

Myrtle Virginia Garrott, unmarried, William N. Garrott, unmarried, Cora M. Garrott,, unmarried, Mabel B. Pearl, widow, Jacob B. Garrott, individually and as next friend of Ruth Joan Garrott, Parties of the First Part, dated November 18, 1947, whereby they agree to sell unto Marshall W. Crouse and Senah J. Crouse, his wife, all the real estate described in the aforementioned deeds filed in these proceedings as Exhibits "1" through "6", at and for the sum of \$8,000.00. Will you state whether or not you believe that the price for the real estate mentioned is fair and adequate, and whether it would be, in your opinion, for the best interest and advantage of all the parties in interest, and particularly the infant Defendant, that the sale be consummated?

A. I do. I think the property will be worth less in a few years. The buildings need repairs, the fences are practically gone, and it has been farmed by tenants so long and they don't keep it up as an owner would. In my opinion it is time to sell.

Q. Will you state why the farm was not sold immediately following your mother's death?

A. The members of the family did not believe that was a good time to sell the farm, and they elected to take their interest in the real estate rather than in the proceeds of sale, and to operate the farm by a tenant. This method of operation has continued since mother's death in 1932.

To the General Interrogatory: Nothing further.

Signature waived by agreement of Amos A. Holter, sol. for plaintiffs, and Arthur H. Lambert, guardian ad litem.

William T. Staley, a witness of lawful age, produced on behalf of the Plaintiffs, being duly sworn, deposes and says as follows:

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

A. William T. Staley; age thirty-eight; Knoxville, Maryland.

Q. What is your business, Mr. Staley?

A. Farming.

Q. Where is your farm located with reference to the Barton V. B. Garrott farm?

A. About three miles north, on Highway 33.

Q. Have you been a farmer all your life?

A. Yes.

Q. How long have you lived in the vicinity of Knoxville?

A. All my life.

Q. You are fully familiar with the property now known as the Barton V. B. Garrott farm?

A. Yes, sir.

Q. Approximately what is the size of this farm?

A. Around 175 acres.

Q. Will you describe briefly the nature of the improvements on this property?

A. There is a bank barn, an eight-room frame house with slate roof, wagon shed and hog pen.

Q. From the standpoint of repair, what is the condition of the buildings?

A. I would say, just fair.

Q. Are there any modern improvements in the house?

A. Not that I know of.

Q. Is the barn improved to ship milk to either the Baltimore or Washington markets?

A. No.

Q. From your observation and from an agriculture point of view, has the farm been increasing in value in recent years?

A. No, it hasn't.