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with the execution of the said contract, and the balance is to be paid at the time of settlement.

That the said contract further provided that all the parties thereto understood and agreed that the sale of the above described property by the Trustee required proceedings in the Circuit Court for Frederick County, sitting as a Court of Equity, and that it was necessary for your Honorable Court to authorize and approve the said sale thereby made in order for the said Trustee to be empowered to sell and for the purchasers to obtain a good and marketable title to the said farm. That settlement for the said property should be made promptly after the ratification of said sale by your Honorable Court and in accordance with the terms of the decree in the equity proceeding.

Your Petitioner further agreed to convey the said property by deed conveying a good and merchantable fee simple title free and clear of all liens and incumbrances; taxes to be adjusted to the date of settlement. The purchasers agreed to pay for Maryland and Federal revenue stamps and all other recording costs. The seller agreed to pay for the preparation of the deed, and further agreed to pay to 120 Realty Company five per cent of the sale price as commission at the time of settlement. The said contract further provided that should your Honorable Court not authorize and approve said contract of sale so that the said Trustee is authorized to convey the property, the said contract should be null and void and the down payment therein provided for, returned, as will appear from a copy of the said contract filed as Exhibit No. 8 to the Bill.

SECOND: That following the execution of the said contract, Jesse D. Cook, N. Edith Cook and Bernard F. Cook, adjoining landowners, claimed a certain interest in a certain portion of the lands which the said George Wallace Davis, Jr., Trustee, believed to be included in the farm and in the trust administered by him. That following the said claims, the said George Wallace Davis, Jr., Trustee, caused a survey to be made of the said farm by W. C. Humm and R. P. Humm, Surveyors, of Frederick County, Maryland, and after numerous conferences with the parties concerned, they each agreed with the other upon a settlement of the