

before described premises, We the said Adam Schaeffer and Elizabeth Schaeffer his wife, do grant in fee simple to the said William S. Baker, all the following pieces or parts of tracts of land situate in Frederick County, State of Maryland viz. part of a tract of land, called "New Bremen" containing twenty five Acres of land, more or less, heretofore conveyed by Grafton Duwall to said Adam Schaeffer, by deed, recorded in Liber C. S. No. 9 folios 440 & 441 of the Land Records of Frederick County - Also all that lot, situate in said County and State, being part of Lot No. 5, being part of the tract of land called "New Bremen", containing Twenty Acres of land, being the same lands conveyed by Daniel Baker and wife and Arthur Delashmullt & wife to the said Adam Schaeffer by Deed recorded in Liber C. S. No. 9 folios 444 & 445, one of the Land Records of Frederick County - And also all those pieces or parcels of land situate in said County and State, being parts of Lot No. 4, being parts of "Marrollton", containing for the 1st part, twenty seven Acres, three roods and twenty three perches of land - And containing, for the 2^d part, thirty seven Acres, three roods and twenty four perches of land, and being the same lands heretofore conveyed by Robert Bone to said Adam Schaeffer by deed recorded in Liber M. B. T. No. 8. folios 297, 298 & 299. One of the Land Records of Frederick County. And I the said Adam Schaeffer do bargain and sell to William S. Baker, all my goods and personal Chattels of Every description except such as are by law exempt from Execution for debt, And I the said Adam Schaeffer do further assign all my Choses in Action of every description to the said William S. Baker, to have and to hold the said real and personal estate (except such property as by law is exempt from execution for debt) to the said William S. Baker upon the following trusts, upon the trust to sell such real and personal property at public or private sale, and upon such notice and on such terms as he may deem most beneficial for the benefit of the Creditors of said Adam Schaeffer, and upon trust to collect all debts due or owing, to said Adam Schaeffer And upon the further trust to apply such proceeds of sale in the following manner - First to the payment of all costs and expenses connected with the execution of this trust, including fee for services to be rendered said Trustee, and retaining for himself a Commission of five per cent on the gross amount of sales and Collections of debts. - Secondly, to pay all taxes levied or to be levied by law. - Thirdly to pay Elizabeth Schaeffer wife of said Adam Schaeffer, the sum of Six Hundred dollars out of the proceeds of sale of the real estate in consideration of her uniting in this deed, releasing her right of dower in said real Estate - Fourthly - to pay all Mortgages judgments, liens and incumbrances, according to their several legal and equitable priorities - Fifthly - to appropriate the residue of such proceeds of sales and Collection of debts in payment pro rata of all other debts due, owing or contracted by the said Adam Schaeffer without priority or preference in case such residue is sufficient to pay in full all such debts, if insufficient to make pro rata distribution thereof - And lastly in trust, if there should be of proceeds of sale and collection of debts, after payment of all expenses, costs, Commissions, taxes, the sum to be paid Elizabeth Schaeffer in consideration of the release of her dower, Mortgages, judgments, liens, incumbrances and all other just debts, due, owing or contracted by the said Adam Schaeffer, in trust to pay over such surplus to the said Adam Schaeffer. -

Exhibits
No 1.