

Biser, Agent", and whereas the said Ira E. Biser died on or about January 31, 1935, intestate, seized and possessed of a one-half undivided, interest in and to the Real Estate aforesaid, as well as in and to the equipment used in the operation of the same, and left surviving him, as his next of kin and only heirs at law, Irene C. Biser, his widow and the following children: Meredith H. Biser, Reginald A. Biser, Francis R. Biser, Constance Snavely, Dorothy Magalis, and Beverly C. Biser;

AND WHEREAS the said Ira E. Biser and Irene C. Biser, his wife, were seized and possessed as tenants by the entireties of a lot of ground known as Lot No. 30 in the "Motter Addition" in Frederick City, Maryland, which said lot of ground upon the death of the said Ira E. Biser became the property of the said Irene C. Biser;

AND WHEREAS the said Ira E. Biser and Irene C. Biser, his wife, were seized and possessed as tenants by the entireties of a lot of ground improved with a dwelling, situated, on North Market Street, in Frederick City, Maryland which said lot of ground with the improvements thereon, upon the death of the said Ira E. Biser became the property of the said Irene C. Biser;

AND WHEREAS the said parties are indebted unto sundry persons in various sums of money, which they are unable to pay in full at the present time, and desire to have their property and estate applied to the payment of their debts and to that end have agreed to convey and assign all their real estate aforesaid as well as certain personal property unto EDWARD S. DELAPLAINE, of Frederick City, Frederick County, State of Maryland, in trust for the benefit of their creditors as hereinafter set forth;

NOW, THEREFORE, in consideration of the premises and the sum of Five (\$5.00) dollars, we, the said Cora B. Biser, Irene C. Biser, Reginald A. Biser, Gladys H. Biser, Constance B. Snavely, Francis R. Biser, Ellen M. Biser, Meredith H. Biser, Nell W. Biser, Dorothy Magalis, Wesley Magalis, and Beverly C. Biser, do hereby grant, convey and assign unto the said EDWARD S. DELAPLAINE, of Frederick City, Maryland, all of the following Real Estate in Frederick County, Maryland, to-wit:-

FIRST: All that part of the Lot or Portion of Ground, called Lot No. 25, being part of "Tasker's Chance", situated in Frederick County, Maryland, containing eleven and one-quarter acres and twelve square perches of land; and also that part of a Tract of Land called "Tasker's Chance", containing five acres and twenty-eight perches of land, both of the said parcels of land having been conveyed by Samuel Maught and Nancy Maught, his wife, unto Jo nathan Biser, by Deed dated April 10, 1871, and recorded in Liber C. M. No. 6, folio 598, among the Land Records for Frederick County, Maryland;

SECOND: All those two Lots or Parcels of Ground, situated on the West side of East Street in Frederick City, Maryland, one of the said Lots fronting on East Street 23 feet, more or less, and running back westwardly for depth 200 feet, more or less, to the Eastern boundary line of Cross Alley, and being bounded on the North by the south side of East Third Street; and the other one of the said Lots fronting on East Street 24 feet, more or less, and running back westwardly for depth 200 feet, more or less, to the Eastern boundary line of Cross Alley and being bounded on the North by the Southern boundary line of the first above mentioned Lot of Ground; the said two Lots of Ground hereby conveyed being designated as Lot No. 14 and Lot No. 15 on the Plat of Lots belonging to the late John Tehan in Square No. 4, Frederick City, Maryland, as filed in the Office of the Register of Wills for Frederick County, Maryland, on April 1, 1873, and also recorded in the Land Records for Frederick County, Maryland, in Liber C. M. No. 7, folio 511; the said two Lots of Ground having been conveyed by John W. Brosius, Administrator, unto Jo nathan Biser, by Deed dated December 27, 1877, and recorded in Liber T. G. No. 8, folio 668, among the Land Records for Frederick County, Maryland;

Also all that Lot or parcel of Ground, situated on the West side of East Street, in