

ORDER OF PUBLICATION
Claggett E. Ramsburg and Hilda
L. Ramsburg, his wife, near Mt.
Pleasant, Frederick County, Maryland
VS.

The unknown heirs, devisees, personal representatives, descendants or successors in interest, of Henry N. Waters, deceased, and of Minnie J. Waters, widow and of Charles Waters, and of Isabella Waters, his wife

NO. 19527 Equity
In the Circuit Court
for Frederick County.

The Object of this Bill is that the Court may take jurisdiction in the premises and enter a Decree removing the cloud upon the title of the Complainants; and that the Court shall declare that the Complainants have a good and marketable fee simple title to the property described in the Bill of Complaint, and may sell or convey or otherwise deal with such property without regard to the claims of the unknown heirs, devisees, personal representatives, descendants or successors of Henry N. Waters, deceased, and of Minnie J. Waters, widow, and of Charles Waters and of Isabella Waters, his wife.

The Bill recites that the Complainants are the owners of two parcels of real estate situated in Mt. Pleasant Election District, Frederick County, Maryland, the one containing fifteen acres and five square perches, and the other containing sixteen and one-fourth acres, more or less, being the same property that was conveyed to the Complainants by Roy Lemaster and wife, et. al. by deed dated October 21, 1959, and recorded in Liber No. 625, folio 558, one of the Land Records for Frederick County; that the above described real estate is a portion of the property that was conveyed by Thomas H. Clarke and Jane Clarke, his wife, to Henry N. Waters, a predecessor in title to the Complainants, by deed dated March 8, 1922, and recorded in Liber No. 338, folio 128, one of the Land Records for Frederick County; that Henry N. Waters and Minnie J. Waters, his wife, did convey an undivided one-half interest in such property to Charles Waters by deed dated August 24, 1922, and recorded in Liber No. 340, folio 189, one of the Land Records for Frederick County; that by deed dated July 27, 1938, and recorded in Liber No. 414, folio 511, one of the Land Records for Frederick County (which deed recites that the said Henry N. Waters died in estate on December 1, 1932), Minnie J. Waters, widow, and Charles Waters and Isabella Waters, his wife, purporting to be the heirs at law of the said Henry N. Waters, conveyed the aforesaid property to Leona G. Mercer, also a predecessor in title of the Complainants, and that by other mesne conveyances not here revelant, title and ownership of such premises are now in the Complainants; that a question has been raised as to whether the Complainants have a good and marketable title to said premises by reason of the fact that there was no administration had upon the estate of the said Henry N. Waters, and thus, there has been no collateral inheritance tax paid.

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Valley Register Office

Middletown, Md., November 11, 1960.

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I hereby certify that the annexed Claggett E. Ramsburg and Hilda L. Ramsburg was published in

The Valley Register, a Newspaper published in Frederick County, Md., for

4 successive weeks 5 Times prior to the 15th

day of December 1960, the last of such publications being made not less than thirty days before December 15, 1960.

George C. Stodolnick, Jr.
Publisher Ber. Mary Summers

that turner question has been raised as to the good and marketable title of the Complainants by reason of the fact that there is nothing of record to show that the said Minnie J. Waters and Charles Waters were the only heirs at law of the said Henry N. Waters; that the Complainants are now in the possession of the premises openly, notoriously, adversely, with color of title and under claim of right, and the predecessors in title of the Complainants, since the date of the death of the said Henry N. Waters, have also been in such continuous, adverse possessions under color of title and claim of right; that the Complainants have made diligent effort to ascertain the whereabouts of the said Minnie J. Waters, and Charles Waters and Isabella Waters, his wife, and have also made diligent effort to determine whether the said Henry N. Waters left other heirs at law at the time of his death, but have been unable to ascertain any such information nor whether such persons are living or dead; that the non-payment of the said collateral inheritance tax and the possibility of other heirs of Henry N. Waters constitute a cloud upon the title of the Complainants and although the Complainants claim to hold a valid fee simple title, the same cannot be established of record without the removal of the aforesaid clouds upon the title of the Complainants; that the Complainants are willing to pay such a collateral inheritance tax as may be found due upon the property in order to assist in removing such cloud.

It is thereupon this 11th day of October, 1960, by the Circuit Court for Frederick County, sitting as a Court of Equity, and by the authority thereof, ORDERED that the Complainants, by causing a copy of this Order to be inserted in some newspaper published in said Frederick County, once a week in each of four successive weeks, the last of such publications to be made not less than thirty days before the 15th day of December, 1960, give notice to the unknown heirs, devisees, personal representatives, descendants or successors of Henry N. Waters, deceased, Minnie J. Waters, widow, and Charles Waters and Isabella Waters, his wife, whether residents or non-residents, of the object and substance of this Bill, warning them to appear in this Court in person or by solicitor, on or before the 15th day December, 1960, next, to show cause, if any they have, why a Decree ought not to be passed as prayed.

ELLIS C. WACHTER
Clerk

ROBERT E. CLAPP, JR.
Solicitor for Complainants
Filed October 11, 1960
True Copy Test
Ellis C. Wachter, Clerk
10-14-5t-(1)