

"EXHIBIT "A"

THIS CONTRACT OF SALE, Made this 19~~th~~ day of December, 1958, by and between Alice Hetzel Frailey, individually, and as guardian for Carl William Crist and Marjorie Edna Crist, being hereinafter referred to as the Sellers, and William H. Carr and Chata I. Carr, his wife, hereinafter referred to as the Buyers, WITNESSETH:

That the Sellers hereby agree to sell and the Buyers hereby agree to purchase all of that real estate as described and conveyed in the deed dated August 1, 1955 and recorded in Liber 549, Folio 541, one of the Land Records of Frederick County, said deed being from Thomas J. Frailey and wife. This agreement being subject to the following terms and conditions:

(1) That this agreement shall be subject to the approval of the Circuit Court for Frederick County in No. 18,449 Equity.

(2) That the price to be paid is Thirty-Five Thousand Dollars (\$35,000.00), with One Thousand Dollars (\$1,000.00) down payment being received, with the Sellers signatures hereto being a receipt for said payment, and if the said sale is not approved by the Circuit Court as aforesaid, and/or if the Sellers are unable to deliver unto the Buyers a good, marketable, unencumbered, fee simple title to said real estate, then the down payment shall be returned and this contract shall be null and void.

(3) Possession of the property will be given at any time during the month of January.

(4) Final settlement shall be made on ~~February~~ ^{MARCH} 1, 1959 at the office of Edward D. Storm, Attorney. A.H.F.

(5) Sellers will pay for the Federal stamps and the preparation of the deed, and the Buyers shall pay all other expenses.

(6) Sellers shall keep the property insured as at present and upon any loss suffered by the property from fire or other insured hazard, the proceeds of such insurance shall be payable to the Buyers and the Buyers shall be liable for the full purchase price under this agreement.