

THIS CONTRACT AND AGREEMENT Made this 2d day of February, 1951, by and between Gaye L. Zecher, unmarried, Pauline M. K. Guyton and Arthur R. Guyton, her husband, and Elva A. Zecher, mother and next friend of June C. Zecher and Robert A. Zecher, infants, parties of the first part, and Lee S. Zecher and Launa Etta Zecher, his wife, parties of the second part.

WITNESSETH: That the parties of the first part do hereby bargain and sell unto the parties of the second part, and the latter do hereby purchase from the former, all of their right, title and interest in and to all the following described real estate, to-wit:

FIRST: All that parcel of land containing 17 acres and 20 perches, with improvements thereon, which was conveyed unto John S. Zecher by deed from Elizabeth C. Carper, dated February 4, 1899, and recorded in Liber D. H. H. No. 3, folio 700.

SECOND: All that tract or parcel of land containing 10 acres, more or less, located in Frederick County, Maryland, together with improvements thereon, which was conveyed unto John S. Zecher by deed from Mary C. Fisher, widow, dated April 12, 1912, and recorded in Liber No. 300, folio 315, one of the Land Records for Frederick County.

THIRD: All that tract of land containing 5 acres, more or less, located on the road leading from Burkittsville to Gapland, near Burkittsville, improved with a two-story log dwelling house, and being the same property which was conveyed unto John S. Zecher by deed from H. Dorsey Etchison, Trustee, dated July 5, 1912, and recorded in Liber No. 300, folio 573, one of the Land Records for Frederick County.

FOURTH: All that tract containing 158 acres, more or less, situated one mile south of Burkittsville, Frederick County, Maryland, less 2 acres, 1 rood and 6 perches, conveyed by Joseph Enniss to John D. Garrett, by deed dated March 31, 1857, and recorded in Liber E. S. No. 10, folio 186, one of the Land Records for Frederick County. And being the same tract conveyed unto John S. Zecher by deed from Mary C. Karn, widow, Joseph Enniss and Lillian R. Ennis, his wife, dated November 3, 1913, and