BOOK 49 PAGE 678

JUDITH L. O'NEILL,	:	IN THE
Complainant	:	CIRCUIT COURT FOR
vs.	:	FREDERICK COUNTY, MARYLAND
WILLIAM W. CONDER, JR.,	:	
Respondent	:	EQUITY NO. 34,115
	:	

ACKNOWLEDGEMENT OF PURCHASER AT SALE

TRUSTEE SALE

By virtue of the appointment of Harry T. deMoll and Paul F. Harris, Jr. as Trustees for the purpose of sale, and the power of sale granted by Decree of the Circuit Court for Frederick County, Maryland, Sitting as a Court of Equity in a proceeding known as Judith L. O'Neill vs. William W. Conder, Jr., No. 34,115 Equity, dated 15 March 1984, the Trustees will offer for sale on:

TUESDAY, APRIL 24, 1984

AT 10:00 A.M.

at the door of the

Frederick County Court House

100 West Patrick Street

Frederick, Maryland

all of the herein described real estate, together with improvements thereon, known as: 10628 Old Frederick Road, Thurmont, situate, lying and being in the Lewistown Election District of Frederick County, Maryland, described as follows:

BEGINNING for the same at an iron tee bar with registered land surveyors Cap No. 2046 now set in the ground (hereinafter referred to as a standard marker) at the beginning of the 27th line of the 72 acres, more or less, tract conveyed by Lillian F. Smith, et al., Executor of the Will of Clarence W. Stottlemeyer, to Skyline Estates, Inc. by deed dated September 21, 1965, and recorded in Liber No. 733, folio 54, one of the Land Records of Frederick County, Maryland; thence as now surveyed by D. K. Sutcliffe & Assoc., Surveyors and Engineers, and running and binding in part on said 27th line, South 17°28'57" east 101.64 feet to a standard marker, thence for a line of division across said land, South 71°20'21" East 822.47 feet to a point on the center line of Old Frederick Road and on the East side of said land, thence running and binding on said center line on said East side, North 24°38'44" East 200.00 feet to a point on said center line, thence for a line of division across said land, North 71°20'21" West 887.10 feet to a standard marker on the west side of said land, thence running and binding on said west side of said land the following two courses and distances, South 49°11'17" West 41.07 feet to a fence post found set in the ground, South 15°21'49" West 81.50 feet to the point of beginning; containing 4.020 acres of land, more or less, as surveyed by D.K. Sutcliffe & Assoc., Surveyors & Engineers on April 25, 1966; and further described in Liber 804, folio 153, one of the Land Records of Frederick County, Maryland, with the improvements thereon.

IMPROVEMENTS: Subject property is improved with a brick and frame 4 bedroom, 2-story Colonial, containing 2½ baths, dining room, living room, family room w/fireplace, kitchen, laundry room, full basement and a carport. The house is heated by electric, baseboard heat, and contains storm windows and doors throughout. Electric range, built-in dishwasher, TV antenna, central air conditioning on second floor and first-floor drapes will be conveyed with the premises. The 4.020 acre (±) lot is further improved with a partially finished barn and fencing.

The property is served by private well and septic system. For a detailed description of the improvements, contact the Auctioneer.

Trustees reserve the right to accept or reject any or all bids.

TERMS OF SALE: A deposit of $5,000.00 in cash or certified check will be required of the purchaser(s) on the date of sale, and the balance of said purchase price to be paid within ten (10) days after ratification of sale by the Circuit Court for Frederick County, Maryland. The unpaid balance will bear interest at the rate of twelve percent (12%) per annum from date of sale to date of settlement. All State and County real estate taxes and other public charges will be adjusted to the date of settlement. All costs of conveyancing, including deed, documentary and transfer taxes, are to be at the expense of the purchaser(s).

There are no representations or warranties, express or implied, with respect to the condition of the property, improvements, title, lot size, or the accuracy of any matters referred to in this advertisement.

For inspection and further information, contact:

TROUT AUCTIONEERS, INC.
15 North Court Street
Frederick, MD 21701
(301) 663-1555

HARRY T. deMOLL, Trustee
112 North Court Street
Frederick, MD 21701
(301) 662-1751/428-0148
PAUL F. HARRIS, JR., Trustee
7339 Ritchie Highway
Glen Burnie, MD 21061
(301) 766-8250

LAW
deMOLL
112 NORTH
FREDERIC
(301)

I hereby acknowledge to have purchased from Harry T. deMoll and Paul F. Harris, Jr., Trustees under Order of Court dated 15 March 1984 and filed in the above proceedings, on this 24th day of April, 1984, all that lot or parcel of land situate, lying and being in the Lewistown District, Frederick County, State of Maryland, containing 4.020 acres of land, more or less, and being more fully described in a Deed dated 15 May 1969 from David D. Eigenbrode and Nancy D. Eigenbrode, his wife, unto William W. Conder, Jr. and Judith C. Conder, his wife, recorded among the Land Records of Frederick County in Liber 804, folio 153, and being more fully described in the annexed advertisement, at and for the sum of Ninety-two thousand Dollars ($92,000.00), and upon the terms of sale set forth in said advertisement.

Edward O'Neill - Judith L. O'Neill
PURCHASER

James G. Trout 11:20 A.m.
Witness

EXHIBIT C

Filed May 4, 1984

4/4/84