Auditor's Report and Account.

Order nisi, 14th September, 1878; final order 27th September, 1878; filed, 14th September, 1878.

In the Circuit Court of Baltimore City.

Ordered by the Court, this 14th day of September 1878, that the aforegoing report and account be ratified and confirmed as stated and reported by the Auditor, unless cause to the contrary be shown within ten days of this date.

James R. Brewer,
Clerk.

In the Circuit Court of Baltimore City:

Ordered by the Court, this 27th day of September 1878, that the aforegoing report and account of the Auditor be, and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown, and that the trustee apply the proceeds accordingly, with a due proportion of interest, as the same has been or may be received.

Robert Gilmor.

This deed, made this twenty-second day of July, in the year one thousand eight hundred and seventy-nine between James McCoolgan of the City of Baltimore, in the State of Maryland, trustee, as hereinafter mentioned, of the one part, and Kate Kerns of said city, of the other part.

Witnesseth, whereas, by a decree of the Circuit Court of Baltimore City, dated on the twenty-fourth day of June, in the year one thousand eight hundred and seventy-eight, and passed in a cause in said Court, between The Border State Perpetual Building Association of Baltimore City, complainant, and Margaret Wolfer, defendant, the above named James McCoolgan, was appointed trustee with authority to sell the leasehold property in the proceedings in said cause mentioned; and the said trustee, after com-

-plying with all the previous requisites of the decree, did, on or about the twentieth day of July, in the year one thousand eight hundred and seventy-eight, sell unto the said Kate Kerns, at and for the sum of thirteen hundred dollars current money, the following described leasehold property situate and being in the City of Baltimore, and in the State of Maryland aforesaid, and described as follows, that is to say:

Beginning for the same on the east side of Bond street, at the distance of ninety-nine feet six inches southerly, from the southeast corner of Bond and Shakespeare streets, and running thence south, bounding on the east side of Bond street, fifteen feet six inches; thence easterly, parallel with Shakespeare street, thirty-two feet; thence north four inches; thence easterly seventy-six feet; thence north fifteen feet two inches; and thence westerly parallel with Shakespeare street, one hundred and eight feet, to the place of beginning.

And, whereas, the aforesaid sale has been duly reported to, and has been ratified and confirmed by the said Circuit Court of Baltimore City; and, whereas, the purchase money aforesaid has been fully paid and satisfied to the said trustee, he being authorized by the said decree to execute these presents. Now, this deed witnesseth, that the said James McCoolgan, trustee, as aforesaid, for and in consideration of the premises, and of the sum of thirteen hundred dollars, current money, to him in hand paid by the said Kate Kerns, at and before the sealing and delivery of these presents, the receipt whereof, is hereby acknowledged, doth grant unto the said Kate Kerns, her personal representatives and assigns, all the aforesaid leasehold property hereinbefore described, with its appurtenances, and all the right, title, interest and estate of the parties to the aforesaid decree, and every of them,