C.Keller died seized located in[illegible] I look at deed Exhibit 1 filed with examiner which correctly describes the property consisting of a two story frame dwelling house which is not capable of division amongst the parties of interest and it would be to the advantage of both that the same be sold. The same being badly in need of repais,I look at contract for the sale of said real estate made by my daughter with Abraham Hemp,filed herewith as Exhibit 2 and believe that the contract price represents a fair and full value for said real estate and that it would be to the benefit and advantage of the parties of interest that said sale be ratified and confirmed by the Court. I have known this property for about thirty rears and believe this to be a good sale.

To the General Interrogatory. Nothing further.

Chas.P.Ranneberger.

Whereupon there being no other witnesses and to examine and no further time being required for the production of testimony and the said examiner hereby certified that the aforegoing are the true and original depositions of the witnesses in this cause as the same were written down by Miss Mamie Davis the Examiners sworn Clerk and real over to the witnesses and signed by them respectively. And the said Examiner herewith returns the same enclosed to your Honrable Court.

Witness my hand and seal this 13th day of November,A.D.1922.

Albert S.Brown (seal)
Examiner.

Costs of the foregoing testimony	
Albert S.Brown,Examiner one day	$4.00
Nettie Keller,Witness and milage	1.45
Charles P.Ranneberger Witness	.75
Moss Mamie Davis,Examiners Clerk.	2.50
Tital.	$ 8.70

Certified to
Albert S.Brown
Examiner.

(Filed November 13,1922)

DECREE.

Nellie Keller Vs. Clinton E.Keller, Infant.	:	No.10639 Equity.In the Circuit court for Frederick County,sitting as a Court of Equity,Nov,Term,1922.

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The above cause standing ready for a hearing,and being submitted,the Bill,Answer,Exhibits testimony and all other proceedings were by the Court read and considered and the Court being of opinion that the ratification of the sale of the property at the price named in the contract filed in this cause would be for the benefit and advantage of the infant Defendants . It is thereupon this 1st day of December in the year Nineteen hundred and twenty-two by the Circuit court for Frederick County,as a Court of Equity, and by the authority of said Court,adjudged,ordered,and decreed,that the sale of the land and premises mentioned in these proceedings at the price named in the contract of sale filed in this cause,to wit for the price of $3200.00 be and the same is hereby ratified and confirmed and that William M.Storm Esq,of Frederick County,be,and he is hereby appointed Trustee to receive the purchase money and to convey the property to the purchaser thereof,but before acting as such Trustee he shall first file a Bond with surety to be approved by the Court,or the Clerk thereof,in the penalty of Six Thousand Dollars,conditioned for the faithful performance of the trust reposed in him by this decree,or which may be reposed in him by any future order,or decree in the premises. This order of ratification not to become final and absolute until the publication of the usual order Nisi on Sales as provided by the Equity rules of this court and on the