

December 20, 1972

Mr. Seymour B. Stern, Attorney at Law
Weinberg & Weinberg
10 West College Terrace
Frederick, Maryland

Re: Guy Knott, et al vs.
Alfonzo Knott, et al
Equity No. 23,825

Dear Seymour:

in accordance with your request, I have inspected and examined the following described real estate for the purpose of placing a fair market value thereon as of December 20, 1972:

First: All that lot or parcel of land, situate, lying and being on the west side of Old US Rt. # 15, now known as Maryland Route # 806 at intersection of Kelbaugh Road, just south of St. Anthony's, in Emmitsburg District, Frederick County, Maryland. Said lot contains 8 acres of land, more or less, improved with a two story log weatherboarded metal roof dwelling containing six rooms, and a frame metal roof barn and other out-buildings.

Being all and the same real estate which was conveyed from Mathew Moran, to Anna M. Knott by deed dated October 18, 1892, and recorded in Liber 276, folio 390, one of the Land Records of Frederick County, Maryland.

Second: All that lot or parcel of unimproved land, situate, lying and being on the East side of Old US# 15, now known as Maryland Route 806, near St. Anthony's, in Emmitsburg District, Frederick County, Maryland. Being all and the same real estate conveyed from John B. Manley to Anna M. Knott, by deed dated September 18, 1896, and recorded in Liber 282, folio 587, one of the Land Records of Frederick County. Said lot containing 2 acres, 2 roods and 31 square perches of land, more or less.

Third:- All that tract or parcel of mountain land, known as " Wolfe Spring Lot " situate south of St. Anthony's on the west side of Route 806, in Emmitsburg District, Frederick County, Maryland. Said lot being all woodland, and contains 17 acres, 3 roods and 14 square perches of land.

EXCEPTING THEREOUT AND THEREFROM all that tract or parcel of land, containing 3 acres, 2 roods and 18 square perches of land, more or less, which was conveyed from Alexander Knott, Trustee, to James J. Mackenzie and Laura T. Mackenzie, his wife, by deed dated April 13, 1921, and recorded in Liber 335, folio 395, one of the Land Records of Frederick County, Maryland, leaving in the above parcel 14 acres of land, more or less.

Being part of the same real estate conveyed from Annie M. Knott to Alexandria Knott, in Trust, by deed dated December 28, 1908, and recorded in Liber 298, folio 111, one of the Land Records of Frederick County, Maryland.