Property is now under rent, and is very much out of Repairs, and daily depreciating in value, if sold and the Proceeds judiciously invested, it will yield more than can be realized from the same.

7th Int. I know nothing further.

John H. Kelly; A witness of lawful age produced upon the part of the Complainants being duly sworn and examined to interrogatories filed with the Commissioner by the Complainants and herewith returned Deposes & says to the

1st Int, I know all the Parties to this suit, and have known them all for many years.

2d Int, I did, He is dead — he died in Frederick City Maryland during the Month of December A.D. 1875

3d Int, He died intestate

4th Int, He left no Widow, but left Children and Grand Children namely George W. Cramer, Catharine Kelly widow of Wm. H. Kelly decd and Chas. T. Picking & Harry B. Picking infant children of Margaret E. Picking decd a daughter of the said Phillip Cramer Decd who are under the age of twenty one years. They all reside in Frederick City Maryland

5th Int, He died seized and possessed of Real Estate, a House and Lot situated on East Fourth Street Frederick City Maryland I look at Exhibit No. 1, now here shown me said Exhibit correctly describes the said Real Estate.

6th Int, Said Real Estate is not susceptible of Division among the Parties entitled without injury It is too small to be divided, it would be for the benefit of all parties concerned, adults as well as infants, that the said Real Estate should be sold and the Proceeds thereof be distributed amongst the Parties entitled because said Real Estate is much out of Repair and is daily depreciating in value, if sold and the Proceeds are judiciously invested, they will yield more income than can be realized by renting said Property.

7th Int, I know nothing further

Whereupon, there being no other witnesses present to be examined and no further time being required for the production of Evidences, the Commissioners closed said Commission and herewith returns the same under his hand and seal on this 30th day of December A.D. 1876.

W. B. Nelson (Seal) Commissioner

Decree

Geo. W. Cramer et al
vs
Chas. Thos. Picking & Harry B. Picking

No. 4187 Equity, In the Orphans Court for Frederick County sitting in Equity

December Term 1877.