

a radius of 2416.76 feet to a point which arc is subtended by a chord bearing south 64 degrees 22 minutes 22 seconds east 88.27 feet, thence south 63 degrees 29 minutes 19 seconds east 153.17 feet to a point on a curve, thence by a line curving to the left for a distance of 166.54 feet with a radius of 2426.76 feet, which arc is subtended by a chord bearing south 70 degrees 59 minutes 56 seconds east 166.41 feet to a point of tangent, thence south 72 degrees 57 minutes 58 seconds east 35.31 feet to an iron tee bar with said cap now set in the ground, thence for the following ten lines of division, south 31 degrees 05 minutes 46 seconds west 882.10 feet to an iron tee bar with said cap now set in the ground, north 57 degrees 40 minutes 57 seconds west 242.33 feet to an iron tee bar with said cap now set in the ground, south 45 degrees 10 minutes 37 seconds west 616.24 feet to an iron tee bar with said cap now set in the ground, south 35 degrees 43 minutes 52 seconds west 549.81 feet to an iron tee bar with said cap now set in the ground, north 50 degrees 02 minutes 59 seconds west 416.85 feet to an iron tee bar with said cap now set in the ground, north 22 degrees 51 minutes 24 seconds west 416.89 feet to an iron tee bar with said cap now set in the ground, north 43 degrees 39 minutes 41 seconds east 603.30 feet to an iron tee bar with said cap now set in the ground, south 51 degrees 19 minutes 50 seconds east 558.43 feet to an iron tee bar with said cap now set in the ground, north 45 degrees 28 minutes 59 seconds east 499.89 feet to an iron tee bar with said cap now set in the ground, north 5 degrees 08 minutes 04 seconds west 769.80 feet to the point of beginning. Containing 25 .101 acres, more or less, situate on the south side of Maryland Route No. 26 (Liberty Road).

a copy of which Deed is attached hereto as a part hereof and marked "Exhibit A".

3. By a decree of the Circuit Court for Frederick County, Maryland, in a proceeding entitled Fred R. McCrumb, Jr. vs. Gloria Elaine McCrumb, being Equity No. 24185, dated October 9, 1973, the Plaintiff herein was divorced *A Vinculo Matrimonii* from the Defendant, Gloria E. McCrumb, and the legal effect of said decree was to change the ownership of the above parcel of ground so that the title is now held as tenants in common as to a one-half interest each, a copy of said Decree of Divorce is attached hereto as a part hereof and marked "Exhibit B".

4. That the Plaintiff, Fred R. McCrumb, Jr. and the Defendant, Gloria E. McCrumb have been unable to agree as to a division or disposition of said property.

5. That the Plaintiff, Fred R. McCrumb, Jr. has since October 31, 1970, when the Defendant, Gloria E. McCrumb moved from the property, continued to make mortgage payments, and in addition has paid all real estate taxes and all other charges and expenses required to maintain and retain the property without any contribution toward said expenses being made by the Defendant herein.

6. That the property which is the object of this Bill of Complaint