

EXHIBIT NO. 3, CONTRACT OF SALE.

This Agreement of Sale, Made in triplicate this 6th day of March, 1922, by and between Fannie B. Evans, Miriam Evans Kefauver, Harry J. Kefauver, individually in his own behalf and as father and next friend of Evans Brown Kefauver, infant, and Florence Hat, Hereinafter called the Vendors, and George B. Baker, of Frederick County, Maryland, hereinafter called the Vendee;

WITNESSETH That for and in consideration of the sum of Three Thousand and One Hundred Dollars (\$3,100.00) to be paid as hereinafter specified, the Vendors do hereby agree to sell unto the said Vendee who hereby agree to purchase all that lot or parcel of ground situate, lying and being on the corner of Water Street and B & O Avenue in Frederick City, Frederick County, Maryland, and improved with six three-story brick dwelling houses known as Nos. 155, 157, 159, 161, 163, 165, as shown on the Sanborn Map of Frederick City, together with all rights, ways and privileges thereunto belonging, being the same real estate devised unto the said Fannie B. Evans et al by Benjamin F. Brown by the 3rd paragraph of his last Will and Testament recorded in Liber C. E. S. No. 1, one of the Will Records of Frederick County.

This sale is made upon the following conditions:-

FIRST. That said Vendee hereby pays unto the said Vendors the sum of Five Hundred Dollars, (\$500.00) the receipt whereof is hereby acknowledged, to be applied as part payment of the said purchase price.

SECOND. The said Vendee does hereby agree to pay to said Vendors the sum of Twenty-six Hundred Dollars (\$2600.00), the balance of the purchase money, on or before the 1st day of June, 1922, upon the execution and delivery to him by the Vendors of a good and sufficient deed conveying unto the Vendee the marketable fee simple title free, clear and discharged of all liens and incumbrances. The Vendors agree to institute proceedings in the Circuit court for Frederick County for the purpose of asking a decree from the said Court ratifying and confirming the sale hereby made and appointing and authorizing a Trustee to convey the said property unto the Vendee, the costs of said proceedings to be born by the Vendors. It is also agreed that in event such decree shall not have been obtained by June 1, 1922, then the time of settlement by the parties hereto shall be postponed a reasonable time until the passage of said decree, whereupon the said purchaser shall pay at once the balance of the said purchase price and the Vendors or the Trustee appointed as aforesaid shall make conveyance of the said property.

THIRD. And the said Vendors hereby agree upon the passage of such decree to deliver or cause to be delivered unto the said Vendee at the time of settlement, upon the payment of the balance of the purchase money as aforesaid, a good and sufficient conveying unto the Vendee the marketable fee simple title as aforesaid.

FOURTH. It is understood that the Vendors shall receive the rent of the said property until the time of settlement and final payment of the property price. Revenue stamps to be furnished by the Vendors.

FIFTH. It is also hereby agreed that this contract is made subject to ratification and confirmation by the Circuit Court for Frederick County.

Witness our hands and seals.

Witness: Joe W. Smith  
Witness Anna Daley  
John H. Stauffer Jr.

(Filed April 8th, 1922)

Fannie B. Evans  
Miriam Evans Kefauver  
Harry J. Kefauver  
Individually  
Harry J. Kefauver  
Next friend of Evans Brown Kefauver  
Florence B. Hay  
Geo. F. Baker.