

Exhibit No 1

This Indenture, made this eighth day of March in the year of our Lord, One Thousand Eight Hundred and forty four, between Dennis D. Howard of Frederick County, in the State of Maryland of the one part, and Frank Penn of the County and State aforesaid of the other part: Witnesseth, That the said Dennis D. Howard, for and in consideration of the sum of one hundred dollars, current money of the United States, to him in hand paid by the said Frank Penn before the sealing and delivery of these presents, the receipt whereof he the said Dennis D. Howard does hereby acknowledge, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien convey and confirm unto the said Frank Penn his heirs and assigns, all the following described piece or parcel of Land lying in the County aforesaid, it being part of a Tract of Land, called, 'The Survey on parts of Woods Lot'. Beginning at a stone now planted South Eighty five degrees West, and distant forty three and three quarters perches from a stone formerly planted at the end of the Twenty second line of a part of said Land, heretofore conveyed by said D. Howard to Richard Crale, and running thence North 60 degrees, West 32 perches to a stone, South 30 degrees West ten perches to a stone. South 60 degrees East 32 perches to a stone North 30 degrees East 10 perches to the Beginning, containing two Acres of Land. Upon Condition nevertheless that neither the said Frank Penn nor his heirs during the life time of the said D. Howard, sell, convey or give possession of said Land, or any part thereof to any other person or persons, Together with all and singular the buildings improvements, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right title and interest whatsoever of him the said Dennis D. Howard, both at Law and in Equity, of in to and out of the said piece or parcel of Land and premises, hereby bargained and sold, or meant mentioned or intended hereby so to be, and every part and parcel thereof, To Have and to hold the said Land (with the exceptions) so as aforesaid described Together with the buildings and appurtenances, and all and singular the other premises hereby bargained and sold or meant mentioned or intended so to be, and every part and parcel thereof, with their and every of their appurtenances unto the said Frank Penn, his heirs and assigns forever, And to and for no other use intents or purposes whatsoever, And the said Dennis D. Howard for himself and his heirs Executors, and administrators does hereby Covenant, grant, promise and agree to and with the said Frank Penn, his heirs executors and administrators or assigns, that he the said Dennis D. Howard, and his heirs, the said parcel of land and premises, hereby granted, bargained and sold, and every part and parcel thereof, with the appurtenances thereunto belonging, to him the said Frank Penn and his heirs, against all and every person or persons whatsoever claiming or to claim any right, title or interest, in and to the same, or any part thereof, from by or under him, them or any of them shall and will hereafter warrant and forever defend by these presents. In witness whereof the said Dennis D. Howard, has herewith subscribed his name and affixed his seal the day and year first herein before written.

Signed, Sealed, & Delivered  
in the presence of  
Joseph Smith  
Joseph Taney

Dennis D. Howard 

State of Maryland, Frederick County, To Wits:  
Be it remembered, and it is hereby certified that on this 8th day of March in the year of our Lord One Thousand Eight Hundred and forty four before