

last past, and know the value of real estate in Frederick City, generally. I am acquainted with the property mentioned in these proceedings, being Nos. 114 and 116 South Market Street in said Frederick City, I know that it belongs to a trust estate and I tried to purchase it. It was afterwards sold for a net price of \$5250.00 which I regard as a full value for it and more than I was willing to give. In my opinion it would be to the interest and advantage of all the parties interested, infants as well as adults, for this sale to be confirmed by the Court, because the property is greatly in need of repair, such as a new roof, repapering and the installation of modern conveniences; also because the projected Street improvements for the year will subject the property to Street assessments. The money invested at a fair rate of interest would produce a larger revenue than the property would in its present condition.

To the Gen. Int. by the Examr.

Ans. Nothing further.

Grayson H. Mercer.

Wherefore there being no further witnesses to be examined and no further time being required for the production of evidence, the said Examiner hereby certifies that the foregoing are the original depositions as the same were read over to the witnesses, and signed by them respectively; and I herewith return the same enclosed to the Court.

Witness my hand this 15th day of February A.D. 1923.

Clayton O. Keedy
Examiner.

Costs of foregoing Testimony.

C.O. Keedy Examr. (1 day)	\$4.00
Grayson H. Mercer, witness	.75
Total	<u>4.75</u>

Certified to:-

Clayton O. Keedy.
Examiner.

(Filed February 15, 1923)

DECREE CONFIRMING SALE.

Horace C. Zacharias and Joseph
W.L. Carty, Trustees &c, and others.

vs.

Charles Halley and Mary Halley
his wife, and others.

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No. 10669 E Q U I T Y.
In the Circuit Court for
Frederick County, sitting
as a Court of Equity.

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The above entitled Cause standing ready for hearing and being submitted, the Bill, Answers, Exhibits, Testimony and all the other proceedings were by the Court read and considered, and the Court being of opinion from the testimony and examination into all the circumstances that it would be for the interest and advantage both of the infants and of all the other parties interested in the real estate described in these proceedings for the sale therein mentioned to be confirmed, and that the sale to James R. Cohen for the net price of Fifty two hundred and fifty dollars (\$5250.00), to the estate is a fair sale and as much as could be obtained for said real estate.

It is thereupon this 10th day of March, in the year 1923, by the Circuit Court for Frederick County, sitting as a Court of Equity, adjudged, ordered and decreed that the sale of the real estate mentioned in these proceedings to the said James R. Cohen, as shown by the agreement of purchase, dated on the 20th day of November, in the year 1922, and filed in this Cause as Exhibit "C", be and the same is hereby ratified and confirmed and that the said Horace C. Zacharias and Joseph W.L. Carty, of Frederick County, be and they hereby are appointed Trustees to convey to the said purchaser by a good and sufficient deed, all the right and title of all the parties to this Cause in and to the said real estate, upon the purchaser paying the balance of the purchase money therefor, in accordance with said agreement of purchase, and that the said Trustees shall bring into Court the said