8 Q. Have you had any experience in the sale of farms in Frederick County, and is so, what?

A. I have sold quite a number of them as auctioneer, am acquainted with a number of farms that have been sold by real rstate agents and at private sale, and I own a farm a mile east of Frederick of 125 acres.

To the General Interrogatory propounded by the Examiner.

No sir, nothing further.

Harvey R. Lease.

Mr. NathanielT. Wachter, a witness of lawful age, produced on the part of the Plaintiff, being first duly sworn, deposes and says--

1Q. State your name, age, occupation and residence?

A. Nathaniel T. Wachter, 67 years old, retired farmer, Frederick County.

2Q. Do you know Mrs. Lilliam R. Talbott Humphrey, and if so how long have you known her?

A. I have known her about 18 or 19 years.

3Q. Do you know the farm and wood lot mentioned in the proceedings?

A. Tes, sir.

4Q. How far do you live from the farm and woodlot?

A. About a quarter of a mile.

5 Q. Where did you live before you left to go to your present place of residence?

A. On the Humphrey farm.

6Q. How long did you live on it?

A. 13 years.

7Q. In what capacity did you occupy that farm?

A. I occupied it as tenant.

8Q. With whom did you make your contract for renting?

A. With Mrs. Amanda S. hedges.

9Q. Did you rent or share rent or money rent?

A. On money rent;$900.00 a year.

10Q. Has mrs. Humphrey any children, and if so how many, name and age?

A. She has one child, about 27 months old, his name is Frank Talbott Humphrey.

11Q. Look at the paper now shown you marked Exhibit C. M. M. which is the original agreement for the sale of this farm for $31,000.00, and state whether or not in your opinion it would be to the interest and advantage of Mrs. Humphrey, her child, and everybody interested in this estate under the will of Mrs. hedges, for the contract of sale stated in said Exhibit C. M. M. to be ratified and carried out by the Circuit Court for Frederick County, in equity.

A. I think it would be the best thing they could do, to ratify the sale and let it go. The price is all right for it. Nine out of every ten people I have talked to about it say it would be the best thing for them to have it sold.

12Q. State your reasons please for thinking it would be advantageous to the parties concerned for said farm tobe sold, according to the terms specified in Exhibit C. M. M.

A. Well, I don't think they could rent it, pay the expenses and keep up the farm and give her a living out of it, as the expensive way it is fixed up would not justify a farmer to go into that house. To rent that house to a farmer it would soon be spoiled. The floors are all oiled there and they would easily get scratched up.

13Q. How is the house finished?

A. I could hardly tell you, different kinds of hard wood.