

Grove of the said County and State of the other part, Witnesseth that whereas, by a decree of the Circuit Court for Frederick County, sitting as a Court of Equity, bearing date the 24<sup>th</sup> day of January in the year 1853, in a cause in the said Court depending between William J. Preston Complainant and Rebecca Keller and others defendants, the said Rebecca Keller was appointed trustee to make sale of the property in said decree mentioned, and hereinafter particularly described and conveyed, and whereas the said Rebecca Keller in pursuance of said decree did on the 26<sup>th</sup> day of February 1853, sell and dispose of, to the said Elias Grove, the property hereinafter described and conveyed, for the sum of Eleven hundred and twenty five dollars current money, And whereas, the purchase money for the said property and premises having been fully paid and satisfied, the said Rebecca Keller doth agree to execute these presents in pursuance of the power vested in her, in, and by, the decree aforesaid - Now this Indenture Witnesseth, that the said Rebecca Keller for and in consideration of the premises, and also of five dollars current money, by the said Elias Grove, to the said Rebecca Keller in hand paid, at and before the sealing and delivery of these presents, the receipt of which she doth hereby acknowledge, and herself to be therewith fully satisfied, contented and paid, the said Rebecca Keller hath bargained and sold, aliened and infeoffed, and by these presents doth grant, bargain and sell, alien, infeoff, release, convey and confirm unto the said Elias Grove his heirs and assigns, all the following pieces or parcels of land, situated lying in Frederick County aforesaid, and contained within the following metes and bounds, courses and distances to wit. Beginning for the first piece or parcel, at a stone planted at the end of 38 $\frac{1}{2}$  perches on the 18<sup>th</sup> line of the whole tract, called "Sampson's Resurveyed" (resurveyed for Peter Shafer in May 1790) and running thence with the outlines thereof two courses South 40 degrees West one and one half perches to a planted stone, South 37 degrees East 44 perches to a planted stone, then North 65 $\frac{1}{2}$  degrees East 16 perches to intersect the given line of George Shafer's part of said "Sampson's" then with it to the beginning, containing (by correcting courses) 2 $\frac{3}{4}$  acres of land, it being the same piece or parcel of land described in a conveyance from a certain George Shuttle and wife to a certain George Miller bearing date the 28<sup>th</sup> day of February 1842, and recorded in Liber N. C. No. 16 folio 563 one of the Land records of Frederick County. The second piece or parcel of land, being all that part of a tract of land, called "Lawson's Resurveyed", it being a part of said tract heretofore, on the 8<sup>th</sup> day of September 1828, conveyed by a certain Jacob Shafer to Jacob West for 156 $\frac{1}{2}$  acres. Beginning for the part hereby intended to be conveyed, at the end of 79 $\frac{3}{4}$  perches on the 18<sup>th</sup> or South 52 $\frac{3}{4}$  degrees East 105 $\frac{3}{4}$  perches line of said deed, and running thence with said line, South 52 $\frac{3}{4}$  degrees East 25 perches to a stone at the end thereof, then with the 14<sup>th</sup> line of said deed South 54 $\frac{3}{4}$  degrees East 35 $\frac{3}{4}$  perches to a stone planted, then North 84 degrees East 45 perches to the public road, then North 6 degrees West 12 feet, then South 84 degrees West 45 $\frac{3}{4}$  perches to a stone at the end of 12 feet on a line drawn North 6 degrees West from the end of 2 $\frac{3}{4}$  perches on the above North 84 degrees, East 45 perches line, then North 74 $\frac{1}{2}$  degrees West 3 $\frac{1}{2}$  perches to the end of 12 feet on a line drawn North 37 degrees East from the end of 33 perches on the above South 54 degrees East 35 $\frac{3}{4}$  perches line, then North 54 $\frac{3}{4}$  degrees West 35 $\frac{3}{4}$  perches, North 52 $\frac{3}{4}$  degrees West 25 perches to the end of 12 feet on a line drawn North 55 degrees East from the beginning of this deed, then North 55 degrees East 26 perches to intersect the end of 30 $\frac{1}{8}$  perches on the 9<sup>th</sup> or North 30 degrees West 71 $\frac{1}{2}$  perches line of the aforesaid deed from Jacob Shafer to Jacob West, then with said line North 30 degrees West 57 $\frac{1}{4}$  perches to the end thereof, still with the outlines of said deed North 80 degrees West 20 perches, North 48 degrees West 20 perches, South 40 degrees West 38 $\frac{1}{2}$  perches South 52 $\frac{3}{4}$  degrees East 79 $\frac{3}{4}$  perches to the place of beginning, containing 19 acres, 3 Rods and thirty four perches of land (being the same piece or parcel of land described in a conveyance from Susanna West and Frederick A. West to George A. Keller, bearing date the 16<sup>th</sup> day of February 1849, and recorded in Liber N. C. No. 9 folio 265. One of the Land Records of Frederick County aforesaid) together with all and singular the buildings, improvements ways, waters, water courses, rights, members, privileges, advantages and appurtenances, unto the said above described two tracts, pieces or parcels of land being