Q Now what was the condition of the improvements on the farm at the time you made the appraisal?

A Well, as far as the improvements are concerned they are in a general state of deterioration because of the lack of upkeep and repairs to the buildings. The farm has been in trust for a good many years and I assume that the income from the farm didn't justify the expenditure of a lot of money on the buildings.

Q Are you familiar with the fact that some of the remaindermen in interest have entered into a contract for the sale of the Samuel Walter Brown farm?

A Only by verbal understanding. I have never seen any contract and I don't believe there was any in existence at the time I made my appraisal except for the acquisition by the State Roads Commission of the right of way through the farm.

Q The parties in interest in the Samuel Walter Brown farm have entered into a sale of this farm for $75,000.00. From your knowledge of this farm is that a fair price for this farm? This does not take into consideration the taking by the State Roads Commission which will be in addition to the $75,000.

A Well, by my appraisal as of that date I valued the remainder at $96,800 after the taking by the State Roads Commission.

Q And you were requested to make this appraisal by the Western Maryland Trust Company, is that correct?

A I don't know where the bank entered into it exactly, but Mr. Lakin is the man who asked me to make the appraisal, because the State had made an offer and they weren't satisfied with the offer. I don't know what the offer was. And Mr. McSherry and Mr. Lakin at the bank - I am not sure about the position of the bank - whether they are substituted trustee or what, I don't know.

Q Go ahead. Anything further, Mr. Bowlus?

A Nothing that I know of. My appraisal is all based on the