

receipt of which is hereby acknowledged, we the said Wilbur H. Duvall and Lola M. Duvall his wife do grant in fee simple unto Charles N. Hahn, Aaron Rosenstock and Jacob Rosenstock as tenants in common all that tract of land situated in Mt. Pleasant District of Frederick County in the State of Maryland along the Monocacy River on the middle road leading from Frederick to New London and contained with the courses and distances, metes and bounds following to wit; - Beginning at a stone planted marked with the letter B. standing on the North bank of the Monocacy River immediately at the end of Campbells Ford Road as now used and at the end of seven and two tenths perches on a line drawn North forty six and three quarter degrees East from a hickory tree now marked with four notches and also at the end of four and three quarters perches on a line drawn North sixty-four and a quarter degrees East from a Gun Truse now marked with twelve notches and likewise in the center line of the public road leading from the said bend by a direct course through the "Rich Lands hereinafter mentioned and running thence by and in the middle of the said public road East three hundred and fifteen perches to a stone planted then leaving said road South one and a half degrees West sixty-two perches to a stone planted, South twenty degrees West one hundred perches to a stone planted, South fifteen and a quarter degrees West forty-nine and a half perches to pronged Red Oak tree marked with twelve notches, still South fifteen and a quarter degrees West five tenths of a perch to Monocacy River, then up by and with the several meanders of the said river until a line drawn South thirty-one and a half degrees West from the beginning stone intersected, then with said line reversed North thirty-one and a half degrees East to the place of beginning, containing Three hundred and twelve acres, two roods and thirty perches of land, taking the river lines at High water mark. (Being all that tract of land called "Richlands" part of the original tract called "Addisens Choice") It being the same real estate which was conveyed to said Wilbur H. Duvall by P. Frank Pempel and Frank Goode, trustees in No. 7271 Equity by a deed bearing even date herewith and intended to be recorded among the Land Records of Frederick County simultaneously with or just prior to the record of this deed and being also the same real estate described in a deed from Joseph D. Baker to Jane McMurray dated on the seventeenth day of August in the year eighteen hundred and eighty-nine and recorded in Liber W.I.P. No. 9 folio 421 &c, one of the Land Records of Frederick County, together with the buildings and improvements thereon and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining. To have and to hold the above granted property unto the said Charles N. Hahn, Aaron Rosenstock and Jacob Rosenstock their heirs and assigns forever in fee simple.

Witness our hands and seals.

Test; - Chas. B. T. Hendrickson.

Wilbur H. Duvall (seal)
Lola M. Duvall (seal)

State of Maryland, Frederick County, to-wit-

I hereby certify that on this 12th day of November in the year nineteen hundred before me the subscriber a Notary Public of the State of Maryland, in and for Frederick County personally appeared Wilbur H. Duvall and Lola M. Duvall, his wife and did each acknowledge the foregoing Deed to be their respective act.



In testimony whereof I have hereto set my hand and affixed my Notarial Seal this 12th day of November in the year nineteen hundred.

Chas. B. T. Hendrickson
Notary Public.