property hereby conveyed against all persons claiming any interest or estate therein or right or title thereto excepting the said leasehold interest " through, by or under them or either of them and likewise that they will execute such further assurances as may be requisite for carrying into effect the true intent and meaning hereof.

In Witness Whereof the said John E. Eschbach and Rebecca F. his wife have hereunto set their hands and seals on the day and year aforesaid.

Signed sealed and delivered in the presence of F. T. Wilson, A. W. Thompson — John E. Eschbach (Seal), Rebecca F. Eschbach (Seal)

State of Maryland

City of Baltimore to wit:

On this 19th day of May A.D. 1862 before the subscriber a Justice of the Peace of said State in and for said City personally appeared John E. Eschbach and Rebecca F. Eschbach his wife and did acknowledge the foregoing deed to be their respective act.

F. T. Wilson J.P.

Received for Record May 19th 1862 at 1 O'clock P.M. same day Recorded and Exd.

per Geo. E. Sangston, Clerk.

I hereby certify that the foregoing is a true copy taken from Liber G.E.S. No 217 folio 178 &c one of the Land Records of Baltimore City.

L.S.

In testimony whereof I have hereto set my hand and affixed the seal of the Superior Court of Baltimore City this 16th day of June A.D. 1884

Jno. Bond.
Clerk

Exceptions of Administrators to Auditors' Accounts.
(Filed 30th June 1884)

Marcella MacTavish, trustee vs Nicholas Popplein et al.	In the Circuit Court of Baltimore City.

To the Honorable the Circuit Court of Baltimore City.

Elizabeth H. Collins and Richard Bennard administrators c.t.a. of John Eschbach deceased, excepts to the account lately reported by the Auditor and filed in this cause on the 21st day of June 1884 as well as to the account previously filed on the 14th day of May 1884 for the reasons and on the grounds shown in the petition of the said exceptants filed in this cause on the third day of May 1884 praying that the decree heretofore passed might be opened and a rehearing of the cause granted.

And these exceptants further except to the said Auditors accounts and each of them for the further reasons following, to wit:

1. Because the several allowances therein made to the complainant are not equitable and are not sustained by proof.

2. Because as appears by the evidence now in the cause the complainant was without legal authority to make the lease in question, and therefore it is inequitable to charge the estate of the said John Eschbach deceased, as for rent to which the complainant was not entitled.

3. For that inasmuch as it appears by the decision of the Court of Appeals that the complainant was not entitled to specific performance of the written agreement as by her set up and as the said agreement has only lately been reformed and made capable of enforcement (if at all) the