

Deed  
Commission  
July 29,

BOOK 33 307

EXHIBIT N to Amendment to Bill  
for Partition

BOOK 840 PAGE 47

31.7

Recorded January 19, 1971 at 8:30 o'clock A.M.

THIS DEED, made this 12 day of JANUARY, in the  
year Nineteen Hundred and Seventy, by <sup>ONE</sup> Allen Baer  
1800 North Charles Street, Baltimore City, Baltimore County, State of Maryland

AMB

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and  
other good and valuable considerations, the receipt of which is hereby acknowledged, we,  
the said Allen Baer

CLERK

do hereby grant and convey all our right, title and interest, unto Liganore Corporation,  
its successors and assigns, in and to all those pieces or parcels of land situate, lying  
and being in Now Market District, Frederick County, Maryland, and more particularly  
described in one general outline as follows:

TAX \$ 1.16  
REC. # 288256  
STATE PROPERTY TRANSFER

Beginning at the end of the second line of a deed from Henry Wood to William Devan,  
dated August 31, 1813, and recorded in Liber W.R. No. 45, folio 408, one of the Land  
Records of Frederick County, said point being also at the end of the second line of a  
deed from Lester E. Boleyn and wife to the grantees herein, dated June 24, 1944, and  
recorded in Liber No. 442, folio 411, one of the Land Records of Frederick County, and  
running thence by and with the third, fourth, fifth, sixth and seventh lines of the  
deed from Henry Wood to William Devan as follows: North 31<sup>1</sup>/<sub>2</sub>° West 20 perches, North 31°  
East 32 perches, North 29<sup>1</sup>/<sub>2</sub>° West 14 perches, South 58° West 38 perches, South 21° East  
60 perches to the beginning point in the deed from Henry Wood to William Devan aforesaid,  
thence by and with the third line reversed of the deed from Lester E. Boleyn and wife to  
the grantees herein, North 21-3/4° East 14.6 perches to the place of beginning, containing  
7<sup>1</sup>/<sub>2</sub> acres, more or less.

Being all and the same real estate conveyed unto John Covell by two deeds, one from  
Joshua Covell and wife, dated April 19, 1860, and recorded in Liber B.G.F. No. 5, folio  
500, one of the Land Records of Frederick County, conveying a tract containing 4<sup>1</sup>/<sub>2</sub> acres,  
and the other from Daniel H. Routzahn, Collector, dated January 14, 1888, and recorded in  
Liber W.I.P. No. 4, folio 686, one of the Land Records of Frederick County, conveying a  
tract containing 3 acres, more or less.

Being all and the same real estate of which the said John Covell died seized and  
possessed, intestate, about 1900, leaving surviving him as his heirs at law, a son,  
John P. Covell, and three daughters, Louisa Null, Ellen Sheets and Annie Snyder; the said  
John P. Covell having departed this life about 1929 leaving no widow or children surviving;  
the said Louisa Null having departed this life about 1940, survived by the following  
children: Mary Crampton, Grace Gilbert, Elsie Castle, Aita Cline, James Null, Jerome Null

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