of the land in controversy as set forth and described in Exhibit A. filed with Complainant's Bill of Complaint.

It is lastly agreed that the objection to the complainants title, relied on by the defendant and upon which his refusal to take complainant's title is solely based, is the failure on the part of the complainant to have recorded contemporaneously with the deed from Pratt and wife to him— the power of attorney heretofore referred to; the defendant claiming that by reason of section 28th of article 44 of the Revised Code of Maryland the power of attorney should have been recorded contemporaneously with the deed.

S. J. Harman
Solicitor for Complainant
Jacob S. Rosenthal p.p.

Submission for Decree Pro forma:
(Filed 24th April 1883).

Samuel Ruffin vs Jacob S. Rosenthal	In the Circuit Court of Baltimore City

The above cause is submitted for a pro forma decree on Bill answer and agreed statement of facts.

Samuel J. Harman
Solr. for Complainant.
J. S. Rosenthal p.p.

Decree Pro-forma
(Filed 24th April 1883)

Samuel Ruffin vs Jacob S. Rosenthal	In the Circuit Court of Baltimore city.

The Bill, answer, agreed statement of facts, and the several exhibits filed with said Bill of Complaint having been read and considered and the cause having been submitted for final decree,

It is this 24th day of April 1883 by the Circuit Court of Baltimore City adjudged, ordered and decreed (pro forma) that the said Jacob S. Rosenthal the Respondent specifically perform the written agreement filed in this cause and carry out the terms thereof; and that the said Samuel Ruffin, the complainant, make, execute and deliver to the said Jacob S. Rosenthal the defendant a deed in fee simple of the property described in these proceedings free clear and discharged from all claim of the parties hereto, and that he execute, acknowledge and deliver said conveyance to the said defendant; and that the said defendant pay to the said complainant the purchase price therefor as set forth in said agreement.

Edw. T. Duffy.

Prayer for Appeal.
(Filed 24th April 1883.)

Samuel Ruffin vs Jacob S. Rosenthal	In the Circuit Court of Baltimore City.

The defendant in the above entitled cause prays an appeal from the pro forma decree against him to the Court of Appeals and hereby directs the Clerk to immediately prepare the record for transmission to the Court of Appeals.

J. S. Rosenthal p.p.

Which said Appeal being by the Court here also granted it is thereupon ordered by the Court here that a transcript of the record of proceedings in the cause