

MARYLAND, Sct. Queen Ann's County Orphans' Court,
Summer Term, 1860.

On application of *Julia S. Godwin* Guardian
to *John Francis Godwin* minor
to nominate and appoint two skilful and discreet persons to
view and estimate the annual value of the Real Estate of the
said minor . The Court appointed *John Brown*

& *Saml. C. Clancy* to enter on and view the same and
return an estimate thereof under their hands and seals specifying
the state of repair and annual value thereof, including any
slaves, working beasts, stock, and utensils thereon, belonging
to the said minor , and proper to be leased with the land, and
also what Dwelling Houses, Out-Houses, Orchards, Gardens,
Meadows, Inclosures, and other improvements are on the Land, and what proportion of
said Land in their estimation is in woods (they first having taken the oath hereto annexed) and make return thereof to the Court, within three months from the date hereof.

Witness *Tho. Wright* Esquire, Chief Justice of Queen Ann's
County Orphans' Court, this ninth day of June 1860.

TEST

W. A. Johnson
Register of Wills for Queen Ann's County.

You *Wm. Brown* and *Saml. C. Clancy*
do swear that you will appraise the real estate of *John Francis*
Godwin minor ; without favor or prejudice, and to the
best of your skill and judgment—So help you God.

Date 21. 1860

Queen Anne's County Sch & The foregoing valuation
January 8th 1861 was duly examined &
approved by the Court & the same ordered to be re-
cured & recorded

Cutter W. A. Johnson Esq.
for Queen Anne County

Warrant No.

Value

Bus

No. 7

To states less all salaries now or last made up

all of bus least to previous ; minor

not man of - Inscrib'd in

J. W. Williams
1890

To the Hon the Judges of the Orphans' Court of
Green Anne County -

By virtue of the au-
thority hereunto annexed and returned the subscribers
proceeded jointly to view and estimate the annual
value of the Real & Personal estate of John F. Godwin (a
minor) in the hands of Julia S. Godwin his Mother &
Legal Guardian having taken the oath in all
forms as prescribed by law in such cases -

The Real Estate of said minor consists of three
Farms all in the county aforesaid and subject to the
Dower-right of his said Mother J. S. Godwin and
which we have designated as No. 1. 2. & 3.

No. 1. is composed of several tracts or parts of tracts, called
Nottley's Delight - Dangerfield - Brother-hood & Fox Hill -
and in addition a lot of 20 acres, purchased by Henry
Godwin (father of said minor) of a certain Sam'l. Seney
lying on the north west corner of said farm -

The Improvements on this place consist of a hip-roof
frame dwelling house 18 feet wide by 40 feet long frame
Kitchen 18 by 20 and a new building 16 by 20 connecting
the two buildings aforesaid, used below as a dining room
and pantry and above for Lodging &c a Mead House
10 by 12 - Carriage House 10 by 14 - Barn 18 by 22 with a shed
on each side the whole length and at one end the whole
width - a new slate Corn house or crib 10 by 20 and an old

poultry house - all the above buildings are in good condition except the last mentioned, which is not of much value -

There is an Apple Orchard on the premises, containing between 80 & 90 Trees and said to be in good bearing condition and a young Peach orchard of about 100 trees, thrifty in appearance but not yet grown to maturity - The garden is well enclosed and also the Green yard in front with a post and plank fence - The enclosures generally are in pretty fair conditions - There is no meadow land on the place and we suppose about one fourth of the farm to be in wood & timber ~~there~~ ^{have} we have estimated annual value thereof at Three Hundred & Twenty dollars, subject to the incumbrance aforesaid, which would ^{leave} the said minors income therefore Two hundred & twelve dollars & sixty six & two threecents

No 2. is composed of a part of Porters Lodge & Brother hood and said to contain One hundred & forty six acres, and about one fourth of which is also supposed to be in wood & timber and adjoins the farm above described - The improvements hereon are a new two story frame dwelling, well finished, and adjoining the old house, which has been repaired and otherwise much improved, the kitchen is also a frame building and of the same dimensions as the others, that is 16 by 18 and seems to need undercycling and roofing - The out Houses are a new granary 16 by 18, Corn Crib 8 by 18 - Meal House 8 by 10 and a log stable 16 by 18, all are in good condition except the last mentioned which ^{needs} up-righting & a few new logs put in -

The garden has been recently enclosed with a substantial palisade and the yard by a post & plank fence - the whole place seems

in good condition and much improved -

The cost of this Farm is estimated at One hundred and fifteen dollars per annum subject to the encumbrance aforesaid leaving the said minors annual income therefrom Seventy six Dollars & sixtysix & two third cents -

No 3 - This Farm is called White Marsh Addition and is supposed to contain two hundred & sixty eight acres, nearly one fourth in wood & timber - The improvements are a one story frame dwelling (with dormer windows) 18 by 34 - a frame kitchen 18 by 20 - a meal house 14 by 16 - Barn 22 by 32, with a shed stable and corn crib attached - Carriage house 8 by 16 and an old delapidating corn house of logs, scarcely worth repairing - We recommend that the roof on the dwelling & kitchen be early repaired - The other buildings with the exception above named are all in fair condition as also the enclosures of the farm generally - There is no need now or otherwise on this place - The annual value we have estimated at Two Hundred and fifteen dollars leaving the minors income therefrom at One Hundred & forty three dollars & thirty three & a third cents -

Recapitulation -

The minors estimated annual income from real estate -

From Farm No 1 -	\$212. 66 $\frac{2}{3}$
" " 2 - - -	76. 66 $\frac{2}{3}$
" " 3 - - -	<u>143. 33$\frac{1}{3}$</u>
	<u><u>432. 66$\frac{2}{3}$</u></u>

We have also ascertained that the said minor is entitled to the following Slaves whose ages with their yearly value of such as are capable of service is placed opposite their respective names, towit -

Mary Ann	25 yrs old with two children	\$	Robert Tyrod & an infant	\$ 20 00
Harriet	22 " " with one child 4 yrs old	—	— 25. 00	
Sarah Maria	20 " " with 3 small children for rations	—	— 00. 00	
Martha	17 " " — — — —	—	— 18. 00	
Sara	17 " " — — — —	—	— 35. 00	
Joe	10 " " — — — —	—	— 10. 00	
George	7 " " rations & clothes	—	— 00. 00	
				<u>\$ 108:00</u>

Income from Real estate \$ 432:66 $\frac{2}{3}$

" " Personal " \$ 108 00
\$ 540:66 $\frac{2}{3}$ Total -

We hereby certify that the foregoing is a just & true description of the personal and real estate of the said John F. Godwin a minor and the annual value thereof made according to the best of our skill and judgment - given under our hands and seals this 31st day of Decr 1860.

J.W. Brown *Seal*

Samuel C. Cady *Seal*

605