on the Land Records of Frederick County aforesaid ~ Witness my hand and Seal. ~
Test.
James J. English
Samuel Runkles (Seal)

State of Maryland, Frederick County, to Wit:
I hereby Certify that on this twenty fourth day of January in the year Eighteen hundred and Seventy, before me a Justice of the Peace of the State of Maryland, in and for the County of Frederick aforesaid personally appeared Samuel Runkles, and acknowledged the foregoing Deed to be her act ~
Filed February 28th 1870 ~
James J. English J.P.

Exhibit G.W.C. To Trustee's Report

I hereby acknowledge that I have on the 19th day of February 1870, purchased of Joseph Wood, Trustee, the real Estate described in the deed of Trust from Joseph Runkles to said Joseph Wood, at and for the sum of Eight hundred and Seventy five dollars, subject to the Mortgage on the same held by Wm O Sellman, and I obligate myself to comply with the terms of sale, and pay one half of said amount on the ratification of said sale by the Court, and give my note with security, for the balance payable one year from the day of sale, with interest therefrom ~
Filed March 8th 1870 ~
George W. Clay. ~

Order Nisi

Joseph Wood Trustee of Joseph Runkles vs Petition } No. 3542 Equity
In the Circuit Court for Frederick County, Sitting in Equity ~
February Term 1870 ~

Ordered this 28th day of February 1870, that on the 24th day of March next, the Court will proceed to act upon the Report of Sales this day filed by Joseph Wood, Trustee, in the above Cause, as cause to the Contrary being shown before said day; provided a Copy of this Order be inserted in some newspaper published in Frederick County for three successive weeks prior to said day. ~
The Report states the Amount of sales at $875.00. ~
Charles Mantz, Clerk
of the Circuit Court for Frederick County
Filed April 4th 1870 ~

Examiner Office, Frederick Md. April 4th 1870
This is to Certify, that the Annexed Order Nisi No. 3542 Equity was published in The Examiner, printed in Frederick Town, once a week for three successive weeks, prior to the 24th day of March 1870. ~
Filed April 4th 1870 ~
Keefer Smith Pr.

Court's Order of Ratification

No 3542 Equity In the Circuit Court for Frederick County
February Term 1870 ~

Ordered by the Court this 4th day of day of April 1870, that the foregoing report of Sale, be, and the same is hereby ratified and Confirmed, notice having been duly given as required by the foregoing order, and no cause being shown to the Contrary and the Case is hereby referred to the Auditor with instructions to give the usual notice to the Creditors of Joseph Runkles, to file their Claims and then distribute the funds according to the deed of Trust, after allowing the Trustee his usual Commissions & his expenses of sale, upon the production of his Vouchers therefor. John A. Lynch