

do grant, bargain and sell, alien, convey, release, convey and confirm unto the said John Appleman his heirs and assigns forever, all the following particularly described and conveyed part of a tract and parcel of land and premises, being part of a tract of land called The Runway on Nelsons Wellfare; lying and being within the corporate limits of Middletown in the County and State aforesaid. Beginning for the land hereby to be conveyed at the end of the E. line in deed from David Cobbley, Elias Cobbley and Joseph Cobbley Executors of John Cobbley dec'd to John Burt of F. bearing date the 2<sup>d</sup> day of April 1853 for two acres & 22 1/2 ft. of land the said beginning being a corner of said Burt's land on the line between the lands of Peter G. Schlosser and the land hereby to be conveyed and running thence from said beginning with said Schlosser's land and also with and along the lot of W. Cannon one course and distance by N. 70° W. 19 1/2 ft. to the public road leading from Middletown past James Hinna's Mill to Burkittsville thence in and along said road S. 89 1/4° W. 13 1/2 ft. thence with the fence as now made separating the lot hereby to be conveyed and the land of the aforesaid John Appleman S. 87 1/4° E. 19 1/2 ft. thence along the lot of said John Burt of F. N. 29 1/2° E. 13 1/2 ft. to the place of beginning containing one and a half acres & 16 1/2 ft. of land, it being the said lot of land and premises which was conveyed by W. McFaulner to said A. L. Kuffer by deed dated 16<sup>th</sup> April 1853 as by reference thereto will fully and at large appear. Together with all and singular the buildings, improvements, ways, water rights, meadows, privileges, advantages and appurtenances therunto belonging or in any wise appertaining, and all the Estate, right, title and interest, trust, power and demands, whosoever at law and in Equity of them the said Joseph L. Kuffer Catharine Kuffer his wife, their heirs and assigns of in and to the said.

I have and to hold the said herein described premises with the appurtenances therunto belonging to the said John Appleman his heirs and assigns to the only proper use and behoof of the said John Appleman his heirs and assigns forever and also that they the said Joseph L. Kuffer his wife aforesaid their heirs and assigns the part of a tract and parcel of land and premises above described and herein mentioned to be granted, bargained and sold with the appurtenances unto the said John Appleman his heirs and assigns, shall and will warrant and force defend by them presents against the claims of all persons whomsoever. In testimony whereof the said A. L. Kuffer and Catharine Kuffer his wife have hereunto set their hands and affixed their seals the day and year first above written.

Joseph L. Kuffer  
Catharine Kuffer

Witness my hand and seal of the County of Frederick in the State of Maryland this 5<sup>th</sup> day of June 1855.

On this fifth day of June 1855 before the undersigned a Justice of the peace of the State of Maryland in and for Frederick County aforesaid personally appeared Joseph L. Kuffer and Catharine Kuffer his wife they being known to me of my own personal knowledge to be the persons who are named and described as and professing to be the parties in and to the foregoing deed or indenture and acknowledged the said indenture or instrument of writing to be their respective act and deed for the purposes therein expressed, the said Catharine Kuffer being by me examined out of the presence and hearing of her said husband whether she doth execute and acknowledge the said deed freely and voluntarily without being induced to do so by fear or threats of or ill usage by her said husband or by fear of his displeasure declareth and saith that she doth execute and acknowledge the same freely and voluntarily and without being induced to do so by fear or threats of or ill usage by her husband or fear of his displeasure. In testimony whereof I have hereunto subscribed my name on the day and year aforesaid.

John Alexander

Child's Day

Handwritten notes in the right margin, including names like 'John Appleman', 'John Burt', and other illegible text.