

and recorded in Liber H.W.B. No. 296, Folio 397, one of said Land Records, EXCEPT FOR THE THREE ACRES, more or less, as conveyed by the said Elmer V. Wagaman and Ettie Wagaman, also known as Etta E. Wagaman, his wife, to Wesley Pryor by deed dated December 24, 1907 and recorded in Liber No. 342, Folio 293, one of said Land Records wherein said three acres were described as follows: Beginning at a pile of stones on the North side of the public road leading from Sabillasville to Waynesboro and running thence partly with said road and partly with land of T. S. Royer (in 1907) N. 85° W. 10.5 p. to a stake, thence with said Wagaman's land S. 5 1/2° E. 50 p. to a stake and stones, thence with land of Johnson Bowman (in 1907) N. 70° E. 10 perches, thence with land of said Wesley Pryor N. 5 1/4° W. 46 p. to the beginning WITH THE FOLLOWING RIGHTS OF WAYS EXCEPTED FROM SAID WAGAMAN TO PRYOR DEED, said rights of ways being retained for the benefit of the land hereby conveyed and being described in said Wagaman to Pryor deed as follows:

1. First roadway along the first line of said Wagaman to Pryor deed or the N. 85° W. line from the land of said Elmer V. Wagaman to said public road.
2. A roadway or right of way along the 3rd line of said Wagaman to Pryor deed along the land of Johnson Bowman 15 feet wide.
3. A right of way to use the "present" (in 1907) roadway cross the lot for ingress and regress from the land of the said E. V. Wagaman to the same land again, it being part of the same property which was conveyed by Thaddeus A. Wastler, Assignee, to Elizabeth Nichols by deed dated September 3, 1906 and recorded in Liber No. 296, Folio 397, one of said Land Records.

TOGETHER with all and singular buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining and including especially all of that roadway (if the same shall in anywise benefit the land hereby conveyed) as conveyed from Wesley Pryor and Jennie Pryor, his wife, to the said Elmer V. Wagaman by deed dated December 24, 1907 and recorded in Liber No. 296, Folio 399, one of said Land Records, wherein said right of way is described as follows: Beginning at the center of the Public Road at a stone and running thence with land of Johnson Bowman N. 23 1/2° W. 28 p., thence S. 66° W. 13 p. to Wagaman land and with it N. 5 1/4° W. 15 ft., thence with Pryor land and paralleling the first and second lines of this deed and description and fifteen (15) feet therefrom N. 66° E. 14 p., thence S. 23 1/2° E. 28 to the said Road and with said Road S. 26° W. 15 ft., to the place of beginning, containing 35 perches of land to be used as a road from the land formerly owned by the said Elmer V. Wagaman to the road leading from Sabillasville to the Deerfield Road.

BEGINNING for the second thereof all the following described tract or parcel of land situate in Hauvers Election District of Frederick County, Maryland, and being more particularly described as follows: Beginning for the tract or parcel of land hereby conveyed at the end of the thirteenth or South 2 degrees West 40 perches line of Parcel No. 1 in a certain deed from Harry S. Bernton and wife to G. Earl Buhrman and Ina Mae Buhrman, his wife, herein dated March 17, 1949 and recorded in Liber 477, folio 536, of the Land Records of Frederick County, Maryland, and running thence with an existing fence North 86 degrees West 158 feet to an iron pin, thence running North 31 degrees East 157.0 feet in to an unimproved road, thence running in said unimproved road South 85 degrees East 65