

C. A. Lawrence Downey,

No. 12,392 Equity.

On

In the Circuit Court for

Petition.

Frederick County, in

Equity.

To the Honorable, the Judges of said Court:

The Petition and Report of Sales of Edward J. Smith, Surviving Trustee in the above cause respectfully shows unto your Honors:

First: That on the first day of August, 1955, your petitioner entered into an agreement to sell to Charles M. Rippeon and Emma J. Rippeon, his wife, a parcel of unimproved real estate, which your petitioner holds as a part of the trust estate created for the benefit of Margaret Jane Downey, et al., for life, with remainder to St. Mary's Industrial School for Boys, St. Mary's Seminary, The Little Sisters of the Poor and St. Vincent de Paul Society, all of Baltimore City, Maryland, by Ernest A. Lawrence, in his last Will and Testament, a certified copy of which was heretofore filed in this said cause as "Exhibit E. A. L." That said lot contains $1\frac{1}{4}$ acres and 13 perches of land, situated in Linganore District in Frederick County, Maryland, excepting however therefrom a small parcel thereof which was conveyed by your petitioner to the Frederick County Roads Board, by deed dated September 13, 1952. That the Vendees have agreed to pay Two Hundred Dollars for said lot and in addition thereto all costs and expenses, public charges of every kind, if any, including the costs of preparing and filing all papers necessary in this cause including documentary and revenue stamps to be attached to the deed conveying the same, except taxes. That said lot is assessed as a part of a meadow for approximately \$55.00. That your petitioner paid the taxes on the whole farm, which included this lot, February 1, 1955, for the year 1955. That whatever tax may be apportioned against said lot for the remainder of 1955 is too small to estimate. That said vendees also agreed, for themselves and their successors in title to erect and maintain a substantial fence around said lot to prevent live stock from having access thereto, and further agreed that said contract of sale should be subject to the approval of your Honorable Court, all of which will more fully appear by reference to said contract of sale, filed herewith as "Exhibit No. 1."