

## No. 9825. Equity.

estate, which were at the time of his death under rent and which the exception of a small piece of land, connected with one of them and which herewith is specifically referred to, have been sold under proceedings in your Honorable Court, known as No. 9742 Equity, on your Honors Equity Docket,

5th, That the wife of the said George T. Phebus, whose name was Mansella Phebus, died in the year 1917, just a few months before the said George T. Phebus, departed this life, and as the said George T. Phebus, was the survivor he died, with the title in him as such survivor, to all the real estate, which stood, in the name of George T. Phebus, and Mansella Phebus, his wife, on the land Records of said Frederick County, Maryland, under the doctrine of the entirety,

6th, That the said George T. Phebus, as before recited, was seized and possessed of four pieces of real estate, three of which have been sold under proceedings in said No. 9742 Equity, with the reservation referred to, leaving now the home property, which consists of a weatherbearded house and yard fenced off, and known as No. 450, West South Street in Frederick City Maryland, and being designated as parcel No. 3. on the plat herewith filed, and before referred to as Exhibit W, C, H, and parcel No. 4. being the Junk Yard, along side of and in rear of said parcel No. 3, as designated on said aforementioned plat, and which also includes the rear portion of land reserved from the sale of the properties, under proceedings in 9742 Equity, before referred to, which reservation is a part of the real estate, conveyed to the said George T. Phebus, and Mansella Phebus, his wife, by William H. Hiltner and Charles AmSix, Committee, by deed dated April 1 20th 1914, and duly recorded among the Land Records of Frederick County, in Liber H. W. B. No. 308, folio 462, a certified copy of which deed is herewith filed and marked Exhibit No. 2, and said reservation being a portion of said Hiltner & Six; property referred to in plat and description filed May 11. 1918, in your Honorable Court, in said proceedings, No. 9742 Equity, as the same will appear by reference thereto all of said parcels, 3 and 4, having been surveyed on July 22nd, 1918, by William Humm, Engineer, his said plat and descriptions being herewith filed and before referred to as Exhibits W, C, H, and all being the same property, which is described in two deeds, the one from Benjamin E. Phebus, to the said George T. Phebus, dated April 7, 1893, and recorded in Liber J. L. J. No. 3, folio 686, and the other from Elizabeth Kreh, to the said George T. Phebus, and Mansella Phebus, by deed, dated July 17, 1911, and duly recorded in Liber H. W. B. No. 298, folio 24, both to be found in the land Records of Frederick County, Maryland, as will appear by reference to a certified copy or copies of said deeds, marked Exhibits Nos. 3-4. filed herewith, and being also the same property which is described in a deed from the said George T. Phebus, and Mansella Phebus his wife, to John C. Motter dated the 18th day of December, 1912, and recorded in liber H. W. B. No. 302, folio 412, and which said real estate was in turn conveyed back by the said John C. Motter to the said George T. Phebus and Mansella Phebus his wife, to them to hold said property by the entirety, by deed dated December 18th, 1912, and duly recorded in Liber H. W. B. No. 302, folio 413, etc., both among the Land Records of said Frederick County, all of which will appear by reference to certified copies, of said deeds, filed herewith, marked Exhibits Nos. 5 and 6,

7th, That as before stated in this Bill of Complaint, under the terms of the will of the said George T. Phebus all of the real estate which is prayed to be sold under this Bill belongs to the three children also before named, and they are the same, now named as follows; Harry T. Phebus, a son plaintiff in the these proceedings, whose wife's name is Margaret S. Phebus, and they are the owners each of an undivided one third interest in the same. and now named as follow Harry T. Phebus, a son, plaintiff in these proceedings, whose wife's name is Margaret S. Phebus, both of whom are adults, and residents of Frederick City, Maryland, Louise Phebus Young a daughter whose husband's name Chester E. Young, both