

There being no other witnesses present to be examined and the complainants requiring no further time for the production of their evidences, the Commissioner closed the said Commission and herewith returns the same under his hand and seal the 5th day of November in the year Eighteen hundred and sixty four.

Wm B Nelson Comr.

Ordered - The Execution of the within Commission will appear by
by certain Schedules thereto annexed.

Wm B Nelson Comr.

Secur

Jm Keller and others

No 3132 Equity

Amanda L. Keller et al

In the Circuit Court for Frederick County, as a Court of Equity,

This Cause standing ready for hearing and being submitted without argument the proceedings were read and considered.

It is therefore this 5th day of December in the year Eighteen hundred and sixty four by Madison Nelson Judge of the Circuit Court for Frederick County, as a Court of Equity, and by the authority of this Court, ordered, adjudged and decreed, that the real Estate of David Keller, late of said County, deceased, in the proceedings mentioned, be sold and that William Keller and Henry Keller of Frederick County, be and they are hereby appointed Trustees, to make such sale and that the course and manner of their proceedings shall be as follows: They shall first file in the office of the Clerk of said Court, a bond to the State of Maryland, executed by themselves with a surety or sureties to be approved by the Court or the Clerk thereof, in the penalty of forty five thousand dollars, conditioned for the faithful performance of the trust reposed in them by this decree, or which may be reposed in them by any future order or decree in the premises. They shall then proceed to make sale of the said real Estate having first given at least three weeks previous notice inserted in some newspaper printed in Frederick County and such other notice as they may think proper of the time, place, manner and terms of sale, which terms shall be as follows: the purchase money shall be paid, one third in cash on the day of sale or the ratification thereof by the Court, the balance in two and two years from the day of sale, the deferred payments to bear interest from the day of sale, and to be secured by the notes of the purchaser or purchasers with a surety or sureties to be approved by the Trustees. And as soon as may be convenient after such sale or sales, the said Trustees shall return to this Court a full and particular account of the same, and an affidavit of the truth thereof, and the terms of such sale or sales annexed. And on the ratification of such sale or sales by the Court, and on the payment of the whole purchase money, and not before, the said Trustees, by a good and sufficient deed to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers of said property, and to his, her or their heirs, the property to him, her or them sold, free, clear and discharged of all claims of the parties to this cause, and of any persons or persons claiming by, from or under them. And the said Trustees shall bring into this Court the money arising on such sale or sales, and the bonds or notes which may be taken for the same, to be disposed of under the direction of this Court, after deducting therefrom the costs of this suit, and such commissions to the said Trustees as the Court shall think proper to allow on consideration of the skill, attention and fidelity, wherewith they shall appear to have discharged their trust.

W. Nelson

The Bond required by the foregoing decree is recorded in Liber C. & P. No. 9, folio 246 & 247 One of the Land Records of Frederick County.