

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, his wife, Gaye L. Zecher, unmarried, and Elva A. Zecher, mother and next friend of June C. Zecher and Robert A. Zecher, infants, parties of the first part, and Robert C. 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 that tract or parcel of land containing 104 acres, 2 roods and 18 square perches, with improvements thereon, and being the same parcel of land which was conveyed unto John S. Zecher by deed from William M. Storm, Trustee in No. 14,505 Equity, in the Circuit Court for Frederick County, dated March 23, 1942, and recorded in Liber No. 433, folio 521, one of the Land Records for Frederick County, and being one of the parcels of land of which John S. Zecher died seized and possessed, intestate, and which descended to and vested in 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 \$3200.00, said \$3200.00 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 date 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.