

a reversal in economic trends would, in the opinion of your Petitioner, more adversely affect the sale price of the farm held in this trust than the average Frederick County farm by reason of its marginal qualities.

5. That without solicitation, your Petitioner has received an offer to purchase said farm by Robert J. Barrett and Mildred C. Barrett, his wife, of Washington, D. C., through George M. Chapline, Esq., Realtor, of Frederick, Maryland, at and for the sum of \$28,000.00, subject, however, to a 5% commission to be paid to the said Realtor if said offer is accepted, the said prospective purchasers offering to pay said consideration in the following manner, to-wit:

(A) Cash (not less than) \$10,000.00

(B) Execution of a purchase money mortgage in an amount of (not more than) \$18,000.00, due 3 years after date, with interest at $4\frac{1}{2}\%$ per annum, payable quarterly, which will appear in part by reference to a copy of an agreement setting forth the said offer to purchase, signed by the said Barretts and filed herewith as Exhibit "No. 1".

6. That your Petitioner has caused said farm to be currently appraised by two competent, experienced and licensed Realtors of Frederick County, Maryland, the certificates of which said appraisers are filed herewith as a part hereof as Exhibits "Nos. 2 and 3."

7. That the said offer to purchase is in excess of the current value of said farm as determined by the aforesaid appraisers even after giving consideration to the real estate commission to which said offer is subject, and that, therefore, by reason of the general condition of said farm as hereinbefore set forth, and the virtual impossibility and impracticability of further substantial