

All that real estate situate, lying and being on the East side of Court or Public Street, in Frederick City, Frederick County, Maryland, to wit:

BEGINNING for the same at the Northwest corner of the lot of ground which was conveyed unto David C. Winebrenner by Noah E. Cramer and wife, by Deed dated April 1, 1911, and recorded in Liber H.W.B. No. 296, folio 153, it being at a point on the East side of Court Street, 3 feet, 2 inches South of the Southwest corner of the brick house now or formerly owned by Reno S. Harp, and running thence in an easterly direction along the North line of said whole lot and parallel with the said brick house of Reno S. Harp, 156 feet to the Northeast corner of the aforesaid whole lot; thence along the eastern line of said lot in a southerly direction 23 feet, 6 inches, thence in a westerly direction and along the North line of the lot which was heretofore reserved by the said David C. Winebrenner 156 feet to the East line of said Court Street, thence in a northerly direction along the East line of Court Street, 23 feet, 6 inches, to the place of beginning.

TOGETHER WITH all rights, ways, roads, waters, privileges and appurtenances thereunto belonging or in anywise appertaining, and especially the right of ingress and egress in and to said lot so that the grantees, their heirs and assigns, may have an entry or right of way over and through the alley 14 feet wide, which alley is in the rear of and over the dwelling house lot formerly owned by Henry Williams adjacent to the lot herein described, to Second Street, which said right of way was acquired by the said Henry Williams by Deed from Robert Bradley Tyler, et al., dated December 1, 1881, and recorded in Liber A.F. No. 1, folio 452, one of the Land Records of Frederick County, and subject to a right of way reserved to the said David C. Winebrenner and Eleanor N. R. Winebrenner, his wife, over and through the lot herein described 14 feet wide, to wit:

BEGINNING at a point on the North line of the lot herein described, which said point is 17 feet, 6 inches West of the Northeast corner of the lot herein described and running thence in a southerly direction 23 feet, 6 inches to the North line of the lot heretofore reserved by the said David C. Winebrenner and Eleanor N. R. Winebrenner, his wife, thence in a westerly direction along the South line of the lot herein described 14 feet, thence in a northerly direction 23 feet, 6 inches to the North line of the lot herein described, thence in an easterly line and along the North line of said lot herein described, 14 feet.

AND SUBJECT TO the easement granted by James H. Gambrill, Jr., et al., to the Evangelical Reformed Church of Frederick, a body corporate, by Deed bearing date on the 26th day of May, 1947, and recorded in Liber 462, folio 424, one of the Land Records of Frederick County, Maryland.

SECOND: The Complainant owns a one-half undivided interest as a tenant in common with the Respondents who, together, own the remaining one-half undivided interest in the real estate and personal property therein.