ties interested and it will be to the interest and advantage of the said parties Adult and Infant if the Court will decree that this vacant land be sold and appoint a trustee for that purpose the reason I say that it will be to the interest and advantage for the contract Exhibit No.5 to be confirmed by the Court is,that they will derive more from the proceeds of sale than they do from the rent,the property rents for $14.00 per month and by the time the taxes and insurance & necessary repairs are paid there is very little left,as to the revenue from the vacant lot,there is paid $12.00 per year and this is included in the $14.00 per month,This vacant lot is worth in my opinion about $2000.00.

To the General Interrogatory

Nothing more.

Dorsey C.Adams.

Isaiah N.Loy a witness of lawful age produced on the part of the Plaintiff being first duly sworn and examined viva-voce depeses and says as follows,

My name is Isaiah N.Loy,I am 69 years of age,I reside in Frederick,Maryland,on North Market Street,not far from the real estate mentioned in these proceedings,I knew Edward Ernest Adams and also his wife who died before her husband,he died in 1913 and left surviving him four adult children namely Mrs.Grace Dean,Mrs Annie E.Burgess Dorsey C.Adams,and Edward E.Adams,who has since deceased leaving a widow Anna B.ADams and 3 infant children Anna B.Adams,Edward Adams,Liberty Bell Adams,I understand that Edward E.Adams,Senior,and Edward E.Adams,Junior,both died intestate I knew all of the above personally except Mrs.Ddan I've heard of her however,as one of Ed.Adams daughters, often the 3 named living children of Edward Ernest Adams are also all married and all of these parties live in Washington D.C.Edward Ernest Adams owned considerable real estate on North Market Street this City,some of which he sold in his lifetime and since his death his children conveyed a lot to Singleton T.Stull which is described in Exhibit No.4 his descendants being his 3 named living children and the 3 infants children of his deceased son Edward,subject to the martial rights of Mrs.Anna B.Adams,now own in common the remaining two lots indicated on the Plat Exhibit No.1. as lot no 2 Edward Ernest AdamS acquired them in part by the Will of Mrs Ann R.E.Lambright Exhibit No.3 and in part by the deed from William Adams Trustee Exhibit No.2 I am quite familiar with the property,pass it several times daily,Lot no.1 is improved with a building No.611 and 613 North Market Street (West side) Frederick City,Frederick County,Maryland,a combination dwelling and store I've read the contract Exhibit No.5 for the sale of this property to George T.Mehrling and wife for $2200.00 and believe that,that price is fair and reasonable and about as much as they could hope to get for the property,the terms of the contract generally seem to me just and reasonable and I believe it will be to the interest and advantage of the Infants and also to the adults for this contract to be confirmed by the Court and the property conveyed to the purchasers for the reason that these people are all non-residents and have to employ some one heare to manage it for them, it needs a great deal of repair,and this with taxed and insurance will reduce the income to less than the interest on the money it sells for,The other lot is vacant,No.1 on the plat yielding practically no income.it is a good building site and ought to sell well neither of these lots can be divided without loss or injury to the parties interested and I believe it will be for the benefit and advantage of the said Infants for the Court to decree a sale of this vacant lot No.2 by a trustee to be appointed for the purpose, It will sell now better than if offered later on. The value of this vacant lot,in my opinion is about $2000.00

To the General Interrogatory.

Ans. Nothing further

Isaiah N.Loy