to make the sale.He drew up an agreement or authority to himself,and the three or four copys of the same made,which he sent around to the different heirs,to be signed,They all signed this auth orization,including my sister,Bertha R.Strube, as she signs herself.I look at Exhibit "B" which is now handed me.It is one of the papers which Mr.Dennis prepared and is the one which was signed by my sister, Mrs.Charles Strube.(Solicitor for defendants excepts to answer being made as to wether paper was signed by Mes.Strube.)Mr.Dennis,after he had secured the signatures of all the heirs to his authority,proceeded to sell the real estate in Urbana.After giving three weeks advertisement of this property,Mr.Dennis sold the same in front of Hendrickson's store in Urbana,Maryland,on Saturday,April 10th, 1915,at two o'clock P.M.At this sale Dr.Benjamin C.Perry,acting as agent ofr his wife,Minnie N.Perry,was the purchaser of this property,for $3655,00.Mr.Dennis had an acknowledgement of purchase prepared,which Dr.Perry signed,He also paid the sum of $300.00,the deposit required in the advertisement.I look at Exhibit "C",which is now handed me.It is the acknowledgement of puchase that Dr.Perry signed om the day of sale.My brother-in-law,Charles Strube,the husband of Bertha R.Strube, was present on the day of sale,and bid on the property.In fact,it was her who ran the property up on Dr.Perry,and I think his last bid was $3654.00.(Solicitor for Defendant excepts to last sentence.)My sister since after the property was sold to Mrs.Perry and sent it around for all of us heirs to sign.All of them did sign this deed with the exception of my sister,Bertha R.Strube.Her husband signed the Deed,but she absolutely refuses to do so.My sister,Emma and my niece,Leola Dixon, went to see her to try to persuade her to sign this deed,but she evidently refusd as it has not been signed,although her husband,Charles Strune,did sign the Deed. I did not have a personal talk with her regard the signing of the deed,although I requested several of my sisters to go to see her and urge her to sign the deed.It seems to me the only think for her to do.After I had exhausted all means to have her to sign this Deed,I told Dr.Perry that he had better institute some legal proceedings to pass the title to his wife,so that the whole affair could be closed up.In my judgement,the price paid by Dr.Perry is a fair one.There is about 34 acres in all in the tract in question,and the price paid is over a hundred dollas an acre.I did not think that my sister would object to the fairness of the sale. In fact,she forsed the sale of the property,and when it was sold I think it brought all it was worth.I know that Dr.Perry has always stood ready and willing to pay the balance due on his property just as soon as the deed was completed.He has told me this a numder of times,so that there can be no question in my mind as to the good faith of the purchaser.

CROSS EXAMINATION

1x. Are all of the children of his deceased sisters twenty-one years of age?

A. Yes sir,and then some.Some of them are as old as I am.

2x. No other children of your deceased sisters have a deceased brother?

A. No sir.

3x. None of your deceased sisters,as I understand it,were under twenty-one years of age.

A. No sir.

4x.Is Charles Strube,the person mentioned in these proceedings,any other relation to you than the husband of your sister,Bertha R.Strube?

A. No sir.

5x. Have his people always lived here?

A. No sir,his father came from Germany and his mother too; both of German decent--pure blood.

6x. You did not have any conversation with your sister Bertha R.Strube conserning the power of Attorney to Mr.Dennis,did you?