

ACKNOWLEDGMENT OF PURCHASE

We do (does) hereby acknowledge that we have (has) purchased the real estate described in the advertisement attached hereto, at and for the sum of Thirty Five Thousand Five Hundred and 00/100----- Dollars (\$35,500.00), the sum of Three Thousand Five Hundred Fifty and 00/100----- Dollars (\$3,550.00) having been paid this date and the balance of Thirty One Thousand Nine Hundred Fifty and 00/100----- Dollars (\$31,950.00) being due and payable at the time of final settlement and we do (does) further covenant and agree that we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS our hand(s) and seal(s) this 26th day of April 1978.

John T. Simmons, Jr. (SEAL)  
John T. Simmons, Jr.

Mary M. Simmons (SEAL)  
Purchaser(s) - Mary M. Simmons

WITNESS:  
Emmert R. Bowlus  
Emmert R. Bowlus

**ASSIGNEE'S SALE**

of valuable, improved real estate located on the south side of Bartonsville Road, in New Market Election District, Frederick County, Maryland.

By virtue of the power and authority contained in a Mortgage from Sylvester W. Shanholtzer and Joyce J. Shanholtzer, husband and wife, dated December 19, 1972 and recorded in Liber 898, folio 518, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, Frederick, Maryland, on

**WEDNESDAY, APRIL 26, 1978**  
**AT 11:00 A.M.,**

all the land described in said Mortgage together with the improvements thereon, to wit:

All that lot or parcel of land situate, lying and being on the South side of the Bartonsville Road in New Market District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING at a fence post on the south side of the Bartonsville Road, at the end of 90.0 feet on a line drawn South 84° 34' East from the northwest corner of the whole tract of land formerly conveyed to Albert A. Esworthy and Josephine H. Esworthy, his wife, by Samuel C. Ramsburg and wife, by deed dated March 20, 1914, and recorded in Liber No. 308, folio 229, one of the Land Records of Frederick County, and running thence by and with the south side of said Bartonsville Road, (1) South 84° 34' East 135.0 feet to a fence post at the end of the 7th line described in a deed from William J. Goodsell and wife to Urban W. Moore and wife, dated March 24, 1953, and recorded in Liber No. 514, folio 126, one of the Land Records of Frederick County, and running by and with the lines of said deed two courses and distances, (2) South 6° 56' West 208.0 feet to a fence post, thence (3) North 83° 33' West 120.00 feet to a stake in a fence, thence by and with a fence now standing (4) North 2° 46' East 206.0 feet to the place of beginning, containing 26,372 square feet, more or less, as surveyed by Frank W. Rothenhoefer, Civil Engineer and Surveyor, on October 26, 1960.

BEING all and the same real estate which was described in a deed unto Sylvester W. Shanholtzer and Joyce J. Shanholtzer, husband and wife, dated December 19, 1972, and recorded among the Land Records of Frederick County, Maryland, in Liber 898, folio 516.

The improvements consist of a one and one-half story dwelling containing five (5) rooms (living room, dining room and three bedrooms) kitchen, bath, full basement, tin roof, forced air oil burner heating system. Also one car block garage with storage room.

TERMS OF SALE: A deposit of 10% of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers; all state and county real estate taxes and other public charges will be adjusted at the time of sale.

**HOWARD R. STEPLER, JR.**  
**ASSIGNEE**

Mary Ann Stepler of  
**STEPLER & STEPLER**  
18 West Church Street  
Frederick, Maryland 21701  
Attorney  
**EMMERT R. BOWLUS**  
Auctioneer

STEPLER AND STEPLER  
ATTORNEYS AT LAW  
18 WEST CHURCH STREET  
FREDERICK, MD. 21701  
(301) 662-6304

Exhibit 3  
Filed May 2, 1978