Grayson H. Mercer, a witness of lawful age, produced on the part of the Plaintiff, having been first duly sworn, deposes and says:

Questions by Jacob Rohrback, Esq.

Q. 1 State your name, age, residence and occupation.

A. Grayson H. Mercer, 55 years of age, Frederick, Maryland, real estate broker.

Q. 2 How long have you been engaged in the business of a real estate broker?

A. Twenty-four years in Frederick City and in Frederick County, Maryland.

Q. 3 Are you acquainted with the property known as 111 on the North side of East Church Street, in Frederick City, Frederick County, Maryland, being a three story brick residence property, belonging to the estate of Margaret L. Grinder, deceased? If yea, will you state your knowledge of the property?

A. I have been in that property some three or four times in the last month, and it is a three story brick, with English basement. The ceilings are very high and with old time building architecture. I think there are thirteen rooms in the building, with three complete baths. The property is in poor condition, needs quite a sum of money spent to make it in modern apartments. The plastering in several rooms needs repairs. The plumbing is all exposed, that is the pipes, greatly in need of painting. The whole house needs papering. It has no outlet in the rear and is a house of narrow frontage. The entrance to the first floor that is much elevated above the line of the pavement is by high wooden steps. The steps today are in very bad repair with part of railing off and apparently dangerous, and in such condition that if the children of the large public school nearby would go up on the porch, they are in danger of falling down and breaking their limbs. The house apparently has not been occupied for several years.

Q. 4 Will you look at the paper writing herewith shown you marked "Exhibit B", and being certified copy of the Deed from Jacob Rohrback, Trustee in No. 10,310 Equity, to Margaret L. Grinder, dated March 21st, 1921, and state if the same describes the property to which you referred as being the property No. 111 East Church Street, Frederick, Maryland?

A. It describes the property known as No. 111 East Church Street, in Frederick City, Maryland, and is a certified copy of the Deed to the property concerning which I have just testified.

("Exhibit B" offered in evidence and filed with the Examiner.)

Q. 5 Would it or not be to the interest and advantage of all the parties, including the infant defendant, Emma Regina Knill, interested in the property mentioned in this cause and described in "Exhibit B", to sell the same and invest the proceeds from the sale thereof under the authority of the Circuit Court for Frederick County, Maryland, for the benefit of the parties entitled thereto? If yea, state your reasons for enertaining such opinion.

A. It would be to the interest and advantage of all the parties mentioned in this cause, including the infant defendant, that the real estate described in "Exhibit B", and being the house and lot No. 111 East Church Street, Frederick, Maryland, that I have mentioned, be sold and the proceeds thereof be invested under the direction of the Court for the benefit of such parties as the Court may find entitled thereto, because the property being unoccupied and without a tenant, is not only unprofitable and without any income therefrom, and subject to the payment of taxes, but there is an annual depreciation in the value thereof that will increase the longer the property is unoccupied and without occupants, and without repairs placed thereon. It would cost a great deal of money to put it in good modern tenantable repair.

Q. 6 In your opinion what is about the fair market value of said real estate as mentioned in "Exhibit B" at this time?

A. $3100.00, and in my judgment it would only be worth that to someone who would want to