

by deed dated October 2nd, 1886 and recorded in Liber W. I. P. No. 1, folios 563 &c., one of the Land Records of Frederick County, conveying the real estate of which that hereinafter described is a part, unto his wife, Charlotte Richardson, for life, and after her death, to his children, John A. Richardson, William H. Richardson, Jane Duppins, Marie Valentine, Charles G. Richardson, Richard Richardson, and Charlotte Richardson, the said deed to take effect upon the death of the said grantor, and whereasthe said Andrew Richardson and the said Charlotte Richardson are both now deceased and the real estate conveyed by said deed is vested in fee simple in the children therein named, and whereas the said children have caused the aforesaid real estate to be divided by survey into seven parcels for the purpose of partition and Lot No.1 hereinafter described has been assigned to the said John A. Richardson and Lot No. 2 hereinafter described to the said Charles G. Richardson, by mutual agreement, and whereas the said John A. Richardson has agreed in consideration of natural love and affection to convey the said Lot No. 1 to the said Charles G. Richardson, Now, therefore, in consideration of the premises, and of the relinquishment by the said Charles G. Richardson and the said John A. Richardson of all their right, title and interest in and to all the remaining lots or sub-divisions of the aforesaid real estate, and in consideration of natural love and affection on the part of the said John A. Richardson, and in further consideration of the sum of One Dollar, the receipt whereof is hereby acknowledged, we, the said John A. Richardson, and Elizabeth Richardson, his wife, William H. Richardson, and Emma Richardson, his wife, Richard Richardson and Rose Richardson, his wife, Jane Duppins and Singleton Duppins, her husband, Maria Valentine, and Charlotte Richardson, do grant unto the said Charles G. Richardson, of Frederick County, Maryland, all our right, title, and interest and estate in and to all those two lots or parcels of land, situate, lying and being in Frederick County, in the State of Maryland, designated, respectively, as Lot No. 1 and Lot No. 2, in a survey of the aforesaid real estate made by William R. Curry on the 16th day of November, 1896, being parts of a tract of land called "Downey's Lot" and parts of the tract containing Three acres, One rood, and Thirteen square perches of land conveyed to Andrew Richardson from John Downey and wife by dated October 16th, 1860, Beginning for the aforesaid lot No. 1, at a stone planted for a corner between the said Andrew Richardson and Elhanan W. Urner on a line of William W. Boone's land and running North Forty-one and a half degrees East Thirteen perches to a stone; North Forty-three degrees West Eight & 76/100 perches to a stone; South Forty-seven and a quarter degrees West Fourteen perches to a stone; South Forty-nine degrees East Nine & 92/100 perches to the beginning, containing 126 square perches of land, more or less; and Beginning for the aforesaid Lot No. 2 at a stone planted at the end of the second line of Lot No. 1 and running North Forty-seven and a quarter degrees West Six and a half perches to a stone; South Forty-three degrees East Eight and 2/10 perches to a stone; South Forty-one and a half degrees West Six & 56/100 perches to a stone; North Forty-three degrees West Eight and 76/100 perches to the beginning, containing 56 square perches of land, more or less; both of said lots being parts of the real estate described in the aforesaid deeds as recorded among the Land Records of Frederick County.

Witness our hands and seals.

Test:-

H. Brenneisen

W. McKelvey

W. H. Sterritt

his  
Richard x Richardson (SEAL)  
mark  
Rose Richardson (SEAL)  
her  
Jane x Duppins (SEAL)  
mark his  
Singleton x Duppins (SEAL)  
mark  
Maria Valentine (SEAL)  
Charlottie Richardson (SEAL)  
his  
John A. x Richardson (SEAL)  
mark  
Elizabeth Richardson (SEAL)  
William H. Richardson (SEAL)  
Emma Richardson (SEAL)