No. 7284 Equity.

Bill of Complaint,

That the said Nimrod O. Kolb and the said Nimrod O. Kolb and the said infants have agreed to sell and convey unto the Real Estate and Improvement Company of Baltimore City, a body corporate duly incorporated under the laws of the State of Maryland, all their right, title, interest and estate in and to the parcel of land hereinafter described, part of said tract of land held by the said defendants, as aforesaid.

4th That the said Defendants have agreed to sell unto the said Real Estate and Improvement Company a body corporate as aforesaid in fee simple and clear of the interests of said infants for the consideration of three hundred and fifty dollars, all that part or parcel of said tract containing acres of land more or less, situated near Jamesville, in Frederick County, Maryland, the title to which is vested in the defendants as aforesaid.

5th That the agreement of sale of said tract or parcel of land between your petitioner and the said Nimrod O. Kolb and others provides that the sum of three hundred and fifty dollars shall be paid for the said parcel of 13 Acres as well as all costs of conveyancing and of procuring the necessary title to the said property, shall be paid and borne by the said Real Estate and Improvement company of Baltimore City, a body corporate as aforesaid; and the said agreement further provides for the payment to the said defendants for the said property, the sum of Three hundred and fifty dollars by the said Real Estate and improvement Company of Baltimore city, a body corporate as aforesaid, upon the execution and delivery of a good and sufficient deed conveying to it, the said tract or parcel of land, together with the rights ways and appurtenances thereto belonging from such Trustee or Trustees as may be appointed by your honorable Court to convey said property.

5th That the said tract or parcel of land agreed to be sold as aforesaid contains 13 acres and is more fully and at large described by courses and distances and shown on the blue print herewith filed and marked Exhibit No. 2 to this Petition

6th That as the said Charles N. Kolb, Lillie V. Kolb, Rose A. Kolb and James B. Kolb are all infants, under the age of twenty one years, Your Petitioner is unable to secure a good title for the said property from the said owners, without the aid and authority of your Honorable Court; that the price agreed upon for said property is a fair and reasonable one for the same and is as much as could be reasonably obtained for the same, and your petitioner believes and charges that it is to the interest and advantage of the said infants for the said sale to be ratified by your honorable Court and the proceeds of sale after deducting therefrom the value of the life tenants interest therein, be invested in some safe and profitable manner under the direction of your honorable Court, until the said infants shall respectively arrive at the age of twenty one years to be then divided into four equal parts and paid to each of them when they arrive at their maturity.

7th Your Petitioner therefore prays your Honors to pass an order ratifying and confirming said sale, and appointing a trustee or trustees to convey the said property to the said Real Estate and Improvement company of Baltimore city a body corporate the purchaser and to grant such other and further relief as the nature of its case may require.

Your petitioner prays for the following relief & process:—

Bill of Com

"Exhibit

Subpo