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being all that lot of land lying on the North of the Old National Pike, at Braddock Springs, in Braddock District, in said Frederick County, containing 1 acre and 8 perches of land, more or less.

Being all and the same real estate conveyed unto Nellie Percy Page, by deed dated the 21 day of December, 1919, by John W. Mumford, and Susan C. Mumford, his wife, said deed being recorded in Liber 329 Folio 310, one of the Land Records of Frederick County.

THIRD: All that tract or parcel of land situated along the Baltimore and Frederick State road, commonly known as the "Old National Pike", about four miles west of Frederick, the same being part of the land described in a deed from John N. Clary, trustee, in No. 7359 Equity, of the Circuit Court for Frederick County, to Leo H. Somerfield and Caroline Somerfield, his wife, bearing date March 26, A. D. 1919, and recorded in Liber 326, folio 572, one of the Land Records aforesaid, and being the same real estate conveyed unto Nellie Percy Page, by Calvin Percy Page, by deed dated December 8th, 1919, and recorded in Liber 329 Folio 256, one of the Land Records aforesaid. Containing 3 rods, and 0.26 square perches.

The three above parcels being described on Plat of Property of Mrs. Nellie Percy Page situated in Braddock District, Frederick County, Maryland, dated May 1, 1919, prepared by Emory C. Crum, Civil Engineer, No. 190430; said plat being filed for record among the Land Records of Frederick County, simultaneously with the recording of this deed.

 FOURTH: All that tract or parcel of land being same parcel conveyed to Nellie P. Page Ida V. Shaffer by deed dated March 30, 1925, and recorded in Liber #352, folio 300; being also the same property conveyed to Ida V. Shaffer by Eugene C. Mercer and Nellie L. Mercer, his wife by deed dated July 5, 1922, and recorded in Liber #340 folio 82; being also same property described in a confirmatory deed from Eugene C. Mercer and Nellie L. Mercer, his wife to said Ida V. Shaffer dated August 4, 1923, and recorded in Liber 344, folio 458, said references be to Land Records of Frederick County, Beginning at a point in the State Road at the beginning point described in said two deeds from Eugene C. Mercer and wife, being also at the end of second or South $27\frac{1}{4}^{\circ}$ East $34\text{-}3/4$ perches line described in a deed from Joseph Hargesheimer to Jerry Mahomet dated May 30, 1829 and recorded in Liber J. S. #33, folio 54, and running by and with said second line reversed (1) North 28° West 289.58 feet to a point in a stone fence at end of 17.2 perches on the second line of said last mentioned deed being also at the end of the first line of a deed describing the adjoining property, being from Harry B. Coblenz to Eliza A. House, dated December 27, 1927 and recorded in Liber #366, folio 14 and running thence by and with the second line of said deed (2) South $44\frac{1}{2}^{\circ}$ West 257.4 feet (or 15.6 perches) to a point in the aforesaid State Road at the end of 2.7 feet on the fifth line described in the aforesaid deed from Joseph Hargesheimer and running thence by and with the lines of said deed reversed and said road three courses and distances, (3) South $46\text{-}3/4^{\circ}$ East 2.7 feet, thence (4) South $67\text{-}3/4^{\circ}$ East 198.0 feet, thence (5) North $88\frac{1}{2}^{\circ}$ East 132.0 feet to the place of beginning, containing 0.95 acres, more or less. (Note: the above described second (2) line is marked by iron pipes at the end of 2,102 and 242 feet measured on the surface). Being described on plat dated March 18, 1950, prepared by Frank W. Rothenhoefer, and intended to be recorded among the Land Records of Frederick County. *Not rec. with this D. only pl. for 1st 3 parcels.*

Reference to which Land Records is hereby made.

The said Nellie P. Page (being also Nellie Percy Page), having died on or about the 31 day of January, 1948, leaving a Last Will and Testament, which has been duly admitted to probate, and is of record in Will Record RLL #2, folio 539, one of the Will Records in the office of the Register of Wills for Frederick County, by which Will the said Nellie P. Page, did devise and bequeath the aforesaid parcels unto her son, Dudley M. Page.

TOGETHER with all of the buildings and improvements thereon and all of the rights, way