Whereas, by a deed dated eighteenth December, 1877, duly recorded among the Land Records of Baltimore City, Annie C. Warner, George Warner and wife, and William A. Warner and wife, granted and conveyed to Joseph A. Sprigg, certain real leasehold and personal property in said deed specified, and among other property, the lot and house known as No. 78, on Franklin street, in said city, held jointly and in equal shares by said Annie, George and William, in trust, to hold the legal title, and for the further purposes therein stated, with power to said grantors to sell, or otherwise dispose of said lot and house on Franklin street, and out of the share of the proceeds of sale distributable to said George, that said Sprigg, trustee, should and might apply to the extent of one thousand dollars, said share of proceeds, in payment of indebtedness due, or owing, by said George for debts existing at, or before, the date of said deed.

And, whereas, in the exercise of said power, said Sprigg, trustee as aforesaid, has advanced and paid said full sum of one thousand dollars, and in order to assure the refunding of the same to said Sprigg, his personal representatives or assigns, out of the proceeds of sale of the share of said George in said house and lot, at, or if feasible, before the expiration of four months from the date hereof, the said George hath made and delivered to said Sprigg his promissory notes of even date herewith, for $1000 to the order of said Sprigg, four months after the date thereof, and doth assign and convey hereby to said Sprigg, right, title and claim to that extent to, in or on said one undivided third interest owned by said George in said house and lot, and conveyed heretofore to said Sprigg, as trustee, with said provisor as to the payment of said sum of one thousand dollars, applied by said Sprigg, trustee, in liquidation of

the indebtedness of said George, prior to, and at the date of, the execution and perfecting of said deed. Now, said George, hereby authorizing, empowering and requesting said Sprigg, his personal representatives and assigns, to have, take and return said sum of one thousand dollars out of the share of said George, in the proceeds of sale to be effected of said house and lot.

And said George hereby covenants to make, execute and deliver all such other or further powers as may be found requisite, to effect the office in view of securing to said Sprigg, his personal representatives and assigns, the repayment and reimbursement of said amount, and all interest thereon to accrue, and not otherwise adjusted.

As witness the hand and seal of said George on this 21st day of January 1878.

Signed George Warner (Seal.)

Witness:- Willm. J. Ward.

January 21st, 1878.

I, as attorney of George Warner party grantor above named, hereby, for and on his behalf, engage to do all proper and legal acts, in order to have carried into effect the above undertaking, and which, as duly authorized attorney, it may be competent for me to do.

(Signed.) Willm. Jessop Ward.

True copy, made by the undersigned from the original, this 19th June 1883.

Thos. MacKenzie, Jr.

Answer of Isabel Warner.

George Warner, et al vs Joseph A. Sprigg, Trustee et al.	In the Circuit Court of Baltimore City.