

Emmert R. Bowlus, a witness of lawful age, produced on behalf of the Plaintiffs, deposes and says as follows:

Q. Mr. Bowlus, will you state your full name, please.

A. Emmert R. Bowlus.

Q. And your address?

A. 100 West Church Street, Frederick, Maryland.

Q. What is your age?

A. Fifty-one.

Q. Your occupation?

A. Real estate, insurance and auctioneer.

Q. How long have you been in the real estate business?

A. Since about 1935.

Q. Have you had occasion to inspect the property of the late Augustus C. Tyeryar, located at 505 Virginia Avenue, Frederick, Maryland?

A. I have, a number of times within the past two-year period, and as recent as May 25, 1961.

Q. What was the occasion for your recent inspection of the property?

A. The most recent visit was to make an appraisal of the real estate owned by Mr. Tyeryar at the time of his death for the Orphans Court of Frederick County, and that was on May 25, 1961, with Mr. Ponton. We inspected the property. The title, I believe, shows the lot to be 35 x 150 feet, and designated as 505 Virginia Avenue. It is part of two lots that were divided some years ago, and special approval was given by the Mayor and Aldermen to grant a permit on this particular lot - because of its size.

Q. The lot is improved?

A. It is improved by a brick bungalow, modern, and built within the past several years.

Q. Would you know how many rooms it contains?

A. I believe there are two bedrooms, a large living room, kitchen, two bathrooms, and full basement. There is a very small part of the lot that is not occupied by the house - very