the dwelling house upon said farm, and putting it in most excellent condition, and being in such superior and elegant condition she believes and is advised and so chargesthat to rent said farm and have said dwelling house occupied by a tenant would subject it to great injury and deterioration, and she has discovered by her experience since coming into possession of said farm that she is unable to cultivate it herself, with profit or advantage.

7. That your oratrix has recently had an offer to purchase said farm and woodlot by Charles McC. Mathias, at and for the sum of Thirty one thousand dollars upon the following terms--One thousand dollars to be paid to Grayson E. Staley, agent, upon the signing of the memorandum of agreement dated September 8 1914, One thousand dollars additional upon the ratification of the sale by your Honorable Court, and the balance to be paid on or before April 1, 1915, to the trustee who may be appointed by your Honorqble Court to execute a deed for said property, and the said purchaser to have possession of said property upon paying the whole of the purchase money, after the ratification of said sale; and your oratrix did, on said 8th day of September A. D. 1914, contract with the said Charles McC. mathias, individually and on behalf of her said infant child, Frank TAlbott Humphrey, to sell to the said Charles McC. Mathias the said farm and woodlot, upon the terms before mentioned; all of which will more fully appear by reference to a copy of the memorandum of agreement entered into between her and the said Charles McC. Mathias and filed herewith, marked Exhibit No. 5 as part of thisBill of Complaint.

8. And the said sum of Thirty One Thousand Dollars is a fair and reasonable price for said farm and woollot, and is fully as much as can be obtained for them, under the most favorable circumstances, and your oratrix charges that it would be advantageous to all the parties concerned and interested in said farm and woodlot, including her said infant hhild, Frank Talbott Humphrey, for the same to be sold and the said sale ratified by your Honorable Court so as to enure to the use of the same parties parties who would be entitled to the said farm and woodlot if the same had not been sold, and the net proceeds of said sale, if ratified by Your Honorable Court will yield a much larger income than it would be possible for your oratrix to obtain from said farm and woodlot if either cultivated by herself or rented to tenant.

9. That Milton G. urner is the Executor of said last will and testament and would be entitled to sell said farm and woodlot in case your oratrix should die without leaving any child, children or issue as provided in said will; and it is by said will provided that in case said Milton G. urner should die before the final execution of the provisions of said will, then his son, Hammond Urner, should be executor of said will.

And your oratrix prays for the following relief--

(1) That the said sale made of said farm and woodlot to the said Charles McC. Mathias be ratified and confirmed by your Honorable Court, and some suitable person appointed to convey the same to the said purchaser upon the payment of the whole of the purchase money, and that the net proceeds of sale be invested under the direction of Your Honorable Court for the benefit of your oratrix for life, and after her death then to be paid to the parties who may be then entitled under said will.

(2) That the writ of subpoena may be issued in the usual form against the said Frank Talbott Humphrey, infant, residing with your oratrix in Frederick City, Frederick County, Maryland, and said Milton G. urner and Hammond Urner, commanding them and each of them to be and appear in Your Honorable Court on some certain day, to be named therein, and abide by and perform such decree as may be passed in the premises.