BOOK 51 PAGE 164

EXHIBIT 15

Aug 2 8 1986

MAIL TO: GRANTEE

LIBER 1357 FOLIO 445

Rec'd for Record Aug 15 1986 At 9:54 o'clk A.M. Same Day Recorded [illegible]

THIS DEED, Made this 6th day of August, 1986 by POINT OF ROCKS RUNN, LTD., a body corporate of the State of Maryland.

WITNESSETH

That for and in consideration of the sum of TWENTY THREE THOUSAND THREE HUNDRED SIXTEEN DOLLARS ($23,316.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said POINT OF ROCKS RUNN, LTD., a body corporate of the State of Maryland, does hereby grant and convey, in fee simple, unto W. KENT BRIDDELL, all those lots or parcels of ground, situate, lying and being in the Buckeystown Election District, Frederick County, State of Maryland and being more particularly described as follows:

Lots numbered 6 and 7, Block F, Section Two, Point of Rocks Estates, as set forth on a Plat of Subdivision recorded among the Plat Records of Frederick County in Plat Book 5, folio 164.

BEING part of all that real estate conveyed unto the Grantor herein by Deed dated 29 November 1985 and recorded among the Land Records of Frederick County in Liber 1313, folio 534.

TO HAVE AND TO HOLD the above described real estate unto the said W. Kent Briddell, his heirs, personal representatives, successors and assigns, in fee simple, forever.

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

The Grantor herein does covenant with the Grantee, his heirs, personal representatives and assigns, to warrant specially the property herein and intended to be conveyed and to grant such further assurances as may be required.

WITNESS my hand and seal on the day and year first above written.

ATTEST:

POINT OF ROCKS RUNN, LTD.

By: _____ (SEAL)
Leroy Kardon, Vice President

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF PHILADELPHIA:

I HEREBY CERTIFY that on this 6th day of August, 1986, before me the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Leroy Kardon, the Vice President of Point of Rocks Runn, Ltd., a body corporate of the State of Maryland, and acknowledged the aforegoing Deed to be the act and Deed of said body corporate. And at the same time he made oath in due form of law that he is the Vice President of said body corporate and duly authorized to make this acknowledgement on its behalf and that he executed the aforegoing instrument in said capacity for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:

Jan 29, 1990

TRANSFER TAX 116.58
RECORDING 14.00
ADD. STAMP TAX 135.58
SP 36 P

LAW OFFICES
HARRY T. deMOLL

- 1 -

COUNTY / STATE / WATER / SEWER CERTIFICATION
County Treasurer
Date 8/15/86 Martha Ann Bittner

PROPERTY TRANSFERRED
SUPERVISOR OF ASSESSMENTS
DATE 8-15-86

FILED
NOV 25 1986