Exhibit No 3

This Indenture, made this twenty ninth day of February in the year of Our Lord Eighteen hundred and thirty two, between John William Creager and Christiana Creager wife of John Wm. Creager of Frederick County and State of Maryland of the one part and Joseph Wood of the same County and State aforesaid of the other part. Witnesseth that the said John William Creager and Christiana his wife for and in consideration of the sum of forty dollars current money to them in hand paid by the said Joseph Wood, the receipt whereof is hereby acknowledged by the said John William Creager and Christiana his wife, before the sealing and delivery of these presents, have granted bargained, sold, assigned and confirmed, and by these presents doth bargain, sell, assign and confirm unto Joseph Wood his heirs and assigns forever, part of a tract of land, lying and being in Frederick County and State of Maryland, known and distinguished as part of a tract of land called the "Retreat", which was conveyed by William Grimes Jr. to John William Creager, by deed dated the third day of August Eighteen hundred and twenty two, Beginning for the part hereby intended to be conveyed at a stone planted at the end of the Eighth line of the before recited deed from the said William Grimes Jr. to John William Creager, and running with the ninth line thereof, North fifty four, and one half degrees West ten perches, South twenty three and one half degrees West fifty perches, then by a straight line to the first place of beginning, containing Two hundred, forty seven and one half perches of land, be the same more or less, together with all and singular the improvements and appurtenances whatsoever thereunto belonging, or in any wise appertaining, to have and to hold, all and singular the before described land and premises with the appurtenances, unto him the said Joseph Wood, his heirs and assigns forever, and to and for no other use intent or purpose whatsoever, and the said John William Creager and Christiana his wife for themselves their heirs, executors and administrators, do covenant and agree to and with the said Joseph Wood his heirs executors, administrators or assigns, that they the said John William Creager and Christiana his wife, and their heirs executors and administrators the above bargained and sold lands and premises with every the appurtenances unto him the said Joseph Wood his heirs and assigns against them the said John William Creager and Christiana his wife their heirs, and against all persons whatsoever to claim or claiming any right or title to the same or any part or parcel thereof, will warrant and forever defend by these presents.

In witness whereof the said John William Creager and Christiana Creager wife of the said John William Creager have hereunto set their hands and affixed their seals, the day and year first before herein written.

Signed, Sealed, & Delivered
in the presence of —
William Grimes Malachi Bernard

John William Creager
Christiana Creager

I consent to this conveyance and waive my Mortgage for the part above conveyed.

Richard Potts

Maryland, Frederick County, to wit:

On this 29th day of February, One thousand Eight hundred and thirty two, before us the subscribers two Justices of the Peace of the State in and for the County aforesaid, personally appeared John William Creager, and acknowledged the foregoing instrument of writing to be his act and deed, and the Land and premises therein mentioned to be the right and estate of Joseph Wood his heirs and assigns forever