

34. While still alive, the Seisses possibly transferred title to the subject property when they executed a Deed on January 6, 1961, to William Russell Green, Rhoda E. Green, Clara R. Green, Cecelia R. Green as Joint Tenants for "all that piece or parcel of land...designated as Parcel 1" with specific reference to the Deed from Charles L. Green, et al., and recorded among the Land Records of Frederick County, Maryland in Liber 649, Folio 464, copy attached and incorporated as Exhibit "Q".

35. W. R. Seiss a.k.a. W. Russell Seiss predeceased Flora M. Seiss, his wife, as confirmed by the records of the Estate of Flora M. Seiss, No. 14022 among the Estate Records of Frederick County, Maryland.

36. Flora M. Seiss is also deceased and her will named Flora Louise Lare, Leo R. Seiss, and Marshall Ray Seiss as her Personal Representatives and Residual Beneficiaries.

FLORA LOUISE LARE, LEO R. SEISS AND MARSHALL RAY SEISS

37. Flora Louise Lare, Leo R. Seiss and Marshall Ray Seiss are the known heirs and Personal Representatives of Flora M. Seiss.

38. Although the Deed of January 6, 1961, see Exhibit "Q", purported to dispose of all of the real estate known as Parcel 1, except for certain transfers which are not relevant to this action, the Deed contained no specific reference to the subject property.