County personally appeared Albinah A. Kessler and did acknowledge the aforegoing deed to be her act.

Aaron R. Anders
Justice of the Peace.

State of Maryland, Frederick County, to-wit:
I hereby certify that the aforegoing is a true copy of the Original Deed From Albinah A. Kessler to Susan Elizabeth Rice, et al as recorded in Land Record H. W. B. No. 312, Folio 481 &c., one of the Record Books in the Office of the Clerk of the Circuit Court.

In Testimony Whereof, I hereunto subscribe my name and affix the Seal of the Circuit Court for Frederick County, at Frederick, Maryland, this 15th day of December, A. D. 1939.

Ellis C. Wachter
Clerk of the Circuit Court for Frederick County, Maryland.

Filed December 26, 1939.

CONTRACT OF SALE

This CONTRACT OF SALE, made this 11th day of December, 1939, by and between L. Earl Rice and Marie V. Rice, his wife, individually and L. Earl Rice as next friend of Arthur E. Rice, incompetent, of the City of Baltimore, State of Maryland, hereinafter called the "Vendor", and Ernest W. Fry, of Frederick County, State of Maryland, hereinafter called the "Vendee",

W I T N E S S E T H :

That subject to the confirmation of the sale herein proposed by the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, the said Vendor does hereby agree to sell unto the said Vendee, and the said Vendee hereby agrees to purchase from the said Vendor, all that piece or parcel of land situate, lying and being in the Town of Jefferson, in Jefferson Election District, Frederick County, Maryland, known and designated as Lot No. 61 on a plat of the Town of Jefferson, recorded in Liber J. S. No. 39, Folio 256, one of the Land Records of Frederick County, Maryland, being all and the same real estate which was described in a deed to L. Earl Rice, et. al., from Albinah A. Kessler, dated April 26, 1915, and recorded in Liber H. W. B. No. 312, Folio 481, one of the Land Records of Frederick County, Maryland, together with all and singular the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining, at and for the sum of Eight Hundred, Fifty Dollars ($850.00), Fifty Dollars ($50.00) of which said purchase money has prior to the execution and delivery of these presents been paid by the said Vendee unto the said Vendor, the receipt of which is hereby acknowledged, and the residue of said purchase money, to-wit, Eight Hundred Dollars ($800.) shall be paid as hereinafter provided.

It is agreed by and between the parties hereto that upon the execution of these presents the said Vendee shall be entitled to enter into possession of the said premises for the purpose of painting, papering and making interior and exterior repairs, but it is agreed that no substantial structural changes shall be made to the improvements on said real estate without the further consent and approval of the said Vendor.

It is further agreed that in event the sale herein proposed is not approved by the Circuit Court for Frederick County the Vendor agrees to reimburse the said Vendee for the cost of the