

of Complaint. It is thereupon this 18th day of December. A.D. 1854 by me Madison Nelson Judge of the Circuit Court for Frederick County, sitting as a Court of Equity, and by the authority of the said Court, adjudged, ordered & Decreed, that the said bill of Complaint. It is thereupon this 18th be and the same is hereby taken pro Confesso against the said absent defendants, and it is further adjudged, ordered, and Decreed by the authority aforesaid. That John A. Steiner, one of the defendants, in the above Case, by a good and valid Deed of Conveyance, to be executed, and acknowledged, according to Law, convey to the said Elizabeth Fischer, for her life, the Lot of ground, and premises specified, and described, in the paper filed, as exhibit J.A.S. in this Case, and on her death, to the said George J. Fischer, his heirs and assigns forever. And it is further adjudged, ordered, and Decreed, that upon the death of the said Elizabeth Fischer, the said George J. Fischer shall sell said Lot, and premises at Public, or private sale, for the best price that can be reasonably obtained for the same, having first given Bond, payable to the State of Maryland, to be executed by himself, with approved Security, in the penal sum of Five thousand Dollars, Conditioned for the faithful discharge of his duties as such Trustee, as reposed in him by this decree, or which may be reposed in him by any future decree, or order in the premises, and also given three weeks Public Notice, of the time, place, manner, and Terms of sale, by advertisement in some Newspaper, published in Frederick, and such other notice as he shall deem proper, which terms of sale shall be as follows. One third of the purchase money, shall be paid, on the day of sale, or the ratification thereof, one third in nine months, and the remaining one third, at the expiration of eighteen months from the day of sale, for which deferred payments, the purchaser shall give to said Trustee, his Bonds bearing Interest, from the day of sale, with Security to be approved by said Trustee, and on the payment of the whole of the purchase money, and not before, the Trustee shall by a good, and valid Deed of Conveyance, to be executed & acknowledged, agreeably to Law, convey to the purchaser the property so purchased, by him, or her, free, clear, & discharged from all claim of the parties, Complainant, and defendant in this cause, and as soon as may be convenient, after such sale, the said Trustee shall return a full report of his proceedings, as such Trustee, with an affidavit of the truth thereof and of the fairness of such sale, and shall bring into this Court - the money the proceeds of such sale, to be distributed, under the direction of this Court, among the said Miranda Shipman, Margaret - Gombase, Ann Eliza Cauliflower, and Sarah Devan, according to the provisions of the Last will and Testament of William Fischer, late of Washington County in the District of Columbia, after deducting therefrom - such Commissions to the Trustee, as this Court shall think proper to allow, in Consideration of the skill, attention & fidelity, wherewith he shall appear to have discharged his trust, and it is further adjudged, ordered, and Decreed - that this Cause be and the same is hereby referred to the Auditor, to State an account, between said George J. Fischer as executor, and said Elizabeth Fischer, of the rents, and profits, and expenses Connected therewith, upon such proof, as shall be laid before, the Auditor, and that the Costs of this suit be taxed by the Clerk, shall be paid by said George J. Fischer, out of said rents, and profits,

M. Nelson.

Whereupon the following audit was filed.