To the General Interrogatory: Nothing further.

Witness:

Doris Heerd

Samuel Barkoff, M. D.
Deponent.

Emmert R. Bowlus, a witness of lawful age, produced on behalf of the Plaintiff, being duly sworn, deposes and says as follows:

Q. Will you state your name and age, please.

A. Emmert R. Bowlus, 29.

Q. What is your principal business.

A. Real estate broker.

Q. Was the real estate owned by the late Susan Elizabeth Rice and L. Earl Rice, located in Jefferson, Maryland, listed with you for sale?

A. It was.

Q. Who listed this property with you?

A. Mr. L. Earl Rice, of Baltimore.

Q. Do you know when the listing was made?

A. On or about April 29, 1939.

Q. Will you describe briefly what efforts were made to effect sale of this property.

A. I originally tried to sell the property for around the neighborhood of $1,200.00. The property was shown to at least a dozen prospects with no results and no offers. The property was advertised in the local newspaper through the regular real estate advertising columns. Out of approximately twelve different people who inspected the property, we finally succeeded in getting one offer, in which case the party was not able to finance the purchase, and the property was finally sold to Mr. Fry, who, to my knowledge, made the only bona fide offer of all the parties inspecting the property.

Q. Who procured the Contract of Sale for this property with Mr. Ernest W. Fry, of Jefferson, dated December 11, 1939, and filed in this case?

A. I did.

Q. In your opinion, does the purchase price mentioned in this Contract represent the fair market value of the real estate as of that date?

A. In view of the condition the property was in, its need for repairs and the amount of money required to be spent on it to put it in first-class condition, I think that the sale price represents the fair market value of the real estate.

Q. What understanding was made with reference to the compensation for your services in procuring this Contract?

A. It was my understanding with Mr. Rice at the time of listing this property for sale that in case I secured a buyer, ready and willing, at a price acceptable to Mr. Rice that I should receive a commission of five per cent, which is the usual, established commission rate for country property.

To the General Interrogatory: Nothing further.

Emmert R. Bowlus
Deponent.

Whereupon there being no other witnesses to be examined and no further time being required for the taking of testimony in this cause, I, the aforesaid Examiner, hereby certify that the aforegoing are the original depositions in said cause as the same were taken down in stenographic notes and reduced to typewritten form by Examiner's Clerk, Dorothy E. Keyes, read over to and