No. 1723 Equity

PLACE OF SEAL

In testimony whereof I hereto subscribe my name and affix the seal of the Circuit Court for Frederick County this 9th day of August 1881

Adolphus Fearhake Jr.,
Clerk

Filed September 5th, 1881.

At the request of Samuel M. Bussard the following deed is recorded April 21st, 1879.

This Deed, made this fifteenth day of April, in the year Eighteen hundred and Seventy nine, by and, John B. Kunkel, and Melora B. Kunkel his wife of Frederick County in the State of Maryland, Richard C. Martin of said County and State and George W. Ward and A. Irving Keyser of Baltimore City, in the State aforesaid parties of the first part hereto,

Witnesseth, Whereas by a certain deed of Mortgage executed by the said John B. Kunkel and Melora B. his wife, to said Richard C. Martin, dated the Seventeenth day of April in the year Eighteen hundred and Seventy seven, and recorded in the Land Records of Frederick County aforesaid, in Liber J. G. No. 7 folios 387 &c as by reference thereto will appear, the land and premises hereinafter mentioned and described, are and stand limited and assured unto the said Richard C. Martin for securing to him the payment of the sum of money in said Mortgage mentioned; And whereas, also by a certain deed of Trust executed by way of Mortgage, by the said John B. Kunkel, and Melora B. his wife, to the said George W. Ward and A. Irving Keyser, dated the twentieth day of November, in the year Eighteen hundred and Seventy eight, and recorded in said Land Records in Liber J. G. No. 10 folios 480 &c, as by reference thereto will appear, the said lands and premises hereinafter described, also stand limited and assured unto the said George W. Ward and A. Irving Keyser for securing to certain creditors of the said John B. Kunkel the payment of the several sums of money therein specified — And whereas the said John B. Kunkel has sold to Samuel M. Bussard of Frederick County, Maryland, a portion of the lands and premises which are embraced in and covered by said deeds of Mortgage, and which are hereinafter described and conveyed. And the said Richard C. Martin, and George W. Ward, and A. Irving Keyser have agreed to unite with the said John B. Kunkel, and Melora B. his wife in the execution of this Deed for the purpose of releasing the said hereinafter described lands premises from the liens created by said respective mortgages thereon, so as to convey to the said Samuel M. Bussard, a fee simple title to the same, but expressly reserving their respective liens upon the residue of the property embraced in said deeds of Mortgage, and not hereby conveyed. Now therefore, in consideration of the premises, and of the sum of Eleven thousand two hundred and fifty dollars, we the said parties of the first part do grant, in fee simple, unto the said Samuel M. Bussard, all that piece or part of a tract of Land called "Auburn" situate, lying and being in the County of Frederick, and State of Maryland, and contained within the following metes and bounds, courses and distances to wit: Beginning for the same at the end of the first line of the whole tract called "Auburn", at a stone planted about four perches East of the Turnpike Road from Frederick to Emmitsburg on the division line of a tract called Springfield, and running thence with the lands of Kutzmiller, with the following corrected bearings, and North Seventy three degrees East ninety perches to stone planted, North thirty eight and one fourth degrees East Seventy six perches to a stone planted; North ten degrees West five and eight tenths perches, thence with the lands of Mr. William S. McPherson five courses and distances, North fourteen degrees West thirty nine and nine tenths perches to a stone, North sixteen degrees East thirty nine perches, then by a line run agreeably to the mill of Baker Johnson, North forty six and three fourths degrees West twenty five perches to a stone, North six and one eighth degrees East; twenty eight and one fourth perches to a stone "No 6", at the end of the eleventh line of