April Term 1888.

State of Maryland,
City of Baltimore, to wit:

I hereby certify, that on this fifteenth day of November, A.D. 1865, before me, the subscriber, a Justice of the Peace of said State in and for said city, personally appeared Eliza White and Thomas H. Buckler, and did severally acknowledge the foregoing deed to be their respective act.

Allen E. Forrester,

Recd. for record Nov. 22nd, 1865, at 2½ O'clk, P.M.; same day recorded and examined.

Per - Alford Rusu,
Clk.

I hereby certify, that the foregoing is a true copy taken from Liber A.M., No. 289, folio 415, &c., one of the Land Records of Baltimore city.

(L.S.) In testimony whereof, I hereto set my hand and affix the seal of the Superior Court of Baltimore city this 19th day of August A.D. 1887.

Jas. Bond,
Clk.

Complainant's Exhibit B.
(Filed 10th October 1887.)

In consideration of one dollar to me in hand paid, the receipt of which is hereby acknowledged, and the covenants herein contained, I have this day agreed to sell to Joel Gutman Esq., or his assigns or legal representatives, the dwelling owned by me and known as "22, So. Eutaw street", in the city of Baltimore, for the price of nine thousand dollars, payable as follows: Four thousand dollars cash, and five thousand dollars payable at the end of one year, with interest at five per cent. per annum, payable half yearly, or all cash at the option of the purchaser.

April Term 1888.

I also agree to pay Henry W. Rogers the brokerage of 2½ per cent. on amount of sale.

The property is sold by a good title, free from all encumbrances except said —, and is to be conveyed by me by a full covenant deed, as is usual in this city and State.

Witness: -

(Signed,) G. Lloyd Rogers
(Signed,) Thos. H. Buckler,
Trustee.

I have this day agreed to purchase from Thomas H. Buckler, trustee, the above mentioned property, upon the terms and conditions in the preceding instrument mentioned.

Baltimore, July 8th, 1887. (Signed.) Joel Gutman.

Witness: - W. A. Kahn.

Defendant's Answer.
(Filed 17th, October 1887.)

Thomas H. Buckler, Trustee, vs. Joel Gutman.	In the Circuit Court of Baltimore City.

To the Honorable, the Judge of the said Court:

The answer of the defendant Joel Gutman, to the bill of complaint in the above entitled cause against him exhibited, admits the statement of facts as therein set forth, but having been advised, as matter of law, there is no power in the complainant, as surviving trustee, to sell the property therein mentioned, so as thereby to vest a good and valid title thereto in this respondent, he insists that he was justified in refusing to perform the contract for purchase of property.

Asks to be dismissed with his costs, &c.

Joel Gutman.

L. M. Reynolds
Sol. for Deft.