

hereby acknowledged, we the said Charles W. Keller and Maude S. Keller, his wife, Heloise K. Sheridan and J. Ridgely Sheridan, her husband, Minnie S. Keller, James R. Keller and Ruth S. Keller, his wife, do hereby grant and convey unto the said Valietta W. Keller, all of our and each of our right, title, interest and estate in and to the following described real estate;-

First;- In and to all that piece or parcel of land situate and being in Buckeystown Frederick County, State of Maryland, containing One (1) Acre, Two (2) Roods and Nine (9) Square Perches of land, more or less; and being the same real estate heretofore conveyed unto Charles E. Keller by Rachel C. Suman, et al., by deed bearing date on the 13th day of July, in the year 1899, and recorded in Liber H. W. B. No. 306, Folio 78 &c., one of the Land Records of Frederick County.

Secondly;- In and to the following tracts of land, situate, lying and being in Washington County, State of Maryland, to-wit;- All that piece or parcel of ground situate and lying in District No. 11, Washington County, Maryland; being part of a tract of land called "Little I Thought It", and part of a tract of land called "Keep Tryst", containing Two Hundred and Twenty-one (221) Acres and Three (3) Roods, more or less; and being the same real estate heretofore conveyed unto Charles E. Keller and Horace C. Osbourn, partners trading as Keller & Osbourn, by Thomas A. Poffenberger and Martin L. Keedy, Trustees, by deed bearing date on the 20th day of November, in the year 1899, and recorded in Liber No. 111, Folio 550 &c., one of the Land Records of Washington County.

Also in and to all those tracts, parts of tracts and parcels of land situate, lying and being in said Washington County, heretofore conveyed by William P. Maulsby, Jr., Trustee, to Charles E. Keller and Horace C. Osbourn, partners trading as Keller & Osbourn, by deed bearing date on the 29th. day of May, in the year 1893, and recorded in Liber No. 100, Folio 528 &c., one of the Land Records of Washington County, described as all those three tracts of land, containing in the aggregate Two Hundred and Eighteen (218) Acres, Two (2) Roods and Sixty-four (64) Perches, conveyed to a certain Charles F. Wenner by W. W. Hoffman, by deed recorded in Liber No. 75, Folio 57; and a tract of land conveyed to Charles F. Wenner by Ezra Reynolds and wife, by deed recorded in Liber No. 74, Folio 519, and a tract of land conveyed to said Charles F. Wenner by John R. Poffenberger by deed recorded in Liber No. 78, Folio 160, Land Records of Washington County. Also in and to all those tracts, parts of tracts or parcels of land situate, lying and being in said Washington County, which were conveyed unto the said Horace C. Osbourn and Charles E. Keller, by John J. Beck and wife, by deed bearing date on the 6th day of August, in the year 1891, and recorded in Liber No. 97, Folio 378, one of the Land Records of Washington County, and in said deed more particularly described as three separate parcels, containing in the aggregate Ninety-six (96) Acres and Two (2) Square Perches of land, more or less. The undivided interest of the said Horace C. Osbourn in and to all of the afore-said real estate having heretofore been conveyed unto the said Charles E. Keller, by deed of said Horace C. Osbourn and wife, bearing date on the 13th day of September, in the year 1907, and recorded in Liber No. 127, Folio 62, one of the Land Records of Washington County.

Thirdly;- In and to all those three certain lots or parcels of ground situate, lying and being at or near Charlestown, Jefferson County, State of West Virginia; being lots designated as follows; Lot Number Eleven (11) in Block Number Seventy-four (74); Lot Number Twenty-seven (27) in Block Number Eighty-three (83), and Lot Number Twenty-eight (28) in Block Number Twenty-five (25), as shown on the plat of the Sub-division into Lots of the Land of the Charlestown Mining Manufacturing and Improvement Company; which plat is recorded in the Clerk's Office of the County Court of Jefferson County, in D. B. X., P. 1; to which reference is made for a more particular description of said lots. All of the