

joint tenancy and which must remain intact always to preserve it, I think Mrs. Emma Cramer destroyed one of the essential points when she made this conveyance, and I feel definitely in Maryland a person can convey a fee simple title and hold within themselves a life estate, and to complete the limitation in that life estate - I mean they can broaden the life estate to make certain provisions as to what rights they have during their lifetime as to mortgage, as to conveyance, as to control, or anything of that nature, but where they give a fee simple title, reserving a life estate with no further limitation, I feel it is a complete conveyance and that the party to whom land is conveyed, if it is so found, once that deed was delivered and recorded he could sell his fee simple estate in that property subject to the life estate of the grantor who conveyed it unto him.

THE COURT: Is there anything further, gentlemen? If you want more time to submit further authorities--

MR. BAILEY: No, I don't think I need any more time.

THE COURT: Well, the Court will thereupon pass its order declaring null and void the deeds executed by Emma C. Cramer on July 17, 1959, recorded in Liber 621, folio 407, one of the Land Records of Frederick County, Maryland, and also the deed dated July 17, 1959, recorded in Liber 621, folio 410 &c.

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