

"EXHIBIT "A"

This contract of sale of real estate, made this 25th day of March, 1948, by and between J. Austin Younkins, Trustee, and J. Austin Younkins, individually, vendors, and Henry A. Conway, purchaser, both of Frederick County, Maryland, witnesseth:

That said vendors do hereby sell unto said purchaser and said purchaser hereby buys from said vendors, all that farm containing 96 acres of land, more or less, located about three miles West of Middletown, and known as the John R. Younkins Farm, and also a small tract purchased from the Castles, furnishing an entrance to said farm, upon the following terms and conditions:

1. The full purchase price for said real estate is forty-seven hundred ~~sixty~~ and fifty dollars for the farm, and one hundred and fifty dollars for the small tract.
2. The payments for said purchase price are to be made as follows: - \$400.00 before the execution of this contract, and the balance upon the ratification of said sale by the Court.
3. The vendor agrees to take a first purchase money mortgage for \$3,500.00, as part of the balance to be paid upon the ratification of said sale.
4. That possession of said real estate upon the execution of this contract.
5. That the taxes to be paid by vendor to January 1, 1948.
6. That costs of conveyancing to be paid by the purchaser.

our
witness my hands and seals.

J. Austin Younkins (SEAL)
J. Austin Younkins Trustee

J. Austin Younkins (SEAL)
J. Austin Younkins, Vendors

Henry A. Conway (SEAL)
Henry A. Conway, Purchaser.

[Signature]
Witness.

Filed April 6, 1948