

Court on some day named therein to abide by and perform such Decree as may be passed herein.

STONER & STORM
SOLICITORS FOR COMPLAINANT.

(Filed July 30, 1928)

EXHIBIT NO. 1.

At the request of Laurens E. Phebus and wife the following deed was received for record and recorded April 17, 1926, at 2.40 O'Clock P.M.

Test: Eli G. Haugh, Clerk.

THIS DEED, made this 17th day of April, 1926, by us Gilmore R. Flautt and Ruth R. Flautt, his wife, both of Frederick City, Frederick County, Maryland.

Witnesseth: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt whereof is hereby acknowledged, we, the said Gilmore R. Flautt and Ruth R. Flautt his wife, do hereby grant and convey, in fee simple, unto Laurens E. Phebus and Vada M. Phebus, his wife, all that lot or part of a lot or parcel of ground situate, lying and being on the West side of South Market Street, in Frederick City, Frederick County, Maryland, and described as follows;

Beginning for the part hereby conveyed at a point on the West margin of South Market Street, in said City, and on the Southern margin of a thirty six (36) foot alley or street, being the beginning of lot No. 8, and running thence Westwardly, one hundred and sixty feet, (160) to an alley; thence Southwardly along said alley, twenty (20) feet, and four (4) inches, to the southwest corner of a brick stable or garage, thence eastwardly forty (40) feet, to the southeast corner of said brick stable or garage; thence northwardly seven (7) feet and five (5) inches to the divission fence between the property hereby conveyed and the property adjoining on the south; thence eastwardly and through the middle of the dividing wall between the brick dwelling on the lot hereby conveyed and the brick dwelling on the lot adjoining on the south, one hundred and twenty (120) feet to said south Market Street building line, thence with said building line northwardly fourteen (14) feet to the place of beginning.

Being the northern portion of the same real estate which was conveyed unto the said Gilmore R. Flautt by deed from Rosa E. Blentlinger, Executrix, dated December 21, 1925, and recorded in Liber No. 356, folio 143, one of the land records of Frederick County, Maryland.

TO HAVE AND TO HOLD the above described land and premises unto themselves, the said Laurens E. Phebus, and Vada M. Phebus, his wife, as tenants by the entireties. TOGETHER with the buildings and improvements thereon consisting of a two story brick dwelling house known and designated as No. 501 South Market Street, and a brick stable or garage on the rear of said lot. The Divisional Wall between the property hereby conveyed and the property adjoining on the south and known as No. 503 South Market Street, is and shall be maintained as a Joint Party Wall, and as such subject to all the restrictive and protective rights and incidents thereunto attaching under the laws of the State of Maryland.

Witness our hands and seals the day and year first above written.

Witness: Ernest Helfenstein Jr.

Gilmore R. Flautt (SEAL)

Ruth R. Flautt (SEAL)

State of Maryland, Frederick County, Sct;-

I hereby certify that on this 17th day of April, 1926, before the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, aforesaid, personally appeared Gilmore R. Flautt and Ruth R. Flautt, his wife, and did each acknowledge the above and afore-going deed to be their respective act.

Place of
Notarial
Seal

Ernest Helfenstein Jr.

Notary Public.