real estate described in "Exhibit B", forms a part of the estate of said Testatrix, Margaret L. Grinder, as disposed of under the residuary clause of her last Will and Testament, "Exhibit A", and as will appear by reference to the decision of the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, in No. 12,975 on the Docket of said Court.

NINTH. That under the terms of the residuary clause of said "Exhibit A", your Oratrix, Viola A. Knill, niece of said Testatrix, and before marriage Viola Hackett, is now possessed of a life estate in and to the real estate named in said "Exhibit B".

TENTH. That St. Josephs Catholic Church at Buckeystown, Maryland, entitled to a bequest under the residuary clause of "Exhibit A", has its property vested in and is under the control of the Defendant, Most Reverend Michael J. Curley, Roman Catholic Archbishop of Baltimore, a corporation sole, under the Laws of the State of Maryland.

ELEVENTH. That the present Pastor of Saint Josephs Catholic Church at Buckeystown, Maryland, to whom the income arising from the sum of $250.00 to be deposited in Citizens National Bank of Frederick City, Maryland, for the maintenance of the burial lot of said Testatrix, and the surplus of such income to be used for masses for the members of the family of said Testatrix, as named in the residuary clause of "Exhibit A", is the Defendant, Reverend Michael J. Finnerty.

TWELFTH. That the Defendant, Emma Regina Knill, infant, who was born on the date June 27th, in the year 1922, is the only child of Viola Hackett, now Viola A. Knill, your Oratrix, niece of said Testatrix, and to which infant the sum of Two Thousand Dollars is bequeathed after the death of your Oratrix, Viola A. Knill, under the residuary clause of said "Exhibit A".

THIRTEENTH. That the Defendant, Reverend John J. Donlan, is now the Rector of Saint Johns Catholic Church at Frederick City, Maryland, to whom, under the residuary clause of said "Exhibit A", in the event that your Oratrix, Viola A. Knill, niece of said Testatrix, will leave no children at the time of her death, is left the said sum of Two Thousand Dollars referred to in the preceding paragraph, and all the rest and residue of the fund named in the residuary clause of said "Exhibit A", which said Testatrix says in her said last Will, "Exhibit A", she wishes used for charitable purposes in the discretion of the Rector.

FOURTEENTH. That said real estate named in "Exhibit B" consists of a large three story brick dwelling house known as No. 111 East Church Street, that has been unoccupied by any tenant for over two years and neither Regina C. Grinder, former life tenant, nor your Oratrix, Regina A. Knill, present life tenant of said real estate, have been able to obtain tenant for said real estate, the same now being in bad condition, and your Oratrix, Viola A. Knill, is advised that it is doubtful if any tenant can be obtained for said real estate unless improvements be made thereto at large expense, that your Oratrix, Viola A. Knill, life tenant, is unwilling to expend, and the Frederick City Corporation taxes for the year 1934 are now overdue and payable on said real estate in the sum of $42.17.

FIFTEENTH. That it will be advantageous to all the parties in interest in and to said real estate, "Exhibit B", and all of whom are parties plaintiff and defendant in this proceeding, that a sale of said real estate, "Exhibit B", will be made by Decree of your Honorable Court, to the end that the proceeds of said sale will enure in like manner as by the original devise under the terms of said "Exhibit A" to the use of the same parties who would be entitled to the land named in said "Exhibit B".

TO THE END, THEREFORE;-

1st. That your Honors will pass the Decree of your Honorable Court that a sale of the real estate named in "Exhibit B" be sold by a trustee or trustees to be named in said Decree, to the end that the proceeds of said sale will enure in like manner as by the original devise under the terms of the last Will and Testament of Margaret L. Grinder, "Exhibit A", to the use of the same parties who would be entitled to the land named in said "Exhibit B".