

EMMERT R. BOWLUS, a witness of lawful age, produced on the part of the plaintiffs, being first duly sworn, deposes and says:

By Mr. Buckey:

Q State your name, age and residence.

A Emmert R. Bowlus, 30, 106 North Court Street, Frederick, Maryland.

Q Do you know the parties to this cause?

A Some of them. In fact I knew Miss Elsie Strailman and Mrs. Jesse Lee Grove. I know the four Strailman boys at Brunswick and Mrs. Mary Hemp Strailman, the widow of Walter D. Strailman. The only one I don't know is Francis Strailman, whom I notice is in the West.

Q Do you know the property No. 11⁶ West Fourth Street?

A Yes, sir.

Q Of what does it consist?

A Consists of a lot with frontage 15½ feet on the South side of West Fourth Street, and a depth of approximately 190 feet. It is improved with a 6-room and bath brick dwelling, electric, no heating plant, in fair condition, occupied at present by a tenant. It has no back entrance or side entrance which would give access to the rear of the lot. The house has been built for a number of years, although substantial in construction. Metal roof on the dwelling too.

Q You are a real estate agent here in Frederick, are you not?

A Yes, sir.

Q About what, in your judgment, is this property worth?

A Well, in view of the sale prices of properties in the immediate vicinity that I have sold within the past year, and the sales of which I have additional knowledge, and the rental value and the present condition of the property, I would estimate it to be worth \$1650.