

ITEM 3: I give, devise, and convey to DR. JOHN HENRY ELVIN, of Washington, D. C., as trustee only, all of that ground situated, lying and being on the north side of East Fourth Street in Frederick City, in Frederick County, Maryland, and described as follows:

Beginning for the outlines of the same on the north side of East Fourth Street in said City of Frederick and at a point one hundred and thirty five feet East of the East margin of Chapel Alley in said City and running thence Westwardly along the northern boundary of said East Fourth Street the distance of thirty feet, and extending northwardly for depth the same width a distance of one hundred and forty five feet, and being a lot of ground adjoining and immediately West from the lot of ground as described in the Deed from Josiah A. Ramsburg and Cornelia V. Ramsburg, Grantors, to Florence V. Kemp, dated the 3rd day of September, 1908, and recorded in Liber S. T. H. No. 284, Folio 311, one of the land records of Frederick County, Maryland, in and upon the following trusts:

He, my said trustee, is to take whatever steps may be necessary to survey and partition the aforesaid lot and to convey all of that part, parcel or portion comprising one equal half of said lot, which is improved by the premises known as 211 East Fourth Street in the said City of Frederick in the said Frederick County, Maryland, to my beloved daughter, ANNA HUNT, wife of George William Hunt, residing in Washington, D. C., she to have, hold and enjoy the same unto herself, her heirs and assigns forever, in fee simple.

A The other half of the aforesaid land, together with the improvements thereon known as 213 East Fourth Street in the said city of Frederick in the said County of Frederick, Maryland, is to be offered for sale by my said trustee, either at a private or public sale, whichever in his own discretion he deems best for the purpose of carrying out the intent and desire of this trust, within one year from the date this Will is admitted to probate and record in the proper court in the County of Frederick and the State of Maryland, and the proceeds realized therefrom shall be divided as follows: One fourth equal share to my beloved daughter, FLORETTA LEE, wife of Louis Lee, of Frederick, Maryland; one-fourth equal share to my beloved daughter, LILLIE N. KEMP, of Ellicott City, Maryland; one-fourth equal share to my beloved son, CLARK KEMP, of Racine, Wisconsin; one fourth equal share to my beloved daughter, VADIA KEMP HUNT, of Washington, D. C.

ITEM 4: All of the rest of my estate, whether mixed, real, or personal, whatsoever the same may consist of, and wheresoever situate, I give, devise and bequeath in equal shares to the following named persons: One fifth equal share to my beloved daughter, ANNA HUNT, wife of George William Hunt, of Washington, D. C.; one fifth equal share to my beloved daughter, FLORETTA LEE, wife of Louis Lee of Frederick, Maryland; one-fifth equal share to my beloved daughter, Lillie N. Kemp, of Ellicott City, Maryland; one-fifth equal share to my beloved son, CLARK KEMP, of Racine, Wisconsin; one fifth equal share to my beloved granddaughter, FLORENCE PHILLIPS, daughter of my deceased daughter, Vadia Kemp Hunt, of Washington, D. C., being the same persons hereinbefore mentioned.

ITEM 5: AND LASTLY, I hereby nominate, constitute, and appoint my personal physician, the aforesaid DR. JOHN HENRY ELVIN, of Washington, D. C., executor of this my LAST WILL AND TESTAMENT, having abundant confidence in him and recognizing his kindness to me, I hereby direct that he be exempt from giving surety or sureties of any kind whatsoever upon his official bond as executor hereof.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my seal in the city of Washington, D. C. this 4th day of January, 1934.

X Florence V. Kemp (Seal)

SIGNED, SEALED, PUBLISHED AND DECLARED by Florence V. Kemp, the above named testatrix as and for her LAST WILL AND TESTAMENT in our presence, and we, at her request,