

335, etc., one of the Land Records of Frederick County

BEING, the same property which was heretofore conveyed to the said Paul S. Michael and Blanche A. Michael by deed executed by Grover L. Michael and Kathrene R. Michael, his wife, bearing date of May 31st, 1941, and recorded in Liber 425, Folio 481, one of the Land Records of Frederick County, Maryland.

TOGETHER, with the buildings and improvements thereon and the easements and appurtenances thereto belonging, or in any wise appertaining.

SUBJECT, however, to any and all restrictions heretofore imposed upon the premises hereby intended to be conveyed.

TO HAVE AND TO HOLD, the above described land and premises unto themselves, the said Grover L. Michael and Kathrene R. Michael, his wife, their heirs and assigns forever.

WITNESS our hands and seals.

TEST:

E. W. VanFossen
E. W. VanFossen

Paul S. Michael (SEAL)
Paul S. Michael

Blanche A. Michael (SEAL)
Blanche A. Michael

STATE OF MARYLAND, FREDERICK COUNTY, to-wit:

I hereby certify that on this 31st day of August in the year 1945, before, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Paul S. Michael, and Blanche A. Michael, his wife, and acknowledged the above and aforesaid deed to be their respective act.

WITNESS MY HAND and Notarial Seal.



W. Eugene Sanders
W. Eugene Sanders
Notary Public

*4 Del. To
Helen Combs
Apr 11, 1946*



At the request of Floyd G. Combs and wife the following Deed is received for record and recorded Feb. 8, 1946 at 1:40 o'clock P. M.

Test: Ellis G. Wachter, Clerk.



This DEED, made this 24th day of December, 1945, by us, Albert Nickel and Mary V. Nickel, his wife, of Frederick County, State of Maryland,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, at and before the delivery of these presents, we, the said Albert Nickel and Mary V. Nickel, his wife, do hereby grant and convey in fee simple unto Floyd G. Combs and Helen Combs, his wife, as tenants by the entireties, all that piece or parcel of land, situate, lying and being immediately east of the City of Frederick, in Frederick County, State of Maryland, being the westernmost part of the 19.08 acres tract designated as tract #1 on the plat of the subdivision of the Trail Farm as prepared by Emory C. Crum, Engineer, dated November 1, 1924, and recorded in Plat Book S.T.H., Folio 162, one of the Land Records of Frederick County, Maryland, beginning at an iron pipe on the north side of Highland Street, also known as Fairground Road, and on the west side of a 25 foot alley, and running thence by and with the north side of said Highland Street, (1) North 56 3/4 degrees West 198.0 feet to an iron pipe at the southwest corner of the whole tract designated #1 as aforesaid, and the center of the old County Road, and running by and with the center of said road, (2) North 52 degrees East 266.0 feet to an iron pipe at the northwest corner of the said tract designated #1, and running thence by and with the outline of said tract #1, (3) South 56 1/2 degrees East 114.7 feet to an iron pipe on the west side of the aforesaid 25 foot