

unmarried, and James Howard is married and his wife's name is Maude L., and Charles Leslie is married and his wife's name is Helen. Charles Leslie now lives in Akron, Ohio.

I have examined the deed, dated September 27, 1905, from William Jones to J. Bradley Hyatt, Mary Irene Shaw, Nettie Hyatt Turnbull and Rhoda E. Turnbull, and find it properly described the property which is located in Monrovia, in Frederick County, Maryland. The property is composed of a fair sized lot and dwelling house, and is certainly not susceptible of division among these present owners, and it would certainly be for the best interest of all of them to have the property sold and the proceeds therefrom divided. I have been acquainted with the property during the whole of my residence in Monrovia, and believe that a fair value would be about \$2,500.00.

TO THE GENERAL INTERROGATORY;

Answer. Nothing further.

Vernon W. Nicodemus.

HENRY H. BOYER, a witness of lawful age, produced on the part of the Plaintiff, after having first been duly sworn, deposes and says, as follows:-

My name is Henry H. Boyer, and I am 67 years of age. I live at Monrovia, and have been living in that vicinity all of my life. I am now the teller of the Central Trust Company of Maryland, at Monrovia, Maryland. I know all the parties to this proceeding and knew during their lifetime J. Bradley Hyatt, Mary Irene Shaw and Nettie Hyatt Turnbull. The property described in these proceedings were conveyed unto J. Bradley Hyatt for his lifetime by William Jones, and the deed filed herewith marked Exhibit A properly described the property. The property is located in Monrovia, and is improved with a dwelling house and other small buildings.

J. Bradley Hyatt, in the proceedings mentioned as I. Bradley Hyatt, died sometime during the year of 1910, at Monrovia where he made his home. Mary Irene Shaw died in the latter part of the year 1911, intestate, and left surviving her as her only heirs, her sister, Nettie Hyatt Turnbull. While it has been some time since the death of Mrs. Shaw I feel sure that the above is a correct statement of the fact; Nettie Hyatt Turnbull, the wife of Charles T. Turnbull died during the year of 1917, and she died intestate, also. She left surviving her, her husband, Charles T. Turnbull, and three children, James Howard Turnbull, Rhoda E. Turnbull, and Charles Leslie Turnbull. James Howard Turnbull is married and his wife's name is Maude L. and Charles Leslie is married and his wife's name is Helen. Rhoda E. Turnbull is unmarried.

The real estate in question, being composed of a small lot of ground, together with a dwelling house, could not be divided without material loss and injury to the parties entitled thereto, and it would certainly be for the best interest of all concerned that the property be sold and the proceeds received therefrom be divided equally.

I have known the property for many years and believe that its fair value would be about \$2,500.00. TO THE GENERAL INTERROGATORY;

Answer. Nothing further.

Henry C. Boyer.

JAMES HOWARD TURNBULL, a witness of lawful age, produced on the part of the Plaintiff, after having first been duly sworn, deposes and says, as follows:-

My name is James Howard Turnbull, and I am twenty-nine years of age. I live at Monrovia, and have been living there all my life. I am a mechanic in a garage at New Market. J. Bradley Hyatt was my uncle and Mary Irene Shaw my aunt, and Nettie Hyatt Turnbull is my mother. The three were brothers and sisters. At the time of the death of J. Bradley Hyatt and Mary Irene Shaw these folks together with my father and mother, and brother and sister, constituted the same household. My Uncle Bradley died in 1910, and my aunt Irene (Mary Irene Shaw) died a little over a year after Uncle Bradley. Mrs. Shaw left no will and left as her only surviving heir, her sister, Nettie Hyatt Turnbull, who is also my mother. She had other brothers and sisters but all died before her with the exception of my mother. My mother, Nettie Hyatt Turnbull died December 24, 1917, and she died without a will, and left surviving her as her heirs my father, Charles T.