Frederick County, Maryland, on the date October 10th, in the year 1928, and which Account and distribution thereunder was approved, passed and admitted to record by the Orphans Court for Frederick County, on the date October 20th, in the year 1928, whereby it appears said surviving Executrix paid all the debts of the Testatrix that had come to her knowledge, after due notice to creditors by publication as required by law, and paid and delivered to the proper parties all the cash and specific legacies in said Will mentioned, and as required by said last Will and Testament to be paid by said surviving Executrix as of the date when said First Account was stated by said surviving Executrix in said Court.

FOURTH. That said Testatrix in her said last Will and Testament, "Exhibit A", disposes of the rest and residue of her estate, as follows, namely;-

"All the rest and residue of my estate, with the exception of my home on Third Street, Frederick City, Maryland, to be converted into cash and invested by my said Executors, and the proceeds arising therefrom together with the income from my said home on Third Street to be paid to my two sisters, Tolie Grinder and Emma Hackett, or to the survivor of them, during their lives, or the life of the survivor, and then to my niece, Viola Hackett for and during her life; and after the death of my said sisters and niece, I give, devise and bequeath said residue as follows:

To St. Josephs Catholic Church at Buckeystown, Maryland, for repairs, the sum of one hundred dollars.

To be deposited in the Citizens National Bank, in Frederick City, Maryland, the sum of two hundred and fifty dollars, and the income arising therefrom to be paid to the Pastor of St. Josephs Catholic Church at Buckeystown, Maryland, for the maintenance of our Burial Lot, and the surplus of such income to be used for masses for the members of my family.

To the children of my said niece, Viola Hackett, if any living at the death of said niece, the sum of two thousand dollars and all the rest and residue of said fund, including said two thousand dollars in case of my said niece leaving no children, to be paid to the Rector of St. Johns Catholic Church in Frederick City, Maryland, which I wish used for chariable purposes in the discretion of Rector."

FIFTH. That said Testatrix, Margaret L. Grinder, never did own a home on Third Street, in Frederick City, Maryland, but the said Margaret L. Grinder did own a home, being known as No. 111 on East Church Street, in Frederick City, in Frederick County, Maryland, and being the same real estate described in the Deed from Jacob Rohrback, Trustee in No. 10,310 Equity, to Margaret L. Grinder, dated March 21st, in the year 1921, and recorded in Liber 335, at folios 245, etc., one of the Land Records of Frederick County, Maryland, a duly certified copy of which said deed is filed herewith as a part hereof and marked "Exhibit B".

SIXTH. That the said Tolie Grinder and Emma Hackett named in said last Will and Testament are now dead, and your Oratrix, the niece of said Testatrix, named as Viola Hackett in said last Will and Testament, is now married as the wife of Keefer Knill, and resident of Howard County, in the State of Maryland.

SEVENTH. That Joseph S. Grinder and Tolie Grinder, who were named as the Executor and Executrix of the said last Will and Testament of Margaret L. Grinder, "Exhibit A", are now dead, and your Oratrix, Viola A. Knill, has now been appointed to be the Administratrix D. B. N. C. T. A. of the Estate of the said Margaret L. Grinder by the Orphans Court for Frederick County, Maryland, as will more fully and at large appear by reference to a certified copy of the grant of Letters of Administration D. B. N. C. T. A. on the estate of said Margaret L. Grinder filed herewith as a part hereof and marked "Exhibit C".

EIGHTH. That said real estate, being the house and lot of ground No. 111 East Church Street, in Frederick City, in Frederick County, in the State of Maryland, and being the same