

LIBER 775 PAGE 454
LIBER 28

NO. 21,983 Equity
Exhibit 10

Recorded November 20, 1967 at 10:15 o'clk A. M.

THIS CONFIRMATORY DEED, made this 18th day of November, 1967, by Charles M. Plunkert and Dorothy K. Plunkert, his wife, of Frederick County, State of Maryland.

WHEREAS, the hereinafter described real estate was conveyed, or intended to have been conveyed, by the said Charles M. Plunkert and Dorothy K. Plunkert, his wife, to Howard T. Perkins, Jr. and Betty Catherine Perkins, his wife, by deed dated September 1, 1966, and recorded in Liber No. 754, Folio 146, one of the Land Records of Frederick County, and

WHEREAS, at the time of said conveyance, there was no metes and bounds description for said real estate, and for the purpose of confirming unto the said Howard T. Perkins, Jr. and Betty Catherine Perkins, his wife, the title and estate in said property by the said deed intended to be conveyed, these presents are executed.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the premises and of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the said Charles M. Plunkert and Dorothy K. Plunkert, his wife, do hereby grant, convey and confirm unto the said Howard T. Perkins, Jr. and Betty Catherine Perkins, his wife, as tenants by the entireties, in fee simple, all that lot or parcel of land situate, lying and being in Lewistown Election District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING for the same at a point on the center line of Mountaindale Road at the point of beginning of the land conveyed by Charles M. Plunkert and wife to Howard T. Perkins, Jr. and wife, by deed dated September 1, 1966, and recorded in Liber No. 754, Folio 146, one of the Land Records of Frederick County, thence as now surveyed by D. K. Sutcliffe & Associates, Surveyors and Engineers, and running and binding reversely on the outlines of said land, the following seven courses and distances, (1) north 33° 40' 20" west 154.09 feet to a fence post found set in the ground, (2) south 64° 59' 21" west 192.94 feet to an iron pipe found set in the ground, (3) south 30° 40' 22" east 151.43 feet to a point on said center line, thence running and binding on said road the following four courses and distances, (4) north 73° 27' 18" east 24.64 feet to a point on said center line, (5) north 66° 43' 25" east 92.41 feet to a point on said center line, (6) north 63° 08' 14"

LAW OFFICES OF STORM & STORM, FREDERICK, MARYLAND

Receipt No. 247871