

State of Maryland, Frederick County, to-wit:-

I hereby certify that the foregoing is a true copy of the Original Deed from Charles W. Lowery and Rachael A. Lowery his wife to John Calvin Walker, as recorded in Liber H.W.B. No. 302, Folio 209, one of the land Records of Frederick County Maryland.



In testimony Whereof, I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County, at Frederick, Maryland, this 31st, day of March A.D. 1915

Harry W. Bowers
Clerk of the Circuit Court for Frederick County, Maryland.

Filed April 3-1915.

(Exhibit to Original Bill)

ORDER OF COURT TO SELL TRACT NO 3 AT PRIVATE SALE.

Hester Walker, an infant,
by Edith M. Walker her
Mother and Next friend &
Edith M. Walker.

Vs.

Louise I. Walker.

No. 9302 EQUITY.

In the Circuit Court for Frederick
County Maryland, in Equity.

To the Honorable Judges of said Court:-

The Petition and Report of Sale of Geo. A. Pearre Jr. and Richard B. Murdock, Trustee, appointed by your Honorable Court in the above entitled Cause, respectfully shows unto your Honors:-

1st. That your Petitioners were duly appointed Trustees in the above entitled Cause, by your Honorable Court, and after having given Bond as required by said decree, your Petitioners Advertised all the real-estate of the late John C. Walker at public Sale, and offered the same on September 11th 1915 as will fully appear by reference to the report of Sales of your Petitioners, filed in said Cause. That among the real estate offered for sale on said September 11th 1915 and described in the advertisement of Sale as Tract no. 3. was the tract situated South of Monrovia on the Pike leading from Monrovia to Browningsville and containing 25 acres and 20 1/2 perches of land more or less and improved by a two-story dwelling house containing six rooms, new barn, corn house, wagon shed, tenant house and other out-buildings, and containing a orchard of some 1500 apple and peach trees. Said tract of land being fully described in a deed from Chas. W. Lowery & Wife to the said John C. Walker bearing date October 10th 1912 and of record in Liber H.W.B. No. 302 folio 209 one of the Land Records of Frederick County Md.

2nd. That your Petitioners offered said above described Tract No. 3. at public Sale on said September 11th 1915 and that the highest and best Bid received for the same was the sum of \$3100.00, and your Trustees believing that said bid was an insufficient bid and price for the same, and believing that a better price could be obtained for the same at private sale, withdrew the sale of Tract no. 3. All of which will fully appear by reference to the Report of Sales filed by your Trustees in said Cause

3rd. That your Trustees and Petitioners have since received an offer of \$4000.00 of said Tract No. 3. herein described, and they believe that said sum of \$4000.00 offered by the said John S. Umberger and Ida M. Umberger his wife, a good, fair and marketable price for said Tract No. 3. and that your Trustees will not be able to get any better or higher price for the same. That the said property is now unoccupied no rent or income to your Trustees, nor will there be any income for the same for several months to come, your Petitioners therefore believe it will be for the best interest and advantage of the parties to this cause, that said property as above described be sold to the said Umbergers at and for the sum of \$4000.00.

4th. That your Trustees believing that said offer as above is the highest and best bid that they will be able to obtain for the same, and a fair and marketable price for the same, have entered into a contract of sale with the said John S. Umberger and Ida M. Umberger for the sale of said Tract No. 3. at private sale for the sum of \$4000.00, subject to the approval & Ratification of said sale by your Honorable Court, and upon the terms and conditions as fully set forth in said agreement of Sale