

1923, and recorded in Liber No. 343, folio 427, one of the Land Records of Frederick County; and

Whereas the children of the said George S. Allnutt have agreed to sell all of their right, title, interest and estate in the hereinafter described real estate, subject however to the rights of the Citizens National Bank of Frederick under its mortgage lien, to Parsons Newman of Frederick City, Frederick County, Maryland, at and for the sum of Three Thousand Dollars, subject however to the approval of the Circuit Court for Frederick County, sitting as a Court of Equity; Now Therefore This Agreement

WITNESSETH: That subject to the confirmation of this sale by the Circuit Court for Frederick County, sitting as a Court of Equity, the said parties of the first part do hereby agree to sell unto the party of the second part, and the said party of the second part does hereby agree to purchase from the parties of the first part, all their right, title, interest and estate in and to all that tract or parcel of land situated in Buckeystown District, in Frederick County, Maryland, called "The Manor Farm", being part of "Carroll Manor" and of "The Resurvey on Fox Hall", containing One Hundred and Eighty Seven Acres, Two Roods and Thirty Four Square Perches of land, more or less, and being the same real estate which was conveyed to the said George S. Allnutt by Richard S. J. Dutrow et al. by deed dated April 1, 1915, and recorded in Liber H. W. B. No. 312, folio 256, one of the Land Records for Frederick County, at and for the sum of Three Thousand Dollars (\$3,000.00), which amount the party of the second part agrees to pay to a trustee to be appointed by the Circuit Court for Frederick County, sitting as a Court of Equity, upon the execution and delivery to the party of the second part of a deed conveying to him all of the right, title, interest and estate of the parties of the first part in and to the real estate hereinbefore described.

It is further agreed that the parties of the first part shall cause to be instituted in the Circuit Court for Frederick County, without unreasonable delay, appropriate proceedings to procure the confirmation of this Contract of Sale, and that upon the approval thereof by the said Circuit Court for Frederick County, sitting as a Court of Equity, and upon the payment of the whole of the purchase money, the said parties of the first part hereby agree to convey their interest in said real estate, together with such trustee or trustees as the Court may appoint, to the party of the second part, or to such person or persons as he may designate.

It is further agreed by and between the parties hereto that the costs of conveyancing, including United States Revenue Stamps, State of Maryland Relief Stamps and Filing Fee, shall be borne by the parties of the first part.

Witness the signatures of the parties of the first part and the signature of the party of the second part:

Witness: Elizabeth Fry  
Elizabeth Fry  
Norman J. Denlinger  
Elizabeth Fry  
  
Marie Kuhn  
Marie Kuhn  
Lillian M. Williams  
Lillian M. Williams  
Gwendolyn E. Lloyd  
  
Dorothea M. Summers

William T. Allnutt (SEAL)  
Helen R. Allnutt (SEAL)  
Catherine V. Allnutt (SEAL)  
William T. Allnutt (SEAL)  
Next friend of and for and on  
behalf of Frances E. Allnutt.  
Georgia A. Oyler (SEAL)  
Raymond Oyler (SEAL)  
Mary A. Logan (SEAL)  
Martin J. Logan (SEAL)  
Elizabeth Allnutt (SEAL)  
Parties of the First Part.  
  
Parsons Newman (SEAL)  
Party of the Second Part.

Filed November 18, 1938.