No. 7092 Equity

Exhibit "A."

Guardian Certificate

State of Maryland, Frederick County, to wit:

I Charles E. Saylor Register of Wills of the aforesaid County, and State, do hereby certify and attest that on the 4th day of January A.D. 1897, Ella V. Smith was by the Orphans Court of the aforesaid County, appointed Guardian to Clara May Smith, infant legatee under the Will of Mary E. Smith and Clara J. Smith late of Frederick County deceased, she having given Bond in the penalty of the sum of $1800.00 with C. H. Eckstein, John R. Young and J. Marion Zauble as sureties, approved by the aforesaid Orphans Court of Frederick County for the faithful performance of her duty as Guardian to said Infant.

In Testimony whereof I hereto set my name and affix the seal of the orphans Court aforesaid this 24th day of October A.D. 1899.

Chas. E. Saylor

Register of Wills for Frederick County, Md.

PLACE OF SEAL

Exhibit "B"

This Deed made this twenty Seventh day of July, in the year Eighteen hundred and Ninety Eight by me, Ella V. Smith of Frederick County in the State of Maryland widow, Witnesseth:—

That whereas the said Ella V. Smith stated her first Guardian account as Guardian for Clara May Smith, an infant daughter of the said Ella V. Smith, on the 18th day of November, 1897, in the Orphans Court for Frederick County and at the time of stating said account there was a balance of Seven hundred and thirty five dollars and ninety Eight cents due to the said Ward, and whereas by an order of the Orphans Court for Frederick County, aforesaid, passed the 27th day of July A.D. 1898, the said Ella V. Smith, Guardian as aforesaid was authorized and directed to invest said funds in the property hereinafter described, and having invested said money as in said order authorized and directed, and desiring to make the said Clara May Smith a deed for said property,

Now therefore in consideration of the premises and of the receipt of the sum of Seven Hundred and thirty nine Dollars and twenty-cents, being the full amount of money due to the said Clara May Smith by me as Guardian as aforesaid, I, the said Ella V. Smith do hereby grant and convey in fee simple unto the said Clara May Smith all the following described real estate, subject to a mortgage of One hundred and fifty-dollars given by me to Emory L. Coblentz, bearing even date with this deed, situated on the North side of West Fourth Street, in Frederick City Frederick County, Maryland, and being all and the same real estate together with all the improvements, rights, ways, privileges and appurtenances thereto belonging or appertaining, which was conveyed unto Emma O. Stone by deed executed by John C. Stone, substituted executor of Mary Grove, deceased, dated March 28th 1898, and recorded in Liber D.H.H. No. 1 Folio 358 etc. one of the Land Records of Frederick County, and which was subsequently conveyed by the said Emma O. Stone and John C. Stone, her husband, to the said Ella V. Smith by deed dated the 26 day of July, 1898, and intended to be recorded in the Land Records of Frederick County simultaneously with or prior to this deed, reference to said deeds being had will fully appear

Witness my hand and seal.

Test:—Thad. M. Bair.

Ella V. Smith (seal)