

## Exhibit No. 3

At the request of Valietta W. Keller the following deed is received for record and recorded July 17th. 1917, at 11.25 o'clock. A. M.

Test:- Eli G. Haugh, Clerk.

THIS DEED, made this 14th day of July, in the year Nineteen Hundred and Seventeen, by Charles E. Keller, Jr., (unmarried), of Frederick County, State of Maryland, but now in the service of the United States Government, Witnesseth:- That for and in consideration of the love and affection which I have for my mother Valietta W. Keller, and of the sum of Five Dollars (\$5.00), the receipt of which is hereby acknowledged, I, the said Charles E. Keller, Jr., do hereby grant and convey unto the said Valietta W. Keller, all my 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 aforesaid 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