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deed dated December 27, 1969, and recorded in Liber 817, folio 386, of the Land Records for Frederick County, Maryland.

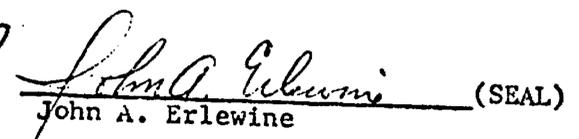
TOGETHER with all the improvements, rights, ways, roads, privileges and appurtenances thereunto belonging or in anywise appertaining.

And the Grantors covenant that they will warrant specially the property herein conveyed and that they will execute such other and further assurances of title as may be necessary or requisite.

TO HAVE AND TO HOLD the hereinbefore described real estate unto the said Howell C. Happ, Jr. and Shirley L. Happ, his wife, as tenants by the entireties, their heirs and assigns in fee simple, forever.

WITNESS our hands and seals on the day and year first above written.

Witness:


 (SEAL)  
 John A. Erlewine

"
  (SEAL)  
 Millicent V. Erlewine

STATE OF MARYLAND, COUNTY OF FREDERICK, TO-WIT:

I hereby certify that on this 2nd day of May, 1972, before me, the Subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John A. Erlewine and Millicent V. Erlewine, his wife, and did each acknow-

LAW OFFICES  
OF  
GLENN C. MICHEL  
FREDERICK, MARYLAND  
865-3333