No.10541 Equity.

CONTRACT AND AGREEMENT Exhibit No."3"

THIS CONTRACT AND AGREEMENT of sale,made this 19th day of May,in the year Nineteen Hundred and twenty-two by and between Effie Mealey for herself and on behalf of her infant son,Louis H.Mealey, and Harry R.Mealey,unmarried adult,all of Frederick City,State of Maryland,parties of the first part,and William B.James,of Frederick City,Frederick County,State of Maryland,party of the second part,witnesseth;

Whereas a certain Gilmore R.Flautt and Ruth R.Flautt,his wife,by deed dated November 13,1909, said deed being recorded in Liber S.T.H.No.289,folio 474,one of the land records of Frederick County conveyed unto Charles E.Mealey all that part or lot or parcel of land,together with the improvements thereon situated,lying and being on the South side of East South Street,in Frederick City,Frederick County,Maryland,beginning for the same thirty feet from the thirty feet from the south east corner of East Second Street and Winchester Street and running East with the building line of said East South Street,thirty-three feet more or less thence South one hundred and fifty feet more or less to Lot no.10 on Plat of Subdivision of Winchester brick yard,thence West along said dividing line of Lot No.10 thirty three feet more or less,to a point thence North one Hundred and fifty feet more or less to the place of beginning,and being known as Lot No.6,on plat of subdivision of Winchester brick yard,unto Lots filed in No.6283 Equity as Exhibits J.S.R.No.2,it being the same property which was conveyed to Gilmore R.Flautt by Leo Weinberg,Trustee in No.8395 Equity proceedings of said Frederick County Court and being the same property which was conveyed to Eliza P.Nixdorff,by Calvin E. Schildknecht and wife,by deed dated October 1,1906,and recorded in Liber S.T.H.No.276,folio 333 one of the land records of Frederick County,Maryland, And whereas the said Charles E.Mealey died leaving a last will and testament and codocil thereto in which he divised his property to his wife,Effie Mealey,Harry R.Mealey and Lewis H.Mealey,infant; and whereas the said real estate is in a run down condition and covered with debt and steadily becoming worse,it is for the best interests for all concerned that said property be sold.

Therefore,I,the said Effie Mealey,for herself and on behalf of my infant son aforesaid,in so far as I can lawfully do so,do hereby agree to sell unto the said William B.James,the real estate above described at and for the sum of One Thousand ($1,000.00) Dollars;said purchase money to be paid in cash to the parties entitled thereto; upon the ratification of said sale by the Circuit Court for frederick County,in Equity,and the conveyance to the said William B.James,of a good and marketable title to said real estate,free,clear,and discharged from all liens and encumbrances.

And I,the said William B.James do hereby agree to purchase the real estate hereinbefore described,and pay therefor the sum of One Thousand ($1,000.00) 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 the said real estate,free,clear,and discharged from all liens and encumbrances. And the said Effie Mealey,on her part does cause to be instituted the proper proceedings necessary to have the Circuit Court for Frederick County,in Equity,approve of the sale herein agreed to be made,and to have said Court appoint some suitable person trustee to convey by good and sufficient deed,all the right,title,interest and estate of all the parties to said cause,in and to said real estate to the said William B.James,the purchaser.

And it is further agreed that this agreement is to be effective only in the event said Court shallsprove of said sale and appoint a trustee to convey said real estate to the purchaser thereof.

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

Effie Mealey (seal)
Individually and as mother and next friend of Lewis H.Mealey, infant.

Witness Alban M.Wood.

Harry Roy Mealey (seal)
Parties of the first part.

(Filed May 20,1922)

William B.James (seal)
Party of the Second part.