

Leslie U. Hutzell, 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 Leslie U. Hutzell, Route 1, Ijamsville, Maryland

Q What is your profession?

A I am a real estate salesman and also do appraisal work.

Q What is your business address?

A 106 North Court Street, Frederick, Maryland.

Q Are you familiar with the tract of land in Middletown Election District that was owned by Michael R. Rogowsky at the time of his death?

A I am familiar with the property.

Q I show you a deed, which is in evidence in this case, and ask you whether or not that property is the property with which you are familiar?

A Yes sir, it is.

Q I show you a contract of sale, which is an exhibit in this case, between Ruth Ann Rogowsky and Carlotta Hays for the sum of \$32,000.00. Will you state whether or not in your opinion you believe it is for the best interests and advantage of the present owner of the property for this sale to be consummated?

A Yes, I think it is.

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

A Yes, I do, since there is no real estate commission charged in this contract. This is a net figure of \$32,000.00. Mr. Rogowsky purchased this farm during the year 1959 for approximately \$29,000.00, which included some livestock. The \$32,000.00 stated in this contract does not include any livestock - this is a net figure to Mrs. Ruth Ann Rogowsky.

Q Mr. Hutzell, there are three minor children involved in this matter. Do you think it is to the best interests of Mrs. Rogowsky and the minor children that the sale be completed?

A Yes, I do.

  
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LESLIE U. HUTZELL