

Lawson House, a witness of lawful age, produced on the part of the Plaintiff, being duly sworn and examined viva voce, deposes and says as follows--

My name is Lawson House. I am nearly seventy-four years of age. I was born in Brunswick (then known as Berlin) and have lived there all my life.

I have known the property mentioned in the proceedings in this cause ever since I have been able to remember anything. I have always known it as the Sigerfus property.

Thomas Albert Sigerfus has always claimed the property as his since 1877; and his mother told me at different times, more than twenty years ago, that the property belonged to her son Thomas Albert Sigerfus. I have lived in sight of this property since 1866.

I have never known or heard of <sup>one</sup> any<sub>A</sub> claiming any title to the property mentioned in the proceedings since 1877, except Thomas Albert Sigerfus.

I knew James Taylor, William Sigerfus and Henry Sigerfus well. Henry Sigerfus (his full name was Henry M. Sigersus) was the father of Thomas Albert Sigerfus. He died many years ago, I think somewhere in the neighborhood of 1879, but I cannot state definitely. William Sigerfus died I think about six or seven years before Henry. I cannot say just when James Taylor died. He has been dead however, at least thirty years. I think he died at Williamsport Maryland.

James Taylor and William Sigerfus both left children surviving them, most of whom are now dead. I think there is one child of James Taylor still living, and one of William Sigerfus; but I never heard of the children of either of them making any claim to the property in question.

To the general interrogatory by the Examiner.

Ans, No sir I don't believe I do.

his  
Lawson X House  
mark

Whereupon there being no other witnesses to be examined and no further time being required for the production of evidence, the said Examiner hereby certifies that the foregoing are the depositions in this cause as the same were taken down and transcribed by Ruth T. Kennedy, stenographer, she having been first duly sworn for said purpose and that said depositions after having been so transcribed were given to said witnesses to read and were then signed by the said witnesses respectively, and I herewith return the same enclosed to the Court.

Witness my hand this 1st day of April in the year 1915.

Clayton O. Keedy.

Examiner.

Costs of the foregoing testimony--

C. O. Keedy, Examiner, 1 & 1/2 days	\$6.00
Ruth T. Kennedy, stenographer	2.50

(No charge for witness by order of Plaintiff's Counsel)

Certified to

Clayton O. Keedy.

Examiner.

#### OPINION AND DECREE OF COURT.

This is an amicable proceeding to enforce the specific performance of a contract to purchase a certain lot of land located in Brunswick in this county, it being the Southern half of lot 53 on the plat of Berlin, recorded in liber W. R. No. 11 folio 288. The agreement for the purchase of the property is in writing, dated January 8, 1915, and is signed by the vendor, Thomas A. Sigerfus, through his agent, Howard Marvin Jones. Of the purchase price of \$1,250.00, ten dollars have been paid, and the vendee John H. Fleetwood, refuses to pay the balance due and accept a deed from the vendor and his wife, for the property, on the ground that the title thereto is not good and