

Emmert R. Bowlus, a witness produced on behalf of the Complainant herein, after having been duly sworn, deposes and says:

(By Mr. James)

Q. Will you state your name and residence?

A. My name is Emmert R. Bowlus and I reside in Frederick, Maryland.

Q. Are you related to any of the parties to this cause?

A. No, I am not.

(By Mr. Zimmerman)

Q. Mr. Bowlus, how long have you been engaged as a real estate broker in Frederick County, Maryland?

A. Since 1935.

Q. Have you been requested on the part of Mr. Nikirk and myself to make an appraisal of all that property of which Daniel W. Lee, Sr. died seized and possessed?

A. Yes, I have.

Q. Will you give me a description of the property which you appraised?

A. I will quote you from a record of April 2, 1962 which I worked up from the Court House records:

"All and the same tract or parcel of land as described in a deed from James H. Smith and wife to Daniel W. Lee, Sr. and Maggie S. Lee, his wife, by deed dated March 24, 1927 and recorded in Liber 362, Folio 24, one of the Land Records of Frederick County, Maryland, excepting therefrom the parcels contained in following deeds: (1) Daniel W. Lee, Sr. and wife to William F. Lee, Jan. 6, 1939 and recorded in Liber 414, Folio 587, 1 Acre, more or less, (2) Daniel W. Lee, Sr. and wife to Daniel W. Lee, Jr., May 26, 1947 and recorded in Liber 462, Folio 416. See also Confirmatory Deed, July 10, 1954, Liber 533, Folio 541 and containing 1.558 acres, more or less, (3) Daniel W. Lee, Sr. and wife to Daniel W. Lee, Jr., Dec. 5, 1953 and recorded in Liber 525, Folio 73 - 1/2 acre, more or less, (4) Daniel W. Lee and wife to Robert E. Lee, Feb. 4, 1950 and recorded in Liber 482, Folio 343 - 1 Acre. See also Confirmatory Deed to Robert E. Lee, dated Sept. 28, 1954 and recorded in Liber 537, Folio 387. 1 Acre, more or less. The remaining land is improved with