

the same and have since sold the same to other persons who undoubtedly claim full fee simple title to the same.

8. Answering generally the said Bill of Complaint, your Respondent says that for more than 50 years, the deed aforesaid dated October 7, 1905, has been recorded among the Land Records of Frederick County and has given notice to all the world of its contents. That the said Marie Celeste Welty died on or about the 3rd day of August, 1935, more than twenty years ago, and if the Complainants had any interest at all in the said real estate, which your Respondent denies, the said interest accrued upon the death of the said M. Celeste Welty, and your Respondent says that the Complainants in this case are barred by limitations and are guilty of laches. And your Respondent says that if the said M. Celeste Welty had left any estate to be administered, the said Ethel Welty Gelwicks would have been entitled to make a claim for services rendered to the said Marie Celeste Welty, said services consisting of personal services rendered at the request of the said Marie Celeste Welty and her husband, the said J. Bernard Welty, and the rights of the said Ethel Welty Gelwicks to her claim for services has been prejudiced by the long delay of the Complainants and the said Ethel Welty Gelwicks did not make such claim because she, along with everyone else in the world, honored said deed recorded in 1905 and acknowledged the said J. Bernard Welty as the sole owner of said real estate and the said J. Bernard Welty exercised full and complete control over the said properties, conveyed easements and rights-of-way to the Potomac Edison Company in 1940, 1947, and 1952, by his sole signature, without permission from any other heir of his said wife, occupied the town property as his home and rented the farm, paid the taxes on said property, made repairs and improvements to the same as he, in his sole and uncontrolled judgment determined were necessary or desirable and at no time did the said J. Bernard Welty admit or acknowledge any interest of the heirs or creditors of his deceased