No,10059. Equity,

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And I the said Luella England, do hereby agree to purchase the property afore-aforesaid, and to pay therefor the sum of nineteen Hundred and Dollars, in cash upon the ratification of said sale, by the Circuit Court for Frederick County, in equity, and the conveyance to me of a good and marketable title to said real estate, free from all liens and encumbrances, and I the said Luella England, do further agree, to pay for the preperation acknowledgement and recording of the deed, therefore conveying the property to me,

and the said Frank T. Runkles, on his part hereby agrees to cause to be instituted, the proper proceedings necessary to have the Circuit Court, for Frederick County, In Equity, approve the said sale, herein agreed to be made, and to have said Court, to appoint some suitable person Trustee to convey the interests, of said infant Child, to the said purchaser, the said J, Edward Hane on his own behalf, and as attorney for for the adults hereby agreeing to unite in said Deed, and to convey any interest they may have in the property,

And it is expressly agreed that this agreement is to be effective only in the event said Court shall approve of the said Sale, and appoint a Trustee, to convey, the interests of the infant,

Witness our hands and seals the day and date above written,

Witness:-
Geo, R. Dennis Jr.
as to J,e,Hane,
and L,England.
Walter O, England
as to F,T,Runkles.

James Edward Hane, (seal)
F,T, Runkles, (seal)
Luella England, (seal)

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CONTRACT AND AGREEMENT
Exhibit D,

This contract and agreement made this 15th day of November in the Year A, D 1919, by and between J, Edward Hane of Baltimore City, on his own behalf, and attorney in fact, for Florence V, Murphy, Ida M, Reeside, Charles E, Clem, Luella England, and Frank T, Runkles, heir of John Hane late of Frederick County deceased, and Frank T, Runkles, of Frederick County, Maryland, for him self, and on behalf of his infant child, Loretta Runkles, of the first part, and Frank Perkins and Annie Perkins his wife, of Frederick County, State of Maryland, of the second Part, Witnesseth;-

WHEREAS the said John Hane was in his lifetime seized and possessed of a lot of ground, and premises situate, lying, and being in Urbana District, Frederick County, Maryland, being part of lot No,11, part of tract of land called "Araby" beginning for the part hereby intended to be conveyed at the end of two perches, on the third line of the whole lot No 11, and running then ce, South Seventy two and a half degrees, east Thirty perches to a stake at the end of thirty nine and fourteenth perches, on the fourt line of the whole lot No,Ii, aforesaid, then by and with the outlines thereof,reversed two courses, abd distances Viz;-

North seventy one degrees West, thirty on and fourteenth perches South Thirty two and a half degrees, East Twenty two and two tenths perches, to the first mentioned place of Beginning, containing four acres and one square perch and being the same land which was conveyed to the said William Goldsmith, by Susanna Wilcome, by deed dated the 14th day of October,A,D,1859, and recorded in Liber B.G.F. no 4 folio 737, one of the Land records of said Frederick County and being the same land, conveyed to the said John Hane, by Margaret Churchner, by deed dated september 27th, 1870, and recorded in Liber C,M. No, 6 folio 260, Land Record of Frederick of Frederick County,

Whereas the said John Hane departed this life, on the 26th day of Septemb in the year A,D,1919, and by his last will and testament, duly recorded among the testamentary records of the Orphan's Court, for Frederick County, devised and bequeathed as follows, " the rest and residue of my real estate,personal, and mixed, I give,devise and bequeath to my whildren, share and share alike,