

This Deed made this 8th day of March 1909, by and between Eugene Hammond, Executor of the last Will and testament of Mrs. Mary W. Sim, deceased, party of the first part and Edgar Hammond, party of the second part, and all of Libertytown, Frederick County, Md., Witnesseth: Whereas by the last will and testament of Mrs. Mary W. Sim deceased, now on file in and duly probated by the Orphans Court of Frederick County, Md. the above named Eugene Hammond was duly appointed the Executor of said will and as such gave bond and qualified in said Court as such Executor and thereafter became and acted as such. And whereas by the terms of said will power and authority was given to said executor to make sale of any or all the real estate of which said testatrix died seized and whereas acting under the direction of the Orphans Court of Frederick County, said Executor did on the 30th day of January 1909, sell at public sale a part of the real estate of said testatrix situated in the village of Libertytown, Md. to the said Edgar Hammond at and for the sum of \$615.00, said property so sold lying on the South side of South Street in said village divided into three lots described as follows: 1. Lot No. 1 beginning at the corner of said South Street and the new public road and running thence with the said new public road and also with the first line of the deed from John Dorsey Jones, to Dr. J. Thomas Sim dated the 30th day of July 1870, recorded in Liber C. M. No. 5, folio 472 one of the land records of Frederick County, Md. S. $4\frac{1}{2}^{\circ}$ E. 18 $\frac{18}{100}$ perches to the lands of said John Dorsey Jones N. $85\frac{1}{2}^{\circ}$ E. 13 $\frac{9}{10}$ perches to the division line between lots No. 1 and 2 as laid out by said Executor out of the lands covered by said deed and all herein described and running thence with said Division line between said lots Nos. 1 and 2 N. $4\frac{1}{2}^{\circ}$ W. 18 $\frac{1}{10}$ perches to South Street then with South Street S. $85\frac{1}{2}^{\circ}$ W. 13 $\frac{9}{10}$ perches to the beginning containing one acre 2 roods and 13 sq. perches of land more or less. 2. And beginning for lot No. 2 as laid out by said Executor from said lands, at the end of the third line of said lot No. 1 just above described and running with said third line reversed S. $4\frac{1}{2}^{\circ}$ E. 18 $\frac{1}{10}$ perches; thence N. $85\frac{1}{2}^{\circ}$ E. 13 $\frac{9}{10}$ perches to lot No. 3 as laid out by said Executor and next herein described and with it N. $4\frac{1}{2}^{\circ}$ W. 18 $\frac{1}{10}$ perches, thence S. $85\frac{1}{2}$ degrees W. 13 $\frac{9}{10}$ perches to the beginning. Containing one acre 2 roods and 13 sq. perches of land more or less. 3 And beginning for lot No. 3 as laid out by said Executor at the end of the third line of said lot No. 2 and running with it reversed S. $4\frac{1}{2}^{\circ}$ E. 18 $\frac{1}{10}$ perches, N. $85\frac{1}{2}^{\circ}$ E. 13 $\frac{9}{10}$ perches to Washington Nusbaum's lot and with it four following courses and distances, namely N. $26\frac{3}{4}^{\circ}$ E. $10\frac{1}{2}$ perches N. $4\frac{3}{4}$ E. 6 perches, N. $25\frac{1}{4}^{\circ}$ W. $2\frac{1}{4}$ perches N. 39° E. $1\frac{1}{4}$ perches to South Street and with it S. $85\frac{1}{2}^{\circ}$ W. 17 $\frac{63}{100}$ perches to the beginning, containing one acre 3 roods and 29 sq. perches of land, more or less. Said three lots comprising the whole of the land described in and conveyed by the aforesaid deed from John Dorsey Jones to Dr. J. Thomas Sim and being the same land which was devised by said Dr. Sim to Mrs. Mary W. Sim by his last will probated in this Court.

And whereas said executor reported said sale to the Orphans Court of Frederick County which said sale was by it finally ratified and confirmed by its order dated the 8th day of March 1909, and said purchaser having fully paid and satisfied said purchase money to said Executor, he by the proceedings aforesaid and under the powers contained in said last will of Mrs. Sim, is authorized to make this deed. Now This Deed Witnesseth, that in consideration of the premises and \$1.00 cash in hand paid the party of the first part has bargained and sold, and by these presents does bargain and sell, give, grant, convey, release and confirm unto the party of the second part all the above described lots and parcels of ground, and all the right title and interest of the said Mrs. Mary W. Sim her heirs and devisees in and to the same, Together with all the improvements thereon and all the rights, roads, ways, waters, easements and servitudes thereunto belonging, or in any way appertaining.

To have and to hold all the above described lots, lands, and premises unto the second party, his heirs and assigns in fee simple forever.