

Exhibit No. 1.

This Deed made this 1<sup>st</sup> day of April in the year 1871 by me William L. Saunders of Frederick County, State of Maryland, Witnesseth that whereas, I the said William L. Saunders am indebted to sundry persons and Corporations, by Mortgage, Judgment, Notes and Open Accounts and being desirous to appropriate the proceeds of sales of all my real and personal estate and the collection of all debts due or owing to me, in the payment of all my debts according to their several legal and equitable priorities, and also to the payment of all my other debts, not liens upon my real and personal property - Now know all men by these presents that I, William L. Saunders in consideration of the above recited premises, do grant in fee simple, to Joshua Biggs all my lands and tenements, hereditaments and real estate situate lying and being in Frederick County, State of Maryland, and do also bargain and sell to the said Joshua Biggs, all the personal chattels and effects of mine the said William L. Saunders to wit: 4 Horses, 11 Head of Cattle, 27 Hays, 2 Waggon, 2 Wheel-barrow, 1 Cart, 1 Hand-cart, 1 Buggy, 9 sets of Harness, 2 Riding Saddles, Lot of Corn, Lot of Wheat, Lot of Oats, Lot of Plaster, Lot of Phosphates, Lot of Saw Logs, Lot of Sawed Lumber, Lot of Shingles, Staves and Hoop-poles, 2 Shovel Ploughs, Lot of Cord Wood, Lot of Flour barrels, Lot of Flour, Millsacks, Office furniture Tools & Measures, Lot of Mill gearing and old Castings, Lot of Pots, 1 Kicker Wheel, and Horse-power with Circular saw, 1 Wheat Fan, Lot of Hay, Lot of Fodder, Lot of Forks, Mattresses & beds, Lot of Omeigan, 8 Bedsteads and Bedding, 7 Stoves and lot of Carpeting 2 Wardrobes, 1 Secretary, 1 Hat-stand, Lot of Tables, Lot of Chairs, 2 Sleighs and bells, Lot of Tubs, Lot of Barrels, Lot of Potatoes, Lot of Copper-tools, and also all other goods, Chattels and personal Chattels, not enumerated above, now owned by said William L. Saunders, whatsoever and wheresoever situate, reserving and excepting such Chattels or property as is now exempt by law from execution for debts; And the said William L. Saunders doth hereby assign and transfer unto the said Joshua Biggs, all the Mortgages, Judgments, notes, Book accounts, stocks, securities and all other choses in action due or owing to me the said William L. Saunders. To have and to hold all the real and personal estate, of every description, of me the said William L. Saunders (except such and so much as is excepted by law from execution, unto the said Joshua Biggs, upon the following trusts: -

In Trust, to sell said real estate, personal estate, Chattels and personal property, in whole or in parts, at public or private sale, and upon such terms and notice, as he may deem most beneficial for the interests of the Creditors of said William L. Saunders, and upon the further trust, to sell all stocks and securities owned by said Saunders and assigned under this deed, at such time, place, terms and notice as he may deem most beneficial for the Creditors of said William L. Saunders, and upon the further trust to collect all debts and choses in action due or owing to said William L. Saunders in the name of Joshua Biggs, Trustee, and with full powers and authority to compound for the same; And upon the further trust, to apply the proceeds of sales of such real and personal estate, and collection of debts as follows: -

- First - To the payment of all costs and expenses, Counsel fees, and Commission to the Trustee of five per cent upon the gross proceeds of sales and collection of debts
- Secondly - To the payment of all taxes, liens, Mortgages and incumbrances, according to their several legal and equitable priorities with power to contest any Mortgage lien or incumbrance, which may not be legal in whole or in part. -
- Thirdly, To apply the residue of such proceeds of sale of real and personal estate and collection of debts, to the payment of all my just debts, owing or contracted without priority or preference - in case the proceeds of the trust estate should be sufficient to pay such claims in full - but if not sufficient to pay all my just debts in full, then to apply such residue of proceeds of sales and collection of debts, in the payment of my debts pari passu, according to the respective claims

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