

described, for the sum of Five thousand three hundred dollars (\$5300.00) to be paid and secured according to the provisions of the written agreement entered into as aforesaid, and whereas, I, the said John E. Sifford, did on the thirteenth day of January, 1880, file in the Orphans' Court for Frederick County, my report of said sale, accompanied by said agreement as Exhibit A. thereto and whereas, after due publication of the Order Nisi, passed by said Court, on said Report, the said Court did on the Seventeenth day of February in the year Eighteen hundred and eighty pass, and order finally ratifying and confirming said sale, and whereas the said Betty H. Ritchie has paid or secured to be paid, the said purchase money, and otherwise complied with the terms upon which a good and sufficient deed conveying to her said property, was to be executed by me, the said John E. Sifford Surviving Executor as aforesaid, Now this deed further witnesseth, that in consideration of the premises, I the said John E. Sifford surviving Executor of the Last Will of John Sifford late of Frederick County, Maryland, deceased, do hereby grant unto the said Betty H. Ritchie, all the right title, claim and interest whatsoever of which of which the said John Sifford died seized and possessed, being a fee simple state, in and to the following described property, to wit:—all that lot or parcel of ground which fronts on the south side, of west church \_\_\_\_\_ in Frederick City, in said County, between the properties of John Kunkle on the East and Joshua Brunner on the west and running back between the properties of said Kunkle and Brunner, to the premises of Thomas Harrod, Ebert Brothers, and others binding on the same with a Brick Wall and running westerly behind said Brunner's lot to the property formerly owned by Green H. Duke, and now occupied by his widow, and her present husband, John McPherson; the premises hereby granted being the same that were conveyed to said John Sifford, deceased, by deed from I. Dixon Roman, Trustee, dated June 30th, 1847, recorded in Liber W.B.T. No. 11, folio 263, and from John Hane and wife, by deed dated, the 9th day of October 1848, and recorded in Liber W.B.T. No. 12, folio 145, said Liber being of the Land Records of said Frederick County, and by reference to which deeds a fuller description thereof may be had.,

Witness my hand and seal

John E. Sifford (seal)

Test:— Sole surviving Executor of John Sifford, dec'd  
Frances P. Tehan

State of Maryland, Frederick County, Not:—

I hereby certify that on this 17th day of February A.D. 1880, before the subscriber personally appeared John E. Sifford the subscriber being a Justice of the Peace of the peace of the State of Maryland in and for Frederick County, and acknowledged the aforesaid deed to be his act.

Francis P. Tehan. J.P.

State of Maryland, Frederick County, to wit:—

I hereby certify that the foregoing is a true copy of Deed from John E. Sifford sole surviving Executor of John Sifford deceased, to Betty H. Ritchie, as the same is taken from Land Record A.F. No. 1, at folio 231 &c., One of the Land Records of Frederick County, Md.

In testimony whereof I, hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County, Md, this 19th day of August A.D. 1918.



Eli G. Haugh  
Clerk of the Circuit Court for Frederick County, Md.

EXHIBIT NO. 2.

(Place of Stamp)

At the request of Henrietta H.P. Maulsby the following Mortgage is received for record and recorded March 24, 1899 at 10 O'clock 40 Minutes A.M.

Test:— Douglass H. Hargett, Clerk.

This Deed made this 25th day of March 1899, by Thomas Turner, Jr., of Frederick County, in the State of Maryland, Whereas by her deed of Mortgage of date the 1st day of September in the year 1896, recorded among the Land Records of Frederick County, a