

all that tract or parcel of land located in Point of Rocks, Frederick County, Maryland, and described in a deed from John A. Colbert and Annie M. Colbert, his wife, bearing even date with these presents and intended to be recorded simultaneously herewith among the Land Records for Frederick County, Maryland.

A further description of said real estate will be found by reference to a deed from Andrew J. Colbert and Mary M. Colbert, his wife, to John A. Colbert, bearing date January 31st, 1906, and recorded in Liber S. T. H. No. 274, Folio 48, one of the Land Records for Frederick County.

And beginning for the property hereby intended to be conveyed at a stone formerly planted and standing on the West side of the public road leading from Point of Rocks to Frederick. It also being the northeast corner of William Whalon's lot, and running thence by and with the west side of said public road N. $26\frac{1}{2}$ degrees E. 7.4 perches; thence N. $45\frac{1}{4}$ degrees W. 10.3 perches; thence S. $44\frac{3}{4}$ degrees W. $12\frac{1}{4}$ perches; thence S. 18 degrees, E. 5.7 perches to a piece of railroad iron planted at the northwest/^{corner} of William Whalon's lot aforesaid. Thence by and with said Whalon's north line N. 89 degrees E. 10.85 perches to the place of beginning, containing $142\frac{1}{2}$ square perches of land, more or less.

IN TESTIMONY WHEREOF WITNESS MY HAND AND SEAL ON THE DATE ABOVE WRITTEN.

WITNESS: Hettye A. Hahn Frank L. Stoner (SEAL)

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:-

I hereby certify that on this 8th day of October, 1931, before me, the subscriber, a Notary Public for the State of Maryland, in and for Frederick County, personally appeared Frank L. Stoner, and acknowledged the above and foregoing deed to be his act.

Place of
Notarial
Seal.

Hettye A. Hahn
Notary Public

Filed October 13, 1944.

Exhibit No. 3 "Will"

I, John A. Colbert of Frederick County, Maryland, do hereby make and publish this my last Will and Testament, in manner and form following, that is to say after the payment of all my just debts and funeral expenses, I, will, devise and bequeath all the rest and residue of my property and estate of every character and description and wheresoever the same may be situate to my wife, Annie M. Colbert, with full power and authority to use the income and interest arising therefrom together with the whole or any part of the principal thereof, in her judgment and discretion should it become necessary for the proper maintenance and support of herself and children, and at the death of my said wife, Annie M. Colbert I will, devise and bequeath the residue of the corpus of said property and estate to my children share and share alike, and in the event any of my children should predecease my said wife, leaving children, it is my will that they take and receive their parents portion.

I hereby constitute and appoint my wife, Annie M. Colbert, to be the Executrix of this my last Will and Testament, without bond, save and except such as may be required by the Court to cover administration.

In testimony whereof, witness my hand and seal.

John A. Colbert (SEAL)

Signed, sealed, published and declared by the above named testator as and for his last Will and Testament, who at his request in his presence and in the presence of each other we have hereunto set our hands as attesting witnesses.

Mary K. Starr

Frank L. Stoner