

Surviving Trustee, by deed dated December 21st, 1881, and recorded in Liber A.F. No. 4, folio 442, one of said Land Records, together with the improvements on said lot and also together with an alley on the West side of the houses on said lot about three feet wide, also all the personal property now owned by me, the said Charles W. Hallar, of every kind and description and wherever situated, reserving first to me, the said Charles W. Hallar, a life estate in said property hereby conveyed, both real and personal, with the right to possess, use and enjoy the same for and during my natural life, and after my death then for said Sarah B. Hallar, Annie C. Hallar, Eliza A. Hallar and Jessie M. Hallar to have and hold said real estate as a home, and use and enjoy said personal property during their joint unmarried lives and so long as they or the survivors or survivor of them shall remain unmarried and retain the said real estate or any portion thereof as a home, and upon the death, marriage or voluntary abandonment of said property as a home, of or by any one of the aforementioned grantees, her right, title and interest in said property, real and personal, shall cease; and upon the death, marriage or voluntary abandonment of said property as a home, of or by all of said grantees, I grant, bargain, sell and assign said real estate and so much of said personal property as shall not have been worn out and consumed in the use to all of my children then living and the child or children of any deceased child, per stirps, including said grantees, or any of them, if living and married or having voluntarily abandoned said real estate as a home".

2. That Charles W. Hallar, the grantor who reserved unto himself a life estate in said property and all of the grantees named in said deed Exhibit No. 1, excepting one of your complainants, namely, Miss Jessie M. Hallar, unmarried, are all deceased, and that Jessie M. Hallar the last survivor mentioned in Exhibit No. 1, is now physically unable to care for herself or to occupy said real estate any longer, and has voluntarily abandoned said property as a home and desires that the same be sold under a decree of your Honorable Court, reserving unto herself the one-fourth of the net proceeds from a sale of said real estate.

3. That the personal property mentioned in said deed Exhibit No. 1, has been sold.

4. That the real estate mentioned in said deed Exhibit No. 1, consists of two six-room houses erected on the said Lot of 32 feet, 6 inches, mentioned and described in said deed, each one of which are rented to tenants by the month, and that neither of them contain modern conveniences, such as furnace or bath, nor are either of them connected with the Frederick City Sewerage System, although their connection therewith is being demanded by the Corporation Authorities.

5. That said houses and real estate described in Exhibit No. 1 is not susceptible of partition without material loss and injury to the parties entitled to interests therein, and that in order to make division of said interests, it will be necessary that said real estate be sold, and the proceeds thereof divided amongst the parties according to their several interests.

6. That it would be to the best interests of all the parties to this case that said real estate be sold under a decree of your Honorable Court and the proceeds divided amongst the parties according to their respective interests therein.

7. That the persons having interests in said real estate at this time under the provisions of Exhibit No. 1, filed herewith, are all adults, and are as follows:

(a) Jessie M. Hallar, unmarried, residing in Frederick City, is entitled to a one-fourth interest therein.

(b) That the children and heirs at law of William T. Hallar, a deceased son of Charles W. Hallar (whose widow is deceased) who are entitled to a one-fourth interest in said real estate and are as follows:-

(1) Hester Hallar Best, a daughter, whose husband's name is John T. Best, both adults residing in Frederick City, Maryland.