

and Personal to John Root for the benefit of my creditors as hereinafter provided now therefor in consideration of the premises and of the sum of One dollar to me in hand paid & the said Joseph Delphy do grant unto the said John Root all those two parcels or tracts of Land containing in the aggregate Seventy five Acres of Land more or less situated in Mechanistown District in said County and described in two deeds one from Jos Haver to said Joseph Delphy dated the 7th day of November 1873 also all my personal property of every kind and description and wheresoever situate except such as may be exempt from execution by Law the said John Root to have hold and take all of said property upon the trust that he do & shall make sale of so much thereof as may be saleable as soon as he conveniently can for the best price he can reasonably obtain for the same and upon such terms as he shall deem most advantageous at either public or private sale and collect so much thereof as is outstanding and not saleable and it is hereby declared that the said John Root shall stand possessed of the monies arising from said sales and collections in trust for the following purposes that is to say in the first place to pay and reimburse himself all costs and expenses attending the execution of said trust including Counsel fees a Commission of six percent and the costs of these presents and then in trust to pay off all liens upon said property according to their priority then to pay all other Creditors of said Joseph Delphy without any priority or preference and the balance if any he shall pay over to said Joseph Delphy and the said John Root is hereby authorized and empowered to convey the said property he is hereinbefore authorized to sell by good and sufficient deed or deeds.

Witness my hand and -

Test, Godfrey Houtz.

Joseph Delphy Escal.

State of Maryland Frederick County Set:
I hereby certify that on this 8th day of November 1873 before me a Justice of the Peace in and for the County and State aforesaid personally appeared Joseph Delphy and acknowledged the foregoing deed to be his act.
Filed Sept. 5. 1874. Godfrey Houtz J.P.

Exhibit 2 Exhibit "2" contains a list of Personal Property sold by John Root Trustee of Joseph Delphy amounting in the aggregate to \$ 186.36
Filed Sept. 5 - 1874.

Exhibit 3 August 22nd 1874.
I hereby certify that I have this day purchased of John Root Trustee of Joseph Delphy the farm of said Delphy containing about Seventy five Acres at and for the gross sum of Two hundred and seventy five dollars upon the following term to wit: One half to be paid upon the ratification by the Court and the balance in six months with interest on the deferred payment from date
Filed Sept. 5. 1874. Henry Willhite

Exhibit 4 Exhibit 4, contains a list of sums of money paid and expenses by John Root Trustee of Jos. Delphy
Filed Sept. 5 1874.