

as Exhibit "C" at and for the sum of \$5400.00 less agents commission \$150.00 making the net price to the estate \$5250.00 of which \$500.00 was paid in cash, and the balance of the purchase money to be paid on or before April 1st, 1923.

In my opinion it would be to the interest benefit and advantage of all the parties mentioned in said real estate infants as well as adults for said Contract of Sale to be ratified and confirmed by the Court, because the property is in such state of repair that a good deal of money will have to be spent on it, it needs a new roof and other necessary repairs and the money can be safely invested so as to produce a greater net revenue than these houses will net besides a Street improvement projected for this year which will subject this property to an additional expense by way of assessment.

The price obtained for the property is the best that could possible be gotten for it.

To the End .Int. by the Examr.

Ans. Nothing further.

Horace C. Zacharias.

ELLEN C. CASTLE. A witness of lawful age produced on the part of the Plaintiffs being duly sworn and Examined viva voce deposes and says as follows:-

My name is Ellen C. Castle (Although the Copy of my brothers Will has it Ellen E. Castle which is a mistake) I am over Eighty years of age and reside in Frederick Md.

I am a sister of David A. Castle, deceased, a copy of whose Will is filed in these proceedings as "Exhibit .A" and I am the beneficiary for life mentioned in the fourth clause of said Will. Believing that it would be to the interest and advantage of all the parties interested, infants as well as adults, I requested the trustees in said Will to sell the two two-story Brick Houses, known as 114 & 116 South Market Street in Frederick, Md., and described in Exhibit "B" filed herein; because the property is in need of repair, such as a new roof, papering &c and lack of conveniences and there will also be an assessment because of projected new Street pavings .

I know the trustees have sold the property for the net sum of \$5250.00 as set forth in the agreement with Mr. Cohen and filed herein as Exhibit "C".

I know the money can be safely invested so as to produce a much larger net income than the property will produce in its present condition.

After my death the property or its proceeds is to go by the Will into three equal parts, one to my nephew Charles Halley of Baltimore, Md, one to my nephew Bradley Halley of Brunswick in this County and the other third to be divided among the six children of my nephew Edward M. Halley, deceased, who are; (1) Louise M. Halley wife of Clayton C. Shelly, (2) Anne E. Depro, wife of Albert E. Depro, (3) Nan. C. Rodda, wife of Sydney A. Rodda all of whom are adults and all reside in Batio, City, Md., (4) David A. Halley who is 20 years of age and a non-resident of Maryland, being somewhere in the South, (5) Frank M. Halley, who is 18 years of age has been in Frederick County since August 1922 and (6) Edward M. Halley Jr, who is 16 years of age and resides in Washington, D.C. with his mother, and all of said infants are unmarried. These are all of the children of the said nephew Edward M. Halley, deceased. To the Gen. Int by the Examr.

Ans. Notheing else.

Ellen C. Castle.

GRAYSON H. MERCER a witness of lawful age produced on the part of the Plaintiffs being duly sworn and examined viva voce deposes and says as follows:-

My Name is Grayson H. Mercer; age 43 years and I reside near the Corporation Limits of Frederick, I have been in the real estate business in Frederick for about 12 years