

THIS CONTRACT AND AGREEMENT Made this 21 day of February, 1951, by and between Lee S. Zecher and Launa Etta Zecher, his wife, 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 Gaye L. Zecher, party of the second part.

WITNESSETH: That the parties of the first part do hereby bargain and sell unto the party of the second part, and the latter does hereby purchase from the former, all of their right, title and interest in and to all those tracts or parcels of land situate, lying and being in Burkittsville, Frederick County, Maryland, together with the improvements thereon, and being the same parcels of land that were conveyed unto John S. Zecher by deed from Charles Robert Roelke and Alice Roelke, his wife, John Peter Roelke and Virginia Roelke, his wife, and Olive May Roelke, unmarried, dated October \_\_\_\_, 1943, and recorded in Liber No, 441, folio 155, being one of the parcels of land of which John S. Zecher died seized and possessed, intestate, and which descended to and vested in the said Lee S. Zecher, Pauline M. K. Guyton, Gaye L. Zecher, his only children, and June C. Zecher and Robert A. Zecher, the only children of a deceased son, Floyd Zecher, as heirs at law and next of kin.

At and for the sum of THREE THOUSAND (\$3000.00) DOLLARS, and said \$3000.00 to be paid when a deed for the property shall be executed at the expense of the party of the second part, which shall convey a good merchantable title to said real estate, free and clear of all liens and encumbrances.

Taxes to be adjusted to day of delivery of deed. Federal revenue stamps at the expense of the parties of the first part.

IN TESTIMONY WHEREOF WITNESS OUR HANDS AND SEALS ON THE DATE ABOVE WRITTEN.

WITNESS:

Lee S. Zecher SEAL  
Launa E. Zecher SEAL  
Pauline M. K. Guyton SEAL  
Arthur R. Guyton SEAL  
Elva A. Zecher SEAL  
Mother and next friend of June C. Zecher and Robert A. Zecher, infants