

No, 8876 Equity,

EXHIBIT
No, 16,

At the request of John W. Creager, the following
Deed is received for Record and recorded March,
13th, 18 95, at 10, O'clock A M.

Test; John L. Jordan, Clerk.

This deed made this 23rd day of October, in the year Eighteen and Ninety Four, by us William P, Maulsby Jr., and Benjamin F. Reich, Trustees,

WITNESSETH THAT whereas by an order of the Circuit Court, for Frederick County, passed on the third day of March A.D. 1894, in the case of William Wilcoxon on Petition, he applying for the benefit of the insolvent laws, of the State of Maryland, said cause being No, 4754, Insolvents, in said Court, we, the said William P, Maulsby, Jr, and Benjamin F. Reich, the duly elected permanent Trustees, of said Insolvent were authorized and ordered to sell the land and premises thereby ordered to be sold, and by a decree passed in No. 6259 Equity, in the Circuit Court for Frederick County, in Equity were authorized to sell the same, free from the potential right of dower of Elizabeth Wilcoxon the wife of the said William Wilcoxon and to pay her one fourteenth of the purchase money, in full for her potential dower right, and whereas we have sold that portion of said land, and premises hereinafter described from said potential right of Dower to John W. Creager at and for the sum of eight hundred and eighty five dollars, and sixty cents who has fully paid the purchase money therefor,

NOW, therefore in consideration of the premises and the payment of the purchase money aforesaid, we, the said William P, Maulsby Jr, and Benjamin F. Reich Trustees as aforesaid, do grant in fee simple, unto said John W, Creager all that land or real estate and premises situated in Frederick County, in the State of Maryland, described as follows, namely, BEING part of a tract of land called "Poplar Grove". resurveyed for Lawrence Brangle Jr, on the Seventeenth day of August, A.D, 1799, for Five Hundred and Ninety Nine Acres, situated and lying in the County and State aforesaid, and contained within the following metes and bounds, courses and distances

BEGINNING FOR THE SAME at the end of the Eleventh line of said Resurvey, (five courses and distances), Viz., North eighty three and three fourths degrees, east Forty two perches, to a stone planted, at the end of the Twelfth line; south degrees west, One hundred and ninety perches South eighty four degrees, east one hundred and thirty eight perches, South Thirty seven degrees, east Thirty one perches, North Seventy five degrees, east One hundred perches, to a stone on Rock thence with a tract of land called "Gists Forrest", North forty three degrees, East One hundred and twenty perches to a stone, thence by several division lines, North Eighty two and one half degrees, West Seventy two perches, to a tract called "The wide Swamp" and with it south thirty degrees, west twenty five perches, north Six degrees West thirty six perches, North thirty degrees east, twenty three and one half perches, thence by a division line by the original parties, North forty eight degrees, west One hundred and fifteen and four tenths perches, to intersect the seventh line of the whole tract, at the end of four perches, with said seventh line, South Fifty six degrees. west fifty six perches, thence with the eighth line south eightythree and three fourths east one hundred and eleven perches, then by a straightline to the beginning, Containing two hundred and forty six acres of land more or less, being the same land which was conveyed to said William Wilcoxon, by William P, Maulsby Jr, and Charles W, Ress, Trustees, by deed dated on the thirtieth day of June, A, d, 1888, and recorded in Liber W.I.P. No 6 folio 368, one of the land records of Frederick County. and which was conveyed to said Trustees by deed recorded in Liber J.L, No. 5 folio 36 &c., one of the land records aforesaid,

Test; Thomas Turner.

Witness our hands and seals,

Wm. P, Maulsby, Jr, Trustee,

(Seal)

Benjamin F. Reich, of Wm.
Wilcoxon.

(seal)

State of Maryland, Frederick County, to-wit;

I hereby certify that on this 23rd, day of October in the year Eighteen hundred and ninety four, before the subscriber a justice of the peace of the said State, in and for the County Aforesaid, personally appeared. William P, Maulsby Jr. and Benjamin F. Reich, and did each acknowledge the foregoing deed to be their respective act, for the purpose, therein set forth,

Thomas Turner, J.P.