Bond Record Book for Queen Anne's County.



IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 7th day of April in the year nineteen hundred and seventy.

*Charles W. Cecil*

Clerk

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DAVID C. BRYAN  
Centreville, Maryland 21617  
Attorney

vs.

EUGENE CECIL  
Church Hill, Maryland  
Mortgagor

\* In the Circuit Court for  
\*  
\* Queen Anne's County  
\*  
\* In Equity  
\*  
\* Chancery No. 5119

CERTIFICATE OF COMPLIANCE

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, To Wit:

I, David C. Bryan, hereby certify that in accordance with Maryland Rules W74a2(b) and 5 aa, on March 6, 1970, I mailed to Eugene Cecil, Defendant, at Box B31, Church Hill, Queen Anne's County, Maryland, by certified mail, return receipt requested, with postage prepaid, the attached advertisement of sale; also attached hereto is the return receipt showing receipt of said notice.

*David C. Bryan*  
David C. Bryan  
Attorney Named in Mortgage

INSTRUCTIONS TO DELIVERING EMPLOYEE	
<input type="checkbox"/> Show to whom, date, and address where delivered	<input type="checkbox"/> Deliver ONLY to addressee
<i>(Additional charges required for these services)</i>	
RECEIPT	
Received the numbered article described below.	
REGISTERED NO.	SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)
CERTIFIED NO. 749780	<i>Eugene Cecil</i>
INSURED NO.	SIGNATURE OF ADDRESSEE'S AGENT, IF ANY
DATE DELIVERED 4-8-70	<i>Clara Taylor</i>
	SHOW WHERE DELIVERED (only if requested)

c65-16-71648-10 GPO

*Filed April 27, 1970*

**ATTORNEY'S SALE OF  
VALUABLE FEE SIMPLE REAL ESTATE  
ON U.S. ROUTE 213**

Under and by virtue of the power of sale contained in a mortgage from Eugene Cecil to J. Alvin Holland and Dorothy Mae Holland, his wife, dated December 23, 1968, and recorded among the land records of Queen Anne's County, State of Maryland, in Liber C.W.C. No. 39, folio 103; default having occurred in the terms of said mortgage, the undersigned attorney, being designated therein by name to exercise the power of sale in case of default, will offer at public auction in front of the Court House Door in the Town of Centreville, Queen Anne's County, State of Maryland, at the hour of 11:00 o'clock A.M., Eastern Standard Time, on

**SATURDAY, APRIL 25, 1970**

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, in the State of Maryland, on the southeast side of the state highway leading from Centreville to Church Hill, which is more particularly described as follows, to wit:

**BEGINNING** for the same on the right-of-way line of said state highway at the northern corner of land conveyed to Queen Anne's Soil Conservation District by Ernest J. Rothwell by deed dated March 19, 1957, and recorded among the land records of said Queen Anne's County in Liber T.S.P. No. 33, folio 442, and running thence in a northeasterly direction by and with the southeastern right-of-way line of said state highway approximately 282 feet to a point witnessed by a stake where a concrete marker is to be set in the ground near the intersection of said right-of-way line and the 18-foot private way which has been laid down and leads to the land granted to James F. Johnson and wife, by Ernest J. Rothwell by deed dated November 27, 1956, and recorded among said land records in Liber T.S.P. No. 32, folio 98; thence in a straight line in a generally southeasterly direction through said marker to another stake where a concrete marker is to be set near a bend in the above-mentioned private way; thence in a generally southeasterly direction in a straight line to another concrete marker set in the line of said Johnson land adjacent to the above-mentioned private way; thence in a generally southwesterly direction by and with the inside edge of a ditch and the said Johnson land to a marker placed in the ground at the end of the third line described in the said deed to James F. Johnson and wife; thence in an easterly or southeasterly direction by and with the third line described in said deed to James F. Johnson and wife reversed, a distance of approximately 150 feet to a marker and land of Frances Benney; thence in a southwesterly direction with the land of Frances Benney to the land conveyed as aforesaid to Queen Anne's Soil Conservation District; and thence with the last mentioned land North 58 degrees West, 679.4 feet to the place of beginning.

**BEING** all and the same land granted and conveyed unto Eugene Cecil by J. Alvin Holland and Dorothy Mae Holland, his wife, by deed dated December 23, 1968, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 39, folio 100.

**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.

**IMPROVEMENTS:** Partially enclosed building 40 feet by 13 1/2 feet with concrete floor; block hog house, 15 feet by 50 feet; septic tank and field drain; utilities available.

**ZONING:** This property is zoned "R-2 Suburban Residence" district and fronts for approximately 280 feet on U.S. Route 213. The land is high and well drained and is well suited for division into several lots.

**TERMS OF SALE:** The purchaser(s) shall be required to pay ten per cent (10%) of the purchase price in cash or by certified check on the day of sale, the balance to be paid within ten (10) days of the ratification of the sale by the Circuit Court of Queen Anne's County and to bear interest at six per cent (6%) from day of sale to day of settlement, or all cash on the day of sale as the purchaser(s) may elect. Full possession will be given to the purchaser(s) upon ratification of the sale and payment of the purchase price. Taxes and all other assessments and charges will be adjusted to the date of final settlement. All transfer expenses, including deeds, title papers, documentary stamps, transfer tax, and notary fees to be paid by the purchaser(s).

At the time and place of sale, the purchaser(s) will be required to make affidavit as required by Rule BR6b3 of the Maryland Rules of Procedure.

DAVID C. BRYAN

Attorney Named in Mortgage

Lloyd J. Andrew, Auctioneer

41-4-22

7

Queen Anne's

# RECORD-OBSERVER

Centre ville, Md., April 27, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Attorney's sale of real estate

in the case/estate of Eugene Cecil to J. Alvin Holland

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 25th day of April, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 1st day of April 1970, and the last insertion on the 22nd day of April, 1970.

THE RECORD-OBSERVER CORPORATION  
By: Walter G. McVee

*Filed April 27, 1970*

**ATTORNEY'S SALE OF  
VALUABLE FEE SIMPLE REAL ESTATE  
ON U.S. ROUTE 213**

Under and by virtue of the power of sale contained in a mortgage from Eugene Cecil to J. Alvin Holland and Dorothy Mae Holland, his wife, dated December 23, 1968, and recorded among the land records of Queen Anne's County, State of Maryland, in Liber C.W.C. No. 39, folio 103; default having occurred in the terms of said mortgage, the undersigned attorney, being designated therein by name to exercise the power of sale in case of default, will offer at public auction in front of the Court House Door in the Town of Centreville, Queen Anne's County, State of Maryland, at the hour of 11:00 o'clock A.M., Eastern Standard Time, on

**SATURDAY, APRIL 25, 1970**

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, in the State of Maryland, on the southeast side of the state highway leading from Centreville to Church Hill, which is more particularly described as follows, to wit:

BEGINNING for the same on the right-of-way line of said state highway at the northern corner of land conveyed to Queen Anne's Soil Conservation District by Ernest J. Rothwell by deed dated March 19, 1957, and recorded among the land records of said Queen Anne's County in Liber T.S.P. No. 33, folio 442, and running thence in a northeasterly direction by and with the southeastern right-of-way line of said state highway approximately 282 feet to a point witnessed by a stake where a concrete marker is to be set in the ground near the intersection of said right-of-way line and the 18-foot private way which has been laid down and leads to the land granted to James F. Johnson and wife, by Ernest J. Rothwell by deed dated November 27, 1956, and recorded among said land records in Liber T.S.P. No. 32, folio 98; thence in a straight line in a generally southeasterly direction through said marker to another stake where a concrete marker is to be set near a bend in the above-mentioned private way; thence in a generally southeasterly direction in a straight line to another concrete marker set in the line of said Johnson land adjacent to the above-mentioned private way; thence in a generally southwesterly direction by and with the inside edge of a ditch and the said Johnson land to a marker placed in the ground at the end of the third line described in the said deed to James F. Johnson and wife; thence in an easterly or southeasterly direction by and with the third line described in said deed to James F. Johnson and wife reversed, a distance of approximately 150 feet to a marker and land of Frances Benney; thence in a southwesterly direction with the land of Frances Benney to the land conveyed as aforesaid to Queen Anne's Soil Conservation District; and thence with the last mentioned land North 58 degrees West, 679.4 feet to the place of beginning.

BEING all and the same land granted and conveyed unto Eugene Cecil by J. Alvin Holland and Dorothy Mae Holland, his wife, by deed dated December 23, 1968, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 39, folio 100.

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.

IMPROVEMENTS: Partially enclosed building 40 feet by 13 1/2 feet with concrete floor; block hog house, 15 feet by 50 feet; septic tank and field drain; utilities available.

ZONING: This property is zoned, "R-2 Suburban Residence" district and fronts for approximately 280 feet on U.S. Route 213. The land is high and well drained and is well suited for division into several lots.

TERMS OF SALE: The purchaser(s) shall be required to pay ten per cent (10%) of the purchase price in cash or by certified check on the day of sale, the balance to be paid within ten (10) days of the ratification of the sale by the Circuit Court of Queen Anne's County and to bear interest at six per cent (6%) from day of sale to day of settlement, or all cash on the day of sale as the purchaser(s) may elect. Full possession will be given to the purchaser(s) upon ratification of the sale and payment of the purchase price. Taxes and all other assessments and charges will be adjusted to the date of final settlement. All transfer expenses, including deeds, title papers, documentary stamps, transfer tax, and notary fees to be paid by the purchaser(s).

At the time and place of sale, the purchaser(s) will be required to make affidavit as required by Rule BR6b3 of the Maryland Rules of Procedure.

DAVID C. BRYAN  
Attorney Named In Mortgage  
Lloyd J. Andrew, Auctioneer

8  
/

DAVID C. BRYAN  
Centreville, Maryland 21617  
Attorney

vs.

EUGENE CECIL  
Church Hill, Maryland  
Mortgagor

\* In the Circuit Court for  
\*  
\*  
\* Queen Anne's County  
\*  
\*  
\* In Equity  
\*  
\* Chancery No. 5119

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of David C. Bryan, Attorney Named in Mortgage from Eugene Cecil to J. Alvin Holland and Dorothy Mae Holland, his wife, dated December 23, 1968, and recorded among the land records of Queen Anne's County, Maryland, in Liber C.W.C. No. 39, folio 103, in which the undersigned attorney is designated by name to exercise the power of sale after any default in the terms of said mortgage respectfully shows:

That default having occurred in the terms thereof by reason of the non-payment when due of the principal and interest of the note secured by said mortgage, said attorney named in mortgage filed in this Honorable Court his order to docket suit to foreclose said mortgage, accompanied by the said mortgage, his sworn statement as to the mortgage indebtedness and his bond given to the State of Maryland, executed by himself and the Hartford Accident and Indemnity Company, a body corporate, duly authorized by its charter to become sole surety on bonds of this character, as surety in the full and just sum of Eight Thousand Dollars (\$8,000.00), containing the conditions required by law relative to the foreclosure of mortgages under a power of sale contained therein.

That after having advertised the mortgaged premises for sale in accordance with the annexed Certificate of Advertisement in the Queen Anne's Record-Observer, a newspaper published in said County at least once each week for four (4) successive weeks, the first such publication being not less than twenty (20) days prior to sale, said attorney named in mortgage did attend, in front of the Courthouse door, in the Town of Centreville, Queen Anne's County, Maryland, at the hour of 11:00 A.M., E.S.T., on Saturday, April 25, 1970, and after having the auctioneer cry the sale for a considerable length of time, and after reading the advertisement of sale, did sell all that lot, parcel or tract of land, together with the improvements thereon, situate, lying and being in the Second Election District of Queen Anne's County, State of Maryland, and more particularly described in the above mentioned mortgage, and Advertisement of Sale unto James Earl Wilson, agent for J. Alvin Holland and Dorothy Mae Holland, his wife, he being then and there the highest bidder therefor, at and for the sum of Four Thousand Dollars (\$4,000.00).

In that the purchasers are the Mortgagees, this Attorney is confident that they will comply with the terms of sale and no down payment or security has been required. The purchaser's affidavit, required by the Maryland Rules, Certificate of the Auctioneer, and Certificate of the Advertisement of Sale are attached hereto.

The Report states the amount of sale to be Four Thousand Dollars (\$4,000.00).

Respectfully submitted,

David C. Bryan  
David C. Bryan  
Attorney Named in Mortgage

STATE OF MARYLAND            )  
  ) To Wit:  
QUEEN ANNE'S COUNTY

I HEREBY CERTIFY, that on this 27th day of April, 1970, before the subscriber, ~~Clerk of the Circuit Court for Queen Anne's County~~, <sup>A Notary Public in and for the State of Maryland</sup> personally appeared David C. Bryan, attorney named in mortgage, in the aforementioned proceedings, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale are true to the best of his knowledge and belief and that the sale 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 March 31, 1970, and that the status of the parties mentioned in said affidavit is the same as it was on the date of the filing of said affidavit.

Lucy Blackiston  
Lucy O. Clerk BLACKISTON  
My Commission Expires 7/1/70



*Filed April 27 1970*



9

DAVID C. BRYAN  
Centreville, Maryland 21617  
Attorney

vs.

EUGENE CECIL  
Church Hill, Maryland  
Mortgagor

\*  
\*  
\*  
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In the Circuit Court for

Queen Anne's County

In Equity

Chancery No. 5119

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND :  
COUNTY OF QUEEN ANNE'S : SS:

I HEREBY CERTIFY, that on this *25<sup>th</sup>* day of *April*, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared James Earl Wilson purchaser at the foreclosure sale of this cause and being duly authorized so to do, made oath in due form of law that he purchased all that lot, parcel or tract of land, with improvements, described in the Advertisement of Sale in this cause, ~~xxxxxxx~~ J. Alvin Holland and Dorothy Mae Holland, his wife ~~xxxxxxx~~ as agent for ~~xxxxxx~~, that no others are interested in said sale as principal or principals, and that he did not directly or indirectly discourage anyone from bidding on said property.

WITNESS my hand and notarial seal.

*Mary Ford Engle*  
\_\_\_\_\_  
Notary Public  
My Commission Expires July 1, 1970.



*Filed April 27, 1970*

CERTIFICATE OF AUCTIONEER

I HEREBY CERTIFY, that I did sell at public auction:

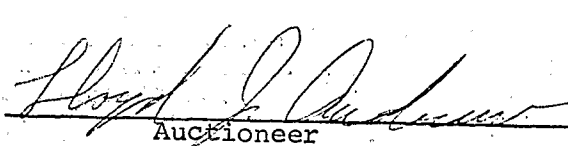
ALL that lot or parcel of land situate, lying and being in the Second Election District of Queen Anne's County, in the State of Maryland, on the southeast side of the state highway leading from Centreville to Church Hill, which is more particularly described as follows, to wit:

BEGINNING for the same on the right-of-way line of said state highway at the northern corner of land conveyed to Queen Anne's Soil Conservation District by Ernest J. Rothwell by deed dated March 19, 1957, and recorded among the land records of said Queen Anne's County in Liber T.S.P. No. 33, folio 442, and running thence in a northeasterly direction by and with the southeastern right-of-way line of said state highway approximately 282 feet to a point witnessed by a stake where a concrete marker is to be set in the ground near the intersection of said right-of-way and the 18-foot private way which has been laid down and leads to the land granted to James F. Johnson and wife, by Ernest J. Rothwell by deed dated November 27, 1956, and recorded among said land records in Liber T.S.P. No. 32, folio 98; thence in a straight line in a generally southeasterly direction through said marker to another stake where a concrete marker is to be set near a bend in the abovementioned private way; thence in a generally southeasterly direction in a straight line to another concrete marker set in the line of said Johnson land adjacent to the abovementioned private way; thence in a generally southwesterly direction by and with the inside edge of a ditch and the said Johnson land to a marker placed in the ground at the end of the third line described in the said deed to James F. Johnson and wife; thence in an easterly or south-easterly direction by and with the third line described in said deed to James F. Johnson and wife reversed, a distance of approximately 150 feet to a marker and land of Frances Benney; thence in a southwesterly direction with the land of Frances Benney to the land conveyed as aforesaid to Queen Anne's Soil Conservation District; and thence with the last mentioned land North 58 degrees West, 679.4 feet to the place of beginning.

BEING all and the same land granted and conveyed unto Eugene Cecil by J. Alvin Holland and Dorothy Mae Holland, his wife, by deed dated December 23, 1968, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 39, folio 100.

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.

In front of the Court House door in the Town of Centreville, Queen Anne's County, Maryland, on Saturday, April 25, 1970, beginning at the hour of 11:00 A.M., Eastern Standard Time, unto James Earl Wilson, agent for J. Alvin Holland and Dorothy Mae Holland at and for the sum of Four Thousand Dollars (\$4,000.00).

  
Auctioneer

*Filed April 27, 1970*

ORDER NISI ON SALE

David C. Bryan, Attorney  
vs.  
Eugene Cecil

In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5119

ORDERED, this 27th day of April, 1970, that the sale of the real property, made and reported in this cause by David C. Bryan, attorney named in Mortgage, be ratified and confirmed, on or after the 28th day of May, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 21st day of May, 1970.

The report states the amount of sales to be \$ 4,000.00.

*Charles W. Cecil* Clerk

Filed April 27, 1970

ORDER NISI ON SALE  
In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5119  
David C. Bryan, Attorney  
vs.  
Eugene Cecil  
ORDERED, this 27th day of April, 1970, that the sale of the real property, made and reported in this cause by David C. Bryan, attorney named in Mortgage, be ratified and confirmed, on or after the 28th day of May, 1970, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some newspaper published in Queen Anne's County, Maryland, once in each of three successive weeks before the 21st day of May, 1970.  
The report states the amount of sales to be \$4,000.00.  
Charles W. Cecil, Clerk  
Filed April 27, 1970  
True Copy  
Test: Charles W. Cecil, Clerk  
31-5-13

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., June 4, 1970

THE RECORD-OBSERVER CORPORATION, a body corporate, docs hereby certify that the Order Nisi

in the case/estate of Eugen Cecil

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 3 successive weeks before the 21st day of May, 1970, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 29th day of April, 1970, and the last insertion on the 13th day of May, 1970.

THE RECORD-OBSERVER CORPORATION

By *M. M. Thomas*

*Filed June 4, 1970*

12

DAVID C. BRYAN  
Centreville, Maryland 21617  
Attorney

vs.

EUGENE CECIL  
Church Hill, Maryland  
Mortgagor

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In the Circuit Court for

Queen Anne's County.

In Equity

Chancery No. 5119

FINAL ORDER OF RATIFICATION OF SALE

It is ORDERED, by the Circuit Court for Queen Anne's County, that the sale of the real estate made and reported in this cause by David C. Bryan, attorney named in mortgage, be, and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although due notice thereof appears to have been given as required by the preceding order nisi; and the said attorney named in mortgage is allowed the usual commissions and such proper expenses, not personal, as he shall produce vouchers therefor to the Auditor.

*B. Hockett Turner Jr.*

Judge

*Filed June 8, 1970*

14  
DAVID C. BRYAN  
Centreville, Maryland 21617  
Attorney

vs.

EUGENE CECIL  
Church Hill, Maryland  
Mortgagor

\* In the Circuit Court for  
\* Queen Anne's County  
\*  
\*  
\*  
\*  
\*  
\*

In Equity

Chancery No. 5119

STATEMENT FOR AUDITOR

Proceeds of sale		<u>\$4,000.00</u>
David C. Bryan Commissions--Waived except for \$250.00 Fee	\$250.00 <u>Waived</u>	\$ 250.00
Charles W. Cecil, Clerk Advance court costs	\$ <u>15.00</u>	15.00
Charles W. Cecil, Clerk Court costs Appearance fee	\$ <u>10.00</u>	
Fidelity and Deposit Company of Maryland Bond Premium	\$ <u>32.00</u>	32.00
Queen Anne's Record-Observer Notice of Sale Order Nisi	\$162.50 <u>14.00</u>	176.50
Lloyd J. Andrew Crying sale	\$ _____	
U. S. Post Office Mailing certified letter	\$ <u>.45</u>	
J. Thomas Clark, Auditor Audit	\$ _____	
J. Alvin Holland and Dorothy Mae Holland Partial payment on indebtedness	\$ _____	

RECEIPTS AND STATEMENTS ATTACHED

David C. Bryan  
David C. Bryan, Attorney

Filed June 18, 1970

- PLAT
- DEED
- MORTGAGE
- RELEASE OF MORTGAGE
- LEASE
- ASSIGNMENT
- MAGISTRATE'S JUDGMENT
- MECHANICS LIEN
- CERTIFICATE OF INCORPORATION
- AGREEMENT
- LAW
- EQUITY 5719
- CERTIFIED COPIES
- NOTARY CERTIFICATE
- NATURALIZATION
- FINANCING STATEMENT
- TERMINATION STATEMENT
- SECURITY AGREEMENT

CLERK OF CIRCUIT COURT  
QUEEN ANNE'S COUNTY, MARYLAND

Nº 33792

TIME 2:40 <sup>AM</sup> P.M. CENTREVILLE, Md., Mar 31 1970

RECEIVED OF David C. Bryan, atty  
Fifteen and 1/100 DOLLARS (\$ 15.10)  
VS Eugene Cecil  
TO

PAYABLE TO  
Clerk \$ 15.00  
Sheriff \$  
Solicitor \$  
Solicitor \$

Examiner \$  
Steno \$  
Witnesses \$  
Misc. \$

State Stamps \$  
CASH  
CHECK

CHARLES W. CECIL, CLERK  
BY EP

Filed June 18, 1970

- PLAT
- DEED
- MORTGAGE
- RELEASE OF MORTGAGE
- LEASE
- ASSIGNMENT
- MAGISTRATE'S JUDGMENT
- MECHANICS LIEN
- CERTIFICATE OF INCORPORATION
- AGREEMENT
- LAW
- EQUITY 5117
- CERTIFIED COPIES
- NOTARY CERTIFICATE
- NATURALIZATION
- FINANCING STATEMENT
- TERMINATION STATEMENT
- SECURITY AGREEMENT

CLERK OF CIRCUIT COURT  
QUEEN ANNE'S COUNTY, MARYLAND

Nº 34876

TIME 3:12 <sup>AM</sup> P.M. CENTREVILLE, Md., June 18 1970

RECEIVED OF David C. Bryan, atty  
Thirty-six and 00/100 DOLLARS (\$ 36.00)  
VS Eugene Cecil  
TO

PAYABLE TO  
Clerk \$ 36.00  
Sheriff \$  
Solicitor \$  
Solicitor \$ 10.00 NOB

Examiner \$  
Steno \$  
Witnesses \$  
Misc. \$

State Stamps \$  
CASH  
CHECK

CHARLES W. CECIL, CLERK  
BY AS

Filed June 18, 1970

STATEMENT

W. M. Freestate Agency

DATE May 12, 1970

Complete Insurance Service

To Mr. David C. Bryan  
Lawyers Row  
Centreville, Maryland 21617

Lawyers Row

Phone 758-0757

CENTREVILLE, MD. 21617

MORTGAGE

RENEWAL DATE	POLICY NUMBER	COMPANY	PROPERTY AND COVERAGE	AMOUNT	PREMIUM
<u>May 31, '71</u>	<u>N-4039250</u>	<u>Hart. A&amp;L.</u>	<u>Eugene Cecil--Trusted to sell R/E: Alvin Holland.</u>	<u>58,000.00</u>	<u>\$32.00</u>

RECEIVED  
PAYMENT  
6-18-70  
Centreville  
AM

U. S. GOVERNMENT PRINTING OFFICE: 1969 O - 320-111

*A Friendly Reminder*

Filed June 18, 1970

RECEIPT FOR CERTIFIED MAIL—30¢

No. 749780

SENT TO		POSTMARK OR DATE
Eugene Cecil		4/6/70
STREET AND NO.		Centre-
Box B31		ville, Md.
P. O., STATE, AND ZIP CODE		
Church Hill, Maryland 21623		
EXTRA SERVICES FOR ADDITIONAL FEES		
Return Receipt		
Shows to whom and date delivered	Shows to whom, date, and where delivered	Deliver to Addressee Only
<input checked="" type="checkbox"/> 15¢ fee	<input type="checkbox"/> 35¢ fee	<input type="checkbox"/> 50¢ fee

POD Form 3800 NO INSURANCE COVERAGE PROVIDED— (See other side)  
Mar. 1966 NOT FOR INTERNATIONAL MAIL  
Filed June 18, 1970

PRESENT THIS RECEIPT IN ORDER TO OBTAIN ORIGINAL DOCUMENT LEFT FOR RECORD

PRESENT THIS RECEIPT IN ORDER TO OBTAIN ORIGINAL DOCUMENT LEFT FOR RECORD

Centreville, Md., June 4 1970

David C. Bryan, Attorney

To Charles W. Cecil Dr.

Clerk of the Circuit Court for  
Queen Anne's County

David C. Bryan, Attorney			
vs.			
Eugene Cecil	No. 5119		
	Clerk (Paid \$15.00 and \$26.00 due) Appr.	\$ 41 00 10 00	\$ 51 00
<i>Received amt of 36.00 on 6-18-70 C.W.C</i>			
<i>Filed June 18, 1970</i>			

Centreville Md,  
June 19, 1970

Received from Alvin Holland  
25.00 for auctioneering  
Property in front of  
Court House,  
Lloyd J. Andrews

*Filed June 18, 1970*

LIBER 6 PAGE 724

Queen Anne's  
**RECORD-OBSERVER**

Telephone  
(301) 758-1400  
Baltimore (Direct Line)  
647-6060

P. O. BOX H  
CENTREVILLE, MARYLAND 21617

*David Guyer*

RUIN	CASH	CHG.	DB	TS	CLASS	TYPE

COPY:

*48. 48/12.50*

*Bill - Holland  
Bill - N.M.*

COL	DEPTH	SIZE	\$
10201			

*Subd June 18, 1970*

QUEEN ANNE'S RECORD OBSERVER, CENTREVILLE, MD. 21617

Queen Anne's  
**RECORD-OBSERVER**

Telephone  
(301) 758-1400  
Baltimore (Direct Line)  
647-6060

P. O. BOX H  
CENTREVILLE, MARYLAND 21617

*David Guyer*

RUIN	CASH	CHG.	DB	TS	CLASS	TYPE

COPY:

*99. 99/14.00 6-4-70*

*Order from  
Empire Bill*

COL	DEPTH	SIZE	\$
11015			

*Subd June 18, 1970*

QUEEN ANNE'S RECORD OBSERVER, CENTREVILLE, MD. 21617



NISI RATIFICATION OF AUDIT

David C. Bryan, Attorney

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

vs.

Eugene Cecil

Cause No. 5119

ORDERED, this 1st. day of November, 19 71, that the report and account filed in these proceedings by J. Thomas Clark, Auditor, be ratified on or after the 17th. day of November, 19 71, unless cause to the contrary thereof be previously shown; provided a copy of this order be inserted in some news-  
paper published in Queen Anne's County, Maryland, once in each of two successive weeks before the day of 19

*Charles W. Cecil* Clerk

Filed Nov 1, 1971

14  
DAVID C. BRYAN, ATTORNEY

IN THE CIRCUIT COURT FOR

VS.

QUEEN ANNE'S COUNTY

EUGENE CECIL

IN EQUITY

Cause No. 5119

## FINAL RATIFICATION OF AUDIT

ORDERED, by the Circuit Court for Queen Anne's County that the account of the Auditor is finally ratified and confirmed, and David C. Bryan, Attorney, is directed to apply the proceeds accordingly, with a due proportion of interest as the same has been or may be received.

Dated November 17, 1971.

*Charles W. Coak*  
Clerk of the Circuit Court for  
Queen Anne's County

*Filed Nov. 17, 1971*

To J. Alvin Holland and Dorothy Mae Holland,  
Mortgagee, of the mortgage foreclosed in  
this cause, the balance, or the sum of

-----\$3,383.05  
\$4,000.00    \$4,000.00

November 1, 1971

*J. A. Clark*  
Auditor

*Filed Nov. 1, 1971*

16  
DAVID C. BRYAN, Attorney

IN THE CIRCUIT COURT FOR

vs.

QUEEN ANNE'S COUNTY

EUGENE CECIL

IN EQUITY No. 5119

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

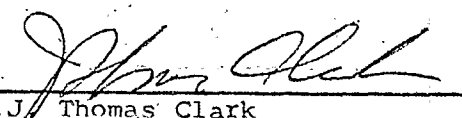
The undersigned Court Auditor hereby certifies that on November 1, 1971, the date the audit in the above entitled cause was filed in this Court, that he did by U. S. First Class Mail notify the following interested parties to this cause, to wit:

David C. Bryan  
111 Lawyers Row  
Centreville, Maryland 21617

Eugene Cecil  
Church Hill, Maryland

J. Alvin Holland and  
Dorothy Mae Holland  
Church Hill, Maryland

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned, was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on November 1, 1971, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before November 16, 1971, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on November 17, 1971.

  
J. Thomas Clark  
Auditor

*Filed Nov. 1, 1971*

15

DAVID C. BRYAN, Attorney

vs.

EUGENE CECIL

IN THE CIRCUIT COURT  
FOR QUEEN ANNE'S COUNTY  
IN EQUITY No. 5119

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of J. Thomas Clark, Auditor, unto  
Your Honor, respectfully represents:

1. That this Account is stated at the request of David C. Bryan, Attorney named in Mortgage, wherein it appears that the proceeds of sale are insufficient to pay the expenses of sale and the mortgage debt. The mortgage deficiency appears to be in the sum of \$4,209.41.

2. That in the within account David C. Bryan, Attorney named in Mortgage and vendor, is charged with the proceeds of sale made by him, and he is allowed thereafter his commissions for making said sale (all other commissions and his fee for his services being waived), the court costs, the premium on the corporate surety bond filed in this cause, the auctioneer's fee for crying said sale, the several advertising costs, U. S. Post Office fees, the fee and expenses of your Auditor, and the balance was credited toward the mortgage indebtedness.

Respectfully submitted,

*J. Thomas Clark*  
Auditor

November 1, 1971

*Filed Nov. 1. 1971*

Cause No. 5119

The proceeds of the sale of land reported in this cause, in account with David C. Bryan, Attorney named in Mortgage, of the mortgage foreclosed in these proceedings (and vendor of said land)

Cr.

1970

June 8 By gross proceeds of the sale of said land, per report of said vendor, to wit:-----\$4,000.00

Dr.

To David C. Bryan, Attorney named in Mortgage (and vendor), per terms of mortgage, to wit:

1-His commissions for making sale (all other commissions being waived)-----	\$250.00	
2-His fee for his services (waived)-----	0.00	\$ 250.00

To do., for an amount paid Charles W. Cecil, Clerk, for court costs, per receipt exhibited, to wit:

1-Costs of Charles W. Cecil, Clerk-----	\$41.00	
2-Appearance fee of David C. Bryan, Atty-----	10.00	51.00

To do., for an amount paid Fidelity & Deposit Co. of Md., for the premium on the corporate surety bond filed in this cause, per receipts exhibited, to wit:-----

		64.00
--	--	-------

To do., for an amount paid Lloyd J. Andrew, Auctioneer, for crying said sale, per rules of Court, the sum of-----

		25.00
--	--	-------

To do., for amounts paid Queen Anne's Record-Observer, per its receipts exhibited, to wit:

1-For publishing Notice of Sale-----	\$162.50	
2-For publishing Order Nisi of Sale-----	14.00	176.50

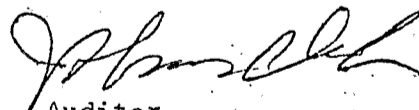
To do., for an amount paid U. S. Post Office, for certified mail, notice to mortgagors, per its receipt exhibited, to wit:-----

		.45
--	--	-----

To J. Thomas Clark, Auditor, as follows:

1-His fee for stating audit-----	\$ 45.00	
2-His expenses involved in stating audit and notifying parties-----	5.00	50.00

November 1, 1971

  
Auditor




7. That the Plaintiff does not have a good and merchantable fee simple title to the real estate described in Exhibit C and Plaintiff has performed all of the requirements of said Contract on her part to be performed.

WHEREFORE the Plaintiff prays:

1. That this Honorable Court decree that the Plaintiff is seized and possessed of a good and merchantable fee simple title to all of the aforesaid lands described in Plaintiff's Exhibit C.

2. That the aforesaid Contract of Sale may be specifically enforced and that the Defendants be required to pay unto the Plaintiff the purchase money agreed upon and to accept from the Plaintiff a deed of conveyance of the lands as described in Exhibit "C".

3. And for such other and further relief as the nature of the case may require.

  
Robert R. Price, Jr.  
Attorney for Plaintiff  
103 Lawyers Row  
Centreville, Maryland 21617

*Filed March 16, 1972*



acknowledge the foregoing instrument to be the act and deed of said corporation

(NOTARIAL SEAL)

Notary Public

*Marvin Schaefer*

My commission expires January 8, 1967

Release of Real Estate Consent is recorded in Liber C.V.C. No. 5, folio 543, a Land Record Book for Queen Anne's County.

2

No 49601

RECEIVED FOR RECORD May 21 1963

THIS DEED, made this 20th day of May, in the year nineteen hundred and sixty-three, by and between Thomas Oliver Lofland and Margaret Elizabeth Lofland, his wife, of Queen Anne's County, State of Maryland, parties of the first part, and Clarence W. Culley and Catherine N. Culley, 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 Five (\$5.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said parties of the second part, 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:

PARCEL NO. 1 - ALL that lot or parcel of land situate, lying and being on Broad Street, in the town of Crumpton, in the Seventh Election District of Queen Anne's County, Maryland, with a frontage on said Broad Street of fifty (50) feet and a depth therefrom of one hundred and fifty (150) feet, adjoining the lands of or formerly of Amanda Stevens and Parcel No. 2 hereinafter described; and

PARCEL NO. 2 - ALL those lots or parcels of land consisting of two (2) building lots, situated, lying and being on the west side of Broad Street, and the corner of 5th Street, in the town of Crumpton, in the Seventh Election District of Queen Anne's County, Maryland, each of said lots having a frontage of twenty-nine (29) feet and a depth of one hundred and twenty (120) feet, and designated on the Map or Plat of said town of Crumpton as Lots Nos. Eighty-two (82) and Eighty-three (83); and

PARCEL NO. 3 - ALL those certain seven (7) lots or parcels of land situate, lying and being in the Town of Crumpton, in the Seventh Election District of Queen Anne's County, Maryland, two of said lots being situate on Fifth Street and designated on the Map of Crumpton as Nos. 119, and 121, each lot having a frontage of 29 feet on 5th Street and a depth of 150 feet, and five (5) of said lots being situate on Caroline Street and designated on said Map of Crumpton as Nos. 92, 93, 94, 95 and 96, each lot having a frontage of 29 feet and a depth of 120 feet; and

PARCEL NO. 4 - ALL that lot or parcel of land situate, lying and being in the southwestern part of the town of Crumpton, in the Seventh Election District of Queen Anne's County, Maryland, adjoining the lands of or formerly of Paul Harrison, Harry Robinson, Mary E. Tarbutton and others, and containing Five (5) Acres of land, more or less.

BEING the same Four (4) parcels of land granted and conveyed unto Thomas Oliver Lofland and Margaret Elizabeth Lofland, his wife.

by Herbert Walls and Emma Walls, his wife, by deed dated the 12th day of July, 1961; and recorded in Liber T.S... No. 61, folio 248, 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 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 parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

AND the said parties of the first part 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 Grantors.

TEST: (as to Grantors)

Thomas Oliver Lofland (SEAL)  
Thomas O Lofland (SEAL)  
Thomas Oliver Lofland

James B. Clement

Margaret Elizabeth Lofland (SEAL)  
Margaret Elizabeth Lofland

STATE OF MARYLAND  
QUEEN ANNE'S COUNTY

} to wit:

I HEREBY CERTIFY, that on this 21 day of May, in the year nineteen hundred and sixty-three, before me, the Subscriber, a Notary Public of the State and County, aforesaid, personally appeared Thomas Oliver Lofland and Margaret Elizabeth Lofland, his wife, and each acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and Notarial Seal.

William Stapp  
Notary Public

My Commission Expires: May 3-1965



Filed March 16, 1972





4

P. O. BOX 231  
N. COURT STREET  
CHESTERTOWN, MARYLAND 21620  
OFFICE 301-778-3534  
HOME 301-778-2530

**OLD SHORE REALTY**  
ALLEN L. GRIMES, REALTOR

8. CAROLINA AVE.  
FENWICK ISLAND  
SELBYVILLE, DEL. 19975  
OFFICE 302-539-7430



**CONTRACT OF SALE**

THIS AGREEMENT OF SALE, MADE THIS 10th DAY OF September 1971 BY AND BETWEEN Catherine H. Culley, widow SELLER, WHOSE ADDRESS IS P.O. Box 141, Crumpton, Maryland 21628 AND Herbert W. Everett and Linda L. Everett, his wife PURCHASER, WHOSE ADDRESS IS National Plant Materials, A.R.C. 509, Beltsville, Maryland 20705

**WITNESSETH**, THAT THE SELLER DOES HEREBY BARGAIN AND SELL UNTO THE SAID PURCHASER AND THE LATTER DOES HEREBY PURCHASE FROM THE FORMER, THE FOLLOWING DESCRIBED PROPERTY, SITUATE IN Queen Anne's County, Maryland VIZ:

All those four parcels of ground, situate, lying and being on the westerly side of Broad Street, in the village of Crumpton, Seventh Election District, Queen Anne's County, Maryland together with all improvements and buildings thereon erected.  
Deed Ref: T.S.P. 72, folio 384, Queen Annes County Courthouse, Centreville, Md.

AT AND FOR THE PRICE OF Fourteen Thousand, Seven Hundred, Fifty DOLLARS (\$14,750.00) OF WHICH Three Hundred DOLLARS (\$300.00)

HAVE BEEN PAID IN THE FORM OF CASH PRIOR TO THE SIGNING HEREOF, AND THE BALANCE TO BE PAID AS FOLLOWS:  
- Seller to take back a Second Purchase Money Mortgage in amount of \$1,000.00  
Balance to be paid by cash or certified check at time of settlement.

SETTLEMENT TO BE ON OR BEFORE December 1, 1971.

AND upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurances shall be executed at the Purchaser's expense by the Seller, which shall convey the property to the Purchaser. Title to be good and merchantable, free of liens and encumbrances except as specified herein and except: Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the property.

If the purchaser shall fail to make settlement as herein agreed, the deposit herein provided for may be forfeited at the option of the seller; in the event of any such forfeiture of the deposit, the Realtor shall be entitled to one-half thereof as a compensation for his services, said amount not to exceed the amount of the full commission, as hereafter specified.

Ground rent, rent, water rent, taxes (including Metropolitan District or County Sanitary Commission charges for sewer and water, if any) and all other public charges on an annual basis, against the premises shall be apportioned as of date of settlement, at which time possession shall be given, unless otherwise agreed upon herein. Cost of all documentary stamps required by law, recordation tax and transfer tax, where required by law, shall be paid by the purchaser.

It is agreed that the Seller shall cause the fire and casualty insurance policies now in force on the above described property to be endorsed at price to be to protect all parties hereto; as their interests may appear, and continue said insurance in force during the life of this contract; the amount of fire insurance now in effect is \$10,000. The hereto described property is to be held at the risk of the seller until legal title has passed or possession given.

The principals to this contract mutually agree that it shall be binding upon their respective heirs, executors, administrators or assigns; that this contract contains the final and entire agreement between the parties hereto, and that they shall not be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained; time being of the essence of this agreement.

The Seller recognizes **OLD SHORE** as the Realtors negotiating this contract and agrees to pay to said Realtors a brokerage fee for services rendered amounting to 5% of the sales price, plus one-half of the amount of the annual ground rent, if any; and the party making settlement is hereby authorized and directed to deduct the aforesaid brokerage fee from the proceeds of sale and pay same to Realtor. The entire deposit shall be held by the Realtor as agent for seller in a special agency account until settlement hereunder is made.

**WITNESS** the hands and seals of the parties hereto the day and year first above written.

Executed in Quadruplicate.

X. R. Trumbull  
WITNESS - AS TO SELLER'S SIGNATURE

Catherine H. Culley  
CATHERINE H. CULLEY (SEAL)  
SELLER'S SIGNATURE

Herbert W. Everett  
WITNESS - AS TO BUYER'S SIGNATURE

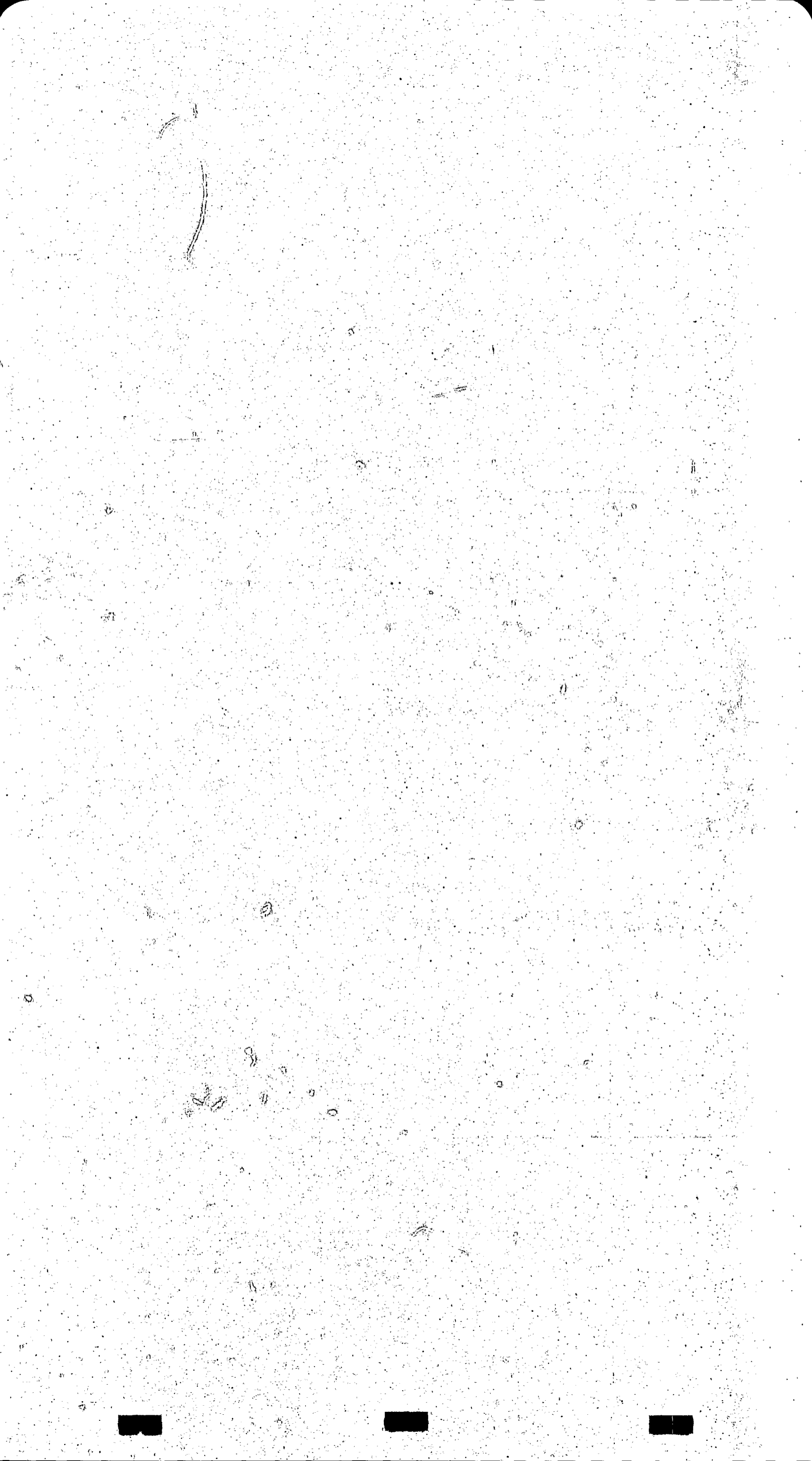
HERBERT W. EVERETT  
BUYER'S SIGNATURE (SEAL)

Linda L. Everett  
WITNESS - AS TO BUYER'S SIGNATURE

LINDA L. EVERETT  
BUYER'S SIGNATURE (SEAL)

Exhibit C

Filed March 16, 1972



5  
CATHERINE N. CULLEY  
Crumpton, Maryland

vs.

HERBERT W. EVERETT

and

LINDA L. EVERETT, his wife  
Beltsville, Maryland

\* IN THE CIRCUIT COURT  
\* FOR  
\* QUEEN ANNE'S COUNTY  
\* IN EQUITY  
\* NO. 5311

\*\*\*\*\*

ANSWER TO BILL OF COMPLAINT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Answer of Herbert W. Everett and Linda L. Everett, his wife, by their Attorneys, Clark & Clark, to the Bill of Complaint filed herein says as follows:

1. That the Defendants admit all of the allegations of the Bill of Complaint.

2. Further answering said Bill of Complaint, the Defendants are advised, and, therefore, aver that there is a substantial uncertainty of legal ownership of a material part of the property involved by the Plaintiff, and that the failure and refusal of the Defendants to perform are legally justifiable by the inability of the Plaintiff to convey them a good and merchantable fee simple title to all the property involved.

AND, AS IN DUTY BOUND, ETC.

CLARK & Clark

By John T. Clark, III  
John T. Clark, III  
Attorney for the Defendant  
118 N. Commerce Street  
Centreville, Maryland 21617  
758-1392

I HEREBY CERTIFY, that on this 27<sup>th</sup> day of March, 1972, a copy of the foregoing Answer to Bill of Complaint was left at the office of Robert R. Price, Jr., Esquire, at 103 Lawyers Row, Centreville, Maryland 21617.

John T. Clark, III  
John T. Clark, III

Filed Mar 27, 1972

LIBER

6 PAGE 737

6  
 CATHERINE N. CULLEY  
 CRUMPTON, MARYLAND

IN THE CIRCUIT COURT FOR

VS.

QUEEN ANNE'S COUNTY

HERBERT W. EVERETT  
 AND  
 LINDA L. EVERETT,  
 HIS WIFE,  
 BELTSVILLE, MARYLAND

IN EQUITY

NO. 5311

STIPULATION

IT IS HEREBY STIPULATED and AGREED by and between Robert R. Price, Jr., Attorney for Catherine N. Culley, Plaintiff, and John T. Clark, III, Attorney for Herbert W. Everett and Linda L. Everett, his wife, Defendants, that the provisions of Rule 401 and 405 of the Maryland Rules of Procedure relating to the taking of testimony and depositions are hereby waived and that testimony in this matter shall be taken on March 28th, 1972 at 2:00 P.M. at the office of Robert R. Price, Jr., before Vachel A. Downes, Jr., Court Examiner.

*Robert R. Price Jr.*  
 Robert R. Price, Jr.,  
 Attorney for the Plaintiff

*John T. Clark III*  
 John T. Clark, III,  
 Attorney for the Defendants.

*Filed Apr. 6, 1972*



7

CATHERINE N. CULLEY CRUMPTON, MARYLAND	:	IN THE CIRCUIT COURT FOR
VS.	:	QUEEN ANNE'S COUNTY
HERBERT W. EVERETT AND LINDA L. EVERETT, HIS WIFE, BELTSVILLE, MARYLAND	:	IN EQUITY,  NO. <u>5311</u>

STIPULATION

IT IS HEREBY STIPULATED and AGREED by and between Robert R. Price, Jr., Attorney for Catherine N. Culley, Plaintiff, and John T. Clark, III, Attorney for Herbert W. Everett and Linda L. Everett, his wife, that the provisions of Rule 580p requiring that depositions lie in Court for ten (10) days are hereby waived and that the case may be forthwith presented to the Court for a Decree.

*Robert R. Price Jr.*  
 \_\_\_\_\_  
 Robert R. Price, Jr.,  
 Attorney for Catherine N. Culley

*John T. Clark III*  
 \_\_\_\_\_  
 John T. Clark, III  
 Attorney for Herbert W. Everett  
 and Linda L. Everett, his wife.

*Filed Apr. 6, 1972*

ROBERT R. PRICE, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MARYLAND  
 750-1660

There being no further witnesses to be examined, the Examiner herewith makes his return to the deposition of the respective witness, and the costs chargeable to the Plaintiff, as follows, to wit:

Vachel A. Downes, Jr., Examiner-----\$ 10.00  
Marcy F. Collier, Stenographer----- 12.00

And I further certify that said deposition was commenced at 2:00 P.M. and was completed at 2:30 P.M. or a period of 30 minutes.

Vachel A. Downes Jr.  
Examiner

Filed: Apr. 6 1972

8  
CATHERINE N. CULLEY  
Crumpton, Maryland

vs.

HERBERT W. EVERETT  
and  
LINDA L. EVERETT,  
his wife,  
Beltsville, Maryland

: IN THE CIRCUIT COURT  
:  
: FOR  
:  
: QUEEN ANNE'S COUNTY  
:  
: IN EQUITY  
:  
: NO. 5311

DEPOSITIONS

The undersigned, one of the Standing Examiners for the Circuit Court for Queen Anne's County, in Equity, at the request of Robert R. Price, Jr., Solicitor for the above Plaintiff did, at the office of Robert R. Price, Jr., 103 Lawyer's Row, Centreville, Maryland, on Tuesday, March 28th, 1972, at 2:00 P.M. and after swearing the witness, William E. Coleman, and the stenographer, Marcy F. Collier, proceed to take the deposition; and I do further certify that I was present during the taking of the deposition; that the examination was properly conducted, and that I did not deem it necessary for me to examine the witness, there being no unusual or irregular circumstances in the taking of the said deposition or in the conduct of the proceedings.

*Vachel A. Downes, Jr.*  
Vachel A. Downes, Jr.,  
Examiner

Filed: *Filed Apr. 6, 1972*

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
750-1600

The witness, William E. Coleman, on behalf of the Plaintiff herein, Catherine N. Culley, having been duly sworn, did depose and say:

Q. Please state your name and address.

A. William E. Coleman, Crumpton, Maryland.

Q. How long have you lived in Crumpton?

A. Approximately sixty (60) years. I did live in Centreville for three (3) or four (4) years, but other than that I've lived in Crumpton.

Q. Are you familiar with the property of Catherine N. Culley in Crumpton?

A. Yes, I am.

Q. This is the property that fronts on Maryland Route #290?

A. Yes, it is.

Q. I hand you ~~Exhibit A~~ "Exhibit B," and ask you if you can identify it?

A. It is a plat of the Catherine Culley property done by J. R. McCrone, Jr., Inc. and shows the outlines of the property and the outlines of the dwelling house and states the acreage to be 3.848 acres.

Q. To your knowledge, does "Exhibit B" correctly show the Culley property?

A. Yes, it shows it binding George Skinner, Walter Gale and Harry Reed on the North, Hopkins on the West and Burton Green on the South. It also shows the ditch where the boundary is between Burton Green. When I was County Commissioner we wanted to open this ditch, but George Skinner wouldn't agree as to his property.

Q. Do you remember any other owners of this property?

A. Oh, yes. Captain Gilbert Brown was the first.

Q. Are there any improvements on this property?

A. Yes, there are. It has a dwelling that is a two story, frame house and a two car garage.

Q. Referring to "Exhibit B", is that the location of the house as you know it?

Yes, the house sets just about on what was laid out on an old town map as Fifth Street, but it was never opened up.

Q. When was the house built?

A. It was in the 20's. I don't know exactly when, but it was in that era. Of course, I remember Herbert Walls and wife living there; the Loflands lived there and the Sudlersville Bank owned it for a short while.

Q. Has the house always been in the same spot?

A. Yes, it has.

Q. To your knowledge, has there ever been any dispute over the possession of this house?

A. No, not to my knowledge.

Q. Who owns the property to the South of this property?

A. Burton Green.

Q. To your knowledge, has there ever been any boundary line dispute between Burton Green and Catherine N. Culley?

A. No, never. The ditch has always separated the properties as a boundary.

Q. Do you know of any dispute as to any of the boundaries to this property?

A. No, I know all the property owners now and through the years. They all lived in Crumpton and I have never heard any question raised as to the boundaries of this property or as to the house.

Q. Have the various owners always openly claimed and used the property as described in "Exhibit B"?

A. To my knowledge, the owners have always lived in the house and kept the yard and grounds maintained just as shown on the plat.

Incorporated herein is an Affidavit and attached papers of Robert R. Price, Jr.,

The undersigned Robert R. Price, Jr., being duly sworn did depose as follows:

That he is an attorney at law and has practiced law in Queen Anne's County for over 19 years and a substantial portion of his practice is in real estate and the examination of titles, and

That he has examined the Land Records and Assessment Records of Queen Anne's County from the year 1920 to date in regard to the title to the property described in this Cause, and

That said four (4) parcels of land have been transferred on said Land Records seven times since 1920 and the description to all four parcels has remained exactly as set forth in Exhibit "A", and

That the Assessment records of Queen Anne's County show that the dwelling house on Parcel No. 1 and Parcel No. 4 on the McCrone Plat, Exhibit B was constructed on said property prior to 1920 and has remained on said property from that date to the present, and

That attached hereto is a advertisement filed in a Report of Sale in Chancery 3145 of this Court setting forth therein the four parcels in this Cause which are therein Numbered 2, 3, 4, and 5 and that Parcel 2 therein, which is Parcel 1 in this Cause, is advertised as having a dwelling, and

That also attached hereto is a copy of a plat prepared by J. B. Metcalfe, dated May 1952 and recorded in Liber TSP No. 5, folio 21, of said Land Records, said plat being of the property abutting the property in this Cause to the South and establishing the lines for the owner thereof as the same exact lines of the McCrone plat, Exhibit "B", and

That the property in this Cause has been on 3 separate occasions subject to a Bank mortgage, on 2 occasions subject to foreclosure sales ratified by this Court, and the records reveal no claim or dispute as to any boundaries or as to ownership to this property. *SD*

Sworn to before me a notary public this 6<sup>th</sup> day of April, 1972.

*Mary A. Coe*  
Notary Public

My Commission Expires: 7-1-74

ROBERT R. PRICE, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MARYLAND  
758-1660



OF A VALUABLE TRACT OF  
LAND OR FARM  
AND LOTS OR PARCELS OF LAND

QUEEN ANNE'S RECORD-OBSERVER

Centreville, Md. *October 25th* 1937

THE QUEEN ANNE'S RECORD and OBSERVER PUBLISHING CO. hereby certifies that the *Underwritten Sale*

in the case of *William R. Horney, Assignor*  
*vs. Gilbert Brown and Lillian K. Brown, his wife*

a true copy of which is hereto annexed, was inserted in the QUEEN ANNE'S RECORD-OBSERVER, a weekly newspaper printed and published at Centreville, Queen Anne's County, Maryland, once a week for *four weeks* the first publication thereof having been made in said newspaper on the *30th* day of *October* 1937, being more than *two* weeks before the *25th* day of *October* 1937.

THE QUEEN ANNE'S RECORD and OBSERVER PUBLISHING CO.

By *Thomas G. Davary*

Default having occurred in the terms of the two following described mortgages, to wit: the mortgage from Gilbert Brown and Lillian K. Brown, his wife, to The Sudlersville Bank of Maryland, a body incorporated, dated February 6th, 1923, and recorded in Liber J. F. R. No. 10, folios 294, etc., a land record book for Queen Anne's County, Maryland, and assigned by the said body corporate to William R. Horney, and the mortgage from the said Gilbert Brown and Lillian K. Brown, his wife, to George I. Harrison, dated February 4th, 1924, and recorded among said land records in Liber B. H. T. No. 1, folios 276, etc., and assigned, by mesne assignments, to the said William R. Horney, the undersigned, assignee of the two aforesaid mortgages, by virtue of the powers of sale contained in said mortgages, will sell at public sale to the highest bidder, in front of the banking house of said Sudlersville Bank, in the town of Sudlersville, Queen Anne's County, Maryland, on

Monday, October 25, 1937

beginning at the hour of 1:30 o'clock, P. M., the real estate conveyed by said mortgages, consisting of:

PARCEL NO. 1. All that tract of land or farm, known as "Naseby Enlarged," or by whatsoever other name or names the same may be called or known, being a part of the farm known as the "Woodruff Farm", 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 leading from Millington to Church Hill, containing 140 acres and 28 perches of land, more or less; being the real estate first described in both the first and second mortgages above mentioned. The improvements consist of a dwelling, barn and other necessary outbuildings.

PARCEL NO. 2. All that lot or parcel of land situate, lying and being on Broad Street, in the town of Crumpton, in the Seventh Election District of Queen Anne's County aforesaid, with a frontage on said Broad Street of 50 feet and a depth back therefrom of 150 feet, adjoining the lands of (or formerly of) Amanda Stevens and Parcel No. 3 hereinafter described; being the real estate secondly described in both the first and second mortgages above mentioned. The improvements consist of a dwelling.

PARCEL NO. 3. All those lots or parcels of land consisting of two building lots situate, lying and being on the west side of Broad Street and the corner of Fifth Street, in the town of Crumpton aforesaid, each of said lots having a frontage of 29 feet and a depth of 120 feet, said lots being designated on the map or plat of said town of Crumpton as Nos. 82 and 83; being the real estate thirdly described in both the first and second mortgages above mentioned.

PARCEL NO. 4. All those certain seven lots or parcels of land situate, lying and being in the town of Crumpton, in Queen Anne's County aforesaid; two lots being situate on Fifth Street and designated on the map of Crumpton as Nos. 119 and 121, each lot having a frontage of 29 feet on Fifth Street and a depth of 150 feet; five lots being situate on Caroline Street and designated on said map of Crumpton as Lots Nos. 52, 53, 54, 55 and 56, each with a frontage of 29 feet and a depth of 120 feet; being a part of the real estate fifthly described in the second mortgage above mentioned.

PARCEL NO. 5. All that lot or parcel of land situate, lying and being in the south western part of the town of Crumpton, in Queen Anne's County aforesaid, adjoining the lands of (or formerly of) Paul Harris, Henry Robinson, Mary E. Tarbuton and others, containing 5 acres of land, more or less; being a part of the real estate fifthly described in the second mortgage above mentioned.

TERMS OF SALE. One-third of the purchase price will be required on the day of sale, and the balance will be required in equal installments, payable in six and twelve months, all each,

*Filed Oct. 25<sup>th</sup> 1937*

*Not involved in this proceeding*

*Parcel 1*

*Parcel 2*

*Parcel 3*

*Parcel 4*

*Cully lands*

STATE OF MARYLAND  
HENT COUNTY

LIBER 6 PAGE 746  
TO WIT:

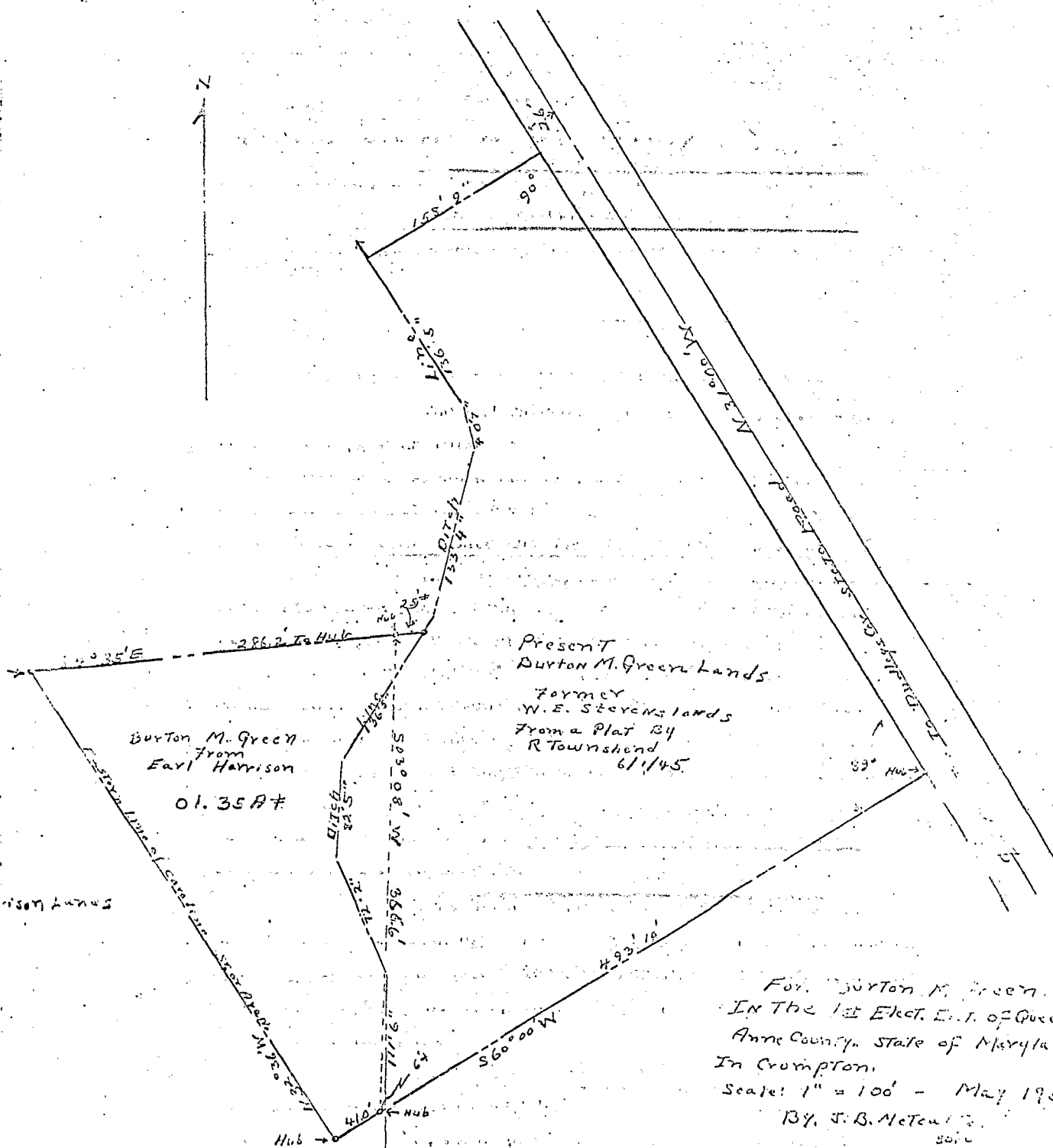
I HEREBY CERTIFY that on this 16 day of May, in the year nineteen hundred and fifty-two, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County, aforesaid, personally appeared Earl Harrison, he acknowledged the foregoing DEED to be his act.

IN TESTIMONY WHEREOF, I have herewith subscribed my name and affixed my notarial seal, the day and year last above written.

Notary  
Public  
Seal.

C. M. DELVIN, Jr.  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 4, 1952.



Burton M. Green  
From  
Earl Harrison  
01.35 A #

Present  
Burton M. Green Lands  
Formerly  
W. E. Stevens lands  
From a Plat By  
R. Townsend  
6/1/45

For: Burton M. Green  
IN THE 1st ELEC. DIST. OF QUEEN  
ANNE COUNTY, STATE OF MARYLAND  
IN CRUMPTON.  
Scale: 1" = 100' - May 1952.  
By: J. B. McTeal, Jr.  
Sole

Notes: Survey made of the  
Earl Harrison acquired the  
Will of his father John  
Helm torn acquired same  
J. Councilor, Jr.

TSP-5/21  
Land Records Queen Anne's County "Sch. B"



9

CATHERINE N. CULLEY Crumpton, Maryland	:	IN THE CIRCUIT COURT FOR
vs.	:	QUEEN ANNE'S COUNTY
HERBERT W. EVERETT and LINDA L. EVERETT, his wife, Beltsville, Maryland	:	IN EQUITY
	:	NO. <u>5311</u>

OPINION OF COURT AND DECREE

This matter having come on for hearing before one of the Standing Examiners of this Court and the transcript of the testimony and exhibits thereto and the remaining papers in this case having been read and considered;

From the testimony, the Court finds that Catherine N. Culley, the Plaintiff, and present owner of the land described by Exhibit B, and her predecessors in title from 1920 to date, have been in actual, open, notorious and hostile possession of said land, under a claim of right and that said possession was continuous and exclusive, of all the land described in Exhibit B for a period of approximately seventy-two (72) years, and that by said possession the said Catherine N. Culley and her predecessors in title have been in adverse possession of said real estate for a period of at least seventy-two (72) years, from which the Court finds that the Plaintiff, Catherine N. Culley, is vested with a fee simple title to said real estate.

The Court is further of the opinion that the title to the aforementioned premises is good and marketable and that the Contract of Sale, Exhibit C, referred to in the Bill of Complaint between Catherine N. Culley and Herbert W. Everett and Linda L. Everett, his wife, is enforceable in equity and that specific performance of the same should be decreed, subject to the description of the lands in said Contract conforming to the description as set forth in Exhibit B.

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ATTORNEY AT LAW  
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NOW, THEREFORE, it is by the Circuit Court for Queen Anne's County, in Equity, this 12<sup>th</sup> day of April, 1972, ADJUDGED, ORDERED and DECREED, that the Defendants, Herbert W. Everett and Linda L. Everett, his wife, shall forthwith perform the Contract sued upon by the Plaintiff, the balance due thereunder upon the delivery to them of a good and sufficient deed for the parcel of land sold under this Contract of Sale, and IT IS FURTHER ORDERED that the costs of these proceedings be paid by the Plaintiff.

B. Hackett Turner Jr.

JUDGE.

*Filed April 12, 1972*

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QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on Thirtieth Day of May, in the year Nineteen Hundred and Seventy-two, the following Report of Tax Sales was brought to be recorded, to wit: -----

IN THE MATTER OF THE TAX SALES \*  
IN QUEEN ANNE'S COUNTY, MARYLAND, \*  
FOR THE YEAR 1972, OF PROPERTIES \* IN  
ASSESSED TO THE FOLLOWING: W. \* THE  
EDWIN CROUCH; HARRY AND OLIVE \*  
TEAT; IRVIN AND MARY ANNE BLAKE; \*  
WILLIAM JACKSON, JR.; WILLIAM A. \*  
AND NAOMI JACKSON; LANDMAN, INC.; \* CIRCUIT COURT  
NELSON E. AND ELLEN MORRIS; \*  
ROBBIN R. AND SHIRLEY R. BELL; \* FOR  
CAROLINE BORDLEY HEIRS; RICHARD \*  
E. BROWN; FIRST FIDELITY SAVINGS \*  
AND LOAN ASSOC.; THEODORE M. \* QUEEN ANNE'S COUNTY  
HIGBEE; CARVIE JOBES AND SARAH \*  
BROWN; DOROTHY B. MARVIL; SHIRLEY \* IN EQUITY  
PRESSLEY; JENNIE AND JOHN E. RICE; \*  
JENNIE AND JOHN E. RICE; HARRY M. \*  
AND ESTHER TAYLOR; JAMES HARRISON \*  
BOULDIN; TILSIE HERSCH; CHARLES H. \* NO. 5338  
AND SHIRLEY STEARLINGS; HIRAM C. \*  
AND ARLENE STOWERS; HARVEY L. \*  
COOPER HEIRS; COASTAL LUMBER \*  
PRODUCTS, INC. \*

\* \* \* \* \*

REPORT OF TAX SALES

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Tax Sales made by Oscar A. Schulz, Treasurer for Queen Anne's County, unto your Honors respectfully represents:

1. That in the annual levy made by The County Commissioners of Queen Anne's County for the fiscal year 1971-1972 there were assessed to the respective persons taxes for Queen Anne's County and the State of Maryland, levied against certain parcels all situate in certain designated districts of Queen Anne's County. The respective persons against whom and the respective parcels against which the taxes were levied are hereinafter fully designated, the taxes having been so levied and assessed were placed in the hands of Oscar A. Schulz, Treasurer for Queen Anne's County, for collection.

2. That as to the properties hereinafter set forth respectively, the taxes thereon were not paid when due.

3. That Oscar A. Schulz, Treasurer, caused to be published in the Queen Anne's Record Observer and Bay Times, newspapers printed and published and of general circulation in Queen Anne's County, once in each of two successive weeks, between the 15th day of February and the 1st day of March, a list of all delinquents, together with the amount of taxes for which they were respectively in arrears, with a notice of warning to such delinquents thereto appended that unless payment be made in full of said taxes, together with all interest and costs accrued thereon

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to the date of payment on or before the 10th day of April, 1972, the same would be collected by process of law.

4. That the said County Treasurer did cause to be mailed to each of said delinquents at the address shown on the County assessment ledgers between the 15th day of March and the 1st day of April an account of his taxes, which were in arrears, with a notice of warning to such delinquents thereto appended that unless payment be made in full of all taxes, together with all interest and costs accrued thereon to day of payment on or before the 10th day of April, 1972, the same would be collected by process of law.

5. That the said County Treasurer did cause to be published in the Queen Anne's Record Observer and Bay Times, newspapers printed and published and of general circulation in Queen Anne's County, for three successive weeks prior to the third Tuesday in May, a list of all delinquents assessed with real estate, giving the names of the persons assessed, a brief description of the property and the district of its location, together with the amount of taxes in arrears thereon, including all taxes on personality in arrears, by the owner of the real estate with a notice appended that if said taxes, together with all interest, costs, expenses and commissions accrued and to accrue are not paid before the third Tuesday in May, 1972, the Treasurer would proceed at 10:00 a.m. on that day at the Court House in said County, to offer said property for sale to the highest bidder for cash. A certificate of said publication is attached hereto as a part hereof.

6. The said Treasurer not having received the taxes in arrears on the several parcels of land, hereinafter described, did proceed to sell on May 16, 1972, at 10:00 a.m. (D.S.T.) in front of the Court House Door, Centreville, Maryland, under the terms of said notice all of said properties in the following manner. The advertisement of sale was first read, and then the properties were offered to the highest bidder, one at a time, by Joseph Jackson, Jr. Auctioneer. There follows the description of the properties, the amount of taxes and interest accrued, the pro rata costs of advertising said sale, the County Treasurer's fees, and all other charges, costs, fees, and expenses incident to said sale, the person to whom and at what price each of said several properties were respectively sold.

FIRST DISTRICT

ALL that lot or parcel of land lying and being in the First Election District of Queen Anne's County, Maryland, located near Templeville being designated as Parcel 58, Block 4, on Map 20, Queen Anne's County Tax Maps, consisting of 14 acres of land, more or less. Assessed value \$280.00, assessed to W. Edwin Crouch for \$7.44 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$	7.44
Interest - - - - -		.30
Advertising - - - - -		17.00

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Attorney- - - - -	-\$	10.00
Auctioneer- - - - -		5.00
Notary Public - - - - -		2.00
	\$	41.74
5% Treasurer's Commission - - - - -		30.00
	\$	71.74

The property was sold to Clifford W. Weaver at and for the sum of Six Hundred Dollars (\$600.00) he being then and there the highest bidder thereof.

SECOND ELECTION DISTRICT

ALL that lot or parcel of land lying and being in the Second Election District of Queen Anne's County, Maryland, located in Church Hill being designated as Parcel 87, Block 1, on May 23, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$500.00, assessed to Harry & Olive Teat for \$13.30 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$	13.30
Interest - - - - -		.53
Advertising- - - - -		17.00
Attorney - - - - -		10.00
Auctioneer - - - - -		5.00
Notary Public- - - - -		2.00
	\$	47.83
5% Treasurer's Commission- - - - -		35.00
	\$	82.83

The property was sold to Amos Hynson, Jr. at and for the sum of Seven Hundred Dollars (\$700.00) he being then and there the highest bidder thereof.

THIRD ELECTION DISTRICT

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located Lot No. 3 Dulin Clark Lots being designated as Parcel 120, Block 19, on Map 35, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$270.00, assessed to Irvin & Mary Anne Blake for \$7.19 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$	7.19
Interest - - - - -		.29
Advertising- - - - -		17.00
Attorney - - - - -		10.00
Auctioneer - - - - -		5.00
Notary Public- - - - -		2.00
	\$	41.48
5% Treasurer's Commission- - - - -		23.75
	\$	65.23

The property was sold to David Bryan at and for the sum of

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Four Hundred Seventy Five Dollars (\$475.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on Brownsville Road being designated as Parcel 8, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of 2 acres of land, more or less. Assessed value \$375.00, assessed to William Jackson, Jr. for \$9.98 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 9.98
Interest - - - - -	.40
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 44.38</u>
1970-71 County Interest- - - - -	5.12
	<u>\$ 49.50</u>
5% Treasurer's Commission- - - - -	42.50
	<u>\$ 92.00</u>

The property was sold to Spencer Ferguson at and for the sum of Eight Hundred Fifty Dollars (\$850.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on Brownsville Road being designated as Parcel 152, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$1,200.00, assessed to William A. & Naomi Jackson for \$31.92 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 31.92
Interest - - - - -	1.28
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 67.20</u>
1970-71 County Interest- - - - -	35.21
	<u>\$ 102.41</u>
5% Treasurer's Commission- - - - -	60.00
	<u>\$ 162.41</u>

The property was sold to Robert Wolcott at and for the sum of One Thousand Two Hundred Dollars (\$1,200.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located on

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Brownsville Road being designated as Parcel 93, Block 1, on Map 44, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$350.00, assessed to Landman, Inc. for \$9.31 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 9.31
Interest - - - - -	.37
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 43.68</u>
5% Treasurer's Commission- - - - -	20.00
	<u>\$ 63.68</u>

The property was sold to Robert Wolcott at and for the sum of Four Hundred Dollars (\$400.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Third Election District of Queen Anne's County, Maryland, located near Centreville being designated as Parcel 41, Block 8, on Map 29, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$200.00, assessed to Nelson E. & Ellen Morris for \$5.32 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 5.32
Interest - - - - -	.22
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 39.54</u>
5% Treasurer's Commission- - - - -	16.25
	<u>\$ 55.79</u>

The property was sold to Alvin Holland at and for the sum of Three Hundred Twenty Five Dollars (\$325.00) he being then and there the highest bidder thereof.

FOURTH ELECTION DISTRICT

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot No. 5, Block 30, Section 2, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$490.00, assessed to Robbin R. & Shirley R. Bell for \$13.03 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 13.03
Interest - - - - -	.52
Advertising- - - - -	17.00
Attorney - - - - -	10.00

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Auctioneer - - - - -	\$ 5.00
Notary Public - - - - -	2.00
	<u>\$ 47.55</u>
5% Treasurer's Commission - - - - -	12.50
	<u>\$ 60.05</u>

The property was sold to Betty Zito at and for the sum of Two Hundred Fifty Dollars (\$250.00) she being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Route 18 S/W Stevensville being designated as Parcel 170, Block 20, on Map 56, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$550.00, assessed to Caroline Bordley Heirs for \$14.63 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 14.63
Interest - - - - -	.59
Advertising - - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 49.22</u>
5% Treasurer's Commission - - - - -	35.00
	<u>\$ 84.22</u>

The property was sold to Robert Wolcott at and for the sum of Seven Hundred Dollars (\$700.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot No. 11, Block 14, Section 1, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$820.00, assessed to Richard E. Brown for \$21.82 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 21.82
Interest - - - - -	.87
Advertising - - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public - - - - -	2.00
	<u>\$ 56.69</u>
5% Treasurer's Commission - - - - -	37.50
	<u>\$ 94.19</u>

The property was sold to Wilson Clark at and for the sum of Seven Hundred Fifty Dollars (\$750.00) he being then and there the highest bidder thereof.

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ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot No. 2, Block E, Chesapeake Estates being designated on Map 63, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$150.00, assessed to First Fidelity Savings and Loan Assoc. for \$3.99 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 3.99
Interest - - - - -	.16
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 38.15</u>
5% Treasurer's Commission- - - - -	27.50
	<u>\$ 65.65</u>

The property was sold to Charles Anthony, Jr. at and for the sum of Five Hundred Fifty Dollars (\$550.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot No. 90, Block B, Section 3, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$360.00, assessed to Theodore M. Higbee for \$9.58 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 9.58
Interest - - - - -	.38
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 43.96</u>
5% Treasurer's Commission- - - - -	5.00
	<u>\$ 48.96</u>

The property was sold to Betty Zito at and for the sum of One Hundred Dollars (\$100.00) she being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located in Dominion being designated as Parcel No. 159, Block 3, on Map 64, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3,100.00, assessed to Carvie Jobes and Sarah Brown for \$82.46 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 82.46
Interest - - - - -	3.30
Advertising- - - - -	17.00

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Attorney - - - - -	\$ 10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 119.76</u>
5% Treasurer's Commission- - - - -	50.00
	<u>\$ 169.76</u>

The property was sold to Robert Wolcott at and for the sum of One Thousand Dollars (\$1,000.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot Nos. 14 and 15, Block P, Section 2 Romancoke being designated on Map 76, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$980.00, assessed to Dorthy B. Marvil for \$26.06 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 26.06
Interest - - - - -	1.04
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 61.10</u>
5% Treasurer's Commission- - - - -	33.75
	<u>\$ 94.85</u>

The property was sold to Betty Zito at and for the sum of Six Hundred Seventy Five Dollars (\$675.00) she being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Cox Neck Road Chester being designated as Parcel 115, Block 19, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3,555.00, assessed to Shirley Pressley for \$94.56 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 94.56
Interest - - - - -	3.78
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 132.34</u>
5% Treasurer's Commission- - - - -	105.00
	<u>\$ 237.34</u>

The property was sold to Charles Dorsey & Golda Wilson at and for the sum of Two Thousand One Hundred Dollars (\$2,100.00) they being then and there the highest bidder thereof.

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ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot No. 6, Block B, Plat 5 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$410.00, assessed to Jennie & John E. Rice for \$10.91 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 10.91
Interest - - - - -	.44
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 45.35</u>
5% Treasurer's Commission- - - - -	30.00
	<u>\$ 75.35</u>

The property was sold to Hollis T. Cantwell at and for the sum of Six Hundred Dollars (\$600.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot No. 4, Block 8, Section 1 Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$615.00, assessed to Jennie & John E. Rice for \$16.36 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 16.36
Interest - - - - -	.64
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 51.00</u>
5% Treasurer's Commission- - - - -	26.25
	<u>\$ 77.25</u>

The property was sold to Eugene F. Deems at and for the sum of Five Hundred Twenty Five Dollars (\$525.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fourth Election District of Queen Anne's County, Maryland, located Lot No. 43, Block CC, Plat 6 Cloverfields being designated on Map 49, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$325.00, assessed to Harry M. & Esther Taylor for \$8.65 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 8.65
Interest - - - - -	.35
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00

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Notary Public-	-----	\$ 2.00
		<u>\$ 43.00</u>
5% Treasurer's Commission-	-----	32.50
		<u>\$ 75.50</u>

The property was sold to Hollis T. & Geraldine A. Cantwell at and for the sum of Six Hundred Fifty Dollars (\$650.00) they being then and there the highest bidders thereof.

FIFTH ELECTION DISTRICT

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Cemetery Lan in Grasonville being designated as Parcel 43, Block 23, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2,270.00, assessed to James Harrison Bouldin for \$60.39 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-	-----	\$ 60.39
Interest -	-----	2.42
Advertising-	-----	17.00
Attorney -	-----	10.00
Auctioneer -	-----	5.00
Notary Public-	-----	2.00
		<u>\$ 96.81</u>
5% Treasurer's Commission-	-----	95.00
		<u>\$ 191.81</u>

The property was sold to Alvin & Dorothy Holland at and for the sum of One Thousand Nine Hundred Dollars (\$1,900.00) they being then and there the highest bidders thereof.

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Route 50 near Wye Mills being designated as Parcel 52, Block 14, on Map 60, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$350.00, assessed to Tilsie Hersch for \$9.31 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes-	-----	\$ 9.31
Interest -	-----	.37
Advertising-	-----	17.00
Attorney -	-----	10.00
Auctioneer -	-----	5.00
Notary Public-	-----	2.00
		<u>\$ 43.68</u>
5% Treasurer's Commission-	-----	45.00
		<u>\$ 88.68</u>

The property was sold to Clarence & Elizabeth Wilson at and for the sum of Nine Hundred Dollars (\$900.00) they being then and there the highest bidders thereof.

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ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located Lot No. 30 White House Acres being designated as Parcel 730, Block 23, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3,460.00, assessed to Charles H. & Shirley Stearlings for \$92.04 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 92.04
Interest - - - - -	3.68
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 129.72</u>
5% Treasurer's Commission- - - - -	75.00
	<u>\$ 204.72</u>

The property was sold to Robert Wolcott at and for the sum of One Thousand Five Hundred Dollars (\$1,500.00) he being then and there the highest bidder thereof.

ALL that lot or parcel of land lying and being in the Fifth Election District of Queen Anne's County, Maryland, located on Saw Mill Road near Grasonville being designated as Parcel 585, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100.00, assessed to Hiram & Arlene Stowers for \$2.66 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 2.66
Interest - - - - -	.11
Advertising- - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public- - - - -	2.00
	<u>\$ 42.60</u>
5% Treasurer's Commission- - - - -	15.00
	<u>\$ 57.60</u>

The property was sold to Alvin & Dorothy Holland at and for the sum of Three Hundred Dollars (\$300.00) they being then and there the highest bidders thereof.

SIXTH ELECTION DISTRICT

ALL that lot or parcel of land lying and being in the Sixth Election District of Queen Anne's County, Maryland, located on Ruthsburg-Bridgetown Road being designated as Parcel 19, Block 20, on Map 47, Queen Anne's County Tax Maps, consisting of 63 acres of land, more or less. Assessed value \$1,595.00, assessed to Harvey L. Cooper Heirs for \$42.43 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes- - - - -	\$ 42.43
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JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MO. 21617  
755-0877

LIBER

8 PAGE 760

Interest - - - - -	\$ 1.70
Advertising - - - - -	17.00
Attorney - - - - -	0.00
Auctioneer - - - - -	5.00
Notary Public - - - - -	2.00
	<hr/>
Taxes 1970-71 - - - - -	\$ 78.13
	45.91
	<hr/>
5% Treasurer's Commission - - - - -	\$ 124.04
	230.00
	<hr/>
	\$ 354.04

The property was sold to Edwin Flower at and for the sum of Four Thousand Six Hundred Dollars (\$4,600.00) he being then and there the highest bidder thereof.

SEVENTH ELECTION DISTRICT

ALL that lot or parcel of land lying and being in the Seventh Election District of Queen Anne's County, Maryland, located near Millington being designated as Parcel 7, Block 6, on Map 2, Queen Anne's County Tax Maps, consisting of 199 acres of land, more or less and improvements. Assessed value \$28,515.00, assessed to Coastal Lumber Products, Inc. for \$758.50 taxes in arrears plus interest, costs, and expenses to day of sale.

Taxes - - - - -	\$ 758.50
Interest - - - - -	30.34
Advertising - - - - -	17.00
Attorney - - - - -	10.00
Auctioneer - - - - -	5.00
Notary Public - - - - -	2.00
	<hr/>
	\$ 822.84
5% Treasurer's Commission - - - - -	250.00
	<hr/>
	\$1,072.84

The property was sold to Wilson Clark at and for the sum of Five Thousand Dollars (\$5,000.00) he being then and there the highest bidder thereof.

The Treasurer further reports that all purchasers have complied with the terms of sale.

Respectfully submitted

*Oscar A. Schulz*  
 Oscar A. Schulz, Treasurer for  
 Queen Anne's County, Maryland

JAMES E. THOMPSON, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MD. 21617  
 756-0877

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

I HEREBY CERTIFY, that on this 30<sup>th</sup> day of May, 1972, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Oscar A. Schulz, Treasurer for Queen Anne's County and made oath in due form of law that the matters and facts set forth in the foregoing Report of Tax Sales are true to the best of his knowledge, information and belief.

WITNESS my hand and Notarial Seal.

Helene E. Pender  
Notary Public  
My Commission Expires: July 1, 1974



*Filed May 30, 1972*

JAMES E. THOMPSON, JR.  
ATTORNEY AT LAW  
CENTREVILLE, MD. 21617

758-0877

2

IN THE MATTER OF THE TAX SALES \*  
 IN QUEEN ANNE'S COUNTY, MARYLAND, \*  
 FOR THE YEAR 1972, OF PROPERTIES \* IN  
 ASSESSED TO THE FOLLOWING: W. \*  
 EDWIN CROUCH; HARRY AND OLIVE \* THE  
 TEAT; IRVIN AND MARY ANNE BLAKE; \*  
 WILLIAM JACKSON, JR.; WILLIAM A. \*  
 AND NAOMI JACKSON; LANDMAN, INC.; \* CIRCUIT COURT  
 NELSON E. AND ELLEN MORRIS; \*  
 ROBBIN R. AND SHIRLEY R. BELL; \* FOR  
 CAROLINE BORDLEY HEIRS; RICHARD \*  
 E. BROWN; FIRST FIDELITY SAVINGS \*  
 AND LOAN ASSOC.; THEODORE M. \* QUEEN ANNE'S COUNTY  
 HIGBEE; CARVIE JOBES AND SARAH \*  
 BROWN; DOROTHY B. MARVIL; SHIRLEY \*  
 PRESSLEY; JENNIE AND JOHN E. RICE; \* IN EQUITY  
 JENNIE AND JOHN E. RICE; HARRY M. \*  
 AND ESTHER TAYLOR; JAMES HARRISON \*  
 BOULDIN; TILSIE HERSCH; CHARLES H. \* NO. 5328  
 AND SHIRLEY STEARLINGS; HIRAM C. \*  
 AND ARLENE STOWERS; HARVEY L. \*  
 COOPER HEIRS; COASTAL LUMBER \*  
 PRODUCTS, INC. \*

\* \* \* \* \*

ORDERED, this 31st day of May, 1972, that  
 the tax sale made and reported in this cause by Oscar A. Schulz,  
 Treasurer for Queen Anne's County, State of Maryland, be ratified  
 and confirmed on or after the 12th day of July, 1972,  
 unless cause to the contrary thereof be previously shown; pro-  
 vided a copy of this Order be inserted in some newspaper printed  
 and published in Queen Anne's County, State of Maryland, once a  
 week for four successive weeks commencing on the 7th day of  
June, 1972, and ending on the 28th day of June  
 1972.

AND the report states amount of sale to be \$26,650.00

B. Hackett Turner, Jr.  
 JUDGE

FILED: May 31, 1972

JAMES E. THOMPSON, JR.  
 ATTORNEY AT LAW  
 CENTREVILLE, MD. 21617  
 756-0677



3

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., May 31 1972

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the notice  
in the case/estate of tax sales

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 3 successive weeks before the 16th day of May 1972, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 26th day of April 1972, and the last insertion on the 10th day of May 1972.

THE RECORD-OBSERVER CORPORATION

By *Margaret M. Monroe*

*Filed May 31, 1972*

**NOTICE**

IN THE MATTER OF THE TAX SALES IN QUEEN ANNE'S COUNTY, MARYLAND, FOR THE YEAR 1972, OF PROPERTIES ASSESSED TO THE FOLLOWING: W. EDWIN CROUCH; HARRY AND OLIVE TEAT; IRVIN AND MARY ANNE BLAKE; WILLIAM JACKSON, JR.; WILLIAM A. AND NAOMI JACKSON; LANDMAN, INC.; NELSON E. AND ELLEN MORRIS; ROBBIN R. AND SHIRLEY R. BELL; CAROLINE BORDLEY HEIRS; RICHARD E. BROWN; FIRST FIDELITY SAVINGS AND LOAN ASSOC.; THEODORE M. HIGBEE; CARVIE JOBS AND SARAH BROWN; DOROTHY B. MARVIL; SHIRLEY PRESSLEY; JENNIE AND JOHN E. RICE; JENNIE AND JOHN E. RICE; HARRY M. AND ESTHER TAYLOR; JAMES HARRISON BOULDIN; TILSIE HERSCH; CHARLES H. AND SHIRLEY STEARLINGS; HIRAM C. AND ARLENE STOWERS; HARVEY L. COOPER HEIRS; COASTAL LUMBER PRODUCTS, INC.

IN THE  
CIRCUIT COURT  
FOR  
QUEEN ANNE'S COUNTY  
IN EQUITY  
NO. 5328

ORDERED, this 31st day of MAY, 1972, that the tax sale made and reported in this cause by Oscar A. Schulz, Treasurer for Queen Anne's County, State of Maryland, be ratified and confirmed on or after the 12th day of JULY, 1972, unless cause to the contrary thereof be previously shown; provided a copy of this Order be inserted in some newspaper printed and published in Queen Anne's County, State of Maryland, once a week for four successive weeks commencing on the 7th day of JUNE, 1972, and ending on the 28th day of JUNE, 1972.

AND the report states amount of sale to be \$26,650.00.

— B. Hackett Turner, Jr.  
Judge

FILED: May 31, 1972  
TRUE COPY  
Test: Charles W. Cecil, Clerk

410

Queen Anne's  
**RECORD-OBSERVER**

Centreville, Md., July 18 1972

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice Of  
in the case/estate of Tax Sales

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 28th day of June 1972, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 7th day of June 1972, and the last insertion on the 28th day of June 1972.

THE RECORD-OBSERVER CORPORATION

By *Margaret M. Monroe*

*Filed July 18, 1972*

# TAX SALES

Under and by virtue of the authority vested in the undersigned by the laws of the State of Maryland, Acts of the General Assembly of Maryland for the year 1957, Chapter 305, applicable to the collection of State and County Taxes within Queen Anne's County, THE COUNTY TREASURER FOR QUEEN ANNE'S COUNTY hereby gives notice that the following taxes are due and owing for the State, County and Town for the years 1968-1969 thru June 30, 1972 inclusive, there will be added to each of the following amounts, interest, fees and costs.

Unless payment be made in full of said taxes together with all interests and costs accrued thereon before the third Tuesday in May of 1972 to wit:

**TUESDAY  
MAY 16, 1972**

the said County Treasurer for Queen Anne's County will proceed at 10:00 A.M. (D.S.T.)

ON THAT DAY at the COURT HOUSE in CENTREVILLE, QUEEN ANNE'S COUNTY, MARYLAND, to offer for sale, to the highest bidder, For Cash, all of said property upon which taxes, interest, costs, fees or expenses are in arrears, and shall continue said sale on each day thereafter, legal holidays excepted, from 10 A.M. until 3 P.M. until all of said property shall have been offered and disposed of.

The said COUNTY TREASURER shall be entitled to receive a commission of five per centum on the amount of all sales made by him in pursuance of the provision of said Act, to be computed and charged as part of the expenses of such sales, and if before sale but after advertisement, the taxes, interest, and expenses chargeable to any property are paid, then the said COUNTY TREASURER shall be entitled to receive a commission of two per cent on the amount of such taxes, interest and costs as a part of the cost of collecting same.

All properties will be sold

assessed to Chester Harbor, Inc. for \$2.93 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 3

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located near Chestertown, being designated as Parcel 26, Block 22, on Map 10, Queen Anne's County Tax Maps, consisting of 154 acres of land, more or less and improvements. Assessed value \$12,505, assessed to W. Bryan Price, Jr., for \$341.06 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 4

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located in Church Hill being designated as Parcel 87, Block 1, on Map 23, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$500, assessed to Harry and Olive Teat for \$13.30 taxes in arrears plus interest, costs, and expenses to day of sale.

## THIRD DISTRICT

### NO. 1

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located Lot 3, Dulin Clark Lots being designated as Parcel 120, Block 19, on Map 35, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$270, assessed to Irvin and Mary Anna Blake for \$7.19 taxes in arrears plus interest, costs, and expenses to day of sale.

### NO. 2

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 109, Block 15, on Map 28, Queen Anne's County Tax Maps, consisting of 3 acres of land, more or less. Assessed value \$100, assessed to Daniel bonds Heirs for \$2.66 taxes in arrears plus interest, costs, and expenses to day of sale.

### NO. 3

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 112, Block 9, on Map 28, Queen Anne's County Tax Maps, consisting of 1 acre of land,

plus interest, costs, and expenses to day of sale.

## NO. 9

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Brown's Corner Road being designated as Parcel 9, Block 1, on Map 23, Queen Anne's County Tax Maps, consisting of 181 acres of land, more or less and improvements. Assessed value \$19,605, assessed to George B., Jr., and Geraldine Merriek for \$521.49 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 10

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Centreville being designated as Parcel 41, Block 8, on Map 28, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$200, assessed to Nelson E. and Ellen Morris for \$5.32 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 11

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Starr being designated as Parcel 99, Block 4, on Map 61, Queen Anne's County Tax Maps, consisting of 5 acres of land, more or less and improvements. Assessed value \$9265, assessed to Edward T. and Mary K. Perkins for \$261.33 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 12

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located in Centreville being designated as Parcel 12, on Map CE 3, Queen Anne's County Tax Maps, consisting of a lot and improvement. Assessed value \$2845, assessed to Charlotte A. Roberts for \$75.68 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 13

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Brownsville being designated as Parcel 23, Block 1, on Map 44, Queen Anne's County Tax Maps, consisting of 2 acres of land, more or less and improvements. Assessed value \$3930, assessed to William and Gertrude Ryans

Election District of Queen Anne's County, Maryland, located Lots 13 and 14, Blk. 27, Sect. 2, Bay City being designated on Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$970, assessed to Eugene and Mayne Caperna for \$25.81 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 8

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 2, Blk E, Chesapeake Ests. being designated on Map 63, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$150, assessed to First Fidelity Savings and Loan Association for \$3.99 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 9

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 36, Blk. J., Sect. 1, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$150, assessed to First Fidelity Savings and Loan Association for \$3.99 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 10

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 11, Blk. A, Sect. 1, Romancoke being designated on Map 76, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$200, assessed to First Fidelity Savings and Loan Association for \$5.32 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 11

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 4, Blk. D, Sect. 1, Romancoke being designated on Map 76, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$200, assessed to First Fidelity Savings and Loan Association for \$5.32 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 12

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 13, Blk. I, Sect. 2, Romancoke being designated

PLEASE NOTE\*\*\*\*\*FOR THE REMAINING OF EACH COLUMN, PLEASE REFER TO

without warranty of title or representation as to compliance with zoning or health regulations.

The names of the person or persons to whom the respective parcels or lots of land and improvements, if any, are assessed with a brief description thereof, the District in which the same is located, together with the amount of taxes due and in arrears are as follows: **INTERESTS, COSTS, FEES AND EXPENSES TO BE ADDED.**

#### FIRST DISTRICT

##### NO. 2

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located near Templeville being designated as Parcel 58, Block 4, on Map 20, Queen Anne's County Tax Maps, consisting of 14 acres of land, more or less. Assessed value \$220, assessed to W. Edwin Crouch for \$7.44 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 6

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located Rt. 300 near Sudlersville being designated as Parcel 108, Block 23, on Map 12, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3000, assessed to James E. and Sylvia Wilmore for \$79.90 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 7

All that lot or parcel of land lying and being in the 1st Election District of Queen Anne's County, Maryland, located Rt. 300 near Sudlersville being designated as Parcel 38, Block 22, on Map 12, Queen Anne's County Tax Maps, consisting of 3 acres of land, more or less and improvements. Assessed value \$950, assessed to James and Sylvia Wilmore and Harold Robinson for \$25.27 taxes in arrears plus interest, costs, and expenses to day of sale.

#### SECOND DISTRICT

##### NO. 1

All that lot or parcel of land lying and being in the 2nd Election District of Queen Anne's County, Maryland, located Chester Harbor—Lot 338 being designated as Parcel 46, on Map 10, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$110,

ments. Assessed value \$800, assessed to Samuel Bonds for \$21.28 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 4

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 111, Block 15, on Map 28, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to John W. Brown for \$2.66 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 5

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located Kidwell Lane, in Centreville, being designated as Parcel 3, on Map 17, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1730, assessed to Harry B. and Margaret S. Gibbs for \$47.34 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 6

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Brownsville Road being designated as Parcel 8, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of 2 acres of land, more or less. Assessed value \$375, assessed to William Jackson, Jr. for \$9.98 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 7

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Brownsville Road being designated as Parcel 152, Block 2, on Map 44, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less and improvements. Assessed value \$1200, assessed to Wm. A. and Naomi Jackson for \$31.92 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 8

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located on Brownsville Road being designated as Parcel 93, Block 1, on Map 44, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$350, assessed to Landman, Inc. for \$9.31 taxes in arrears

for \$104.53 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 15

All that lot or parcel of land lying and being in the 3rd Election District of Queen Anne's County, Maryland, located near Burrisville being designated as Parcel 110, Block 15, on Map 28, Queen Anne's County Tax Maps, consisting of 1 acre of land, more or less. Assessed value \$100, assessed to Carrie Walker for \$2.66 taxes in arrears plus interest, costs, and expenses to day of sale.

#### FOURTH DISTRICT

##### NO. 2

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 5, Blk. 30, Sect. 2, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$490, assessed to Robbin R. and Shirley R. Bell for \$13.03 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 3

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Rt. 18 S-W Stevensville being designated as Parcel 170, Block 20, on Map 56, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$550, assessed to Caroline Bordley Heirs for \$14.63 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 4

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 11, Blk. 14, Sect. 1, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$320, assessed to Richard E. Brown for \$21.82 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 5

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 75, Blk. B, Plat 4, Clvds. being designated on Map 49, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$990, assessed to Eugene and Mayne Caperna for \$26.23 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 6

All that lot or parcel of land lying and being in the 4th

on Map 76, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$150, assessed to First Fidelity Savings and Loan Association for \$3.99 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 14

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Price lane in Chester being designated as Parcel 261, Block 9, on Map 57, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$5645, assessed to Frank, Jr., and Lillian Graham for \$150.16 taxes in arrears plus interest, costs, and expenses to day of

##### NO. 15

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Cox Neck Road, Chester being designated as Parcel 206, Block 1, on Map 64, Queen Anne's County Tax Maps, consisting of ¼ acres of land, more or less and improvements. Assessed value \$2800, assessed to Lawrence W. and Evelyn Green for \$74.48 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 16

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 90, Blk. B, Sect. 3, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$360, assessed to Theodore M. Higbee for \$9.58 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 17

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located in Dominion being designated as Parcel 159, Block 3, on Map 64, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3100, assessed to Carvie Jobs and Sarah Brown for \$32.46 taxes in arrears plus interest, costs, and expenses to day of sale.

##### NO. 19

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lots 14 and 15, Blk. P, Sect. 2, Romancoke being designated on Map 76, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed

value \$980, assessed to Dorothy B. Marvil for \$26.06 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 20

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 10, Blk. CC, Plat 6, Clvds. being designated on Map 49, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$385, assessed to Rocco J. Mazzoecoli for \$10.24 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 21

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lots 13 and 15, Blk. F, Sect. 2, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of 2 lots. Assessed value \$980, assessed to Wm. F. and Ellen A. Miller for \$26.06 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 24

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Cox Neck Road, Chester being designated as Parcel 115, Block 19, on Map 17, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3555, assessed to Shirley Pressley for \$94.56 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 25

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 6, Blk. B, Plat 5, Clvds. being designated on Map 49, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$410, assessed to Jennie and John E. Rice for 10.91 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 26

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 4, Blk. 8, Sect. 1, Bay City being designated on Map 56, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$813, assessed to Jennie and John E. Rice for 6.36 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 27

All that lot or parcel of land lying and being in the 4th

located near Queenstown being designated as Parcel 34, Block 21, on Map 43, Queen Anne's County Tax Maps, consisting of 3 acres of land, more or less and improvements. Assessed value \$800, assessed to Thomas Gould for \$21.28 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 5

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Rt. 50 near Wye Mills being designated as Parcel 52, Block 14, on Map 60, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$350, assessed to Tilsie Hersch for \$9.31 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 6

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Saw Mill Road near Grasonville being designated as Parcel 552, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of 6 acres of land, more or less and improvements. Assessed value \$6265, assessed to Wm., Jr., and Lucille Little for \$166.65 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 7

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Bloomingdale Road being designated as Parcel 133, Block 6, on Map 59, Queen Anne's County Tax Maps, consisting of 11 acres of land, more or less and improvements. Assessed value \$168,715, assessed to George Mazur Enterprises, Inc. for \$6,088.70 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 8

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Evans Avenue in Grasonville being designated as Parcel 590, Block 17, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$9065, assessed to Roy E., Jr., and Peggy Radcliffe for \$265.07 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 9

All that lot or parcel of land

## SIXTH DISTRICT

## NO. 1

All that lot or parcel of land lying and being in the 6th Election District of Queen Anne's County, Maryland located near Bridgetown being designated as Parcel 19, Block 20, on Map 47, Queen Anne's County Tax Maps, consisting of 63 acres of land, more or less. Assessed value \$1595, assessed to Harvey L. Cooper Heirs for \$83.26 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 2

All that lot or parcel of land lying and being in the 6th Election District of Queen Anne's County, Maryland, located near Starr being designated as Parcel 29, Block 5, on Map 61, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$600, assessed to Jacob and Ruth Wright for \$15.96 taxes in arrears plus interest, costs, and expenses to day of sale.

## SEVENTH DISTRICT

## NO. 1

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located on Roundtop Road being designated as Parcel 48, on Map 4 and 21, Queen Anne's County Tax Maps, consisting of 238 acres of land, more or less and improvements. Assessed value \$42,375, assessed to Louise Bisbee and Florence Leach for \$1275.98 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 2

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Bowers Corner Road being designated as Parcel 53, Block 3, on Map 11, Queen Anne's County Tax Maps, consisting of 236 acres of land, more or less and improvements. Assessed value \$26,393, assessed to Louise Bisbee and Florence Leach for \$696.74 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 3

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lots at Royston Shores being designated as Parcel 75, Block 20, on Map 4, Queen Anne's County Tax Maps, consisting of 1½ lots. Assessed value \$750, assessed to Louise Bisbee and Florence Leach for

## NO. 5

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located lot 25, Piney Ridge being designated as Parcel 77, Block 18, on Map 1, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$415, assessed to Lawrence A. and Ethel Collins for \$11.04 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 6

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Pondtown being designated as Parcel 80, Block 6, on Map 11, Queen Anne's County Tax Maps, consisting of 4 acres of land, more or less and improvements. Assessed value \$1825, assessed to Albert, James and Marie Elliott for \$48.55 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 7

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located Lot 10, Blk. C, Char-Nor-Manor being designated as Parcel 76, Block 6, on Map 4, Queen Anne's County Tax Maps, consisting of 1 lot and improvements. Assessed value \$7800, assessed to Charles W. Sr. and Doris Gorsuch for \$207.48 taxes in arrears plus interest, costs, and expenses to day of sale.

## NO. 8

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near McGinnis Corner being designated as Parcel 91, Block 19, on Map 5, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3,300, assessed to Charles O. and Carolyn Messer for \$90.56 taxes in arrears plus interest, costs, and expenses to day of sale.

OSCAR A. SCHULZ  
TREASURER

for QUEEN ANNE'S COUNTY

PLEASE NOTE \*\*\*\* FOR THE REMAINING OF EACH COLUMN, PLEASE REFER TO

PAGE 767.

lection District of Queen Anne's County, Maryland, located Lot 8, Blk. F, Romancoke being designated on Map 76, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$485, assessed to James d. and Dori Robinette for \$12.90 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 30

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lots 26-28-30, Blk. H, Sect. 2, Kent Island Estates being designated on Map 70, Queen Anne's County Tax Maps, consisting of 3 lots. Assessed value \$1215, assessed to Walter R. and Audrey Starr for \$32.32 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 31

All that lot or parcel of land lying and being in the 4th Election District of Queen Anne's County, Maryland, located Lot 43, Blk. CC, Plat 6, Clvds. being designated on Map 49, Queen Anne's County Tax Maps, consisting of 1 lot. Assessed value \$325, assessed to Harry M. and Esther Taylor for \$8.65 taxes in arrears plus interest, costs, and expenses to day of sale.

FIFTH DISTRICT

NO. 1

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Melvin Avenue in Grasonville being designated as Parcel 244, Block 22, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2100, assessed to Rudell and Christine Askins for \$55.86 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 2

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Cemetery Lane in Grasonville being designated as Parcel 43, Block 23, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$2270, assessed to James Harrison Bouldin for \$60.39 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 4

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, lo-

lying and being in the 5th Election District of Queen Anne's County, Maryland, located lot 10, Gouldtown-Blakeford Road being designated as Parcel 66, Block 15, on Map 43, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1485, assessed to Harrison and Betty Smith for \$39.50 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 10

All that lot or parcel of land lying and being in the 5th Election district of Queen Anne's County, Maryland, located Lot 30, White House Acres being designated as Parcel 730, Block 23, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$3460, assessed to Charles H. and Shirley Stearlings for \$92.04 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 12

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Saw Mill Road near Grasonville being designated as Parcel 585, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot. Assessed value \$100, assessed to Hiram C. and Arlene Stowers for \$7.73 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 13

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Cemetery Lane in Grasonville being designated as Parcel 338, Block 24, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1720, assessed to Linwood and Mabel Sturdivant for \$45.76 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 14

All that lot or parcel of land lying and being in the 5th Election District of Queen Anne's County, Maryland, located on Rt. 18 near Grasonville being designated as Parcel 476, Block 18, on Map 58, Queen Anne's County Tax Maps, consisting of a lot and improvements. Assessed value \$1350, assessed to Charles H. Wilson Heirs for \$35.91 taxes in arrears plus interest, costs, and expenses to day of sale.

\$19.95 taxes in arrears plus interest, costs, and expenses to day of sale.

NO. 4

All that lot or parcel of land lying and being in the 7th Election District of Queen Anne's County, Maryland, located near Millington being designated as Parcel 7, Block 6, on Map 2, Queen Anne's County Tax Maps, consisting of 199 acres of land, more or less and improvements. Assessed value \$28,515, assessed to Coastal Lumber Products, Inc. for \$758.50 taxes in arrears plus interest, costs, and expenses to day of sale.

51

IN THE MATTER OF THE TAX SALES \*  
 IN QUEEN ANNE'S COUNTY, MARYLAND, \*  
 FOR THE YEAR 1972, OF PROPERTIES \* IN  
 ASSESSED TO THE FOLLOWING: W. \*  
 EDWIN CROUCH; HARRY AND OLIVE \* THE  
 TEAT; IRVIN AND MARY ANNE BLAKE; \*  
 WILLIAM JACKSON, JR.; WILLIAM A. \*  
 AND NAOMI JACKSON; LANDMAN, INC.; \* CIRCUIT COURT  
 NELSON E. AND ELLEN MORRIS; \*  
 ROBBIN R. AND SHIRLEY R. BELL; \* FOR  
 CAROLINE BORDLEY HEIRS; RICHARD \*  
 E. BROWN; FIRST FIDELITY SAVINGS \*  
 AND LOAN ASSOC.; THEODORE M. \* QUEEN ANNE'S COUNTY  
 HIGBEE; CARVIE JOBES AND SARAH \*  
 BROWN; DOROTHY B. MARVIL; SHIRLEY \*  
 PRESSLEY; JENNIE AND JOHN E. RICE; \*  
 JENNIE AND JOHN E. RICE; HARRY M. \*  
 AND ESTHER TAYLOR; JAMES HARRISON \*  
 BOULDIN; TILSIE HERSCH; CHARLES H. \* NO. 5328  
 AND SHIRLEY STEARLINGS; HIRAM C. \*  
 AND ARLENE STOWERS; HARVEY L. \*  
 COOPER HEIRS; COASTAL LUMBER \*  
 PRODUCTS, INC. \*

ORDERED, this 19th day of July, 1972, by the  
 Circuit Court for Queen Anne's County, in Equity, and by the  
 authority of said Court, that the following tax sales made on the  
 16th day of May, 1972; of the properties therein described in  
 said Report of Sales as assessed to the following parties and in  
 the following Election Districts of Queen Anne's County, as  
 follows, to wit:

- |                                 |                             |
|---------------------------------|-----------------------------|
| W. Edwin Crouch                 | - First Election District   |
| Harry & Olive Teat              | - Second Election District  |
| Irvin & Mary Anne Blake         | - Third Election District   |
| William Jackson, Jr.            | - Third Election District   |
| William A. & Naomi Jackson      | - Third Election District   |
| Landman, Inc.                   | - Third Election District   |
| Nelson E. & Ellen Morris        | - Third Election District   |
| Robbin R. & Shirley R. Bell     | - Fourth Election District  |
| Caroline Bordley Heirs          | - Fourth Election District  |
| Richard E. Brown                | - Fourth Election District  |
| First Fidelity S/L Assoc.       | - Fourth Election District  |
| Theodore M. Higbee              | - Fourth Election District  |
| Carvie Jobes & Sarah Brown      | - Fourth Election District  |
| Dorothy B. Marvil               | - Fourth Election District  |
| Shirley Pressley                | - Fourth Election District  |
| Jennie & John E. Rice           | - Fourth Election District  |
| Jennie & John E. Rice           | - Fourth Election District  |
| Harry M. & Esther Taylor        | - Fourth Election District  |
| James Harrison Bouldin          | - Fifth Election District   |
| Tilsie Hersch                   | - Fifth Election District   |
| Charles H. & Shirley Stearlings | - Fifth Election District   |
| Hiram C. & Arlene Stowers       | - Fifth Election District   |
| Harvey L. Cooper Heirs          | - Sixth Election District   |
| Coastal Lumber Products, Inc.   | - Seventh Election District |

JAMES E. THOMPSON, JR.  
 ATTORNEY AT LAW

Reported sold in these proceedings on account of taxes in arrears  
 BE AND THE SAME ARE HEREBY FINALLY RATIFIED AND CONFIRMED, no  
 cause to the contrary thereof having been shown, although notice  
 appears to have been given as provided by the ORDER NISI passed in  
 these proceedings on the 3rd day of May, 1972, a  
 Certificate of Publication of said ORDER NISI being filed in this  
 cause showing publication thereof in accordance with said ORDER.

B. Hackett Turner, Jr.  
 JUDGE

Filed July 19, 1972

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on  
This Seventh Day of August, in the year Nineteen Hundred and Seventy-two,  
the Following Petition for Foreclosure was brought to be recorded, to wit:-

1  
TREWEN, INC.,  
a body corporate of the  
State of Maryland

vs.

ROBERT D. PYNE  
and SUSAN S. PYNE

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

No. 5350

P. 4,6772

PETITION FOR FORECLOSURE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The petition of the plaintiff respectfully represents:

That on the 12th day of December, 1970, the defendants executed a land installment contract with the plaintiff upon certain fee simple property in the Town of Centreville, in Queen Anne's County, Maryland, described therein; to secure the payment of the purchase price of \$12,629.67 and interest and other charges as therein mentioned, wherein said defendants assented to the passage of a decree for the sale of said property covered by the land installment contract, to take place at any time after any default in any payment, terms, covenants, condition and obligation of said Land Installment Contract, all of which will appear from said Land Installment Contract, marked "Petitioner's Exhibit No. 1," and filed herewith as part of this petition; and owing to a default in payment therein said Land Installment Contract is now in default.

And your petitioner prays that a decree may be passed for the sale of said property in accordance with the terms of said Land Installment Contract.

And as in duty, etc.

TREWEN, INC.

By: Sydney G. Ashley  
Sydney G. Ashley  
President

*Filed Aug. 7, 1972.*

No. 64704

RECEIVED FOR RECORD Dec. 22, 1970 10:52 AM

THIS AGREEMENT OF SALE, made this 12 day of December, 1970, between TREWEN, INC., a Maryland corporation, which resides at Centreville, Maryland, whose post office address is c/o Sydney Ashley, 105 N. Liberty Street, Centreville, Maryland 21617, hereinafter called SELLER, and ROBERT D. PYNE and SUSAN S. PYNE, who reside at 114 South Commerce Street, Centreville, Maryland, and whose post office address is Centreville, Maryland 21617, hereinafter called BUYERS.

WITNESS that the said Seller does hereby bargain and sell unto the said Buyers, as tenants by the entireties, and the latter do hereby purchase from the former the following described property, to wit:

ALL that lot or tract or parcel of land improved by a frame dwelling house and known as "Parcel No. 58 - Julianna Harper Property", situate, lying and being in the Northwest side of Commerce Street, in the Town of Centreville, in the Third Election District of Queen Anne's County, Maryland, adjoining the "Peters Property" now belonging to Mrs. Clara Estelle Keating on the north; the property of Philemon H. Thompson on the south and the property of Mrs. Susan B. Emory on the west, and is contained within the following metes and bounds, courses and distances, to wit: BEGINNING at the southwest corner of the "Peters Property", said corner being 364 feet and 5 inches from the brass peg at the corner of The Centreville National Bank lot and running with Commerce Street South 39 degrees West 35 feet 9 inches to the Thompson Property; thence North 51 degrees West 184 feet 9 inches (to the Susan Emory Property); thence North 39 degrees East 35 feet 9 inches to the Peters Property, and then South 51 degrees East 184 feet 9 inches to the place of beginning, CONTAINING 6,595 square feet of land, more or less.

BEING all and the same land which was granted and conveyed unto Trewen, Inc., by T. Edmund Dewing, widower, by deed dated November 9, 1970, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 51, folio 478.

at and for the cash price of Twelve Thousand Five Hundred Dollars-----\$12,500.00

## Other Charges:

Costs of preparation of this Contract & recording of it----- 58.00  
Apportionment of County taxes from December 15, 1970, to June 30, 1971; paid by Seller----- 64.74

Apportionment of Town taxes and water and sewage charges from December 15, 1970, to April 1, 1971, paid by Seller----- 21.98

Insurance covering loss by fire and extended coverage with the Mutual Fire Insurance Co. of Kent County in the amount of \$15,000.00 payable to Seller and/or Buyers, as their interests may appear. Apportionment of insurance premiums from December 15, 1970, to November 2, 1971, paid by Seller----- 26.25

The above-mentioned policy runs from November 2, 1970, to November 2, 1971, when it expires.

Filed Aug. 7, 1972

Petitioner's Exhibit No. 1



Insurance covering liability with the Hartford Accident and Indemnity Co. in the amount of \$500,000.00 payable to Seller and/or Buyers, as their interests may appear. Apportionment of insurance premiums from December 15, 1970, to October 15, 1971, paid by Seller----- 16.70

The above-mentioned policy runs from October 15, 1970, to October 15, 1971, when it expires.

Total Purchase Price-----\$12,687.67

Paid on Account by Buyers at or before the execution of this Contract----- 58.00

PRINCIPAL BALANCE owed by Buyers-----\$12,629.67

The above principal balance, together with interest and the following listed property expense, shall be paid by Buyers to Seller at its post office address, c/o Sydney Ashley, 105 N. Liberty Street, Centreville, Maryland 21617, in consecutive monthly installments of \$250.37 each, for 12 installments, which shall severally become due or payable on the 15th day of each and every month beginning with the first installment due on the 15th day of December, 1970. After the first 12 installments of \$250.37 have been paid, the consecutive monthly installments will be reduced to \$239.56 a month, which shall severally become due and payable on the 15th day of each and every month, beginning with the first such reduced installment of \$239.56 due on the 15th day of December, 1971. The installments of \$250.37 shall be twelve (12) in number; and the installments of \$239.56 a month shall be sixty (60) in number. Therefore, the total number of periodic installments payable is seventy-two (72) installments.

Interest at eight per centum (8%) per annum on the present unpaid balance of the purchase price.

Present annual County taxes-----\$119.43

Present annual Town taxes-----\$ 38.25

Present annual Town water and sewage charges--\$ 37.00

Annual Insurance Premiums-----\$ 50.00

The Buyers by the execution of this instrument certify that prior to such execution that they received a separate agreement in writing signed by the Buyers and the Seller, which set out the annual rate of interest to be charged, stated in percentage and was a separate instrument from this instrument, as required by Article 49 of the Annotated Code of Maryland.

The Buyers agree to pay for the cost of drawing up this land installment contract, and for recording of same.

Said installment payments shall first be applied by the Seller, as provided in Section 112 (2), Article 21 of the Annotated Code of Maryland, to the payment of (a) taxes, assessments and other public charges levied or assessed against said property and paid by the Seller; (b) ground rent, if any, paid by the Seller; (c) insurance premiums on said property paid by the Seller; (d) interest on unpaid balance owned by

LIBER 52 PAGE 67

- 2 -

LIBER 6 PAGE 771

the Buyers; (e) principal balance owed by Buyers. As the principal balance is reduced the amount of interest charged will become less, so that payments on principal will be correspondingly increased. It is understood that taxes, and other public charges may vary from time to time, and that in the event of any increase in such charges, the installment payments shall be increased accordingly, and that in the event of any decrease in such charges the difference shall be credited to the unpaid balance of the purchase price.

Seller agrees that Buyers shall have the right to accelerate any or all installment payments.

There has been no collateral security taken for the Buyers' obligation under the Contract, and the Seller has not received any written notice from any public agency requiring any repairs or improvements to be made to the property described in this land installment contract.

The Seller shall have the right at all times to mortgage the property and to maintain a mortgage or mortgages thereon in accordance with the provisions of Section 112 (6) of Article 21, Annotated Code of Maryland.

When forth per cent (40%) or more of the original cash price of the property shall have been paid Buyers shall have the right to demand a conveyance of the premises, on the condition that the Buyers shall execute a purchase money mortgage to the Seller, or to a mortgagee procured by the Buyers. When any mortgage is executed in pursuance of the Buyers' demand for a conveyance hereunder, Buyers shall be liable for such expense as title search, drawing deed and mortgage, notary fees, recording, reasonable building association fees, judgment reports, tax lien reports, one-half ( $\frac{1}{2}$ ) of the costs of documentary and recording stamps, and such other expenses as may be lawfully chargeable to Buyers. In any such mortgage the required periodic principal and interest payments to be made by the mortgagor shall not exceed the periodic principal and interest payments otherwise required by this Contract, except with the consent of the mortgagor, and such consent may be evidenced by the execution of any such mortgage. Such mortgage shall contain the usual covenants by the mortgagor for the payment of the mortgage debt, the taxes on the mortgaged property and the ground rent, if any, and the premiums on fire and extended coverage insurance in an amount equal to the mortgage indebtedness, if obtainable, and if not then in the highest amount of such insurance obtainable. It shall also contain the usual remedies upon default by way of a power of sale to the mortgagee, his assigns or his attorney and/or a consent by the mortgagor to a decree for sale of the mortgaged property. The deed and mortgage executed pursuant hereto shall entirely supersede this Contract.

The Buyers agree:

1. To keep the premises in good order and in as good condition as when received, the natural wear and decay of the property excepted.
2. That they will not assign or transfer this Agreement without the written consent of the Seller.
3. That any alterations or repairs proposed by the Buyers must be approved by the Seller.

4. That any alterations or repairs that have been approved by the Seller will be completed to the satisfaction of the Seller.

5. That all necessary alterations or repairs shall be made by them at their own expense.

6. That they will make the payments provided hereunder when and as they become due.

7. That they will not do, suffer or permit anything to be done in or about the premises which will contravene the policies of insurance against loss by fire.

8. That they will not use or permit the use of the premises for purposes other than those of a dwelling.

9. That they will not rent the premises in whole or part without first obtaining the written consent of the Seller.

10. That they will comply with all local and other laws and regulations governing occupancy and use of the said premises.

Said property has been inspected by Buyers prior to the date of this Contract and Buyers accept it in its present condition. There are no collateral understandings or agreements as to any repairs, alterations, or additions to be now or hereafter made by the Seller.

And upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurances shall be executed at the Buyers' expense by the Seller which shall convey the property to the Buyers. Title to be good and merchantable, free of liens and encumbrances except as specified herein and except: Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the sub-division in which the property is located, and public recorded easements for public utilities and any other easements which may be observed by an inspection of the property.

Insurance premiums, taxes and other public charges against the premises shall be apportioned as of December 15, 1970; and the said parties hereto bind themselves, their heirs, executors, administrators and assigns, for the faithful performance of this agreement.

DEFAULT: Failure of Buyers to make payments as herein provided or to abide by and perform all the terms, covenants, conditions and obligations of this Contract shall constitute a default, and shall, in addition to other remedies provided by law, entitle the Seller to make a sale of the property in accordance with the provisions of Rule W79, Maryland Rules of Procedure. Said Buyers hereby assent to the passing of a decree by the Circuit Court for the County in which the property is located, for a sale of said property in accordance with the provisions of said Rule W79, Maryland Rules of Procedure. And upon any sale of said property under the powers hereby granted, the proceeds shall be applied as follows, to wit: First, to the payment of all expenses incident to sale, including a commission to the party making sale of said property equal to the commission usually allowed trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; second, to the extinguishment of all claims of

LIBER

6 PAGE 774

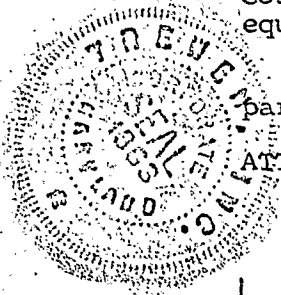
LIBER

52 PAGE 70

the Seller, herein, their heirs, executors, administrators, successors, or assigns, whether the same shall have then matured or not; and third, the balance, if any, to the Buyers herein, their heirs, executors, administrators, or assigns.

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 divided equally between the parties hereto.

WITNESS, in duplicate the hands and seals of the parties hereto the day and year first above written.



ATTEST:

TREWEN, INC.

James S. Lohley  
Secretary

By: [Signature]  
President

DATE SIGNED BY SELLER December 11<sup>th</sup>, 1970.

NOTICE TO BUYERS

YOU ARE ENTITLED TO A COPY OF THIS CONTRACT AT THE TIME YOU SIGN IT.

WITNESS:

[Signature]  
[Signature]

Robert D. Pyne (SEAL)  
Buyer's Signature

Susan S. Pyne (SEAL)  
Buyer's Signature

DATE SIGNED BY BUYERS December \_\_\_\_\_, 1970.

RECEIPT FOR COPY OF THIS CONTRACT

THE UNDERSIGNED BUYERS HEREBY ACKNOWLEDGE RECEIPT OF COPY OF THE FOREGOING CONTRACT THIS \_\_\_\_\_ DAY OF DECEMBER, 1970.

WITNESS:

[Signature]  
[Signature]

Robert D. Pyne  
Buyer

Susan S. Pyne  
Buyer

IN THE EVENT OF DEFAULT, THE PURCHASER MAY BE LIABLE TO A  
DEFAULT JUDGMENT.

NOTE TO BUYERS: Within Fifteen (15) days after this Contract  
has been signed by both Seller and Buyers, Seller shall cause  
this Contract to be recorded among the land records of the County  
in which the property lies and shall mail the recordation receipt  
therefor to the Buyers.

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

December I HEREBY CERTIFY, that on this 12<sup>th</sup> day of  
December, 1970, before me, the subscriber, a Notary  
Public in and for State and County aforesaid, personally  
appeared Sydney G. Ashley, President of Trewen, Inc., who  
acknowledged the foregoing Agreement of Sale to be the act  
of said body corporate.

WITNESSETH my hand and Notarial Seal.

Thornton Ford Hard Sr  
Notary Public



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

December I HEREBY CERTIFY, that on this 12<sup>th</sup> day of  
December, 1970, before me, the subscriber, a Notary  
Public in and for State and County aforesaid, personally  
appeared Robert D. Pyne and Susan S. Pyne, his wife, who  
acknowledged the foregoing Agreement of Sale to be their  
act and deed.

WITNESSETH my hand and Notarial Seal.

Thornton Ford Hard Sr  
Notary Public



22

TREWEN, INC.,  
a body corporate of the  
State of Maryland

vs.

ROBERT D. PYNE  
and SUSAN S. PYNE

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

NO. 5-350

STATEMENT OF LAND INSTALLMENT CONTRACT DEBT

Original Amount of Land Installment Contract-----	\$12,629.67
Interest to August 1, 1972-----	1,641.85
State and County Taxes Paid-----	119.43
Town Taxes Paid-----	38.25
Town Water and Sewage Charge Paid-----	37.00
Insurance Premium Paid-----	50.00
	<u>\$14,516.20</u>
Apportionment of Taxes Paid-----	60.00
Balance due as of August 1, 1972-----	\$14,456.20

TREWEN, INC.

By: Sydney G. Ashley  
Sydney G. Ashley, President

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

I HEREBY CERTIFY, that on this 7<sup>th</sup> day of August, 1972, before me, the subscriber, a Notary Public, in and for State and County aforesaid, personally appeared Sydney G. Ashley, President of Trewen, Inc., the plaintiff in the above entitled case, and made oath that the foregoing is a true statement of the amount of the land installment contract claim under the Land Installment Contract filed in the said cause now remaining due and unpaid.

AS WITNESS my hand and Notarial Seal.

Letty M. Conroy  
Notary Public

My Commission expires: July 1, 1974



Filed Aug. 7, 1972

123  
TREWEN, INC.,  
a body corporate of  
the State of Maryland

vs.

ROBERT D. PYNE  
and SUSAN S. PYNE

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

NO. 5350

AFFIDAVIT IN COMPLIANCE WITH THE  
NOTICE REQUIRED BY MARYLAND RULE  
W 79 b

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

I HEREBY CERTIFY, that on this 7th day of August, 1972, before me, the subscriber, a Notary Public of The State of Maryland, in and for Queen Anne's County, personally appeared Sydney G. Ashley, and made oath in due form of law:

(1) That on or about December 21, 1971, I, Sydney G. Ashley, acting as President of Trewen, Inc., did serve written notice by registered mail to the defendants' last known address. This written notice stated the nature of the claimed default in the conditions and requirements of the contract, said default being in the payments to Trewen, Inc.; and further stating that this contract would terminate on January 24, 1972. That all of the above was done in compliance with Rule W 79 entitled, "Land Installment Contract - Foreclosure", Section b entitled "Condition Precedent - Notice" of the Maryland Rules of Procedure.

(2) The affiant is Sydney G. Ashley, President of the plaintiff corporation and duly authorized to make this affidavit as the Agent and President of the plaintiff corporation; that the information set forth is within the personal knowledge of the affiant; and that he is competent to testify to the matters herein stated.

AS WITNESS my hand and Notarial Seal.

Letty M. Conroy  
Notary Public  
My Commission expires July 1, 1974



*Filed Aug. 7, 1972*

4/  
 TREWEN, INC.,  
 a body corporate of the  
 State of Maryland

vs.

ROBERT D. PYNE  
 and SUSAN S. PYNE

IN THE CIRCUIT COURT FOR  
 QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5357

DECREE FOR SALE OF LAND INSTALLMENT  
 CONTRACT PREMISES

The Petition and Exhibit in the above cause having been submitted, the proceedings therein were by the Court read and considered:

IT IS, THEREUPON, this 7th day of August, 1972, by the Circuit Court for Queen Anne's County, ADJUDGED, ORDERED and DECREED, that the Land Installment Contract property in the proceedings mentioned be sold, at or after any one of the period limited in the land installment contract filed for the forfeiture of said land installment contract; that John T. Clark, III, be and he is hereby appointed Trustee to make said sale, and that the course and manner of his proceedings shall be as follows: he shall file with the Clerk of this Court, a Bond to the State of Maryland, executed by himself and a corporate surety or sureties to be approved by this Court, or by the Clerk thereof, in the penalty of \$14,500.00, conditioned for the faithful performance of the trust reposed in him by this decree, or to be reposed in him by any future Decree or Order in the premises: he shall then proceed to make the said sale, having given at least three weeks' notice by advertisement, inserted in such weekly newspaper or newspapers published in Queen Anne's County, as he shall think proper, of the time, place, manner and terms of sale, which shall be cash, deposit of \$1,450.00 at time of sale, balance in cash upon final ratification of sale by the Court, the credit payment to bear interest from the day of sale; and as soon as may be convenient after any such sale or sales, the said Trustee shall return to this Court a full and particular account of his proceedings relative to the sale; 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 payment of the whole purchase money (and not before), the said Trustee shall be a good and sufficient deed, to be executed, acknowledged and recorded, according to law, convey to the purchaser or purchasers, his, her or their personal representatives and assigns, the property and estate to him, her or them sold, free, clear and discharged from all claim of the parties hereto, Petitioner and Defendants and those claiming by, from or under them, or either of them. And the said Trustee shall bring into this Court the money arising from said sale, to be distributed under the direction of this Court, after deducting the cost of this suit, and such commission to the said Trustee as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust; provided, that before the sale herein before decreed shall be made, a statement of the land installment contract claim, duly verified by affidavit, as required by law, be filed in said cause.

B. Herbert Turner, Jr.  
 JUDGE

Filed Aug 7, 1972



clay 5350

Maryland

RECEIVED FOR RECORD Aug 24, 1972

# WESTERN SURETY COMPANY

One of America's Oldest Bonding Companies

CHICAGO - SIOUX FALLS - DALLAS  
PALO ALTO - BALTIMORE - PA.

## TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS:

BOND No. 19-TM: 1341

That we, JOHN T. CLARK, III, TRUSTEE, as Principal, and the WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, as Surety; authorized to do business in the State of Maryland, are held and firmly bound in the sum of Fourteen Thousand Five Hundred (\$ 14,500.00) DOLLARS, (NOT VALID IF FILLED IN FOR MORE THAN \$500,000.00) to be paid to the said State of Maryland or its certain Attorney, to which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally, by these presents.

Sealed with our seals and dated this 21st day of August, 1972.

WHEREAS, the above bounden John T. Clark, III Trustee Land Installment Contract by virtue of the power contained in a ~~1972~~ 1970 from Robert D. Pyne and Susan S. Pyne to TREWEN, INC.

bearing date the 12th day of December, 1970 and recorded among Land the ~~1970~~ records of Queen Anne's County

in Liber C.W.C. No. 52 Folio 66

and John T. Clark, III, Trustee, by Court Decree is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden

John T. Clark, III, Trustee

do and shall well and truly and faithfully perform the trust reposed in him by Court Decree under the ~~1970~~ Land Installment Contract aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

Signed, Sealed and delivered in the presence of

As to Principal

Bruce E. Wessner

John T. Clark, III Principal

As to Surety

M. Hatten  
R. Hoffmann

WESTERN SURETY COMPANY.

By [Signature]

Countersigned by [Signature]

Maryland Resident Agent

*Surety approved and bond filed Aug. 23, 1972.*

*Charles St. Clair, Clerk*

1208-4-68

LIBER

1 PAGE 461

LIBER

6 PAGE 779

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

I HEREBY CERTIFY, that the foregoing is truly taken and copied from C.W.C. No. 1 folio 461, a Bond Record Book for Queen Anne's County.



In Testimony Whereof, I hereunto subscribe my name and affix the Seal of the Circuit Court for Queen Anne's County, this 22nd day of August, nineteen hundred and seventy-two.

*Charles W. Cecil*

Clerk of the Circuit Court for Queen Anne's County.

6  
TREWEN, INC.

VS

ROBERT D. PYNE and  
SUSAN S. PYNE

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

IN EQUITY NO. 5330-5350

MILITARY AFFIDAVIT

STATE OF MARYLAND, KENT COUNTY, TO WIT:

I HEREBY CERTIFY THAT, before me, the subscriber, a Notary Public of said State, in and for said County, personally appeared Sydney G. Ashley, President of Trewen, Inc., the Complainant hereto, and made oath in due form of law that he knows the Defendants herein, and that to the best of his information, knowledge and belief that both of the Defendants herein are not in the military service and have not been in such service within six months prior to August 1, 1972.

AS WITNESS my hand and Notarial Seal.

*Ruth E. Vosell*  
Notary Public

My commission expires: 7-1-74



Filed Sept 8, 1972

2

CERTIFICATE OF AUCTIONEER

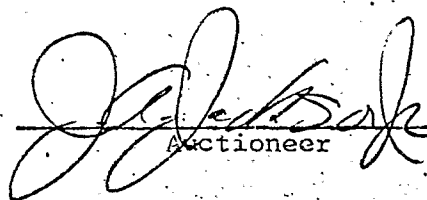
I HEREBY CERTIFY, that I did sell at public auction:

ALL that lot or tract or parcel of land improved by a frame dwelling house and known as "Parcel No. 58 - Julianna Harper Property", situate, lying and being in the Northwest side of Commerce Street, in the Town of Centreville, in the Third Election District of Queen Anne's County, Maryland, adjoining the "Peters Property" now belonging to Mrs. Clara Estelle Keating on the north; the property of Philemon H. Thompson on the south and the property of Mrs. Susan B. Emory on the west, and is contained within the following metes and bounds, courses and distances, to wit: BEGINNING at the southwest corner of the "Peters Property"; said corner being 364 feet and 5 inches from the brass peg at the corner of The Centreville National Bank lot and running with Commerce Street South 39 degrees West 35 feet 9 inches to the Thompson Property; thence North 51 degrees West 184 feet 9 inches (to the Susan Emory Property); thence North 39 degrees East 35 feet 9 inches to the Peters Property, and then South 51 degrees East 184 feet 9 inches to the place of beginning, Containing 6,595 square feet of land, more or less.

BEING all and the same land which was granted and conveyed unto Trewen, Inc., by T. Edmund Dewing, widower; by Deed dated November 9, 1970, and recorded among the Land Records of Queen Anne's County aforesaid in Liber C.W.C. No. 51, folio 478; and FURTHER BEING all and the same land which was granted and conveyed unto Robert D. Pyne and Susan S. Pyne by Trewen, Inc., by land installment contract dated December 12, 1970, and recorded among the Land Records of Queen Anne's County aforesaid in Liber C.W.C. No. 52, folio 66.

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.

In front of the Court House door in the Town of Centreville, Queen Anne's County, Maryland, on Saturday, August 26, 1972, beginning at the hour of 10:30 o'clock A.M. Eastern Standard Time, unto Charles E. Anthony, Sr., as the agent for Trewen, Inc. at and for the sum of \$11,500.00.

  
Auctioneer

Filed Sept 19, 1972

8/  
TREWEN, INC.

vs.

ROBERT D. PYNE and  
SUSAN S. PYNE

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Chancery No. 5350

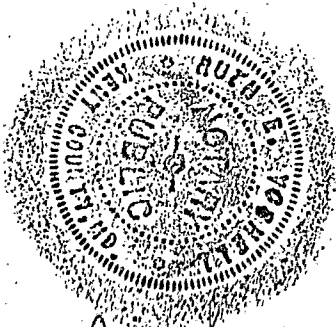
AFFIDAVIT OF PURCHASERSTATE OF MARYLAND  
COUNTY OF KENT: A.D. 1783 SS:

I HEREBY CERTIFY, that on this 26<sup>th</sup> day of August,  
1972, before me, the subscriber, a Notary Public of the State of  
Maryland, in and for the County aforesaid, personally appeared

CHARLES E. ANTHONY, SR.

purchaser at the foreclosure sale of this cause and being duly  
authorized so to do, made oath in due form of law that he purchased  
all that lot, parcel or tract of land, with improvements,  
described in the Advertisement of Sale in this cause, as the agent for  
TREWEN, INC, which is the name of the principals, and that no others  
are interested in said sale as principal or principals, except Trewen,  
Inc, and that he has not directly or indirectly discouraged anyone  
from bidding on said property.

WITNESS my hand and notarial seal.



Lewis E. Washell  
Notary Public

My commission expires: 7/1/74

Filed Sept 19, 1972

9

Queen Anne's

# RECORD-OBSERVER

Sept, 19

72

Centreville, Md., ..... 19.....

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify that the Notice

..... Trustee's Sale .....

in the case/estate of Robert D. Pyne .....

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 3 successive weeks before the 26th day of Aug, 1972, and that the first insertion of said advertisement in said QUEEN ANNE'S RECORD-OBSERVER was on the 9th day of AUG, 1972, and the last insertion on the 23rd day of AUG, 1972

THE RECORD-OBSERVER CORPORATION

By Arthur H. Moncrie .....

*Filed Sept 19, 1972*

**TRUSTEE'S SALE OF  
VALUABLE FEE SIMPLE REAL ESTATE  
LOCATED IN TOWN OF CENTREVILLE**

Under and by virtue of an assent to the passage of a decree for the sale of property covered by a Land Installment Contract from Robert D. Pyne and Susan S. Pyne to Trewen, Inc. dated December 12, 1970, and recorded among the Land Records of Queen Anne's County, State of Maryland, in Liber C.W.C. No. 52, folio 66; the default having occurred in the terms of said land installment contract, the undersigned Trustee, having been appointed by the Circuit Court for Queen Anne's County by Decree dated August 7, 1972, to make said sale, will offer at public auction in front of the Court House Door in the Town of Centreville, Queen Anne's County, State of Maryland, at the hour of 10:30 A.M., Eastern Standard Time, on

**SATURDAY, August 26, 1972**

the following described real estate, to wit:

ALL that lot or tract or parcel of land improved by a frame dwelling house and known as "Parcel No. 58—Julianna Harper Property", situate, lying and being in the Northwest side of Commerce Street, in the Town of Centreville, in the Third Election District of Queen Anne's County, Maryland, adjoining the "Peters Property" now belonging to Mrs. Clara Estelle Keating on the north; the property of Philemon H. Thompson on the south and the property of Mrs. Susan B. Emory on the west, and is contained within the following metes and bounds, courses and distances, to wit: BEGINNING at the southwest corner of the "Peters Property", said corner being 364 feet and 5 inches from the brass peg at the corner of The Centreville National Bank lot and running with Commerce Street South 39 degrees West 35 feet 9 inches to the Thompson Property; thence North 51 degrees West 184 feet 9 inches (to the Susan Emory Property); thence North 39 degrees East 35 feet 9 inches to the Peters Property, and then South 51 degrees East 184 feet 9 inches to the place of beginning, CONTAINING 6.595 square feet of land, more or less.

BEING all and the same land which was granted and conveyed unto Trewen, Inc., by T. Edmund Dewing, widower, by deed dated November 9, 1970, and recorded among the land records of Queen Anne's County aforesaid in Liber C.W.C. No. 51, folio 478; and FURTHER BEING all and the same land which was granted and conveyed unto Robert D. Pyne and Susan S. Pyne by Trewen, Inc., by land installment contract dated December 12, 1970, and recorded among the land records of Queen Anne's County aforesaid in Liber C.W.C. No. 52, folio 66.

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.

TERMS OF SALE: The purchaser(s) shall be required to pay ten per cent (10 pct.) of the purchase price on the day of the sale, the balance to be paid within ten (10) days of the ratification of the sale by the Circuit Court of Queen Anne's County and to bear interest at six per cent (6 pct.) from day of sale to day of settlement, or all cash on the day of sale as the purchaser(s) may elect. Full possession will be given to the purchaser(s) upon ratification of the sale and payment of the purchase price. Taxes and all other assessments and charges will be adjusted to the date of final settlement. All transfer expenses, including deeds, title papers, documentary stamps, transfer tax and notary fees to be paid by the purchaser(s).

At the time and place of sale, the purchaser(s) will be required to make affidavit as required by Rule BR6b3 of the Maryland Rules of Procedure.

NOTE: Frame dwelling house consists of seven rooms, three rooms upstairs with porch and bath, four rooms on first floor with two screened porches, partial basement, central hot air heat, across from Queen Anne's County Historical Society and Queen Anne's County Library, zoned Commercial (Business).

JOHN T. CLARK, III  
Trustee

Joseph A. Jackson, Auctioneer

31-8-23

10  
TREWEN, INC.

VS

ROBERT D. PYNE and  
SUSAN S. PYNE

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5330

REPORT OF SALE

TO THE HONORABLE, THE JUDORS OF SAID COURT:

The Report of Sale of John T. Clark, III, Trustee, appointed by the Circuit Court for Queen Anne's County on August 7, 1972, under and by virtue of an assent to the passage of a decree for the sale of property covered by a Land Installment Contract from Robert D. Pyne and Susan S. Pyne to Trewen, Inc. dated December 12, 1970, and recorded among the Land Records of Queen Anne's County, State of Maryland, in Liber C.W.C. No. 52, Folio 66; the default having occurred in the terms of said Land Installment Contract, respectively shows:

That default having occurred in the terms of the Land Installment Contract by reason of the nonpayment when due of the principal and interest, said Trewen, Inc., the owners of the said property and holder of the Land Installment Contract, by the act of its President, Sydney G. Ashley, filed a Petition for Foreclosure in this Honorable Court, accompanied by an Affidavit by Sydney G. Ashley acting as President of Trewen, Inc., that the Notice Required by Maryland Rule R79 b had been complied with and a sworn statement by Sydney G. Ashley acting as President of Trewen, Inc., as to the Land Installment Contract Debt.

That this Honorable Court appointed the undersigned, John T. Clark, III, Trustee, on August 7, 1972 to sell the land in accordance with the Court's Decree and a bond was issued by the Western Surety Company, a body corporate, duly authorized by its charter to become sole surety on bonds of this character, as surety in the full and just sum of Fourteen Thousand Five Hundred Dollars (\$14,500.00), containing the conditions required by law relative to the foreclosure of mortgages under an assent to decree contained therein.

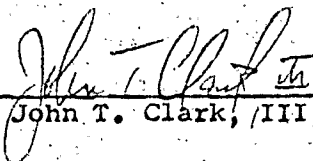
That after having advertised the premises for sale in accordance with the annexed Certificate of Advertisement in the Queen Anne's Record Observer, a newspaper published in said County at least once in each week for three successive weeks, the first said publication was not less than fifteen (15) days prior to sale and the last said publication was not more than one week prior to sale; said John T. Clark, III, Trustee, did attend in front of the Courthouse door, in the Town of Centreville, Queen Anne's County Maryland, at the hour of 10:30 A.M., Eastern Standard Time, on August 26, 1972, and after having the auctioneer cry the sale for a considerable length of time, and after reading the advertisement of sale, did sell all that lot, parcel or tract of land, together with the improvements thereon, situate, lying and being in the Third Election District of Queen Anne's County, State of Maryland, and more particularly described in the above mentioned Land Installment Contract, and Advertisement of Sale unto Charles E. Anthony, Sr.,

on behalf of Trewen, Inc., and acting as the agent for Trewen, Inc., he being then and there the highest bidder therefor, at and for the sum of Eleven Thousand and Five Hundred Dollars (\$11,500.00).

The purchaser elected to pay 10% of the purchase price or One Thousand One Hundred and Fifty Dollars (\$1,150.00) in cash with the remainder being paid at the time of ratification of said sale. The purchaser's affidavit, required by the Maryland Rules, Certificate of the Auctioneer and Certificate of Advertisement of the Sale are attached hereto.

The Report states the amount of sale to be Eleven Thousand and Five Hundred Dollars (\$11,500.00).

Respectfully submitted,

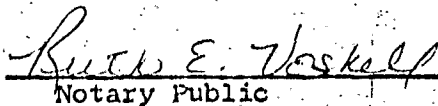
  
John T. Clark, III, Trustee

STATE OF MARYLAND

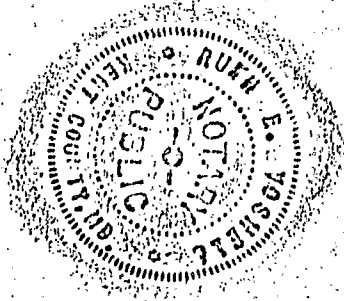
To Wit:

KENT COUNTY

I HEREBY CERTIFY, that on this 19<sup>th</sup> day of September, 1972, before me, the subscriber, a Notary Public for Kent County, State of Maryland, personally appeared John T. Clark, III, Trustee, in the aforementioned proceedings, and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale are true to the best of his knowledge and belief and that the sale was fairly made.

  
Notary Public

My commission expires: July 1, 1974



Filed Sept 19, 1972



11

ORDER NISI ON SALE

TREWEN, INC.  
a body corporate of the  
State of Maryland  
vs.  
Robert D. Pyne and  
Susan S. Pyne

In the Circuit Court  
for Queen Anne's County  
In Equity  
Cause No. 5350

ORDERED, this 19th day of September, 1972, that  
the sale of the real property, made and reported in this cause by  
John T. Clark, III, Trustee, be ratified and confirmed,  
on or after the 20th day of October, 1972, unless  
cause to the contrary thereof be previously shown; provided a copy of this order be inserted  
in some newspaper published in Queen Anne's County, Maryland, once in each of three suc-  
cessive weeks before the 13th day of October, 1972.

The report states the amount of sales to be \$ 11,500.00

Charles W. Cecil Clerk

Filed Sept. 19, 1972

12

ORDER NISI ON SALE  
TREWEN, INC.  
a body corporate of the  
State of Maryland  
vs.  
Robert D. Pyne and  
Susan S. Pyne  
In the Circuit Court  
for Queen Anne's County.  
In Equity  
Cause No. 5350

ORDERED, this 19th day of  
September, 1972, that the sale  
of the real property, made and  
reported in this cause by John  
T. Clark, III, Trustee, be  
ratified and confirmed, on or  
after the 20th day of October,  
1972, unless cause to the  
contrary thereof be previously  
shown; provided a copy of this  
order be inserted in some  
newspaper published in Queen  
Anne's County, Maryland, once  
in each of three successive  
weeks before the 13th day of  
October, 1972.

The report states the amount  
of sales to be \$11,500.00.

CHARLES W. CECIL,

CLERK

Filed: Sept. 19, 1972  
True Copy

Test: Charles W. Cecil, Clerk  
31-10-4

Filed Oct. 20, 1972

Queen Anne's

RECORD-OBSERVER

Centreville, Md., Oct. 19, 1972

THE RECORD-OBSERVER CORPORATION, a body corporate, does hereby certify  
that the Order Nisi on Sale

in the case/estate of Robert D. Pyne and Susan S. Pyne

a true copy of which is annexed hereto, was published in the QUEEN ANNE'S  
RECORD-OBSERVER, a weekly newspaper published in Centreville, in Queen Anne's  
County, Maryland, once a week for 3 successive weeks before the 13th  
day of Oct, 1972, and that the first insertion of said advertisement  
in said QUEEN ANNE'S RECORD-OBSERVER was on the 20th day of Sept.  
1972, and the last insertion on the 4th day of Oct., 1972.

THE RECORD-OBSERVER CORPORATION

By Mary G. Thomas

13  
TREWEN, INC.

VS

ROBERT D. PYNE and  
SUSAN S. PYNEIN THE CIRCUIT COURT  
FOR QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5350

FINAL ORDER OF RATIFICATION OF SALE

It is ORDERED, this 20<sup>th</sup> day of October, 1972, by the Circuit Court for Queen Anne's County, that the sale of the real estate made and reported in this cause by John T. Clark, III, Trustee, and the same is hereby finally ratified and confirmed, no cause to the contrary thereof having been shown although due notice thereof appears to have been given as required by the preceding order nisi; and the said Trustee is allowed the usual commissions and such proper expenses, not personal, as he shall produce vouchers therefor to the Auditor.

B. Hackett Turner, Jr.

JUDGE

*Filed Oct 20, 1972*

TREWEN, INC.

14 VS

ROBERT D. PYNE and  
SUSAN S. PYNE

IN THE CIRCUIT COURT

FOR QUEEN ANNE'S COUNTY

IN EQUITY

NO. 5350

PETITION TO APPOINT SPECIAL AUDITOR

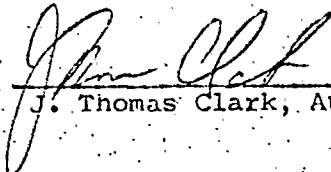
The Petition of J. Thomas Clark, Auditor, respectfully represents:

1. That your petitioner is Auditor of this Honorable Court, and is also a partner in the law firm of Clark & Clark, and that Clark & Clark are the attorneys representing the Plaintiff in the above-entitled cause.

Wherefore your Petitioner prays this Honorable Court to pass an Order appointing some other competent person to audit the account in this Trustee Sale which is to be filed in this cause.

Respectfully submitted;

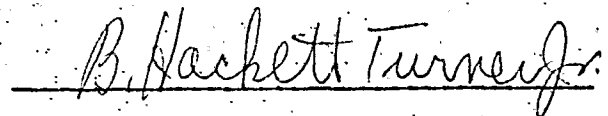
*Filed Oct 20, 1972*

  
\_\_\_\_\_  
J. Thomas Clark, Auditor

ORDER OF COURT

15 Upon the foregoing Petition it is this 20 day of October, 1972, ordered by the Circuit Court for Queen Anne's County, that Edward Turner be appointed Special Auditor in this cause, in the place and stead of J. Thomas Clark, regular Auditor, to audit the account in this Trustee Sale in this cause, but that before he assumes the duties of this office as such special auditor he should first take the oath of said office from the Clerk of this Court.

*Filed Oct. 20, 1972*

  
\_\_\_\_\_  
B. Hackett Turner Jr.

JUDGE

LIBER

6 PAGE 789

TREWEN, INC.

IN THE CIRCUIT COURT FOR

vs.

QUEEN ANNE'S COUNTY

ROBERT D. PYNE and  
SUSAN S. PYNE

IN EQUITY No. 5350

16  
TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of Edward Turner, Special Auditor having been appointed by this Honorable Court by Order dated October 20, 1972, and having qualified for such office by taking the oath from the Clerk of this Court, unto Your Honor, respectfully represents:

1. That this account is stated at the request of John T. Clark, III, Trustee, who was by decree of this Court of August 7, 1972, appointed such Trustee to make the sale of the real estate sold in these proceedings, wherein it appears that the proceeds of the sale are insufficient to pay the expenses of sale and the land installment contract debt. The land installment contract deficiency appears to be in the sum of \$3,566.70.

2. That in the within account John T. Clark, III, Trustee, and vendor, is charged with the proceeds of sale and is allowed his commissions for making sale sale, the several court costs in this cause, the premium on the corporate surety bond, advertising costs, the auctioneer's fee, Notary Public fees, the fee of the Special Auditor for stating this audit and his expenses, and the balance was directed to be credited on the land installment contract debt.

Respectfully submitted,

*Edward Turner*  
Special Auditor

October 26, 1972

*Filed Oct 26, 1972*

Cause No. 5350

The proceeds of the sale of real estate reported in this cause, in account with John T. Clark, III, Trustee, of the land installment contract foreclosed in these proceedings (and vendor of said land).

Cr.

1972  
Oct. 20 By proceeds of the sale of said land, per report of said vendor,  
to wit:-----\$11,500.00

Dr.

To John T. Clark, III, Trustee (and vendor of  
said land), per terms of land installment  
contract, his commissions, all other  
commissions being waived-----\$ 300.00

To do., for an amount paid Charles W. Cecil,  
Clerk, for advanced court costs, per  
receipt exhibited, to wit:----- 15.00

To do., for an amount due Charles W. Cecil,  
Clerk, for additional court costs, per  
statement, to wit:----- 40.00

To do., for an amount paid Western Surety Co.,  
for the premium on the corporate surety  
bond filed by the Trustee of the land  
installment contract foreclosed in these  
proceedings, per receipt exhibited, to wit:----- 43.50

To do., for amounts paid Queen Anne's Record-  
Observer, per receipts, as follows, to wit:  
1-Costs of publishing Notice of Sale--\$109.25  
2-Costs of publishing Order Nisi of  
Sale----- 14.00 123.25

To do., for an amount due Joseph A. Jackson, Jr.,  
Auctioneer, for crying said sale, per rules  
of Court, to wit:----- 28.75

To do., for an amount paid Ruth E. Voshell, Notary  
Public, for notary fees in this cause, per  
receipt exhibited, to wit:----- 3.00

To do., for an amount paid Betty M. Comegys, Notary  
Public, for notary fees in this cause, per  
receipt exhibited, to wit:----- 2.00

To Edward Turner, Special Auditor, as follows:  
1-His fee for stating audit-----\$45.00  
2-His expenses involved in stating  
audit and notifying parties----- 10.00 55.00

October 26, 1972

*Edward Turner*  
Special Auditor.

To John T. Clark, III, Trustee, as a partial payment on the debt secured by the land installment contract foreclosed in these proceedings, the balance or the sum of-----

\$10,889.50  
\$11,500.00 \$11,500.00

October 26, 1972

*Edward Turner*  
Special Auditor

TREWEN, INC.

vs.

ROBERT D. PYNE and  
SUSAN S. PYNE

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY No. 5350

CERTIFICATE OF NOTICES MAILED

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The undersigned Special Court Auditor hereby certifies that on October 26, 1972, the date the audit in the above entitled cause was filed in this Court, that he did by U S. First Class Mail notify the following interested persons to this cause, to wit:

John T. Clark, III  
118 North Commerce St.  
Centreville, Maryland 21617

Robert D. Pyne and  
Susan S. Pyne  
114 S. Commerce St.  
Centreville, Maryland 21617

Trewen, Inc.  
c/o Sydney G. Ashley, Pres.  
Centreville, Maryland 21617

Pursuant to Rule 12d, Rules of the Second Judicial Circuit of Maryland, a copy of the audit duly certified by the undersigned was mailed to each of the above named persons at the above stated addresses, and pursuant to Rule 595, Section G, Maryland Rules of Procedure, notify each of them that said account was filed on October 26, 1972, with the Clerk of this Court, Centreville, Maryland, and that exceptions to said audit must be filed on or before November 10, 1972, and that if no exceptions are filed within such fifteen (15) day period, the account may thereupon be ratified on November 13, 1972.

*Edward Turner*  
Edward Turner, Special Auditor

*Filed Oct. 26, 1972*

NISI RATIFICATION OF AUDIT

18

Trewen, Inc.

vs.

Robert D. Pyne and  
Susan S. Pyne

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

Cause No. 5350

ORDERED, this 26th. day of October, 19 72, that the report and  
account filed in these proceedings by Edward Turner Special Auditor,  
be ratified on or after the 13th. day of November, 19 72, unless cause to the  
contrary thereof be previously shown; provided ~~notice is given in manner provided by~~  
~~Maryland Rule 595 g to persons entitled thereto.~~  
~~paper published in Queen Anne's County, Maryland, once in each of two successive weeks~~  
~~before the ===== day of =====, 19 =====~~

*Charles H. Cecil* Clerk

Filed October 26, 1972

19  
Trewen, Inc.

vs.

Robert D. Pyne and  
Susan S. Pyne

IN THE CIRCUIT COURT FOR

QUEEN ANNE'S COUNTY

IN EQUITY

Cause No. 5350

FINAL RATIFICATION OF AUDIT

ORDERED, by the Court that the account of the Auditor  
is finally ratified and confirmed, and John T. Clark, III, Trustee,  
is directed to apply the proceeds accordingly, with a due proportion  
of interest as the same has been or may be received.

Dated: Nov. 13, 1972

Charles W. Reed  
Clerk of the Circuit Court for  
Queen Anne's County

*Filed Nov. 13, 1972*