

"EXHIBIT NO. 1"

At the request of Bernard A. Winkel;  
the following Deed is received for  
record and recorded Sept. 11, 1931  
at 3.55 o'clock P.M.

Test: Eli G. Haugh, Clerk

T H I S D E E D, made this 11th day of September in the year  
1931, by me, H. Kieffer DeLauter, Trustee, witnesseth;  
Whereas by an order and decree of the Circuit Court for Freder-  
ick County, sitting as a Court of Equity, passed by said Court  
on the 11th day of September; in the year 1931, in a cause  
pending in said Court wherein a certain Bernard A. Winkel, was  
petitioner, and Marian I. Winkel, his wife, was respondent, and  
being No. 11,102 Equity on the Equity Docket of said Court, the  
said court did appoint H. Kieffer DeLauter, trustee to execute  
a deed of the property known in said proceedings as the Shorter  
property, to the petitioner Bernard A. Winkel, in accordance  
with a previous judgment and decree of the said Court passed there-  
in on May 23, 1925,  
Now therefore in consideration of the premises and the payment  
of one dollar the receipt whereof is hereby acknowledged, I, the  
said H. Kieffer DeLauter, Trustee, do hereby grant and convey in  
fee simple, unto Bernard A. Winkel, the petitioner, all the right,  
title, interest and estate, both at law and in Equity, which a  
certain Rufus B. Shorter and Geneva H. Shorter, his wife, had and  
possessed in and to the hereinafter described real estate at the  
time of the making and delivery of the deed from them to the said  
Marion I. Winkle for said property, and also all the right, title  
interest and estate, at law and in equity, of the said Marian I.  
Winkel, by virtue of said deed from Shorter and wife, in and to  
the same, that is to say in and to all that lot of ground situate,  
lying and being on the north side of West Patrick Street, in  
Frederick City, Maryland, which John J. Topper, George F. Topper  
and Maud O. Topper conveyed by deed dated December 18, 1920, unto