

Second: That said vendees have paid to your petitioner the sum of \$100.00 in part payment of the purchase price and have agreed to pay the balance upon the ratification of said sale by your Honorable Court.

Third: That your petitioner has had said lot appraised by Hubert P. Burdette & Son of Mt. Airy, Md., who valued it at \$140.00, and by the Damascus Insurance Agency, real estate brokers, who valued the same at \$150.00, as will appear by their appraisements filed herewith as "Exhibits Nos. 2 and 3."

Fourth: That your petitioner alleges that said land is unimproved and unproductive and that it will be to the benefit and advantage of said trust estate to sell the same to said vendees on the terms set out in said contract of sale.

Fifth: That Margaret Jane Downey, the only remaining equitable life tenant, under said trust, and the Mercantile Safe Deposit and Trust Company, Trustee, acting for the remaindermen under an assignment and deed of trust, dated April 3, 1945, have agreed that said sale be ratified and confirmed by your Honorable Court, without the publication of the usual Order Nisi thereon, as will appear by reference to their written consent, filed herewith, marked "Exhibit No. 4."

That your petitioner reports the total net amount of sales to be Two Hundred Dollars.

Wherefor your petitioner prays that your Honors will pass an order of your Honorable Court authorizing your petitioner to execute and deliver to the vendees a deed for said real estate upon the payment of the balance of the purchase price and the costs and expenses set out in said contract of sale.

And as in duty etc.

*Edward J. Smith*  
Solicitor for Petitioner

*Edward J. Smith*  
Petitioner

State of Maryland, County of Frederick, to-wit:

I hereby certify that on this 13<sup>th</sup> day of September A. D. 1955, before me the subscriber, the Clerk of the Circuit Court for Frederick County, personally appeared Edward J. Smith, surviving trustee in the above cause,