

Q. Mr. Phillips, what is your business?

A. Insurance.

Q. Were you at any time in the real estate business?

A. Yes.

Q. In Brunswick?

A. Yes.

Q. In the course of your insurance business, do you have occasion to appraise the value of real estate in Brunswick?

A. Yes.

Q. Are you familiar with a small triangular piece of land in front of the Kaplon property on E. Potomac Street?

A. I am.

Q. How large would you say that piece of land was?

A. About 40 square feet.

Q. Mr. Phillips, the title to this property is in the name of Margaret Marshall Eichelberger, who is an infant, and her parents, Odin P. Eichelberger and Rose G. Eichelberger, have entered into a contract on her behalf to sell this particular piece of ground to Myer Kaplon and others for \$375.00, plus any necessary Court expenses in order to clear this title. In your opinion, is that a fair market price for this piece of property?

A. It certainly is.

Q. Do you think that the sale of this property for that price would be to the best interest and advantage of this minor child?

A. Yes, I do.

Q. Mr. Phillips, do you know Mr. and Mrs. Eichelberger, or their daughter?

A. No.

Q. You are not related to them in any way?

A. No.

Preston N. Phillips
Preston N. Phillips

By Mr. Claggett:

I would like to introduce in evidence a certified copy of an agreement dated December 18, 1920 by and between Odin P. Eichelberger and James E. Cummings and Mae P. Cummins, his wife, by which agreement Odin P. Eichelberger, father of Margaret Marshall Eichelberger, one of the parties to this cause, agreed with James E. Cummings, his successors and assigns, that no building or other structure should be erected on the portion of lot #2 in block #1 retained by him.

I should also like to introduce in evidence a certified copy of a deed from Odin P. Eichelberger and Janie Boteler Eichelberger to Dr. Charles W. R. Crum, whereby the said Eichelbergers conveyed to Dr. Crum a right of way over the portion of lot #2 of block #1.

These documents are introduced for the purpose of showing the restrictions and encumbrances upon the property in question in this suit, the said Margaret Marshall Eichelberger having acquired title by deed from the wife of Odin P. Eichelberger, her grandmother, as is shown by deed filed with the Bill of Complaint herein.

Liber 333
Folio 476

At the request of the Parties the following AGREEMENT is received for record and recorded Dec. 29th, 1920 at 12.40 o'clock P. M.
Test: Eli G. Haugh, Clerk.

THIS AGREEMENT made and concluded this 18th day of December in the year nineteen hundred and twenty, by and between Odin P. Eichelberger, party of the first part, and James E. Cummings and Mae P. Cummings, his wife, parties of the second part, Witnesseth:-

Whereas the said Odin P. Eichelberger is the owner of a lot or parcel of ground situate lying