

Schnauffer, one of the standing Examiners of your Honorable Court, did on the 10th day of January, A. D. nineteen hundred and thirty-six, at the law offices of Jacob Röhrback, Esquire, in the City of Frederick, Frederick County, Maryland, at the hour of 2 o'clock P. M. , proceed to take the following depositions of the witnesses in the case then and there produced before me.

Present

Jacob Röhrback, Esq.

Solicitor for the Plaintiffs.

William M. Storm, Esq.

Solitor for the Defendants.

Grayson H. Mercer, a witness of lawful age, produced on behalf of the Plaintiffs, deposes and says:

Questions by Jacob Röhrback, Esq.

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

A. Grayson H. Mercer, 56, Frederick, Md., real estate agent.

Q. How long have you been a real estate agent?

A. Twenty-~~five~~^{our} years, during which time I have transacted business as such in Frederick City, in Frederick County, Maryland.

Q. State what experience you have had as real estate agent during the time you have mentioned?

A. AS Agent, I have sold many properties in Frederick City, Frederick County, and have acted as appraiser in many cases for properties both in Frederick City, and in Frederick County during that time.

Q. State if you are acquainted with the real estate of which James K. P. Wolfe, late of Frederick County, Maryland, died seized and possessed adjacent to the City of Frederick.

A. Yes, I am acquainted with said real estate.

Q. Will you state where the same is located?

A. It is on the West side of the Opossumtown Pike adjacent to the City of Frederick, Maryland, in Frederick District, a little beyond the terminus of West Thirteenth Street.

Q. Look at the paper writing shown you marked "Exhibit A" and state what the same is?

A. I look at the paper writing shown me, marked "Exhibit A", and it is a certified copy of the Deed dated April 3rd, in the year 1888, and recorded in Liber W. I. P. No. 6, at folio 118 etc., one of the Land Records of Frederick County, Maryland, from John William Birely and John Edward Gittinger, Executors, to James K. P. Wolfe, conveying eighteen acres, three-roods and thirty-five perches of land, more or less, and marked "Exhibit A", offered in evidence by the Plaintiff and filed with the Examiners.

Q. Will you look at the paper writing now shown you marked "Exhibit B" and state what the same is?

A. It is a certified copy of the Deed from James K. P. Wolfe, to his son, Thomas H. Wolfe, dated January 4th, in the year 1924, and recorded in Liber No. 346, at folio 367, one of the Land Records of Frederick County, Maryland, conveying unto the said Grantee, 3 acres and 25 square perches, being part of the same property mentioned in said "Exhibit A".

Q. Will you state if you have seen this real estate recently?

A. I visited this property about ten days ago and made a personal inspection thereof.

Q. Will you describe the property and any character of improvements now on the same?

A. There is practically no fencing on the property. There is a two story frame dwelling house on the property, with six or seven rooms, in need of repairs and painting, practically no out buildings, and the land is in fair state of cultivation.

Q. Will you state what in your opinion and from your experience of values of real estate in