

NO. 9285 EQUITY.

Thomas Albert Sigafoose

vs.

John H. Fleetwood.

No. 9285 Equity.

In the Circuit Court for Frederick County in
Equity.

To the Honorable the Judges of the Circuit Court for Frederick County, sitting as a Court of Equity.

The Bill of Complaint of Thomas Albert Sigafoose, respectfully shows unto Your Honors-
1st. That he is an adult resident of Frederick County, Maryland, as is also John H. Fleetwood, hereinafter named and referred to.

2dly. That your complainant is the owner of a piece or parcel of groundsituate, lying and being in Frederick County, State of Maryland, in the town of Brunswick, beginning on the East margin of Middle (or Second) street, at the Northwest corner of the property now belonging to Leonard House; and running thence North eleven and one-half ($11\frac{1}{2}$) degrees east, thirty-three (33) feet to the Southwest corner of the property now belonging to Roy Benjamin; thence South seventy-eight and one half ($78\frac{1}{2}$) degrees east, one hundred and sixty-five (165) feet; thence South Eleven and one-half ($11\frac{1}{2}$) degrees west, thirty-three feet; thence North seventy-eight and one-half ($78\frac{1}{2}$) degrees west, one hundred and sixty-five (165) feet to the place of beginning. it being the southern half of Lot No. fifty-three (53) as shown on the plat of Berlin (now Brunswick) recorded in liber W. R. No. 11, folio 288, one of the land records of Frederick County.

3d. That said real estate was conveyed unto your complainant, under the name of Thom⁸ Albert Sigar⁸fus, or attempted so to be, by James Taylor etal., be deed bearing date on the 8th day of January, in the year 1877; which deed is recorded in liber T. G. No. 6, folio 477, one of the land records for Frederick County, and a certified copy of which is herewith filed as Exhibit "T. A. S." and which together with all other exhibits herewith produced, it is prayed may be taken and considered as a part of this Bill of Complaint.

4th. That Your complainant has been and still is in continuous possession of said real estate, either personally or through his tenants, from the time of the execution and delivery of the deed aforesaid, for a period of more than thirty-five years, under a claim of title; which possession has been exclusive, uninterrupted and adverse during the whole of said period of time.

5th. That recently, to wit on the 9th day of January, in the year 1915, your complainant, through his agent Howard Marvin Jones, entered into a written agreement of sale with John H. Fleetwood, an adult resident of Frederick County, State of Maryland, for the sale of the aforesaid real estate to the said John H. Fleetwood, for the sum of Twelve Hundred and Fifty Dollars, (\$1250.) of which purchase money the said John H. Fleetwood, paid the sum of Ten Dollars (\$10.00) and agreed to pay the balance of said purchase money, to wit, the sum of Twelver Hundred and Forty Dollars (\$1240) upon the conveyance of a good and marketable title to said real estate to him the said John H. Fleetwood, free and clear of all encumbrances as will appear by reference to said agreement of sale herewith filed as exhibit "J. H. F."

6th. That the said John H. Fleetwood now refuses to accept from Your complainant and his wife a deed conveying said real estate, because, as he alleges, Your complainant's title thereto is not good and marketable.

Wherefore Your Complainant prays Your Honors--

First, to pass a decree decreeing the title of Your Complainant to the real estate above mentioned and described to be a good and marketable title.