No. 6103. Equity

Exhibit No. 3.

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This Indenture made the twenty third day of July in the year of our Lord Eighteen hundred and twenty five between John Elem Jacob Elem, Adam Elem, George Elem and Catherine Elem all of Frederick County in the State of Maryland and heirs at Law of Henry Elem late of said County deceased of the one part, and John Gruhon of the County and State aforesaid of the other part, Witnesseth that whereas the said John Elem Jacob Elem Adam Elem, George Elem and Catharine Elem and the said John Gruhon and heretofore mutually agreed to make an Equal Exchange of two contiguous pieces or parcels of Land and premises being parts of a Tract of Land called "The Resurvey on Ramburgs Chance" lying and being in Frederick County aforesaid and did further agree to make mutual conveyances of the same as soon as practicable.

Now this Indenture Witnesseth that the said John Elem, Jacob Elem Adam Elem, George Elem and Catherine Elem for and in consideration of the premises and also the sum of one Dollar Current money money to them in hand paid by the said John Gruhon at and before the sealing and delivery of these presents the Receipt whereof the said John Elem, Jacob Elem Adam Elem George Elem and Catharine Elem doth hereby acknowledge and thereof and therefrom doth release acquit and discharge the said John Gruhon his heirs executors and administrators by these presents. Do give grant bargain sell alien enfeoff Release and Confirm unto him the said John Gruhon his heirs and assigns all that piece or parcel of land lying on the west side of the big road leading from Creagers Town to Frederick. Known and distinguished on the Plat as part of Lot number five beginning for said piece or parcel of land hereby intended to be conveyed at a stone planted at the end of Seventy eight and one half perches on the seven line Running of a Tract of Land called the Resurvey on Turnstile it being the beginning also of the whole Lot known by number five aforesaid and Running with the out lines thereof the two following Courses and distances North twenty one and one quarter Degrees East Eleven perches and six tenths of a perch to a stone to intersect the thirty fifth line of the whole tract called "The Resurvey on Ramburgs Chance aforesd." thence by and with the outlines thereof South eighty five and one half degrees East nine perches and nine tenths of a perch to a stone planted originally in the middle of the big Road leading from Creagerstown to Frederick thence along the middle of said Road South eleven perches and one half perch to stone planted thence North seventy degrees west thirteen perches and eight tenths of a perch to the beginning Containing three quarters of an acre of Land and fifteen square perches more or less Together with all and singular the improvements woods ways water Courses Rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining and all the Estate right title interest Claim and demand whatsoever of them the said John Elem - Jacob Elem Adam Elem - George Elem and Catherine Elem of in and to and out of the said described land and premises - To have and to hold the said piece