

Sub-Parcel B: All that lot or parcel of land situated at Monrovia, New Market District, Frederick County, Maryland, and fronting 300 feet, more or less, on the south side of Route No. 75, and running back North 182 feet, more or less, and adjoins lands of the B. & O. Railroad Company on the North and East, and improved with a dwelling house and other buildings.

BEING all and the same real estate which was conveyed unto John W. Umberger and Louise E. Umberger, his wife, by Harry C. Betson, widower, by deed dated January 27, 1962, and recorded in Liber 664, folio 99, one of the Land Records of Frederick County, Maryland; the said John W. Umberger having departed this life with title to the above described real estate vesting in Louise E. Umberger, as a tenant by the entirety, and the said Louise E. Umberger having subsequently married the said Ethan P. Summers.

AND

That certain land, together with 1,653 linear feet of track thereon, situate in New Market Election District, Frederick County, Maryland, and more particularly described as follows:

PARCEL "A"

BEGINNING for the same at a point on the south property line of the old main line of The Baltimore and Ohio Railroad Company a distance of 33.00 feet from the centerline thereof as shown on said company's Right-of-Way and Track Map No. V-17.2/20 and on the south property line of the Mount Airy Improvement of said railroad as described in Judicial Proceedings No. 3, page 173, etc., Miscellaneous Docket Number 1871 and as shown on the aforementioned map said point being on the twenty second line in a deed from Thomas C. Shipley to The Baltimore and Ohio Railroad Company and recorded in Liber J S 37 at folio 103 among the Land Records of Frederick County, Maryland thence as now surveyed by Rothenhoefer Engineers and continuing with said line, (1) North 81° 32' 00" East 13.52 feet, thence continuing with said property line 33.00 feet from and parallel with said railroad the following four courses and distances being chords of a curve to the right having a radius of 5,696.78 feet, (2) North 82° 07' 40" East 99.00 feet, thence (3) North 83° 07' 40" East 100.00 feet, thence (4) North 84° 07' 00" East 99.00 feet, thence (5) North 85° 10' 42" East 108.50 feet, thence