two justices of the peace of the state of Maryland in and for Washington County aforesaid personally appeared John Newcomer party grantor to the within indenture and acknowledged the same to be his act and deed, and we do hereby certify, that we do know and are satisfied that the person appearing before us and making the above acknowledgement is the person named and described and professing to be the grantor in the aforegoing deed or instrument of writing

Acknowledged before and certified by — Jacob Rawlet
S Herbert

State of Maryland Washington County towit:

I hereby certify the aforegoing to be truly taken from Liber J H No 1 folio 7. One of the Land Records of Washington County. — In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Washington County, this 5th day of July AD 1866. —

Lewis B Wyman Clerk

Exhibit No 7. This Indenture made this twenty ninth day of June in the year of our Lord one thousand Eight hundred and forty, between William Price and Franklin Anderson of Washington County State of Maryland of the one part and Joseph Nicholls of the County and State aforesaid of the other part, Whereas John H Hughes now deceased, did on the thirteenth day of March 1819 execute and deliver unto Robert Hughes and Walter Boyd and the survivor of them and the heirs of such survivor a deed of trust by which he the said John H Hughes did grant, bargain and sell unto them as aforesaid certain lands therein particularly set forth and described in trust for certain uses, trusts and purposes in the said deed set forth and limited as by reference to the said deed among the Land Records of Washington County will more fully and at large appear, and whereas the said William Price and Franklin Anderson have by decree of Washington County Court sitting as a Court of Equity been appointed Trustees, in the room and stead of the said Robert Hughes and Walter Boyd to carry the trusts and purposes of the said deed of trust into execution and have taken upon themselves the execution of the same, and whereas the said William Price and Franklin Anderson have purchased at Sheriffs sale all the right, title, interest and estate of Daniel Hughes Jr. now also deceased in and to all and singular the lands and tenements aforesaid being one undivided moiety of the same, which they hold in trust to be sold by the said William Price and Franklin Anderson and the money arising therefrom after deducting their expenses and commissions to be applied to the payment of the debts of the said Daniel Hughes Jr, according to the order of priority to which they are by law entitled by virtue of which said appointment and purchase, the said William Price and Franklin Anderson, are vested with the full and complete title of the said lands and premises as fully as the said John H. Hughes and Daniel Hughes Jr held and were entitled to the same in trust for the purposes aforesaid. —

Now therefore this Indenture witnesseth, that the said William Price and Franklin Anderson, for and in consideration of the premises and also in consideration of the sum of one hundred and fifty dollars to them in hand paid by the said Joseph Nicholls at and before the ensealing and delivery of these presents, the receipt whereof they do hereby acknowledge they the said William Price and Franklin Anderson Trustees as aforesaid have granted, bargained, sold, aliened released and confirmed, and by these presents do grant, bargain, sell, alien, release and confirm, unto the said Joseph Nicholls his heirs and assigns forever, all that part of a tract of land called "Mount Aetna" lying partly in Frederick and partly in Washington County aforesaid which is contained within the courses and distances following that is to say, beginning at the end of 34 pers in the 37 line of "Long Tract" and running thence South 72 degs East 85 pers North 77 degs East 32½ pers. to a piece of Stones, North 37 degs West 103½ pers to a stone pile, South 75 degs West 36 pers to a stone pile then by a straight line to the place of beginning containing and now laid out for 34⅓ acres of land be the same more or less, the same being part of the lands & premises so as aforesaid vested in the said William Price and Franklin Anderson as Trustees as aforesaid

Answer of Theodore Simmons & wife