No.10639 Equity.

to the best interest,and advantage,of both your petitioners and the Infant defendant to have the contract of sale confirmed and ratified by your Honorable Court,as there are many repairs necessary to be done at this time, A certified copy of which contract is filed herewith marked exhibit Number "B".

5. That both your petitioner,and Infant Son,are residents of Frederick County,Maryland

To The End Therefore,

1. That said contract of sale may be confirmed and ratified by your Honorable Court.
2. That a Trustee may be appointed to convey said real estate to the purchaser.
3. And for such other and further relief as the nature of the case may require.

AND YOUR PETITIONER PRAYS FOR THE FOLLOWING PROCESS;

May it please your Honors to grant unto your Petitioner the writ of supoena directed to the said Clinton E.Keller,Infant,resident of frederick County,Maryland,commanding him to be and appear in this Court on some certain day to be named therein and to abide by and perform such decree as may be passed therein.

Frank L.Stoner
William M.Storm.
Solicitor for Petitioner.

(Filed October 25,1922)

EXHIBIT NO. "A" DEED

At the request of Arba C.Keller the following Deed is received for record and recorded May 24th 1902,at 11.05 O'clock A.M.

This Deed made this 2nd day of April in the year Nineteen Hundred and two,by me,Harriet L.Culler Executrix of the last Will and Testament of Henry Culler late of Frederick County,deceased, WITNESSETH;- Whereas,Henry Culler in his lifetime ebtered into a contract and agreement with Arba C.Keller for the sale of certain real estate situate in the Village of Jefferson,Frederick County,Maryland,the said Arba C.Keller,agreeing to pay the sum of Eight hundred and twenty-five dollars,for the property hereinafter described upon the execution and delivery of Henry Cukker a fee simple deed for the same which sum the said Henry Culler in his lifetime agreed to accept,but died before he could consumate said contract,by executing and delivering a deed for the same leaving a last Will and testament which named Harriet L.Culler his widow as Executrix,who has qualified as such by giving bond as required by law and has filed her petition in the Orphans Court for Frederick County,alleging the foregoing contract for the sale of said property,upon which petition the Orphans Court for frederick County,passed an order directing the said Harriet L.Culler,executrix to execute her deed conveying the property aforesaid to the said Arba C.Keller upon the payment of the purchase money in full, Eight hundred and twenty-five dollars .

Now therefore in consideration of the hereinbefore recited premises and the further consideration of the sum of Eight hundred and twenty-five dollars,I the said Harriet L. Culler Executrix of the last will and testament of Henry Culler,deceased pursuant to an Order of the Orphans Court for frederick County,do hereby grant bargain and sell to Arba C.Keller all that lot or parcel of land situate in the Village of Jefferson Frederick County Maryland and is fully described in a deed from Albertus Spencer and wife to the said Col.Henry Culler bearing date December 16th A.D.1897 abd duly recorded in Liber D.H.H.No.1 folio 48,one of the Land Records for Frederick County,To have and to hold in fee simple.