

Harvey O. Wilhide. These are two granddaughters of Mrs. Wilhide named Margaret Wilhide and Pauline Wilhide. Margaret is now twenty-one years old, but Pauline is seventeen or eighteen years old.

The land is improved by a dwelling house and stable. The dwelling house is frame, contains six rooms, three up stairs and three down, with a small back kitchen. There is bath in the house and running water, lights and pipeless furnace. The roof is of metal.

In my judgment the lot and dwelling can not be divided without loss and injury among the parties interested, and it is to their advantage and interest to have the dwelling and lot sold. My reason for saying this is that there is only one house on this lot and it cannot, with the lot, be divided into four parts among the parties interested. None of the parties interested are living in Walkersville, and there would be no one to look after the property if it were held. I think that if the property is sold and the proceeds divided among the parties entitled in accordance with their interest, it would be to the advantage of all parties concerned, including the infant.

It is hard to place a value on this property because the selling price will depend upon who wants it and how many want it. I would think, however, that Two Thousand Dollars would be a fair price for the property.

To the general interrogatory; "Nothing further."

Signature of witness waived.

Newton A. Fulton, a witness of lawful age produced on the part of the complainants, having been first duly sworn, deposes and says:

My name is Newton A. Fulton. I am seventy years of age. I have lived in the village of Walkersville for the past thirty-two years. I knew Mrs. Amanda M. Wilhide in her lifetime. She died on April 2, 1936. At the time of her death she owned a certain lot improved with a dwelling house on Fulton Avenue in Walkersville, Frederick County, Maryland. The front part of this lot she bought from Zachary T. Cromwell many years ago. I now look at Exhibit No. 1, filed with the Bill. This is a deed to this portion of the property. This is much the larger and more valuable part of the property, as the dwelling house is on this part. I now look at Exhibit No. 2, filed with the Bill and recognize it as a deed from the Trustees of the United Brethren Church in Walkersville to the heirs of Amanda M. Wilhide. Mrs. Wilhide occupied and claimed this back lot for a great period of years, I should say twenty or more.

Amanda M. Wilhide was a widow at the time of her death. She left surviving her three sons and two granddaughters, children of a deceased son. Her sons are Claude W. Wilhide, whose wife's name is Elizabeth E. Wilhide, Walter N. Wilhide, whose wife's name is Margaret W. Wilhide, and Glenn C. Wilhide, whose wife's name is Margaret H. Wilhide. The deceased son was named Harvey O. Wilhide, and his two daughters are named Margaret and Pauline. Margaret is more than twenty-one years old, but Pauline is seventeen or eighteen at this time.

The lot is improved with a two story frame house with metal roof. The house has running water, bath, electric lights and pipeless furnace. There are six rooms in the house. There is also an attic.

I do not see how the real estate can be divided among all the heirs without loss and injury. I think it would be to the advantage of all the parties interested and especially the infant defendant to sell this real estate, divide the proceeds and close the estate. Under the conditions under which this property is owned, I regard it as very doubtful whether the property could be rented on any satisfactory basis. In my judgment the property is worth between Sixteen Hundred and Two Thousand Dollars.

To the general interrogatory: "Nothing further."

Signature of witness waived.