

No. 20064 Equity  
Exhibit No. 3  
Filed March 1, 1963

Herbert L. Rollins, Esquire  
H. Reese Shoemaker, Jr., Esquire  
Trustees in No. 20064 Equity  
In the Circuit Court for  
Frederick County

Gentlemen:

We hereby offer to purchase from you all the real estate described in your advertisement of public sale in the above captioned cause as Parcels No. 1 and 2 on the annexed advertisement of Trustee's Sale, at and for the sum of Three Thousand Dollars (\$3,000.00).

We understand that your acceptance of this offer is subject to approval by the Circuit Court for Frederick County, and we tender herewith as evidence of our good faith and as part payment on the purchase price, the sum of Two Hundred Dollars (\$200.00) in cash.

We are prepared to enter into a firm contract of purchase for this property if and when you are authorized by the Court to accept this offer.

WITNESS our hands and seals this 28<sup>th</sup> day of February 1963.

*Chester F. Kerns* (SEAL)  
Chester F. Kerns

*Betty Ann Kerns* (SEAL)  
Betty Ann Kerns

Witness:

*Calvin S. Lohr*  
Calvin S. Lohr

## TRUSTEE'S SALE

### OF REAL ESTATE

Proceeding to a Decree passed on the 21st day of November, 1962, by the Circuit Court for Frederick County, Maryland, in a cause wherein Edna J. Boushager and J. Morgan Boushager, her husband, et al., are the Complainants, and Charles Raymond Reed and Pauline Rebecca Reed, his wife, et al., are the Defendants, being No. 20,064 Equity on the docket of said Court, the undersigned Trustees will offer at public sale on the premises near Thurmont, Maryland, as

**SATURDAY, DECEMBER 29, 1962**

AT 11:00 A. M.

all of the following described three (3) parcels or tracts of real estate situate, lying and being on the East side of Old U. S. Route 15, about one mile south of Thurmont in Frederick County, Maryland, and adjacent to the Shangri La Motel, to-wit:

Parcel No. 1—All that lot or parcel of land described in a deed from Frank W. Fralry and Ida M. Fralry, his wife, to Charles E. Reed, dated July 18, 1927, containing approximately 1.25 acres, more or less. For title reference see Liber 278, folio 482. This real estate is improved with an eight (8) room two-story frame dwelling house, with metal roof and asbestos shingle siding. There is also an excellent well of water on the premises.

Parcel No. 2—All that lot or parcel of land described in a deed from Lester E. Birely and Elmer L. Birely, his wife, to Charles E. Reed, dated August 2, 1927, containing 3 acres, 1 rood and 2 square perches of land, more or less. For title reference see Liber 278, folio 482. This real estate is improved with the said Charles E. Reed, et al., conveyed to Charles Raymond Reed, et al., by deed dated October 16, 1946, and recorded in Liber 405, folio 122.

Parcel No. 3—All that lot or parcel of unimproved woodland, containing 21 acres of land, more or less, described in a deed from William J. Stover, et al., to Charles E. Reed, dated February 12, 1948, and recorded in Liber 405, folio 482.

Parcels No. 1 and 2 will be offered, first, separately, and in one entirety.

TERMS OF SALE: A deposit of 20% of the purchase price is made by balance upon ratification by the Court or upon completion. All costs of conveyancing, including both Federal and State revenue stamps, to be borne by the purchaser or purchasers. All taxes and public charges to be adjusted at the time of settlement.

**HERBERT L. ROLLINS**

**H. REESE SHOEMAKER, JR., Trustees**

**MATHIAS AND MATHIAS, Attorneys**

**EMERENT E. BOWLER, Auctioneer**

Filed March 1, 1963