Smith Patterson and Robert Patterson, and a granddaughter Sidney Smith Turner, only child of his deceased daughter, Sidney Turner.

8. Robert Patterson died on or about the 14th day of June, 1866, unmarried, intestate and without issue.

9. Margaret Turner died on or about the 10th day of May, 1873, having previously made her last will dated April 5th 1873, duly executed and attested to have real estate, and since her death proved in the Orphans' Court of Baltimore City, by which she devised three-fourths of all her real estate in Maryland to her surviving sister and brothers, Laura Patterson, Edward Patterson, Jr, and Samuel Smith Patterson — one of said fourths to each — and the remaining fourth to the said Edward Patterson, Jr., and Laura Patterson, in joint tenancy, in trust for the sole and separate use of her said niece Sidney, during her life, and afterwards for certain further trusts therein provided,

10. Edward Patterson, Jr., died on the 5th day of September, 1886, unmarried intestate and without issue,

11. Samuel Smith Patterson died on the 5th of February, 1887, unmarried intestate and without issue,

12. After the death of William Patterson, the testator, his sons Joseph, Edward, George and Henry, under the provisions of the said will and codicils of William Patterson, relating to his residuary estate, made partition amongst themselves by deed of certain real estate in the city of Baltimore, not specifically devised by the said testator.

13. The said William Patterson, at the time of the making of his said last will and testament, was seized in fee simple of the said lots of ground on Whetstone point, in the city of Baltimore, numbers 39 and 40, and continued so seized down to the time of his death, when his said

son, Edward Patterson entered into possession thereof, as well as of other lands mentioned in the 10th clause of said will; upon his decease, his said surviving children, Margaret Turner, Laura Patterson, Edward Patterson Jr., Samuel Smith Patterson and Robert Patterson, and his said grandchild, Sidney Smith Turner entered upon and occupied the said lots, and they, and the survivors of them, and the said devisees of Margaret Turner, have peaceably held and possessed the same ever since.

14th. On the 7th day of November, 1887, an agreement was entered into between the Baltimore and Ohio Railroad Company of the one part, and the said Laura Patterson and Sidney Smith Swan and Donnell Swan, her husband, and the said Laura Patterson, as surviving trustee under the last will of Margaret Turner, deceased, by which it was agreed that the said Lots Nos. 39 and 40 on Whetstone point, which lie contiguous to one another, and are treated as forming together one parcel of land, should be leased and demised by the said Laura Patterson, Sidney Smith Swan and Donnell Swann, and by the said Laura Patterson, trustee under the will of Margaret Turner acting pursuant to a decree of the Circuit Court of Baltimore city, authorizing the leasing by her of the undivided share in her vested under the said last mentioned will in the said lots, in conjunction with the said owners of the other undivided shares thereof, to the Baltimore and Ohio Railroad Company, for the term of ninety-nine years, perpetually renewable at and under the yearly rent of $4.300, payable in equal quarterly instalments; said lease to be in the form, and containing the covenants, conditions and provisions usual in such leases in the city of Baltimore; it being further