

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, we, the said James M. French and Mary Jane French, his wife, do hereby grant and convey in fee simple unto The Bank of Brunswick, a body corporate, its successors and assigns, all that lot or parcel of ground situate, lying and being in the Village of Point of Rocks, Buckeystown Election District, Frederick County, Maryland, known as the "Tingstrum Lot", beginning for the same on the west side of the public road leading from Point of Rocks to Frederick, and at the end of the first line of a deed from E. L. DeLashmutt, Tax Collector, to Philip McLaughran, dated July 28, 1847, and recorded in Liber W.B.T. No. 5, folio 296, one of the Land Records of Frederick County, and running thence by and with the lines of said deed two courses and distances, to-wit: South 33° West 5.1 perches, thence North 55½° West 15½ perches, thence North 39¼° East 5.4 perches to the end of the 3rd line of Lots No. 9 and 10 conveyed by Casper Mantz, Trustee, to Philip McLaughran by deed dated March 3, 1857, and recorded in Liber E.S. No. 9, folio 335, one of the Land Records of Frederick County, thence by and with the 4th line of said deed, South 50¼° East 15.05 perches to the beginning, containing 1/2 acre, more or less.

Being all and the same real estate which was conveyed unto James F. French and Ethel V. French, his wife, by Sarah E. Fry and Edward F. Fry, et. vir., by deed dated September 30, 1920, and recorded in Liber No. 333, folio 250, one of the Land Records of Frederick County, title to which said real estate vested absolutely in the said Ethel V. French by virtue of the right of survivorship upon the death of the said James F. French, which occurred on or about the 5th day of April, 1934.

And being also the same real estate devised by the Last Will and Testament of Ethel V. French, dated September 2, 1942, and recorded in Liber T.M.E. No. 1, folio 154, one of the Will Records of the County aforesaid, unto the said James M. French and Ruth E. French, as joint tenants and not as tenants in common, full and complete title to which said real estate vested absolutely in the said James M. French upon the death of the said Ruth E. French, which occurred on or about the 21st day of August, 1955, the said James M. French having been described in said Will as James F. French.