

AGREEMENT OF SALE

THIS AGREEMENT OF SALE, Made this 6th day of August, 1965, by and between M. FRANCIS KLINE and JAMES I. RIMLER, TRUSTEES under Deed of Trust for Benefit of Creditors of T. Edgie Russell General Contractor, Inc. Sellers, and ROY C. ROMSBURG AND PAUL L. ROMSBURG, Buyers.

Witnesseth, that the Sellers do hereby bargain and sell unto the said Buyers and the latter do hereby purchase from the former the following described property, situate and lying in the County of Frederick, West Seventh Street Pike, Tuscarora Election District, being an unimproved parcel of the real property as is more particularly described in a Deed dated November 6, 1959, of record in the Land Records of Frederick County, Liber 630, Folio 372, and containing six acres more or less, in fee simple, at and for the price of Sixteen Thousand Two Hundred Fifty Dollars (\$16,250.00), Twenty Five Hundred Dollars (\$2,500.00) of which has been paid prior to the signing hereof, and the balance to be paid at the time of settlement.

The sale is subject to the approval of and usual ratification by the Circuit Court for Frederick County, and if such approval and ratification shall not be obtained, then this Contract of Sale shall be null and void and the Sellers shall return to the Buyers the deposit of Twenty Five Hundred Dollars (\$2,500.00).

Settlement is to be made within thirty days from the date of this Contract or upon ratification of this sale by the Circuit Court for Frederick County, whichever is later.

AND upon settlement as above provided, a deed for the property containing covenants of special warranty and further assurance shall be executed at the Buyer's expense by the Sellers, which shall convey the property to the Buyers. Title to be good and merchantable, free of liens and encumbrances except as specified herein and except: Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded