

in the year of our Lord 1853, before me the subscriber a Commissioner duly appointed and commissioned by the Governor of the State of Maryland, for and in the State of Pennsylvania, residing in the City of Philadelphia, at my office in said City personally appeared Brian Philpot and Adeline M. Philpot his wife, whom I know of my knowledge to be the persons who are named and described as and professing to be the parties grantors to the foregoing deed or instrument of writing and do severally acknowledge the said indenture or instrument of writing to be their respective act and deed the said Adeline M. Philpot having signed and sealed the said indenture before me out of the presence and hearing of her husband, and the said Adeline being by me examined out of the presence and hearing of her said husband whether she doth execute and acknowledge the same freely and voluntarily and without being induced to do so by any fear or threats of or ill usage by her said husband or by fear of his displeasure, declares and acknowledges that she doth. In testimony whereof I have hereunto set my hand and affixed my seal official the day and year in this behalf above written



David B. Barney

Commissioner for the State of Md. for the State of Pa.

State of Maryland, Frederick County, Md

I hereby certify that the foregoing is a true copy of the original Deed as recorded in Liber C & S No 3 folio 87 one of the Land Records of Frederick County.



In testimony whereof I have hereunto subscribed my name and affixed the seal of the Circuit Court for Frederick County this 23<sup>d</sup> day of September AD 1870

Filed Oct 7, 1870

Charles Martz, Clerk

Exhibit No 3

This Deed made this 14<sup>th</sup> day of October, in the year 1858 by Benedict Boone, his wife of Frederick County and State of Maryland Witnesseth that whereas Brian Philpot and Hannah M. Philpot his wife by deed dated on the 27<sup>th</sup> day of May, in the year 1859, and recorded in Liber H & S No 9 folio 292 &c one of the Land Records of Frederick County, conveyed among other lands and personal property those parts of tracts of land situate in the County and State aforesaid which were purchased by said Benedict Boone in behalf and for the use of said Brian Philpot from Thomas Johnson and Montjoy B. Lickett Trustees in No 1618 Equity Docket of Frederick County Court and which lands were subsequently conveyed to the said Benedict Boone by the said Trustees by deed recorded in Liber W & T No 11, folio 211 one of the Land Records of Frederick County, upon trust to sell such portions of the land and of the personal estate as might be necessary and apply the proceeds of sale the rents and profits of the lands, and the debts collected to the payment of the purchase money of the lands purchased by said Benedict Boone for the use of said Brian Philpot after deducting commission and expenses and, upon the further trust after the payment of the purchase money for said land, expenses and commissions either by the said Brian Philpot or by the said Benedict Boone out of the proceeds of sale of said real