

That the remaining real estate of the deceased consisting of five dwellings are all in poor to fair repair and in order for your Petitioner, as Trustee, to continue to rent said dwellings it is estimated that expenditures of \$14,000.00 will be required by way of roofing, plumbing, carpentry, electrical and plastering repairs.

FIFTH: That your Petitioner avers and feels that it will be for the best interest of his ward, the said R. Michael Anders and for the best interest of the residuary legatees who are children of your Petitioner, to sell said five dwellings at public or private sale and to invest the proceeds arising therefrom in first mortgages and/or high-yield, Grade A bonds.

SIXTH: That R. Michael Anders is 49 years of age, is a bachelor and is in good health and his life expectancy is expected to be that of any normal person; that R. Michael Anders receives a monthly Social Security check in the amount of \$100.80.

SEVENTH: Article 93-A, Section 213 (a) (1) authorizes a guardian to sell the real estate of his ward without application to, or approval of, or the ratification by the Court, except as permitted or limited under any instrument which appointed the guardian.

Article 93-A, Section 219 states that in the absence of actual knowledge or of reasonable cause to inquire as to whether the guardian is improperly exercising his power a person dealing with the guardian is not bound to inquire whether the guardian is properly exercising his power and is protected as if the guardian properly exercised the power, etc.

A person is not bound to see to the proper application of estate assets paid or delivered to a guardian. The