Upon the confirmation of this contract by the Circuit Court for Frederick County, sitting as a Court of Equity, and upon the payment of the whole of the purchase money as aforesaid, said parties of the first part hereby agree to convey their interest in said property to the said parties of the second part by a good and sufficient deed, conveying a good and marketable title, free, clear and discharged of all liens and encimbrahces.

Witness the signature of the parties hereto the day and date above written.

Witness. Jesse Warden
Wm. N. Jolliffe.

(Filed October 6, 1925)

Mary E. Hersperger
Lillian Hersperger Ward
Grant A. Ward
Mary E. Hersperger
next friend of William Grafton Hersperger, infant.
James Philip Stalling
Emma M. Stalling

T E S T I M O N Y.

Mary E. Hersperger et al.	"	No. 11215 Equity.
	"	
Vs.	"	In the Circuit Court
	"	for Frederick County,
P E T I T I O N.	"	In Equity.
	"	
	"	
	0	

To the Honorable; the Judges of said Court;-

In pursuance of notice given me by the Solicitors for the Plaintiffs in the above entitled cause I Albert S. Brown one of the Standing Examiners of your Honorable Court did on the 19th day of October, A.D. 1925, at the law office of Newman & Newman in the City of Frederick and State of Maryland at the hour of 2 o'clock P.M. proceed to take the following depositions of the witnesses in this cause then and there produced before me ex-parte, that is to say.

Present;- Mr Parsons Newman of Solicitors for the Plaintiff

No appearance for the Defendants.

Exhibit "A"-"B" and "C" to the bill were filed ad evidence and am so marked.

Augustus W. Nicodemus, a witness of lawful age produced on the part of the Plaintiff being first duly sworn and examined viva voce deposes and says as follows;-

My name is Augustus W. Nicodemus, I am 55 years of age and I reside at Buckeystown this County, I knew all the parties to this cause, I knew William H. Hersperger in his lifetime, he died June 2d A. D. 1922, testate, and left surviving him a widow Mary E. Hersperger and the following Children, an adult daughter Lillian who has since her Fathers death married Dr. Brant E. Ward, and they live in Baltimore there is a son William Grafton who is an infant under the age of 21 years and he lives with his mother in Baltimore, Maryland, William H. Hersperger owned at the time of his decease a dwelling house and lot of ground situate on the West side of Main Street in Buckeystown this County, I look at Exhibit "B" to the Bill is a certified of the deed for the property and correctly describes it. This property is a brick dwelling 2 story and attic and has 9 rooms, is in good repair and was built about 20 years ago, I know the property well & recollect very well when it was built, I look at Exhibit "C" to the bill It is the contract for the sale of this property, the price mentioned therein of Six thousand dollars is a good, fair price and all it could be expected to bring if sold at Public sale It would be to the best interest and advantage of all the parties having any interest in this property, especially the Infant that this Contract of Sale be ratified by the Court, The property will only produce a moderate rental, and by the time the taxes and repairs were paid for it would not leave much to the owners. The property could not be divided amongst the parties in interest without loss and injury. Gen Int. To the General Interrogatory
Ans. Nothing further.

Augustus W. Nicodemus.