

Del to

Charles Houcher, Secy.

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11-9-79

Rec'd for Record APR 17 1978 10:30 AM O'clk P¹⁸ Same Day Recorded & Ex'd per Charles C. Keller, CLK
THIS DEED, made this 17TH day of April, 1978, by me,

Charlotte V. Beachley, widow, of Frederick County, State of Maryland,

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, at and before the delivery of these presents, I, the said Charlotte V. Beachley, do hereby grant and convey in fee simple unto Randy D. Sowers and Karen B. Sowers, his wife, as tenants by the entireties, all that piece or parcel of mountain land situate on the north side of the Mountain Church Road, in Burkittsville Election District, Frederick County, Maryland, beginning for the same at the end of 29 1/20 perches on the 14th line set forth in the deed from Martin H. Beachley, et. ux., unto Daniel J. H. Beachley, dated March 29, 1893, and recorded in Liber J.L.J. No. 3, folio 703, one of the Land Records of the County aforesaid, and running thence by a divisional line heretofore made, North 17° West 15 1/2 perches to a planted stone, thence North 89° West 15.2 perches to a pile of stones, thence South 17° East 161 perches to a planted stone at the corner of a lot formerly owned by Sandy Johnson, thence North 76 1/2° East 18 1/2 perches to the place of beginning, containing 16 acres and 7 square perches of land, more or less.

Being all and the same real estate conveyed by Dorothy E. Keyes, unmarried, unto Martin S. Beachley and Charlotte V. Beachley, his wife, by deed dated April 15, 1943, and recorded in Liber No. 439, folio 245, one of the Land Records of the County aforesaid, title 10078 B 25051 + 15.80 estate vested absolutely in the Grantor herein by virtue of the right of survivorship upon the death of the said Martin S. Beachley, which occurred on or about the 26th day of May, 1953.

APR 17-78 B #25051 *****9.00
APR 17-78 B #25052 *****64.00

To which aforesaid deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR the rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

6.00
9.00
85.80
158.80