Watkins, his wife, unto Mollie W. Gladhill, dated February 8, 1941, and recorded in Liber 428, folio 375, one of the aforesaid Land Records; that Parcel 2 is all and the same real estate described and conveyed in a Deed from Laura D. Day, widow, et al., unto Franklin S. Gladhill and Mollie Gladhill, his wife, dated February 25, 1940, and recorded in Liber 428, folio 369, one of the aforesaid Land Records; said Deed reciting that Charles L. Housen died intestate on April 11, 1931, leaving surviving him his widow, Antonia C. Housen, a brother, George Housen, and a sister, Florence Housen, as his heirs at law; further, that it was the intention of the conveyance to grant unto the grantees all of the "undivided right, title, interest and estate, both at law and in Equity" of the heirs of the said Antonia C. Housen, who died on February 22, 1940, seized and possessed of a one-half undivided interest in Parcel 2; and further, that said Deed was signed by 102 apparent heirs; that Parcel 2 is all and the same real estate described and conveyed in a Deed from John E. Grimes and Sarah J. Grimes, his wife, unto Charles L. Housen, dated August 9, 1988, and recorded in Liber W.I.P. 6, folio 598, one of the aforesaid Land Records; that by virtue of the foregoing, a question has been raised as to whether the Petitioner has a good and marketable title to said Parcel 2, by reason of the fact that the land and court records do not disclose any administration of the Estate of Antonia C. Housen; further, the Deed from Carl Purdum and Virgie Purdum, his wife, and the Deed from William Watkins and Helen Watkins, his wife, are made apparently because they are additional heirs of Antonia C. Housen not set forth on the Laura D. Day, widow, et al., Deed, even though this Deed purports to convey the interest of "the heirs at law of the said Antonia C. Housen"; thus, no definitive conclusion may be drawn that all interested parties conveyed their interest in said Parcel 2 to Franklin S. Gladhill and Mollie Gladhill, his wife, in the Laura D. Day, widow, et al., Deed; that the Petitioner and its predecessors in interest have been in actual, exclusive, adverse and peaceable possession of the tracts of land which are the subject matter of this proceeding, namely, Parcel 1 and Parcel 2, continuously under claim of right and color of title more than 20 years prior to the filing of the Bill of Complaint; that the Petitioner believes and therefore

LAW OFFICES
OFFUTT,
HAUGH & BLOOM, P.A.
OFFUTT BUILDING
22 WEST SECOND STREET
FREDERICK, MD. 21701
(301) 662-6248