

No 5331 Equity

C. M. No. 6 Folio 335 is one of the Land Records of Frederick County.

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County this 15th day of August A. D. 1887.

H. Irving Parsons
Clerk of the Circuit Court for Frederick County.

(Filed August 16 1887)

Exhibit No 3.

At the request of Joseph Rutzahn & Son Attorneys 2 W. S. Stamp
the following Deed was recorded Aug 12 1871 } 12 00
Cancelled }

This Deed made this tenth day of August, in the year Eighteen hundred and seventy one, by Joseph Groff and Susan Groff his wife of Frederick County in the State of Maryland. Witnesses that for and in consideration of the sum of Eighteen hundred dollars we the said Joseph Groff and Susan Groff his wife do grant in fee simple unto Joseph Rutzahn and William D. Bowers of the County and State aforesaid all that Lot or parts of Lots of Ground at the north end of Market Street, in Frederick town Frederick County Maryland on the East side thereof known as part of 'The Brick Yard Property' Beginning for the outlines at the north west corner of a lot of ground owned by Lyman Leely's heirs, it being on the East side of North Market Street and running thence by and with the East margin of North Market Street N 25 1/2 E 257 1/2 feet, more or less to a four feet alley on South side of a brick house, now in the occupancy of E. A. Cramer Esq, S 67 1/2 E 156 3/4 feet to a fifteen feet alley to be opened through from Seventh to Eighth streets by said Joseph Groff, then S 16 1/4 W 238 1/2 feet then N 71 1/2 W 199 1/2 feet to the place of beginning and being part of the same lot of ground and premises which was conveyed to the said Joseph Groff by deed from John J. Moran & wife and Ann G. Moran and his wife bearing date on the first day of March, in the year Eighteen hundred and sixty seven and recorded in Liber C. M. No 1 folio 443 is one of the Land Records of Frederick County, reference thereto being had, with more fully and at large appear. And the said Joseph Groff covenants that he is seignor of the land hereby conveyed, and that he has the right to convey the same in fee simple, and he further covenants that he has done no debt to encumber the said land. And the said Joseph Groff and Susan Groff his wife covenant that they will warrant generally the property hereby conveyed and they further covenant that they will execute such further assurances as may be requisite.

Witness Our hands and seals

Test
Thos M. Holbman

Joseph Groff Seal
Susan Groff Seal

Which is thus Endorsed, viz -

State of Maryland Frederick County Act -

I hereby certify that on this tenth day of August, in the year Eighteen hundred and seventy one before me, the subscriber Mayor of the City of Frederick, in the County of Frederick and State of Maryland personally appeared Joseph Groff and Susan Groff his wife and did each acknowledge the within and foregoing deed to be their respective act for the purposes therein set forth.

Thos M. Holbman
Mayor

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