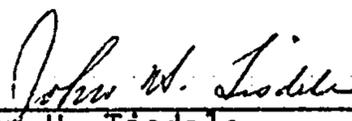


privity of estate among successive parties claiming title and having possession, the estates may be tacked together to establish the requisite period of time. *Wilt v Wilt*, 242 Md. 129, 218 A. 2d 180 (1966). The requirement that the possession be "hostile" means that the claimant's possession must be unaccompanied by any recognition, express or inferable, of the right of the owner of record title to possession of the land. Hungerford, supra, 199 A. 2d at 211.

The essential facts which must be shown are acts of ownership which are sufficient if they are of such a character as to indicate publicly and openly control of the possession of the premises in question. *Blickenstaff v Bromley*, 243 Md. 164, 220 A. 2d 558 (1966). Maryland used to require that the property in question actually be enclosed by the individual, or predecessors in title, but that requirement no longer exists. Blickenstaff, supra, 220 A. 2d at 561. In fact the fence which exists at the boundary of the Dajani property has been in existence for more than twenty years, as attested by the Littles. Thus not only open possession is shown but the higher standard which was previously required under Maryland law.

The Affidavit of the Littles shows that their possession was actual, open, notorious, exclusive, hostile and under claim of title for a continuous period of more than twenty years. Their possession may be added to that possession of Mr. Dajani. Thus the Affidavit of the Littles provides all the facts necessary to support the allegations of the Bill of Complaint of the Plaintiff and to show that there is no genuine dispute as to any material fact.



 John H. Tisdale
 Attorney for Plaintiff

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