

Exhibit
No. 3.

This Indenture made this 3^d day of August in the year of Our Lord 1839, between John W. Hummell and Catharine Hummell his wife of Frederick County in the State of Maryland of the one part and Peter Phibus of the County and State aforesaid of the other part,

Witnesseth that the said John W. Hummell, and Catharine Hummell his wife for and in consideration of the sum of One thousand Dollars, current money of the United States to them in hand paid by the said Peter Phibus before the sealing and delivery of these presents the receipt whereof they the said John W. Hummell and Catharine his wife do hereby acknowledge have granted bargained sold aliened enfeoffed and confirmed and by these presents doth grant bargain sell alien enfeoff and confirm unto the said Peter Phibus his heirs and assigns all that lot piece or parcel of land situate lying and being in the County aforesaid being part of a piece of land called "Jacobs Mill" which Jacobs Mill is a part of a tract of land called "The Resurvey on Coast Land Beginning for the piece of land hereby intended to be conveyed at the end of the 3^d line of said Resurvey part of said "Jacobs Mill" which is on the southern Edge of the Turnpike Road leading from Frederick Town to Patterson and running thence with the Edge of said Road South $66\frac{1}{2}^{\circ}$ East, 14 $\frac{1}{2}$ ps. to the Beginning of the only half acre of land, part of said "Jacobs Mill" which was conveyed by Geo. Zailer to Jacob Rind, then with the first line thereof South 27° West, $11\frac{1}{2}$ ps. to intersect the first line of the part of said "Jacobs Mill" hereby conveyed by George Fox to the said George Zailer then with said line reversed as the same now runs North $53\frac{1}{2}^{\circ}$ West, 44 $\frac{1}{10}$ ps. to the 3^d line of aforesaid Resurvey part of said "Jacobs Mill" then with it North $29\frac{1}{2}^{\circ}$ East, 29 $\frac{1}{10}$ ps. to the first mentioned Beginning containing one and three quarters acres and twenty five perches of land it being the same piece or parcel of land, which was heretofore conveyed by Jacob Drough to Nicholas Leas by Deed of conveyance bearing date on or about the 20th day of May 1829, and subsequently devised by the said Nicholas Leas to Catharine Leas and Catharine Hummell on the part of to this Deed by last will and Testament bearing date on or about the 27th day of April 1820 reference being had to the aforesaid in part recited Deed and Will, will more fully appear together with all and singular the Holdings appurtenances, Avancements, and appurtenances whatsoever thereto belonging or in any wise appertaining and the persons and persons parts shares and profits and all the Estate right title and interest whatsoever of them the said John W. Hummell and Catharine Hummell his wife both at law and in Equity of or to and out of the said piece and parcel of land and premises hereby bargained and sold or meant mentioned, or intended hereby to be and every or any part thereof To have and to hold the said piece or parcel of land so as aforesaid described together with the buildings and appurtenances and all and singular other the premises hereby bargained and sold or meant mentioned or intended hereby so to be and every part thereof with their and every of their appurtenances unto the said Peter Phibus his heirs and assigns forever and to and for no other use intent or purpose whatsoever, and the said John W. Hummell & Catharine Hummell his wife for themselves their heirs Executors Administrators doth hereby Covenant, grant promise and agree to and with the said Peter Phibus his heirs, Executors, and Administrators or assigns, that they the said John W. Hummell and Catharine his wife and their heirs the said piece or parcel of land hereby granted, bargained and sold and every part and parcel thereof with the appurtenances thereto belonging to him the said Peter Phibus and his heirs and 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 them or any of them shall and will hereafter warrant & forever defend by their presents. In witness whereof the said John W. Hummell & Catharine ^{Hummell} his wife have hereto subscribed their names and affixed their seals the day and year first herein before written,

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