

Paul L. Willard, one of the Plaintiffs, produced on his own behalf, after having been duly sworn, deposes and says:

(By Mr. Zimmerman)

Q. Will you state your name, age and residence?

A. My name is Paul L. Willard. I am 47 years of age and I reside at Route #3, Frederick, Maryland.

Q. Are you one of the parties to these proceedings?

A. Yes, I am. I am the son of Lucy K. Willard.

Q. When did your mother, Lucy K. Willard die?

A. She died on the 27th day of August, 1954.

Q. Did she leave a will?

A. No, she did not.

Q. Did your mother die seized and possessed of a dwelling house and land adjacent thereto on Rosemont Avenue?

A. Yes. My mother and father owned a property on Rosemont Avenue. When my father died all the right, title and interest to the same vested in my mother.

Q. From whom did your mother and father secure title to this property?

A. My mother and father obtained title to this property in three different conveyances, the first was from Ray F. Rohr and Anna Rohr, his wife by deed bearing date on the 15th day of November, in the year, 1913, recorded in Liber No. 306, Folio 428, one of the Land Records of Frederick County, the second conveyance was from Charles M. Schaffer and Martha E. Schaffer, his wife by deed bearing date on the 13th day of April, 1917 and recorded in Liber No. 322, Folio 190, one of the Land Records of Frederick County. The first deed covered the lot on which the house sets. The second deed covers some lots in the rear of the house. The third conveyance was an exchange deed from William B. James and Carrie B. James, his wife, bearing date on the 23rd day of April, in the year, 1927 and recorded in Liber No. 364, Folio 587, one of the Land Records of Frederick County.

Q. Can you make an estimate of the size of the lots?

A. Yes, I would say the lot is approximately 80 feet in width on the north side of Rosemont Avenue and extends back for a depth of 250 - 300 feet, to the Hood College property.