No. 5946 Equity

Exhibit No. 1

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At the request of Ann Henrietta Anderson the following Deed is Recorded this 31st day of January 1845

This Indenture made this 14th day of January Eighteen hundred and forty five between William Wilcoxon of Frederick County and State of Maryland of the one part And Ann Henrietta Anderson (Daughter of the said William Wilcoxon) of the County and State aforesaid of the other part. Witnesseth that the said William Wilcoxon for and in Consideration of the sum of five dollars Current Money to him in hand paid by the said Ann Henrietta Anderson at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath bargained and sold aliened enfeoffed released Conveyed and Confirmed and by these presents doth give grant bargain, sell, alien enfeoff, release, convey and Confirm unto the said Ann Henrietta Anderson her heirs and assigns. all those pieces or parcels of a Tract of Land Called the "Rights of Man" situated lying and being in Frederick County state of Maryland which was conveyed to the said William Wilcoxon by Francis Thomas Trustee for the Sale of the Real Estate of Thomas Davis dec^d and by Ephraim Davis, the part hereby intended to be conveyed is contained within the following Courses and distances metes and bounds, Beginning at a stone planted on the South bank of Bush Creek Marked A and running thence S 65° W 3 perches South twelve and a half degrees west twelve perches South ninetein degrees west twelve perches South nine and a half degrees west ten and five tenth perches South Seventy five degrees East fifty eight perches North thirty and a half Degrees East thirty two perches to the Baltimore & Ohio Rail Road, thence running down on the north bank of Bush Creek within six feet of the margin thereof the following Courses and distances North fifty five and a half degrees west five perches North Seventy nine Degrees west thirteen perches, North fifty degrees west nine perches South eighty one Degrees west fourteen perches North twenty four degrees west twelve perches North eighty two and a half Degrees west twelve perches, thence with a straight line to the Beginning Containing Thirteen Acres no Roods and twenty six perches of land more or less, together with all the buildings improvements and appurtenances thereto belonging or in any wise appertaining, To have and to hold the said pieces or parcels of land above described and premises, with every of the appurtenances unto the said Ann Henrietta Anderson her heirs and assigns forever, to her and their only proper use and behoof and to and for no other purpose whatsoever In testimony whereof the said William Wilcoxon and Ruth Wilcoxon wife of the above named William Wilcoxon hath hereunto set their hands and seals the day and year first above written

Signed sealed and delivered in presence of
Geo Hafner
William Howe

William Wilcoxon (Seal)
Ruth Wilcoxon (Seal)