

life only a few days ago, the exact date of her death being December 13, 1924

4. That your Petitioner knows of no creditors of the said John D. Dubel or his wife, Anna Dubel, but is advised that to sell the real estate without a cloud upon the title it is necessary to give a notice to creditors.

Wherefore your Petitioner prays your honorable Court to take cognizance of said trust; order a sufficient bond to be filed; and direct that the usual notice to creditors be given, and for such other and further relief as the nature of the case may require.

And as in duty bound, etc.

Leslie N. Coblentz, Attorney.

Chas. E. Koogle
Trustee.

State of Maryland, Washington County, to-wit:-

I hereby certify that on this 19th day of December, A.D. 1924, before me, the subscriber, a Notary Public of the State of Maryland, in and for Washington County, personally appeared Charles E. Koogle and made oath in due form of law that the matters and things stated in the foregoing Petition are true to the best of his knowledge, information and belief.



Witness my hand and Notarial Seal, the date aforesaid.

G. W. McCardell
Notary Public.

(Filed December 22, 1924)

EXHIBIT NO. "1"

At the request of Charles E. Koogle the following Deed of Trust is Received for Record and Recorded March, 8th, 1913, at 10.25 O'Clock A.M.

Test:- Harry W. Bowers, Clerk.

THIS DEED, made this 22nd day of February, in the year One Thousand Nine Hundred and Ten, by John D. Dubel of Frederick County, in the State of Maryland,;

WITNESSETH:- That in consideration of Five Dollars, the receipt whereof is hereby acknowledged by me, and also for other valuable considerations, I, the said John D. Dubel do hereby grant and convey, (in trust) unto my son-in-law Charles E. Koogle all of that parcel of land on which I and my wife Anna now resides in the Village of Wolfville, in said County, the same being also the same parcel of land which was granted unto me, the said John D. Dubel, for 1 Acre and 16 square perches of land, more or less, of John W. Hoover and wife by deed dated November 13th, 1888, and recorded among the land records of Frederick County in Liber W.I.P. No. 6, folio 554, all of which, and also all of the Personal Property of which including mortgages, promissory notes, book accounts, bank stock or deposits, etc., wheresoever the same may be, and including also all of my live stock, farming implements household and kitchen furniture, etc., etc., are hereby granted and conveyed by me, the said John D. Dubel, unto the said Charles E. Koogle, in trust, with the definite understanding and agreement with the said Charles E. Koogle that, until the decease of both myself and also my present wife, Anna, we retain and reserve the possession, occupation, rents, use, income or interest which may accrue on said conveyed property, for our maintenance or support during the remaining portion of either of our natural lives, but, immediately after the decease of both me, the said John D. Dubel, and also of my said wife, Anna, or, should both of us become incapacitated before our decease to attend to worldly business affairs, then the aforesaid Charles E. Koogle is hereby fully authorized and empowered by me, the said John D. Dubel, to enter and take full possession and management of all my said property, both real and personal, until immediately after our said decease, ^{when} he, the said Charles E. Koogle, is hereby fully authorized and empowered by me, the said John D. Dubel to demand, ask, sue for, collect and receive all sums of money, accounts, debts, dues, rents and demands of every description, kind and nature wheresoever, which are due, owing or payable from any person or persons, whosoever, and to give good and sufficient receipts, acquittances and discharges therefor as fully in every respect as I myself might do if I were personally present; and my aforesaid Trustee, Charles E. Koogle, is also requested and hereby authorized and empowered by me, the grantor, to sell the above described real estate and