

## Exhibit II

This deed, made this 21<sup>st</sup> day of August, in the year nineteen hundred and fifty-five, by me, Benjamin F. Cline, unmarried, of Frederick County, Maryland, witnesseth:

Whereas the grantor purchased from Ignatius Swope, late of Frederick County, Maryland, the property described herein, and paid for same, but before the deed could be executed the administratrix of the estate of said Ignatius Swope, departed this life about fifty years ago, and without executing said deed.

And whereas said Benjamin F. Cline, upon the payment for said property in full took possession of said land, has used said property and exercised all the rights of ownership and possession over said tract of land containing sixteen acres, more or less, paid the State and County Taxes, and for a period of more than twenty years has held and maintained actual, visible, continuous, <sup>adverse,</sup> hostile and exclusive and notorious possession of said tract of land, and now desires to convey said lands to his son LeRoy Cline and his wife, Orpha M. Cline, in fee simple,

Now, therefore, in consideration of the premises and the sum of one dollar, I, the said Benjamin F. Cline, do hereby grant and convey, in fee simple, unto the said LeRoy Cline and Orpha M. Cline his wife, all of the following described real estate located in Hauvers Election District, in said Frederick County, Maryland, to wit:

All that lot or parcel of land containing sixteen acres, more or less, lying about three miles North of Wolfesville, along the Wolfe's Road between the Garfield Road and the Pleasant Valley roads, adjoining the lands of Nellie Wolfe, Pearl Smith, Ethel Kuhn and others, and being all of the same tract of land described in the deed from Christian Lowman and wife, to said Ignatius Swope, by deed dated June 1, 1883, and recorded in Liber A. F. No. 7, at folio 287, one of the land records for said Frederick County.