Farmers and Mechanics National Bank of Frederick, a body corporate, Trustee under the last Will and Testament of Mary McGill Dennis, deceased	"	No. 15,230 Equity.
	"	
	"	In the Circuit Court
on	"	
Petition	"	for Frederick County.

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of the Farmers and Mechanics-Citizens National Bank of Frederick, a body corporate, formerly the Farmers and Mechanics National Bank of Frederick, a body corporate, Trustee in the above entitled cause, respectfully represents unto your Honorable Court:

FIRST: That pursuant to an order of your Honorable Court dated December 27, 1952, your Petitioner did place the farm mentioned in the Petition filed in your Honorable Court on December 27, 1952, in the hands of several realtors and through Realtor Fred Zeiler, was able to obtain an offer of $23,000.00 from William B. Boyer and N. Gertrude Boyer, his wife, which offer is represented by Contract of Sale executed by the said William B. Boyer and N. Gertrude Boyer, his wife, which said Contract of Sale is filed herewith marked Exhibit No. 1 to this Petition and Report.

SECOND: That said contract provides for the sale of all that parcel of land containing 232 acres and 27 square perches that was conveyed to Mary McGill Dennis by deed from George R. Dennis, Assignee, dated March 27, 1934, and recorded in Liber No. 390, Folio 352, and by deed from Elizabeth M. Harris and Ernest T. Harris, her husband, dated July 20, 1936, and recorded in Liber No. 402, Folio 418. And being the same property that was acquired by your Petitioner as Trustee under the last Will and Testament of Mary McGill Dennis, and by virtue of a deed from George R. Dennis.

THIRD: That your Petitioner believes it would be to the best interest and advantage of said trust estate that said farm be sold as the buildings and fences on said farm are badly in need of repair, and consents to said sale by the life tenants is filed herewith marked Exhibits Nos. 2 and 3.

FOURTH: That your Petitioner reports the aggregate amount of said sale to be $23,000.00, less realtor's commissions, and prays that