











Leakins deceased and to all other parties interested in the proceeds thereof and upon such notice, time and place as he shall deem most expedient, and without delay the Real Estate aforesaid, the first payment is not to be made under Sixty days unless consent to the Purchaser after the sale thereof, and it is hereby declared and agreed that the said Joshua Albaugh shall stand possessed of the moneys arising from such sale upon trust, that he shall pay all costs fees and expenses connected with the Trust hereby created including the expenses of this present & the payment of Counsel fees and pay and retain to himself a Commission of four per cent upon the gross amount of sales made in pursuance hereof and then upon further trust that by and with the residue or net proceeds of such sale he shall in the first place pay and discharge all taxes due or to become due on the premises hereby conveyed until the same shall be sold or disposed and also all liens and incumbrances thereon including Mortgages, and Secondly after the payment and satisfaction of all costs fees, expenses, commissions, taxed liens incumbrances & Mortgages in trust that he shall apply the surplus to the payment and satisfaction in full of all just debts due and owing by the said Thomas Leakins deceased, provided the Trust Fund shall be sufficient for that purpose and if insufficient then to be applied pro rata share and share alike to the payment of the said debts according to their several and respective amounts and Lastly should there be any surplus of the Trust Fund remaining after the payment of all costs, fees and expenses, commissions taxes incumbrances liens and mortgages and all other just debts due owing by the said Thomas Leakins deceased in Trust that he shall pay such surplus to William H Leakins, Lewis A Leakins, Martha C Ecker wife of Samuel B Ecker, Mary C Bown wife of Daniel Bown, Ann S Sowers wife of Josiah Sowers and Daniel C Leakins parties of the first trust and children and heirs at Law of said Thomas Leakins deceased in equal portions share and share alike.

Witness our hands and seals

Test,
Sidney Sappington

William ^{his} Leakins 
 Sarah C ^{his} Leakins 
 Lewis A Leakins 
 Saml B Ecker 
 Martha C ^{his} Ecker 
 Daniel Bown 
 Mary C Bown 
 Josiah Sowers 
 Ann S Sowers 
 Daniel C ^{his} Leakins 

State of Maryland Frederick County to wit
 I hereby certify that on the 27th day of April in the year 1876 before me the subscriber a Justice of the Peace of the State of Maryland in and for the County of Frederick aforesaid personally appeared William H Leakins and Sarah Leakins his wife, Lewis A Leakins, Samuel B Ecker ^{and Martha C Ecker} his wife, Daniel Bown and Mary C Bown his wife, Josiah Sowers and Ann S Sowers his wife and Daniel C Leakins and did each acknowledge the foregoing Deed to be their respective act for the purpose therein mentioned

Sidney Sappington J P