

Frederick, Maryland.

July 19, 1941.

TRUSTEES' SALE  
OF  
VALUABLE FREDERICK COUNTY  
FARM AND WOODLOT

By virtue of a decree of the Circuit Court for Frederick County, in Equity, (No. 14,379), the undersigned Trustees will offer for sale at Public Auction, at the Court House Door in Frederick, Md., on

SATURDAY, JULY 19, 1941.

At 11 O'clock A. M.,

the following described Real Estate:

1. The farm known as Urmont, containing 143 acres of land, more or less, situated in Linganore District in Frederick County, Maryland, adjoining the lands of F. Loraine Simpson, Guy Baker, the estate of Henry Appleby, deceased, and others, and intersected by the Coppermine Road near its junction with State Highway Route 31, and adjacent to the public road leading from Route 31 to Clemsonville, and being the farm occupied for many years by Jesse E. Clary, owner of an undivided one-fourth interest therein, and by his wife, Laura N. Clary, devisee for her life of an undivided three-fourths interest therein, under the will of her father, Jonas Urner, deceased. Certified copies of his will and of the title deeds for the farm are filed as exhibits in said Equity cause No. 14,379. The decree excepts two parcels of land, aggregating 2 and  $\frac{3}{4}$  acres, on the eastern margin of the farm, which were conveyed by deeds evidenced by exhibits 14 and 15 in said proceeding.

The farm includes about ten acres of woodland and about ten acres of pasture land, the remainder of the available acreage being arable. The property is well located and adapted for development as a dairy farm.

The improvements consist of a two-story brick dwelling house, a bank barn, hog pen, chicken house and other outbuildings. There are four rooms on the first floor of the dwelling, and five, including a bathroom, on the second floor. Near the house is a deep and never-failing well, from which water is supplied by wind-pump, to the kitchen, bathroom and barn.

2. A ten-acre woodlot, which is situated in Woodville District in Frederick County, on a road connecting with the nearby Fritztown Road, about 5 miles from Unionville and  $1\frac{1}{2}$  miles from Harrisville, and is adjacent to the lands of Norman Chaney, Mrs. Mehrle Hahn, A. S. Tabler and others. The lot is thickly wooded. The trees on it are chiefly oak and of moderate size, but it has some heavy timber. The outlines of the lot are described in the deed from George W. Dudderar Executor of Samuel Eury, to Jonas Urner, dated May 4th, 1865, and recorded in Liber J. W. L. C., No. 2, folio 588, one of the Land Records of Frederick County.

Terms of Sale: One-half of the purchase money to be paid in cash on ratification of the sale, the residue in six months from day of sale, the purchaser giving his note with approved security and bearing interest from date of sale, or all cash at the option of the purchaser. A deposit of \$500 will be required from the purchaser of the farm, and \$50 from the purchaser of the woodlot, at the time of sale. State and County taxes will be adjusted as of the date of sale, and conveyancing costs and revenue stamps will be at the expense of the respective purchasers of the properties, who will be entitled to possession on ratification of the sale and compliance with its terms.

HAMMOND URNER,  
JACOB ROHRBACK,  
Trustees

d6-25xd7-2,9,16

We hereby acknowledge that we have on this date purchased at public sale from Hammond Urner and Jacob Rohrback, Trustees in No. 14,379 Equity, the farm known as Urmont, situated in Linganore District, containing 143 acres, more or less, as described in the annexed advertisement, for the sum of Three Thousand, and One Hundred Hundred, and thirty Dollars, (\$3130.60), and upon the terms of sale set forth therein which which we obligate ourselves to comply.

We also agree to pay all costs of conveyancing and U.S. Revenue Stamps.

Edwin R. Hunt  
Paul R. Hunt

We hereby acknowledge that we have on this date purchased at public sale from Hammond Urner and Jacob Rohrback, Trustees in No. 14,379 Equity, the 10 acre woodlot, as described in the annexed advertisement, for the sum of one hundred Dollars, (\$100.00), and upon the terms of sale set forth therein, which which we obligate ourselves to comply.

We also agree to pay all costs of conveyancing and U.S. Revenue Stamps.

Guy E. Baker  
Paul E. Baker

Witness as to above: .

Edwin R. Hunt, Jr.

Filed July 23, 1941