

Eighteen hundred and seventy two, that the foregoing Report of Sales, as made in this Cause, be and the same is hereby finally ratified and Conformed, no Cause to the contrary having been shown, although due notice appears to have been given by publication of the Order nisi heretofore passed in this Cause, and it is further ordered that this Cause be referred to the Auditor to state an Account - And also that he give the usual notice to the Creditors of the said Joseph Crover to file their Claims, and in stating the Account, that he allow the said Trustee the usual Chancery Commissions, and all such expenses and costs as vouchers for the same shall be produced. ~
 Filed April 19th 1873 ~ John A. Lynch

Exhibit "A"

Stamp 400
 This Deed Made this 10th day of February in the year 1872 by us Joseph Crover and Mary Susan Crover his wife of Frederick County State of Maryland, Witnesseth, that whereas I the said Joseph Crover am indebted to sundry persons, on Mortgages, Judgments, Executions notes and open accounts, and being desirous that the proceeds of his Estate Real and personal should be applied in Extinguishment of all Mortgages, Judgments, liens according to their several priorities, and that the residue of such proceeds of sale should be applied in the payment of all other debts due owing or contracted by said Joseph Crover Excepting such personal property as is exempt by Law, and whereas the said Mary Susan Crover, wife of the said Joseph Crover, has consented and agreed to unite in this deed, conveying her potential right of dower in the real estate of her said husband upon receiving from the trustee to be appointed under this Deed, out of the proceeds of sale of the real estate as an equivalent for conveyance of such potential right of Dower, the sum of Nine hundred Dollars ~ Now this Deed witnesseth, that in Consideration of the above recited premises, We the said Joseph Crover and Mary Susan Crover his wife do grant in fee simple to Henry R Harris all that piece or parcel of Land situate in Frederick County State of Maryland, being part of the tract called "The Retreat" containing One hundred and Sixteen acres and twenty eight perches of Land more or less, being the same lands heretofore conveyed by E Lewis Cramer and wife to said Joseph Crover by deed dated on the first day of April in the year 1857 and recorded in Liber C. S. No. 10 folios 195 & 196 One of the Land Records of Frederick County - And I the said Joseph Crover do bargain and sell to said Henry R Harris, all my goods Chattels, and personal estate except such part as is exempt by Law from execution, upon the following trusts - in trust to sell said real and personal Estate at Public Sale, he first giving at least three weeks notice by advertisements published in one or more of the Newspapers printed in Frederick County, of the time, place, manner and terms of sale, which terms shall be as follows - As to the real estate, One half of the purchase money to be paid in Cash on the day of sale, or ratification thereof by the Court at the Election of the purchaser, and as to the residue of the purchase money, one half of such residue, in one year from the day of sale, and the balance of such purchase money in two years from the day of sale, the deferred payments to be secured by the notes of the purchaser with approved security, bearing interest from the day of sale, as to the personal Estate, on all sums of ten dollars and under Cash, all sums over ten dollars on a credit of six months, the purchaser giving notes with approved security bearing interest from the day of sale, In trust out of such proceeds of sale - to pay all expenses of sale, Counsel fees, and retaining for himself as Commissioner the sum allowed trustees under