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said Mary Ruth Culler should die without leaving any child, children or descendants living at her death, then in remainder to Archibald E. Fisher and Edith J. Schildknecht.

FOURTH: That John M. Culler, III, and Patricia Ann Culler, are the infant children of Mary Ruth Culler and John M. Culler.

FIFTH: That the rent from the aforementioned property is twenty-five dollars (\$25.00) monthly, and this is the sole income from the aforementioned property.

SIXTH: That the average yearly expenses, as indicated by the schedule attached hereto, marked "Exhibit B", and prayed to be taken as a part hereof, are \$314.30, which is in excess of the monthly income.

SEVENTH: That in consequence of the fact that the expenses are greater than the income, there are no funds available for the proper maintenance of the aforesaid property, in consequence whereof, the improvements thereon are rapidly deteriorating, thus causing a decrease in value of the remainder or remainders following the life estate, and constituting expense to the life tenant.

EIGHTH: That it would be to the best interest of the remaindermen to dispose of the aforesaid property and to place the proceeds of such disposition in trust under the same terms and conditions now relating to the property itself.

NINTH: That your Orator, Alden E. Fisher, was constituted attorney in fact for Archibald E. Fisher, by a power of attorney dated the 17th day of May, 1948, and recorded the 28th day of November, 1949 in Liber 481, folio 596, one of the Land Records of Frederick County, certified copy of which is filed herewith, marked "Exhibit C", and prayed to be taken as a part hereof.

WHEREFORE, your Complainants pray for the following relief: