

A. My name is Charles H. Routzahn, I am 70 years of age. My residence is Frederick County, Maryland, My occupation is farmer.

Q. State your relationship to Daniel H. Routzahn, late of Frederick County.

A. I am a son, and my father died without leaving a will in the year 1899, and at the time of his death leaving surviving him, my mother, Margaret C. Routzahn, and my sister, Rosa May Routzahn, and my brother Joseph Fulton Routzahn and my brother, Edward C. Routzahn, as his only children and heirs at law.

Q. State if your father was possessed of any real estate at the time of his death?

A. He was possessed of two farms at the time of his death, one farm of which I purchased myself, containing about 170 acres, and the other farm containing 180 acres, 1 rood and 23 perches, and being a farm that had been conveyed unto my father, Daniel H. Routzahn, by Joseph L. Routzahn and wife, by Deed dated April 1, 1883, and recorded in Liber A. F., No. 7, folio 97, one of the land records of Frederick County, in which farm my mother, Margaret C. Routzahn and I, with my wife, conveyed all of our then right, title and interest, unto my sister, Rosa May Routzahn, and my brothers Joseph Fulton Routzahn and Edward C. Routzahn, and I look at a paper writing marked "Exhibit R. M. R." and recognize it as the deed dated April 13th, in the year 1899 signed by me and by my wife, and by my mother, Margaret C. Routzahn, conveying our interest in and to said farm land, unto my sister Rosa May Routzahn, and my brothers, Joseph F. Routzahn and Edward C. Routzahn, as tenants in common.

Q. Will you state if your sister, Rosa May Routzahn, was ever married, and if she is living?

A. My sister Rosa May Routzahn, never married, and she died without any will on July 4, 1935.

Q. Is your Brother, Edward C. Routzahn, still living?

A. No, he died without leaving any will about the date August 28th, in the year 1935, leaving surviving him, his widow, S. Ethel Routzahn, and three children, Roscoe Routzahn, who is unmarried, and a daughter, Helen E. Burras, who is married to Charles T. Burras, and Margaret L. Routzahn, and they are all of age except Margaret L. Routzahn, who is an infant I think about 15 years of age, and all the parties to this suit are residents of Frederick County, Maryland.

Q. Do you know anything about the sale of this farm to Lenna Sanner, widow of Vernon Sanner, and if so, state the same <sup>fully</sup> in your answer?

A. I was present when the sale was made in the Y. M. C. A. at Frederick about August 24th on a Saturday, and there were present besides Mrs. Lenna Sanner, the widow of Vernon Sanner, my brothers, Edward and Joseph, and Mrs. Ethel Routzahn, the wife of Edward, and my son Harry Routzahn was there with me, and Daniel H. Grove, realtor, and Mrs. Sanner agreed to give the sum of \$12,100. for the farm that we agreed then to be a good proper and fair marketable price, and on the following Monday, about August 26th, Mrs. Sanner paid \$2400; that was divided as follows: My brother Joseph got \$800., my brother Edward got \$800. and \$800. went to the estate of Rosa May Routzahn. I look at the paper writing herewith filed marked "Exhibit L. S.," and it correctly expresses the agreement that was made on the day mentioned for the sale of said real estate to Mrs. Lenna Sanner.

Q. State whether there were any liens or encumbrances upon said real estate?

A. None that I know of. I don't think there were.

Q. State whether or not said farm can be divided without loss or injury to all the parties interested therein?

A. No, it cannot be, because it is a farm divided into fields and dwelling house and barn and other out buildings that if it was divided off into the portions to which the heirs are entitled it could not be properly used for farming purposes.

Q. State whether or not it would be for the interest and advantage of the parties in interest in said real estate that the sale will be confirmed by the Court as agreed upon and made by the heirs to Lenna Sanner for the sum of \$12,100.