

Highland Avenue aforesaid at the end of the 1st or South 27° 45' East 39.9 feet line as set forth in a deed from Joseph A. Lenkiewicz, et. ux., to Carroll Morgan, dated July 12, 1963, and recorded in Liber No. 688, folio 195, one of the Land Records of the County aforesaid, and running thence with the southwest margin of said Avenue the following two courses and distances, to-wit: (1) South 27° 45' East 115.1 feet to an iron pin, thence (2) South 48° 20' East 61.4 feet to an iron pin at the southeast corner of Lot No. 8 as shown on the Plat of the "Proposed Subdivision of the Land of Mrs. Helen D. Rowland at Blue Ridge Summit", prepared, dated and recorded as aforesaid, and running thence with a portion of the northern boundary line of said Lot No. 8 aforesaid, (3) North 85° 45' West 198.0 feet to a 36-inch white oak tree, thence by and with the 2nd or South 36° 35' West 162.5 feet line, reversed, of the deed from Joseph A. Lenkiewicz, et. ux., to the said Carroll Morgan, dated and recorded as aforesaid, thence (4) North 36° 35' East 162.5 feet to the place of beginning, containing 12,197 square feet, or 0.28 acres, more or less, according to the survey made April 3, 1956, by John Howard McClellan, R.S., marked "Subdivision of Lot No. 7, Helen D. Rowland Plan, at Blue Ridge Summit, Washington County and Frederick County, Maryland".

Being all and the same real estate conveyed unto the said Carroll Morgan by Charles S. Gardner, Jr., et. ux., by deed dated December 31, 1963, and recorded in Liber No. 697, folio 356, one of the Land Records of the County aforesaid.

PARCEL No. 2: All that piece or parcel of land situate as aforesaid, designated as Parcel No. 2, a Subdivision of Rowland Lot No. 7 as shown on the Plat of the "Proposed Subdivision of the Land of Mrs. Helen D. Rowland at Blue Ridge Summit", prepared, dated and recorded as aforesaid, beginning for the same at an iron pin in the southern margin of Third Avenue at its intersection with the western margin of Highland Avenue, and running thence by, with and along Highland Avenue, South 27° 45' East 39.9 feet to an iron pin, thence leaving said Highland Avenue, and running thence by and with Parcel No. 1 hereinbefore described, South 36° 35' West