



THIS AGREEMENT made and executed in duplicate this 15th day of ~~February~~ ^{March}, 1965, by and between Mary A. Culler, widow, John M. Culler, Jr. and Mary Ruth Culler, his wife, hereinafter called "Vendors" and Norman E. Ray and Anna L. Ray, his wife, hereinafter called "Vendees".

WITNESSETH: That for and in consideration of the mutual stipulations and agreements herein contained, and subject to the specific condition hereinafter contained, the Vendors do hereby sell and the said Vendees do hereby buy of and from the said Vendors, all that lot or parcel of ground situated on West Patrick Street, in Frederick, Maryland, the improvements thereon being known as No. 319-A and 321 West Patrick Street, and being part of the same real estate devised and bequeathed unto the Vendors by the Will of John M. Culler, as will appear by reference to said Will.

TOGETHER with all the buildings and improvements thereon and all the rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

IT IS UNDERSTOOD AND AGREED by and between the parties hereto that the terms and conditions of this contract are contingent and dependent upon the ratification of the sale herein made by the Circuit Court for Frederick County, in a cause therein pending in which the Vendors are complainants and John M. Culler, III and Patricia Ann Culler, are respondents.

The price of the said property is the sum of \$9,000.00, of which the said Vendees have paid the sum of \$900.00 upon the execution hereof, the receipt of which is acknowledged; the balance of \$8100.00 to be paid upon the final ratification of the sale as hereinabove set forth.

IT IS UNDERSTOOD AND AGREED by and between the parties hereto that a deed conveying a good and merchantable, fee simple title to the Vendees, free and clear of all liens and encumbrances,