

MARGARET E. BATEMAN	*	NO. 28,618 EQUITY
PLAINTIFF	*	IN THE
VS.	*	CIRCUIT COURT FOR
CHARLES ALLEN WOODS	*	FREDERICK COUNTY
DEFENDANT	*	MARYLAND

* * * * *

STIPULATION

It is stipulated and agreed by and between the parties hereto:

1. That a decree may be entered ordering a sale of the subject real property in lieu of partition.
2. That the subject real property be immediately listed with a real estate broker and offered for sale for the highest and best price obtainable. That from the net sales proceeds, after the payment of sales expense and real estate broker's commissions, the said Margaret E. Bateman shall receive the sum of \$7,500 and the said Charles Allen Woods shall receive all remaining net sales proceeds.
3. That Charles Allen Woods shall have the right to sole and separate possession of the subject real property until the same is sold and title is transferred in accordance with this stipulation. That during the possession of the premises by the said Charles Allen Woods, he shall not be required to pay any rent, but he will pay for all expenses of the property (real property taxes, utilities etc.)
4. Within six months from August 10, 1979, Charles Allen Woods shall have the right to purchase all of the right, title and interest of Margaret E. Bateman in the subject real property at and for the purchase price of \$7,500, all costs of settlement and conveyancing to be paid for by Charles Allen Woods.
5. In the event that the subject real property is not sold within six months of August 10, 1979, then the parties agree to have the real property sold in accordance with the decree passed in this case.

Margaret E. Bateman
Margaret E. Bateman

Paul D. Murphy
Paul D. Murphy
Attorney for Plaintiff

Charles Allen Woods
Charles Allen Woods

Peyton Paul Phillips
Peyton Paul Phillips

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND

Filed August 10, 1979