

BEING all and the same land which was conveyed unto the said Gerald J. Schipper by deed dated September 17, 1964, from Annie O. Cosgrave, widow, and recorded in Liber 710, folio 523, one of the Land Records of Frederick County, Maryland.

That said tract or parcel of real estate which is the subject of these proceedings, the same tract or parcel of land described and conveyed in a deed from Benjamin Dudderar to Charles McElfresh, dated January 28, 1858, and recorded in Liber BGF No. 1, folio 145, one of the Land Records of Frederick County, Maryland.

That Harry G. Cosgrave took possession of the above described real estate in the year 1938 when he acquired an adjoining parcel of real estate from James E. Dixon, et al, by deed dated October 31, 1938, and recorded in Liber 425, folio 20, one of the Land Records of Frederick County, Maryland, and also when Annie O. Cosgrave obtained ownership as tenants by the entirety with Harry G. Cosgrave by deed from Kieffer Delauter dated March 20, 1940, and recorded in Liber 425, folio 22, one of the aforesaid Land Records. That the said Harry G. Cosgrave and Annie O. Cosgrave maintained hostile, actual, visible, continuous, exclusive, notorious and adverse possession and control of the aforesaid real estate with full claim and ownership and under color of title since 1938 until September 17, 1964, at which time the real estate which is the subject of these proceedings was conveyed by Annie O. Cosgrave, widow, unto Gerald J. Schipper by deed recorded in Liber 710, folio 523; and that your Complainant herein has continued to maintain hostile, actual, visible, exclusive, continuous, notorious and adverse possession and control of aforesaid real estate with full claim of ownership and under color of title since September 17, 1964.

That the above matter constitutes a cloud upon the title of your Complainant as to whether or not your Complainant has a good and marketable fee simple title to the said real estate described herein.