

and testament as aforesaid, did give, devise and bequeath, after the payment of certain pecuniary legacies, all the rest and residue of his estate to his sons, Scott L. Fry and Charles M. Fry, and to his daughters: Purdy B. Stunkle, now the wife of Frederick J. Stunkle, Ollie May Carey, now the wife of Joseph H. Carey, Nellie V. Ramsburg, now the wife of Walter Ramsburg, Addie C. Blessing, now the wife of Edward Blessing, share and share alike; as will more fully appear from a certified copy of said will of Edward F. Fry, herewith filed, marked "Exhibit No. 1" and prayed to be taken and considered as a part hereof; that the said Sarah E. Fry survived her husband, the said Edward F. Fry, and departed this life in or about the month of October, 1936.

Second: That the said Edward F. Fry died seised and possessed of the hereinafter described real estate; that the personal estate of the said Edward F. Fry is sufficient to pay and discharge the several pecuniary legacies above mentioned; and that the said real estate passes under the residuary clause of the last will and testament of said Edward F. Fry, as aforesaid; and that the said real estate of which the said Edward F. Fry died seised and possessed is as follows:

1. All that lot or parcel of land situate, lying and being in the village of Point of Rocks, Frederick County, Maryland, fronting forty-four feet on Clay Street and running back to an alley in the rear of the said premises with the right of the use of the said alley, beginning for the lot intended to be conveyed at the intersection of Bank and Clay Streets on the Northwest corner thereof, and running by and with the said Clay Street in a Westerly direction forty-four feet to a point thirty-six feet from the divisional line between the lot obtained by Alice C. Nichols from Lloyd D. Smoot and wife, in the lot owned by Alice C. Nichols being the lot of sixty feet front on Clay Street which was conveyed to said Alice C. Nichols, by deed from Hanson B. Carter, et al., and running thence North through the last mentioned lot with an even width of thirty-six feet from the divisional line of the lot of Smoot and wife to the said Alice C. Nichols and the lot conveyed by Carter, et al, to said Alice C. Nichols, to the South side of an alley in the rear of said lot; thence by and with the Southern margin of the said alley to the West side of Bank Street aforesaid, and thence by and with the West margin of Bank Street to the place of beginning.

Being all of that lot which was conveyed to the said Alice C. Nichols by deed from Lloyd D. Smoot and wife, dated September 14, 1903, and recorded in Liber D. H. H. No. 17, Folio 703, one of the Land Records of Frederick County.

And being also the Eastern frontage of thirty-six feet on Clay Street with an even width to the alley in the rear of that lot or parcel of ground that was conveyed to the said Alice C. Nichols by Hanson B. Carter, et al., by deed dated March 3, 1898, and recorded in Liber D. H. H. No. 1, Folio 271, one of the Land Records of Frederick County.

Together with all the buildings and improvements thereon and all the rights, privileges and appurtenances thereunto belonging or appertaining, especially is the right hereby granted unto the said Edward Fry, his heirs and assigns, for the use of the well now located near the divisional line of the property hereby conveyed and the remaining portion of the lot of the said Alice C. Nichols, for the obtention of water therefrom for domestic purposes, with the right of ingress and egress thereto for said purposes.

Being all and the same real estate heretofore conveyed unto the said Edward F. Fry, under the name of Edward Frye, by Alice C. Nichols and John W. Nichols, her husband, by deed bearing date on the twentieth day of October, in the year 1910, and recorded in Liber H. W. B. No. 294, Folio 137, one of the Land Records of Frederick County; a certified copy of which is herewith filed, marked "Exhibit Deed No. 1" and prayed to be taken and considered as a part hereof.