

set forth, (8) South 70° 10' 17" East 175.00 feet to the place of beginning, containing 13,753 square feet of land, more or less; said real estate being further shown and described as outlined in reddon a Plat of Property Situate at the Corner of West Potomac Street and Maryland Avenue, in Brunswick, Frederick County, Maryland, prepared by Sutcliffe & Associates, Surveyors and Engineers, dated February 20, 1968 and bearing Plat No. F1185A, annexed hereto and by reference made a part hereof, said real estate being further identified by the following conveyances:

PARCEL B: Being all and the same real estate conveyed by Elisha James, et ux., to Victor Kaplon, by deed dated October 22, 1904, and recorded in Liber S.T.H. No. 274, Folio 530, one of the Land Records of the County aforesaid.

PARCEL C: Being all and the same real estate conveyed by Levin West unto Victor Kaplon, by deed dated May 25, 1906, and recorded in Liber S.T.H. No. 274, Folio 531, one of the Land Records of the County aforesaid.

PARCEL D: Being the third parcel of land described and conveyed in a deed from Anna A. Socks, et. vir., to Myer Kaplon, et al., dated April 12, 1938 and recorded in Liber No. 412, Folio 149, one of the Land Records of the County aforesaid.

PARCEL E: Being the second parcel and part of the first parcel of land described and conveyed in the deed from Anna A. Socks to Myer Caplan, et. al., dated April 12, 1938, and recorded in Liber No. 412, Folio 149, one of the Land Records of the County aforesaid.

EXPRESSLY RESERVING AND RETAINING, HOWEVER, unto the said Frances E. Kaplon, Myer Kaplon and Abraham I. Kaplon, being all of the remaining living heirs-at-law of the late Victor Kaplon, who departed this life on or about the 30th day of March, 1957, intestate, their Personal Representatives, heirs and assigns, the right to use, in common with the Grantee herein, his Personal Representatives, heirs and assigns, the gravel driveway 10 feet, more or less, wide, leading from the south side of West Potomac Street for purposes of ingress and egress to the garage located in the rear of the property known as 11 South Maryland Avenue.

BEING all and the same real estate which was conveyed unto George D. Heffner by a deed from Frances E. Kaplon, Myer Kaplon and Abraham I. Kaplon, dated March 8, 1977 and recorded among the Land Records of Frederick County, Maryland, in Liber 1012, Folio 39.