

"EXHIBIT NO. 1"

At the request of Emma C. Groff, et. al., the following Deed is received for record and recorded Sept. 9, 1946, at 3:55 o'clock P.M.

State of Md.
\$12.00
Recordation Tax

Test: Ellis C. Wachter, Clerk.

U.S. Internal
\$13.20
Revenue Stamp

THIS DEED, made this 7th day of September, in the year nineteen hundred and forty-six, by me, May R. Ogle (widow) adult resident of Frederick County, Maryland.

WITNESSETH: That for and in consideration of the sum of Ten Dollars, and other good and valuable money consideration, cash in in hand paid unto me, the receipt of which is hereby acknowledged, I, the said May R. Ogle, do hereby grant and convey unto Emma C. Groff and Eloise K. Groff, her daughter, as joint tenants and to the survivor of them, and not as tenants in common, all that lot or parcel of ground situated, lying and being on the North side of East Second Street in Frederick City, Frederick County, Maryland, and fronting on the North side of said Street, 31 feet, more or less, and running back of an even width for depth in a northerly direction to an alley at the rear of said lot, together with the right to use said alley, in common with the other owners of lots abutting thereon, and also the right to use the divisional wall between the property hereby conveyed and the property adjoining on the East. The property herein conveyed being the Western half of Lot No. 295, on the Plat of Fredericktown, and improved with a dwelling house now known and designated as No. 221 on said Street.

And being the same real estate conveyed by Marion Olga Moser, and Harold E. Moser, her husband, George W. Ogle and Anna M. Ogle; his wife, et. al. children and heirs at law of Archie W. Ogle, deceased, to May R. Ogle, by deed dated February 6, 1937, and recorded in Liber No. 406, folio 338 &c., one of the land records of Frederick County, Maryland; as by reference to said deed will more fully appear.

TO HAVE AND TO HOLD the above-described real estate, together with the buildings and improvements thereon and all the rights, ways, and appurtenances thereunto belonging or appertaining, unto the said Emma C. Groff, and Eloise K. Groff, her daughter; as joint tenants and to the survivor of them; and not as tenants in common, their heirs and assigns; forever, in fee simple.