

FREDERICK TITLE & ABSTRACT AGENCY, INC.

22 WEST SECOND STREET  
FREDERICK, MARYLAND 21701  
PHONE 662-2171

April 20, 1970

William W. Wenner, Esq.  
Rollins & Wenner, Attys.  
Law Building  
Frederick, Maryland

RE: Frederick Rowe

Dear Bill:

Pursuant to your recent request of April 2, 1970, we have attempted to prepare an abstract of title in reference to the above-captioned property. We are able to find only one instrument which would tend to substantiate any record title in the Rowe family.

By deed dated November 14, 1838, Jacob Toms, Jr. and Mary Toms, his wife, conveyed to one Frederick Row 2 acres, 1 rood and 8 perches of land, being part of a tract of land called "Addition to Washington's Forrest", which deed was recorded in Liber HS 8, folio 256, one of the Land Records of Frederick County, Maryland. Subsequently, Frederick Row mortgaged the aforesaid property to John Shroyer, by mortgage dated February 3, 1843, and recorded in Liber HS 18, folio 336, which mortgage was in the original principle sum of \$200.00.

Sometime prior to January 23, 1864, Frederick Row died testate, leaving a Last Will and Testament, recorded in Liber TLMC 1, folio 11, by which instrument he devised all his property, real and personal, unto his wife, Saloma, for life, remainder to his son, Josiah Row, with the direction that he pay from the property so received a sum sufficient to keep and maintain Frederick Row's crippled daughter, Sophia, for her life. We can find no record of death for Saloma Row, Josiah Row or Sophia Row, either in the Frederick County Register of Wills office or in the Washington County Register of Wills office. Therefore, it is not possible to determine what, if any, title Walter C. Rowe and G. Myrtle Rowe, his wife, hold by virtue of being heirs at law of Josiah Row. Moreover, we are unable to find any record of the aforesaid property among the assessment records of Frederick County, Maryland.

*Exhibit 4  
Filed November 4, 1975*