Exhibit filed April 21, 1980

CERTIFICATE OF SALE

No. 809

I, Charlotte W. Yarrell, County Treasurer, Collector of Taxes for the State of Maryland and the County of Frederick, Maryland, hereby certify that on November 13, 1978, I sold to Carl E. Pedersen, Jr. at public auction for the sum of Three Hundred Twenty-Five Dollars and no/100 Cents, of which One Hundred Thirty Four 30/100 Dollars has been paid, the property located in Eaglehead District described as Lot 42 D Pinehurst and assessed to Birch Insurance Agency, Inc.

The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After November 14, 1979, a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal this 13th day of November, 1978.

Witness:

Lois S. Brubaker

Charlotte W. Yarrell (SEAL)
Collector

Rate of interest established by County Commissioners by Ordinance 76-11-71 pursuant to Chapter 753 Laws of Md. 1976 at 8½ per annum

STATE OF MARYLAND,
COUNTY OF FREDERICK, *to-wit:*

I hereby certify that on this 13th day of November, 1978, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Charlotte W. Yarrell, County Treasurer, Collector of Taxes for the State of Maryland, in and for the County of Frederick, and acknowledged the aforegoing Certificate of Sale to be ~~his~~ her act as said Collector.

Given under my hand and Notarial Seal the date above written.

Lois S. Brubaker
Notary Public

My Commission expires 7/1/82

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EXHIBIT A