

LIBER 641 PAGE 503
LIBER 21 PAGE 123

NO. 19866 EQUITY
EXHIBIT "A"

Recorded Aug. 24, 1960 at 2:50 P. M.

Filed Nov. 14, 1961

THIS LAND INSTALLMENT CONTRACT, made this 24th day of August, 1960, by and between Clarence H. Dean and Florence E. Dean, his wife, hereinafter called Sellers, who reside at and whose Post Office Address is Doubs, Maryland, and Herbert A. Johnson and Lorraine A. Johnson, his wife, hereinafter called Purchasers, who reside at and whose Post Office Address is Point of Rocks, Maryland.

W I T N E S S E T H: That for and in consideration of the premises and the mutual stipulations and agreements hereinafter contained, the Sellers do hereby bargain and sell unto the Purchasers and the Purchasers do hereby purchase of and from the Sellers all the following described real estate upon the following terms, conditions and limitations, to-wit:

FIRST: The property herein bargained and sold is all that parcel of land situate, lying and being in Buckeystown District, Frederick County, Maryland, and more particularly described as follows: BEGINNING at a point of intersection of the State Road leading from Doubs to Point of Rocks with the east margin of the now abandoned county road, said point being located at the end of the 1st or north 44° 15' west 160 foot line of the 13-3/4 acre parcel of land described in the deed from Charles W. Ranneberger, et al., Executors, to Clarence H. Dean and Florence E. Dean, his wife, dated February 23, 1956 and recorded in Liber No. 560, Folio 137, one of the Land Records of Frederick County, and running thence with the outlines thereof, (1) north 36° 30' east 160 feet, more or less, to a point in the State Road (Doubs to Frederick), thence with the road, (2) north 3½° west 630 feet, (3) south 56° west 935.5 feet, (4) south 04° east 344.8 feet, thence with the south side of the County Road aforesaid, (5): 225 feet, more or less, to the "Mountain Creek" and with same, (6) 60 feet, more or less, to the northwest corner of a lot conveyed to B. E. Green, et al., by Emmett Q. Hickman by deed dated March 22, 1951 and recorded in Liber No. 491, Folio 199, one of the Land Records aforesaid, thence with the north boundary thereof, (7) north 64° 10' west 260 feet, more or less, thence with part of the 9th or south 10° 20' east 230 foot line of the aforesaid 13-3/4 acre parcel, (8) south 10° 20' east 60 feet, more or less, to the center line of the County Road aforesaid, thence by 3 lines of division, (9) north 38° 40' east 265 feet, more or less, to a spike driven in the Doubs to Point of Rocks State Road, (10) north 38° 40' east 20 feet to the northeast margin thereof, (11) south 44° 15' east 20 feet to the first mentioned place of beginning, containing 10½ acres, more or less, being a part of the real estate heretofore conveyed unto Clarence H. Dean and Florence E. Dean, his wife, the Sellers herein, by Charles W. Ranneberger, et al., Executors, by deed dated February 25, 1956 and recorded in Liber No. 560, Folio 137, one