

Marked to
Frederick Jones Philo Atty
10-5-78

BOOK

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LIB 1061 W 578

Rec'd for Record, Sept. 11 1978 11:02 AM Sec'd by Charles C. Keller, CLU

THIS DEED, made this 1ST day of SEPTEMBER, 1978, by
JAMES FITZGERALD, THOMAS W. MATAN, G. MAURICE DUFOUR and WALTON
SANDERSON, all of Frederick County, Maryland.

WITNESSETH: 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 prior to the delivery of these present, we, the
said JAMES FITZGERALD, THOMAS W. MATAN, G. MAURICE DUFOUR and WALTON
SANDERSON, do hereby grant and convey, in fee simple, unto VICTOR R. OLDS,
all that piece or parcel of land situate, lying and being in the Town
of Brunswick, Frederick County, Maryland, designated as Lots No. 7 and 8,
on the plat made of the property of John L. Jordan by R. A. Rager,
Surveyor, and recorded in Liber JLJ No. 14, folio 121, one of the Land
Records of Frederick County, Maryland, beginning for the outline at a
point on the South side of Virginia Avenue, (formerly First Street) at
the end of a line drawn N 17 1/2° E 247 feet, 6 inches from the Northwest
corner of George H. Swank's Lot and parallel with the East side of said
Virginia Avenue and running thence S 72 1/2° E 140 feet, thence N 17 1/2°
E 82 1/2 feet, more or less, to the South side of B Street (formerly
an alley), thence with the South side of B Street N 72 1/2° W 140 feet
to the East side of said Virginia Avenue and thence with the East side
thereof S 17 1/2° W 82 1/2 feet, more or less, to the place of beginning.

BEING all and the same real estate described in a deed dated
August 30, 1977, from James Fitzgerald and Thomas W. Matan unto the
within Grantors, said deed recorded August 30, 1977 at Liber 1028,
folio 353, among the aforesaid Land Records.

TOGETHER WITH all and singular all the buildings and improvements
thereon and all the rights, ways, waters, easements, privileges and
appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described real estate unto the afore-
said VICTOR R. OLDS, his personal representatives, heirs and assigns,
in fee simple, forever.

SUBJECT TO THE BALANCE DUE on Mortgage from James Fitzgerald, Thomas W. Matan, G.
Maurice Dufour and Walton Sanderson recorded in Liber 1028 at folio 355 securing Key Federal
Savings and Loan Association in the original sum of \$98,000.00.

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND

FILED NOVEMBER 7, 1985