

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 a 6 room frame dwelling, no electricity, heat or bath or water in house. Frame barn and numerous small chicken houses, wagon shed, etc., buildings in poor repair. Property located at Flint Hill in Urbana District".

Q. Will you advise what you feel was a fair market value of this property at the time you appraised the same in April, 1962?

A. \$14,000.

Q. Would you say there has been any change in the fair market value of the property since the time of your appraisal in April, 1962?

A. I would not want to say exactly, but I do know that real estate is not as much in demand now as it was then.

Q. Mr. Trout, do you feel that the farm property is divisible without loss or injury to the parties to whom the same has descended?

A. No, I do not feel it can be divided because there are 9 children in the family and it would be impossible to divide a parcel of real estate of this size equitably between the children.

Q. Do you feel it is to the best interest of all the parties to this cause that said land be sold and after the payment of the usual court costs and expenses, the proceeds be distributed among the parties hereto in accordance with their respective interest?

A. Yes, I do.

TO THE GENERAL INTERROGATORY: Nothing further.

Signature waived by consent of counsel.

Cross-examination waived by Mr. Nikirk.