

Being all and the same real estate which was conveyed unto Charles B. Groff and Emma C. Groff, his wife, by J. Franklin Thomas, et. al., by deed dated March 19, 1912, and recorded in Liber H.W.B. No. 300, folio 223, one of the Land Records of the County aforesaid, title to which said real estate vested absolutely in the said Emma C. Groff by right of survivorship upon the death of the said Charles B. Groff, which occurred on or about the 11th day of December, 1936.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining, and especially the right of use of the 16 foot alley in the rear of the lot herein conveyed in common with all other lots binding thereon.

SECOND: All the following described lots or parcels of land situate, lying and being on East side of Trail Avenue (formerly East Avenue) in Frederick City, Frederick County, in the State of Maryland, and more particularly described as follows:

(A) All that lot or parcel of land, improved by a brick dwelling house known as No. 716 Trail Avenue aforesaid, beginning for the same at a point on the east side of said Avenue, said point being at the southwest corner of Lot No. 16 in Block No. 9 as indicated on the Plat of the Frederick City Manufacturing and Development Company's Northwest Addition to Frederick, recorded in Liber W.I.P. No. 13, folio 335, one of the Land Records of the County aforesaid, and running thence by and with the South side of Lot No. 16, South $72\frac{1}{4}^{\circ}$ East 130 feet to the west side of a twenty foot alley, thence by and with the same North $27\frac{3}{4}^{\circ}$ East 19.7 feet; thence North $72\frac{1}{4}^{\circ}$ West and through the middle of the joint party wall dividing the dwelling house on the lot hereby conveyed from the dwelling house adjoining on the North, 130 feet to the east side of Trail Avenue, thence by and with the same South $27\frac{3}{4}^{\circ}$ West 19.7 feet to the beginning.

(B) All that lot or parcel of land improved by a brick dwelling house known as No. 718 Trail Avenue, beginning for the same at a point on the east side of Trail Avenue, said point being at the end of 19.7 feet on a line drawn North $27\frac{3}{4}^{\circ}$ East from the Southwest corner of Lot No. 16, in Block No. 9 as shown on the Plat of the Frederick