

and by these presents doth grant, bargain, sell, alien, release, confirm and confirm unto the said Abraham Beard his heirs or assigns forever, all the following described part of a tract of land called 'The Rurvey on Black City', lying and being in Frederick County and State aforesaid to-wit: Beginning for the said parcel of land hereby intended to be conveyed at a stone planted at the end of the 13<sup>th</sup> line of the whole tract called 'The Rurvey on Black City'; it also being the end of the fourth line of the part of said tract of land for 23 acres, one rood & 26 feet which was by deed dated the 2<sup>d</sup> day of Nov<sup>r</sup> 1843, conveyed by Mrs & Smiths Trustees to John Pittingall and running thence by and with said 3<sup>rd</sup> line reversed; N 48° 20' 43" pt 150 stone planted then S 79° 4' pt 100 stone planted at the end of 10 1/4 feet on the tenth line of the whole tract aforesaid; it also being the beginning of the part of said tract deeded by John Smith to John Pittingall as aforesaid, then by and with the closing line of said deed reversed N 84° E 28' 4" of a perch to the end of the 5<sup>th</sup> line thereof, then with said fifth line reversed N 41° E 47' 10" pt to the place of beginning, containing 12 acres and 23 square feet being the said parcel of land, conveyed to the said Paul Rumer dec<sup>d</sup> by John Pittingall and wife by deed bearing date the 16<sup>th</sup> day of April 1845 and recorded in Liber W. O. S. 701 folio 185 and 186, one of the Land Records of Frederick County, reference thereto being had will more fully and at large appear, together with the buildings and improvements, rights, privileges and appurtenances thereunto belonging, or in any wise appertaining, to have and to hold the said described part of a tract of land called 'The Rurvey on Black City', and premises, with their and every of their appurtenances, unto him the said Abraham Beard, his heirs and assigns forever to his and their only proper use and behoof, and to and for no other use intent or purpose whatsoever, in witness whereof the said John DeGrange Trustee as aforesaid hath hereunto set his hand and affixed his seal on the day and year first hereinbefore written.

Signed sealed and deliv<sup>d</sup> in the presence of Jacob Faucher  
 Wm<sup>th</sup> Lowe  
 John DeGrange Trustee

Which is thus Endorsed:  
 State of Maryland Frederick County, to-wit:  
 Be it remembered and it is hereby certified that on this 15<sup>th</sup> day of December A. D. 1847, before us the subscribers two Justices of the Peace of the State of Maryland in and for the County aforesaid personally appeared the above named John DeGrange and acknowledged the foregoing indenture or instrument of writing, to be his act and deed for the purposes therein mentioned and the acts of Assembly in such case made and provided and with the subscribed articles as aforesaid do hereby further certify that we are satisfied of our own personal knowledge that the said John DeGrange is the person, who is named and described as and professing to be the party grantor, in and to said deed or instrument of writing.

Acknowledged before and certified by us,  
 Jacob Faucher  
 Wm<sup>th</sup> Lowe

State of Maryland Frederick County, to-wit:  
 I hereby certify that the foregoing is a true copy of the original deed named in Liber W. O. S. 705 folio 458 & 459. One of the Land Records of Frederick County, in testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick Co. this 12<sup>th</sup> day of July 1845.

J. W. L. Party Clerk

At the request of Abraham Beard the following deed is recorded June 12<sup>th</sup> 1850.  
 This Indenture made this 14<sup>th</sup> day of April in the year of our Lord one thousand, eight hundred and fifty, between Laura C. Cloggett of Frederick County in the State of Maryland

Exhibit No 3,