

the heirs are entitled to the property in question.

On November 21, 1876, John Loats executed a will in which he devised the real estate in question to his niece, Annie Josephine Sifford, for her life or until she should marry. By item XVIII, further disposition was made of the property upon the happening of either of those events. The provision is both lengthy and complex. The first clause, in the nature of a preamble, recites: "Whereas I am desirous of organizing and founding a suitable and property Asylum for destitute and deserving female orphan children who have been thrown helpless and unfriended on the world, and who by the agency and through the assistance of such an Institution as I wish to establish, may be saved from want and protected from the snares of vice, and may be properly taught, educated and instructed and morally trained; and whereas I am desirous that the said Institution and the benefit I design it to confer shall be lasting and permanent;***."

There follows a "request" that certain named persons, and their survivors, "within twenty years after my death" form a corporation to be styled the "Loats Female Orphan Asylum of Frederick City," with "full power to carry out the benevolent objects which I have in view and with power to have and to hold and by grant, devise or bequest to acquire and receive any real and personal property***." There follow specifications as to the duties of the directors, the character and qualifi-