

THIS CONTRACT OF SALE, made this 14th day of April, 1960, by and between George W. Davis, Jr., Trustee under the Last Will and Testament of George Wallace Davis, deceased, the trust being administered in the Orphans Court of Philadelphia County, State of Pennsylvania and being No. 3114 of 1942, hereinafter called Seller, and Harry C. Burdette and Myrtle Irene Burdette, his wife, hereinafter called Purchasers.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the Seller does hereby bargain and sell unto the Purchasers and the Purchasers do hereby purchase of and from the Seller all the following described real estate, upon the following terms, conditions and limitations, to-wit:

FIRST: The real estate herein sold is all those lots, pieces or parcels of land containing approximately 263 acres, more or less, situate, lying and being in Frederick County, State of Maryland, of which the said George Wallace Davis died seized and possessed, and which by his Last Will and Testament bearing date on the 15th day of December, 1939, and admitted to probate and filed for record in the office of the Register of Wills in the County of Philadelphia in the Commonwealth of Pennsylvania on the 13th day of May, 1941, and recorded in Wills Book No. 232, Folio 354, etc., a certified copy of which is recorded in the office of the Register of Wills for Frederick County, Maryland, in Liber B.L.L. No. 1, Folio 267, was devised to the said George W. Davis, Jr., as trustee.

SECOND: The purchase price shall be the sum of Eighty-five Thousand Dollars (\$85,000.00), of which sum Four Thousand, Two Hundred Fifty Dollars (\$4,250.00) is paid simultaneously with the execution of this Contract of Sale and the balance shall be paid at the time of settlement.

THIRD: All of the parties hereto understand and agree that the sale of the above described property by the said Trustee will require proceedings in the Circuit Court for Frederick County, sitting as a Court of Equity, and that it is necessary that the said Court authorize and approve the sale hereby made in order for the said Trustee to be empowered to sell and for the said Purchasers to obtain a good and marketable title to the said farm. It is anticipated that the said authorization and approval may be obtained on or before the first day of August, 1960. Settlement shall be made hereunder promptly after the ratification of said sale by the Circuit Court for Frederick County and in accordance with the terms of the Decree in the said Equity proceeding.