

Exhibit 12

At the request of Mollie W. Gladhill the following Deed is received for record and recorded May 6, 1941, at 3:47 o'clock P.M.

TEST: Ellis C. Wachter, Clerk.

This deed, made this 12 day of February, 1941, by Carl Purdum and Virgie Purdum, his wife.

Witnesseth, That for and in consideration of the sum of one dollar, we, the said Carl Purdum and Virgie Purdum, his wife, do grant and convey unto Mollie W. Gladhill, all of our undivided right, title, interest, and estate, both at law and in equity, of, in, and to all that lot or parcel of ground, situate in Frederick County, in the State of Maryland, more particularly described in a deed of conveyance from Laura D. Day, widow, and others, to said Mollie W. Gladhill, and another, bearing date the 25 day of February, 1940, and intended to be recorded among the land records of said county prior hereto.

Together with the buildings and improvements thereon and all rights, and ways, thereunto belonging.

To have and to hold the above described real estate, together with the buildings and improvements thereon unto the said Mollie W. Gladhill.

Witness their hands and seals.

Test: Frankie M. Chapman
Frankie M. Chapman
as to both

Carl Purdum (SEAL)
Carl Purdum
Virgie Purdum
Virgie E. Purdum (SEAL)
Virgie Purdum

San Diego County, State of California, to-wit:-

I hereby certify that on this 12 day of February, 1941, before me, the subscriber, a Notary Public of the State of California, in and for San Diego County, personally appeared Carl Purdum and Virgie Purdum, his wife, and severally acknowledged the foregoing deed to be their respective act.