

Maryland and more specifically described follows:

Beginning for the same at an iron pipe found at the end of the first, or S 2° W 10.00 foot line of a deed from Elvae M. Springer to William B. & Marian H. Middendorf dated August 28, 1961 and recorded among the land records of Frederick County in Liber 659 Folio 516 and running with all of the remaining line of said deed, as now surveyed by T & T Surveying Inc., (1) S 41°-21'-20" W 1292.06' to a 18" dead Poplar tree, thence (2) N 67°-41'-05" W 145.06' to a point, thence, (3) N 41°-23'-23" E 1208.74', and passing over a "T" bar found 24.29' from the end of said line, to the edge of Crystal Fountain Road, thence, (4) running along the edge of said road N 84°-33'-30" E 188.85' to a point, thence with the first line of the aforementioned deed from Elvae M. Springer, S 04°-03'-24" E 10.00' to the place of beginning. Containing 3.95 acres of land more or less.

Being subject to a sixteen foot right-of-way from Crystal Fountain Road to the parcel of land now or formerly owned by Charles F. Stouter.

Being the same parcel of land described in a deed from Elvae M. Springer to William B. & Marian H. Middendorf by deed dated August 28, 1961, and recorded among the land records of Frederick County in Liber 659 Folio 516.

2. The Plaintiffs have been advised of the existence of a defect or defects in the title to the subject property, which are more fully described as follows:

The Plaintiffs acquired the subject property by deed from Elvae M. Springer dated August 28, 1961 and recorded among the Land Records of Frederick County in Liber 659, folio 516. The "being clause" of the aforementioned deed of the subject property to the Plaintiffs refers to a prior deed which deed purported to embrace only one-half of an acre of land, whereas the land intended to be conveyed by said deed is a parcel of four (4) acres more or less. It is therefore impossible, through a search of the land records, to specifically identify the subject parcel by establishing a chain of title.