

iron pipe found, thence (3) South 03° 23' 14" West to the point of beginning, containing 6.68 acres of land, more or less. Being part of the real estate which was conveyed unto Millard F. McBride and Minnie J. McBride, his wife, (the said Minnie J. McBride having predeceased Millard F. McBride) by deed from John L. Hargett and Mary C. Hargett, his wife, dated March 24th, 1894, said deed recorded in Liber J.L.J. 5, Folio 631, one of the Land Records of Frederick County, Maryland.

Said deed conveying said property unto Charles H. Conley was unrecorded and present whereabouts of said deed unknown.

SECOND: That the said described real estate has been shown and assessed upon the assessments records of Frederick County, Maryland in the name of Charles H. Conley for so long a time as records are available for said assessments, being far greater than 20 years. That since 1919, Charles H. Conley and his heirs and successors in interest have possessed, maintained, actual visible continuous, exclusive, hostile, notorious and adverse possession and control of the aforesaid land and premises with full claim of ownership and under cover of title all being for more than 20 years prior to the filing of this Bill of Complaint.

THIRD: That by deed dated the 31st day of May, 1974 and recorded among the Land Records of Frederick County, Maryland in Liber 942, Folio 104, Mercantile-Safe Deposit and Trust Company, a body corporate, Trustee, Charles H. Conley, Jr. Trustee, Charles H. Conley, Jr., Individually, <sup>Helen</sup>~~John~~ Conley Wight, Victoire Conley Griffin, Claire Conley Pitts, Eleanor Brooke Conley Lee, and Martha Conley Hall, being the heirs and devisees under the Last Will of Charles H. Conley, said will being recorded in Liber D.H.R. #3, Folio 19, in the office of the Register of Wills for Frederick County, Maryland; said real estate being conveyed unto Kenneth R. Rice and Mary Jane Rice, his wife, your Complainants.