

All that real estate situate, lying and being in Petersville Election District, Frederick County, Maryland, and more particularly described as follows:

PARCEL NO. 1: Sub-Parcel A: All that first parcel of land more particularly described in a deed from James R. Roche and wife to John M. Ahalt dated October 22, 1892 and recorded in Liber J.L.J. No. 3, folio 252, one of the Land Records of Frederick County as follows:

Being part of a tract of land called "Resurvey on Maryland" and beginning at the southwest corner of same, it being also a corner of Mrs. Eliza L. Roche's land and running thence with said land (1) North  $23\frac{1}{4}^{\circ}$  East 125.28 perches to a corner of Capt. Schroeder's land and with it (2) South  $45\frac{1}{2}^{\circ}$  East 123.2 perches to a corner of Mrs. John W. Page's land near an ice pond, thence with said land two courses and distances (3) South  $27^{\circ}$  West 40.88 perches to a small house (4) South  $1\frac{1}{2}^{\circ}$  West 27.5 perches to William H. Hilleary's land and with it (5) South  $81\frac{3}{4}^{\circ}$  West  $88\frac{1}{2}$  perches to R. C. Martin's land, thence with said land (6) North  $32\frac{1}{4}^{\circ}$  West 57 perches to the beginning, containing 83 acres 90 square perches, more or less.

Sub-Parcel B: All that second parcel of land described in the above mentioned deed from James R. Roche and wife to John M. Ahalt as follows:

Beginning at the southwest corner of Dr. West's farm and running on the first line of said farm (1) North  $23\frac{3}{4}^{\circ}$  East 26.9 perches to the middle of the public road leading from Petersville to the Burkittsville and Knoxville Road thence with it as near the middle as practicable, three courses and distances (2) North  $37\frac{1}{2}^{\circ}$  West 19.1 perches (erroneously stated in said deed as North  $2^{\circ}$  West 19.1 perches) (3) North  $60\frac{1}{4}^{\circ}$  West  $8\frac{3}{4}$  perches (4) North  $71^{\circ}$  West 20.2 perches, then leaving said road and by a division line (5) South  $21\frac{1}{4}^{\circ}$  West 46.2 perches (6) South  $80\frac{1}{4}^{\circ}$  East 44.9 perches to the place of beginning, containing 11 acres 14 square perches, more or less.

Sub-Parcel C: All that tract of land described in a deed from Vincent S. Kepler and wife, to John M. Ahalt of Joshua dated April 8, 1896 and recorded in Liber J.L.J. No. 11, folio 747, one of the Land Records of Frederick County as follows:

Being part of the resurvey of a tract of land called "Merryland" beginning for said parcel at a stone in Josephus Harley's line, a corner of Mrs. Samuel Gouverneur's land (1) South  $24\frac{1}{4}^{\circ}$  West 123.8 perches to the middle of the public road, and the corner of a tract of land which John M. Ahalt purchased from James R. Roche and wife for 11 acres, 14 square perches, thence following the public road (2) North  $37\frac{1}{2}^{\circ}$  West 19.1 perches (3) North  $60\frac{1}{4}^{\circ}$  West 8.7 perches (4) North  $71^{\circ}$  West 20.2 perches still in the middle of the public road thence running a division line (5) North  $21\frac{1}{4}^{\circ}$  East 102.6 perches to the line on the East side of the entire tract and with it (6) South  $80\frac{1}{4}^{\circ}$  East 51.9 perches to the place of beginning, containing 33 acres, more or less.

EXCEPTING AND RESERVING, HOWEVER, all that tract of land conveyed by Eugene Sponseller, widower, to Harry D. Axline and wife by deed dated August 5, 1924 and recorded in Liber No. 350, folio 73, one of the Land Records of Frederick County as follows:

Being part of Parcel No. 1, Sub-Parcel A, above described and beginning at an iron pin at the end of the fourth or South  $1\frac{1}{2}^{\circ}$  West  $27\frac{1}{2}$  perches line of said parcel and running with the fourth, third and a portion of the second line of said parcel reversed, (1) North  $4^{\circ} 10'$  East 456 feet then (2) North  $29^{\circ} 30'$  East 660 feet (3) North  $42^{\circ} 25'$  West 316 feet to a point thence by line of division (4) South  $49^{\circ}$  West 1062 feet to a stone (5) South  $11^{\circ} 30'$  East 645 feet to a stone in the fifth or South  $81\frac{3}{4}^{\circ}$  West  $88\frac{1}{2}$  perches line of said parcel and with it (6) North  $84^{\circ} 30'$  East 538 feet to the place of beginning, containing 17 acres, 17 square perches, more or less.

FURTHER EXCEPTING AND RESERVING all that part of Parcel No. 1 conveyed to the State of Maryland for the use of the State Roads Commission by deed from William S. Blessley and Charlotte B. Blessley, his wife, by deed recorded on October 7, 1964 and recorded in Liber No. 712, folio 192, one of the Land Records of Frederick County, conveying 14.03 acres as more particularly described on State Roads Commission Plats #24865 and 24867 and 24868, including easement rights