

Delbert S. Null, a witness of lawful age, produced on the part of the Petitioner, having first been duly sworn by me, deposes and says:

By Mr. Leckemby:

Q State your name and address.

A Delbert S. Null, Ellerton, Maryland.

Q What is your profession?

A Auctioneer and appraiser.

Q What is your business address?

A 106 North Court Street, Frederick, Maryland.

Q Are you familiar with the tract of land, which was owned by Michael R. Rogowsky at the time of his death?

A I am.

Q I show you a deed, which is in evidence in this matter, and ask you whether or not this is the deed to the land with which you are familiar?

A Is is.

Q Where is this land located?

A Off of the old Hagerstown Road along a county road known as Palmer Road.

Q In what election district?

A Middletown Election District No. 3.

Q You are familiar with the selling price or the value of other land in this area?

A I am very much so.

Q I show you a contract of sale between Ruth Ann Rogowsky and Carlotta Hays for this particular parcel of ground, setting forth the sale price of \$32,000.00. and ask you whether or not, in your opinion, it is for the best interests and advantage of the owner of the property that the sale be consummated?

A Yes, it is.

Q Do you believe that the proposed sale price of \$32,000.00 represents a fair price for this land?

A It does, based on comparable sales in the neighborhood. Since there are no commissions being charged, this is a net figure to her. The Rogowskys purchased this farm in 1959 for approximately \$30,000.00, which included all livestock and machinery.

Q There are three minor children, who have an interest in this land. Do you feel it is to their best interests and advantage that this sale go through?

A Yes.

  
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DELBERT S. NULL