

said Florence Hay, after the death of said Dorcus H. Brown, and in the Codicil thereto to your Petitioner, said Florence Hay, immediately upon the death of said Testator, is the same real estate as described in the Deed from Edward T. H. Delashmutt and Emma A. Delashmutt his wife, to Benjamin F. Brown, dated September 3rd, in the year 1888, and recorded in Liber W. I. P. No. 6, at folio 444, one of the Land Records of Frederick County, Maryland, a duly certified copy of which said Deed is herewith filed as a part hereof and marked "Exhibit B."

8. That your Petitioner, Florence B. Hay, who is now the widow of Edwin B. Hay, is resident of the City of New York, in the State of New York, and is now the life tenant of said real estate so devised unto her for life by her father, the said Benjamin F. Brown.

9. That there are now living as the children of your Petitioner, Florence B. Hay, your Petitioners, Edwin B. Hay, Junior, who is now divorced and unmarried; - Julia Hay Nash, married to George F. Nash, and Paul F. Hay, married to Esther Marshall Hay.

10. That your Petitioners, Edwin B. Hay, Junior, and Julia Hay Nash and George Nash, her husband, are residents of New York City, New York; - and your Petitioners, Paul F. Hay, and Esther Marshall Hay, his wife, are residents of Westchester County, State of New York; - and are all adults over twenty-one years of age.

11. That your Petitioner, Fannie B. Evans, one of the residuary devisees of said Benjamin F. Brown, under the ninth clause of his said last Will and Testament, "Exhibit A", is an adult, unmarried, and resident of Frederick County, in the State of Maryland.

12. That there is now living and born unto your Petitioner, Edwin B. Hay, Junior, an only child, the Petitioner, Victoria D. Hay, who was born April 17th, in the year 1913.

13. That there is now living and born unto your Petitioner, Julia Hay Nash, an only child, George F. Nash, Junior, the Petitioner, who was born January 27th, in the year 1913.

14. That the real estate mentioned and described in said paragraph 8th of said "Exhibit A" consists of a lot of ground running northwardly from Carroll Creek, on the West side of South Carroll Street, in Frederick City, in Frederick County, State of Maryland, on which are now two small buildings, two stories in height and three buildings <sup>and</sup> one and a half stories in height, in every much dilapidated condition, the only tenants therein consisting of colored people, at this time one tenant paying \$1.50 per week and three tenants paying \$1.25 per week, out of which your Petitioner Florence B. Hay, as life tenant, pays an agent costs of attending to said property and the collection of said rents, and she also pays taxes and fire insurance thereon and any other necessary expenses, and under all circumstances it would be advantageous to your Petitioners, who are all of the parties concerned, that said real estate be sold, and the net proceeds of said be invested, so as to inure in like manner as by the original grant or devise to the use of the same parties who would be entitled to the land devised as above described.

15. That your Petitioners are all the persons who would be entitled to the real estate mentioned in said "Exhibit B", under the terms of Section 8 and 9 of the last Will and Testament and Codicil thereto of said "Exhibit A", who are now in possession, and in remainder, or in contingent remainder of said real estate, at this time, of if a Decree will now be passed by your Honors in this case as herein prayed.

16. That your Petitioners have been offered the sum of four thousand and nine hundred (\$4900.00) dollars, in current money, and the costs of this proceeding in your Honorable Court, for said real estate, "Exhibit B", provided a good marketable title for the same will be given unto them under a Decree or Order of your Honorable Court to be passed in this case, said offer having been made by Elias B. Ramsburg and Lillian V. Ramsburg, his wife, residents of Frederick City, in Frederick County, in the State of Maryland.

17. That said Elias B. Ramsburg and Lillian V. Ramsburg, his wife, have executed a written offer to purchase said real estate, "Exhibit B", for the sum of money and upon the terms above referred to, said written offer or memorandum being herewith filed as a part hereof