

the said Jack M. Kling and Shirley B. Kling, his wife, do hereby grant and convey in fee simple unto Delbert Piper and Marcelene H. Piper, his wife, as tenants by the entirety, all those pieces or parcels of land situate along Simmons Road, in Emmitsburg Election District, Frederick County, Maryland, beginning for the same at a stone marked "H K 1803" at the beginning point as set forth in the deed for 26 acres from George W. Harner, et. ux., to Dennis C. Simmons, et. ux., dated September 29, 1951, and recorded in Liber No. 496, folio 356, one of the Land Records of the County aforesaid, and running thence with the first, second and third lines of said deed, (1) North  $18^{\circ} 14' 20''$  East 990.79 feet, thence (2) South  $75^{\circ} 34' 20''$  West 804.85 feet, thence (3) North  $67^{\circ} 58' 20''$  West 1,437.11 feet, thence running with and beyond the 4th line of the aforesaid conveyance, and with the 5th line of the conveyance from J. Elmer Motter, et. ux., to Dennis C. Simmons, et. ux., dated March 6, 1947, and recorded in Liber No. 460, folio 502, one of the Land Records of the County aforesaid, (4) North  $81^{\circ} 19' 10''$  West 1,228.34 feet, thence with the sixth, seventh and eighth lines of the last above mentioned conveyance, (5) South  $37^{\circ} 23' 20''$  West 377.78 feet, thence (6) South  $15^{\circ} 09' 00''$  West 844.65 feet, thence (7) South  $05^{\circ} 56' 00''$  East 955.65 feet to a stone found, thence with the ninth and tenth lines which are combined as one line herein, and with the eleventh, twelfth and thirteenth lines of the conveyance from J. Elmer Motter, et. ux., to Dennis C. Simmons, et. ux., dated and recorded as aforesaid, thence (8) South  $70^{\circ} 39' 20''$  East 1,310.00 feet, thence (9) South  $44^{\circ} 52' 40''$  East 873.68 feet to a point on the westerly line of a county road, thence bounding with said county road, (10) South  $62^{\circ} 09' 30''$  East 550.84 feet to a stone, thence still with said road and with the aforementioned thirteenth line, (11) South  $75^{\circ} 01' 40''$  East 914.13 feet to a stone, thence leaving said county road and running with the fourteenth and last line of the conveyance from J. Elmer Motter, et. ux., to Dennis C. Simmons, et. ux., dated and recorded as aforesaid, of which the last 146.85 feet of said fourteenth line being also the sixth and last line of the conveyance from George