the year eighteen hundred and eighty-two, by Jacob Waltemeyer, administrator of Adam Waltemeyer, deceased, of Baltimore county, in the State of Maryland.

Witnesseth, that whereas, by virtue of an order of the Orphans' Court of Baltimore county aforesaid, Charles T. Waltemeyer was appointed administrator of Adam Waltemeyer, late of Baltimore county, deceased.

And whereas, also, by an order of said Orphans' Court, dated May 23, 1876, the said Charles T. Waltemeyer, administrator, was authorized and directed to sell all the estate, right, title and interest of Adam Waltemeyer, deceased, in and to the property hereinafter described, at public sale.

And whereas, the said administrator, in pursuance of said order, did, on the 5th day of June, 1876, sell the said property at public auction to Mary Ann Baughman, wife of Daniel Baughman, and Rachel R. Somerlott, widow, all of Baltimore city, in the State aforesaid, they being the highest bidders therefor, at and for the sum of fifteen hundred and twenty-five dollars.

And whereas, the said sale having been duly reported to and finally ratified and confirmed by the said Orphans' Court, and the whole of the purchase money having been fully paid, the said Charles T. Waltemeyer, administrator as aforesaid, proceeded to convey the said property to the purchasers thereof, which said conveyance being deemed defective, the owners of said property are desirous of having their title thereto confirmed by a good and sufficient deed.

And whereas, the said Rachel R. Somerlott, by deed dated 18th November, 1879, conveyed all her interest in said property unto Daniel Baughman and Mary Ann

Baughman, trustees — as therein will more fully appear which said deed is recorded among the Land Records of Baltimore county aforesaid, in Liber W. M. I., No 116, folio 334, &c., and also re-recorded before the recovery thereof.

And whereas, the said Charles T. Waltemeyer having departed this life, and Jacob Waltemeyer having been appointed by the Orphans' Court aforesaid, administrator d.b.n. of Adam Waltemeyer, deceased, the said last named administrator, upon petition filed, was by the said Orphans' Court empowered, ordered and directed to execute and deliver unto the said Daniel Baughman and Mary Ann Baughman, a confirmatory deed to said property, according to the respective interests and estates they represent.

Now, this deed witnesseth, that for and in consideration of the premises and of the sum of five dollars, the payment whereof is hereby acknowledged, the said Jacob Waltemeyer adm. d.b.n. of Adam Waltemeyer, doth grant and convey transfer, assign and confirm unto Mary Ann Baughman, of Baltimore city, her personal representatives and assigns, one undivided half interest in and to the land and premises hereinafter described; and unto Daniel Baughman and Mary Ann Baughman, his wife, of Baltimore city aforesaid, as joint tenants, and not as tenants-in-common, and the survivor of them, his or her personal representatives and assigns, upon the trusts and for the uses hereinafter mentioned, the other or remaining undivided one-half interest in all that lot of ground and premises, mentioned and described in a deed from Samuel J. Donaldson, trustee, &c., to said Adam Waltemeyer, dated 6th day of March 1835, and recorded among the