

time of his death, situated on Madison Street in Frederick City, Maryland, This property is improved by a two-story double brick house and being the same property which was conveyed by the said Charles C. Murray and wife to Levin B. House, by deed dated April 4, 1914, and recorded in Liber H.W.B.No. 308, folios 352, etc, one of the Land Records of Frederick County.

I now look at Exhibit "C" handed me filed in this case, and it is a correct description of two unimproved lots, being Nos. 258 and 259 Section 8 on the plan of the Linthicum farm, known as Lansdown. These lots being situated in Baltimore County, Maryland, and being the same property which was conveyed by Samuel Crothers and Marian A. Crothers, his wife, to Levin B. House, by deed dated on the 20th day of June, in the year 1899, and recorded in Liber J.W.C.No. 188, folios 66 & c., one of the Land Records of Baltimore County.

I am familiar with all of this property and have personally seen the same in my opinion it is impossible to divide this property and it is not susceptible of division, in kind, among the heirs at law and the parties entitled thereto, without loss and injury, and it would be necessary to have the same sold, and I believe it would be advantageous to all the parties concerned to have it sold, so that the division of the proceeds could be made, after paying all the debts which are due and owing by the said Levin B. House.

In my opinion the property situated on the south side of West Patrick Street in Frederick, Maryland, and described in Exhibit "A" would be worth \$10,000.00. The double brick dwelling situated on Madison Street in Frederick, Maryland, as described in Exhibit "B" would be worth \$6,000.00; and the two unimproved lots situated at Lansdown in Baltimore County, Maryland, would be worth \$500.00 for the two lots.

Cross-Examination waived.

To the General Interrogatory;

A. I do not think there is anything further.

Margaret J. House.

A.M. Landauer, a witness of lawful age, produced upon the part of the plaintiff's and being duly sworn, according to law, deposes and says;

My name is A.M. Landauer, I am 77 years old, and I reside in Frederick, Frederick County, Maryland where I have lived all of my life.

I am not related to any of the parties, although I knew Mr. Levin B. House, now deceased.

I am familiar with the property located on West Patrick Street. I know it is a three-story brick dwelling and also that the lot runs back far in the rear.

It is ~~improved~~ impossible to divide this property in kind without loss and injury to the parties, since it is a single piece of City property on West Patrick Street in Frederick, Maryland.

In my judgment, \$10,000 would be a reasonable estimate of the value of the property.

I do not know the particular property described in Exhibit "B" located on Madison Street in Frederick City, but I have been a director of the Frederick Building Association ever since its organization and as such I have been one of the appraisers of the property upon which said association makes loans, and am familiar with the value of property generally in Frederick and in this neighborhood. In my opinion this property would be worth approximately \$5,000.

To the Gen. Interrogatory; Nothing further.

Cross examination waived.

A.M. Landauer.

John H. Grove, a witness of lawful age, produced on the part of the plaintiff, and being duly sworn, according to law, deposes and says.

My name is John H. Grove, I am 66 years old, and I reside in Frederick, Maryland, where I have lived for about 40 years.

I am not related to any of the parties in this cause.

I am familiar with the property on West Partick St.

In my judgment it should be worth around \$10,000.

I am not so familiar with the Madison Street property. However, I am advised that they are two