

MARY C. WACHTER, a witness produced on the part of the plaintiff,
being first duly sworn, deposes and says:

By Mr. Harp:

Q You are the daughter of Charles N. Wachter? A. Yes, sir.

Q You are familiar with this property? A. Yes, sir.

Q Are you willing to sell it for \$5700 as one of the heirs?

A Yes, I consider it a very good price.

Q Of course you have been through there around and know about repairs?

A Yes.

Q Do you think it would be to the advantage of your brother Ralph to
sell this property for \$5700? A. Yes.

Q Give the Court some reasons why you think so.

A Personally I think if you wait till he became of age to speak for
himself - he agrees to selling it now -- and if you waited till he be-
came of age, considering the money we had to put in repairs up to that
time, I don't think we would ever be able to get a price like we are
getting now for it. Of course I don't know. Property may go up. You
may be able to get a better price for it then, but I doubt it.

Q Do you know anything about the amount of the net income derived
from the property? A. Well what was that we were getting?

Q The rents are \$924.

A I would say that we pay out anywhere between six and seven hund-
red dollars a year for repairs and taxes, water rent and all those
things.

Q Coal? A. Yes, considering everything in there.

Q Janitor and insurance? A. Yes.

Q You look after the property too? A. Yes. I handle the bill
part of it. She pays the bills but I usually get the checks out, such
things.

Q You think the net income would be something like \$250?

A I should say so.

Q About these special repairs with reference to the back building,
painting and so forth, what have you to say on that subject?