

This, Deed, made this 9th day of April, in the year Nineteen Hundred and Fourteen by me, Emory L. Coblenz, Assignee of mortgage as hereinafter set forth. Whereas at a public sale made on the 14th day of March, in the year 1914, at 11 O'Clock A.M. by the said Emory L. Coblenz in pursuance of the power and authority vested in him as Assignee by mesne assignments of Abner C. Devilbiss in and by a certain Mortgage from Berthiar O. Frizzell and Mary Cora Frizzell, his wife, to the said Abner C. Devilbiss, bearing date the first day of October, 1888 and recorded among the mortgage records of Frederick County in Liber W.I.P. No. 7, folio 491; which sale was made after default had occurred under said mortgage and after due public notice and after bond had been duly filed in the Circuit Court for Frederick County the tract or parcel of land hereinafter described being the property conveyed by the said mortgage was sold unto John C. Walker of Frederick County, Maryland, he being then and there the highest and best bidder therefor, at and for the sum of Eight Thousand and Sixty-four Dollars (\$8,064.00) and the sale having been duly reported to and ratified by the Court in No. 9144 Equity and the purchase money fully paid as is hereby acknowledged, the said Emory L. Coblenz is in law duly authorized to execute a deed for the property to the purchaser,
NOW THEREFORE, THIS DEED WITNESSETH:-

That for and in consideration of the premises and of the sum of one dollar the receipt is hereby acknowledged, I, the said Emory L. Coblenz, Assignee, by a certain mesne assignments of Abner C. Devilbiss, mortgagor, in the aforesaid mortgage in execution of the power and authority vested in me by said mortgage do hereby grant and convey unto John C. Walker in fee simple all the right, title and interest of the said Berthiar O. Frizzell and Mary Cora Frizzell, his wife, of those claiming by, from or under them, in and to all that farm, situate, lying and being in Monrovia, in Frederick County Maryland, along the main line of the Baltimore & Ohio Railroad, containing 126 acres of land, more or less, and being all the same land conveyed unto the said Berthiar O. Frizzell by deed executed by Anna W. Hughes, et al. bearing date October 1st. 1888, and recorded in Liber W.I.P. No. 6, folio 477, one of the Land Records of Frederick County, as by reference thereto will more fully and at large appear. Save and Except all that tract or parcel of land subsequently conveyed away to the Baltimore & Ohio Railroad Company by deed dated the 14th day of September, 1900, and recorded in Liber D.H.H. No. 7 folio 266, one of the Land Records of Frederick County, as by reference thereto will more fully and at large appear, Together with all and singular the buildings, improvements, rights, ways, privileges and appurtenances thereunto belonging or appertaining.

Witness my Hand and Seal.

Attest.

Richard Potts.

Emory L. Coblenz (SEAL)
Assignee of Mortgage.

State of Maryland, Frederick County, to-wit:-

I hereby certify that on this 9th day of April in the year Nineteen Hundred and Fourteen, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Emory L. Coblenz, Assignee of mortgage, and acknowledged the foregoing deed to be his act and deed as such Assignee of mortgage

Given under my hand and Notarial Seal the day and year aforesaid.



Richard Potts
Notary Public.

State of Maryland, Frederick County, to-wit:-

I hereby certify that the foregoing is a true copy of the original Deed from Emory L. Coblenz Assignee of mortgage to John C. Walker, as recorded in Liber H.W.B. No. 308, Folio 395, one of the Land Records of Frederick County, Maryland.



In testimony Whereof, I hereunto subscribe my name and affix the Seal of the Circuit Court for Frederick County, at Frederick Maryland this 2nd, day of April A.D. 1915.

Harry W. Bowers

Clerk of the Circuit Court for Frederick County, Maryland.