

Nikirk, my son, Welty S. Nikirk, and my daughter, Ruth Stipe, jointly, and in the event any of my aforementioned children should predecease me I devise the share to which he or she would be entitled unto his or her children, per stirpes and not per capita.

9. I hereby devise all that real estate, with the improvements thereon, known as 511 North Bentz Street, Frederick City, Maryland, unto my daughter, Ruth Stipe, my son, Welty S. Nikirk, my son, C. Franklin Nikirk and my son, Robert M. Nikirk and the living children of Edwin F. Nikirk, and in the event any of my aforementioned children should predecease me, I hereby bequeath the share to which he or she may be entitled to go to his or her children, per stirpes and not per capita.

I hereby direct that my Executrix and my Executors hereinafter named, convert all of the rest and residue of my estate, real, personal and mixed, and wheresoever situated, into cash, and direct that my hereinafter named Executrix and Executors are hereby given full power and authority to sell any portion of the rest and residue of my estate, at either public or private sale, whichever they may deem advisable, for the purpose of converting the same into cash, to carry out the provisions of this, my Last Will and Testament, and bequeath that the remainder of the proceeds thereof be divided equally between my daughter, Ruth M. Stipe, my son, C. Franklin Nikirk, my son, Robert M. Nikirk, my son, Welty S. Nikirk, and the living children of my son, Edwin F. Nikirk, and I further direct that if any of my aforementioned children should predecease me, that the share to which he or she may be entitled be divided equally among his or her children, per stirpes and not per capita.

I hereby nominate, constitute and appoint my daughter, Ruth M. Stipe, my son, Welty S. Nikirk, my son, C. Franklin Nikirk, my son, Robert M. Nikirk and my son, Edwin F. Nikirk, to be the Executrix and Executors, of this my Last Will and Testament, and request that they may be excused from giving bond as such.