

5. Mary E. Ramsburg and Charles W. Ramsburg owned the said Lot 12 without interruption for a period exceeding 20 years, having exercised their rights as owners by paying the taxes thereon, maintaining same, using same for ingress and egress, openly and notoriously and without license, lease or approval.

6. Plaintiffs are in constructive and peaceable possession of said real property.

7. No actions are pending in any Court regarding the real property subject to this proceeding.

8. Said real property was originally subdivided in 1890 by the Mutual Land and Improvement Company of Baltimore City and designated Lot 12, Block 19 of said subdivision.

9. Plaintiffs caused to be abstracted the subject property but were unable to locate any record of any conveyance of subject property to any person or organization, said title being held in the name of the Mutual Land and Improvement Company of Baltimore City.

WHEREFORE, Plaintiffs pray that this Court:

1. Declare that Plaintiffs have good and marketable fee simple title to the property known as Lot 12, Block 19, Plat of Mutual Land and Improvement Company of Baltimore City, Brunswick Election District, Frederick County, Maryland; and

SAUSER AND BLAIR, P.A.
ATTORNEYS AT LAW
320 WEST POTOMAC STREET
BRUNSWICK, MARYLAND 21716
(301) 834-7333
(301) 834-8887