

No. 5926. *County*

and confirm unto the said Joseph Oak his heirs and assigns all that piece or part of ground situate lying and being in Frederick Town Maryland being part of Lot No 92 fronting for said part of said lot hereby intended to be conveyed on Market Street in said Town thirty four feet eight inches and running back in depth fifty one feet more or less it being the same part of said lot heretofore conveyed by Valentine Banner trustee to Valentine J. Banner by deed of bargain and sale dated on the twenty seventh day of March Eighteen hundred and thirty seven and recorded in Liber N. P. M. to folio 407 and 408 one of the Land Records of Frederick County Court and conveyed to the said John C. Pitts by deed from Susanna Banner trustee dated the twenty fifth day of December Eighteen hundred and forty and left in the hands of William J. Ross Esq as an escrow to take effect when the said John C. Pitts shall have paid to the said Susanna Banner the last installment of the price which he the said John C. Pitts was to give for the above said piece or part of ground together with all and singular the buildings improvements ways waters water courses rights members privileges advantages and appurtenances thereto belonging or in any wise appertaining and all the estate right title and interest what property claim and demand whatsoever at law or in Equity of them the said John C. Pitts and Elizabeth J. Pitts his wife of in and to the same to have and to hold the said herein described premises with the appurtenances thereto belonging unto the said Joseph Oak his heirs to the only proper use and behoof of the said Joseph Oak his heirs and assigns forever.

The testimony whereof the said John C. Pitts and Elizabeth J. Pitts have hereunto set their hands and seals on the day & year first above written.

Signed sealed and delivered
in presence of
McE. Bartys
William Lowe

John C. Pitts
Elizabeth J. Pitts

which was thus Enrolled to wit

State of Maryland Frederick County Oct

Be it remembered and it is hereby Certified that on this first day of April Eighteen hundred and forty five before the subscribed two Justices of the Peace of the State of Maryland in and for the County aforesaid personally appeared John C. Pitts and Elizabeth J. Pitts we being satisfied of our own knowledge that they are the parties described as and proposing to be the parties Grantors to the within Indenture and acknowledged the same to be their act and deed for the purposes therein specified and the said Elizabeth J. Pitts being at the same time by us privately examined apart from and out of the hearing and presence of her husband did declare that she made her acknowledgment of the same willingly and freely and without being induced thereto by fear or threats or ill usage by her husband or fear of his displeasure and that she did sign and seal said Indenture in our presence and out of the presence of her husband & acknowledged before

McE. Bartys
William Lowe