

1, 1934, and recorded in Liber J.H. No. 1, folio 412, one of the Land Records of Frederick County, vesting title to the aforesaid real estate in the aforementioned Parties of the First Part.

To which said wills and deeds and the references therein contained reference is hereby made for a more particular description of the real estate which is the subject of this sale.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

The within sale is made subject to the following terms, conditions, provisions and agreements:

1. It is agreed by and between the parties hereto that the purchase price for the aforesaid real estate shall be the sum of Eight Thousand Dollars (\$8,000.00), of which said sum One Thousand Dollars (\$1,000.00) has been paid at or before the execution of these presents, the receipt of which is hereby acknowledged, and the residue, to-wit, the sum of Seven Thousand Dollars (\$7,000.00) will be paid upon the conveyance of title by the Parties of the First Part, or their legally constituted representative or representatives, unto the Parties of the Second Part by a good and sufficient deed for the said real estate.

2. It is further agreed that the Parties of the First Part shall cause to be instituted in the Circuit Court for Frederick County without unreasonable delay appropriate proceedings to procure the confirmation of this Contract, and that upon the approval thereof by the said Circuit Court for Frederick County and upon the payment of the whole purchase price as hereinbefore provided, the said Parties of the First Part agree to convey their interest in the said real estate in their individual capacities, or by such legally constituted representative or representatives as the said Court may appoint, unto the Parties of the Second Part, their nominee or nominees, by a good and sufficient deed conveying a good, marketable, fee simple title free, clear and discharged of all liens and encumbrances other than State and County taxes assessed against the said premises, which shall be adjusted as of the date of final settlement.

3. It is further agreed by and between the parties hereto that the Parties of the First Part shall provide at their expense the deed of conveyance, and shall further furnish United States Internal Revenue Stamps for said deed, but that the Parties of the Second Part shall furnish at their expense Maryland Stamps required for said deed and shall bear all other costs incident to the proposed transfer.

WITNESS the signatures of the parties hereto the date hereinbefore set forth.

Witness:

Idamae T. Riley  
Idamae T. Riley

George B. Garrott, Sr. (SEAL)  
George B. Garrott, Sr.

George B. Garrott, Jr. (SEAL)  
George B. Garrott, Jr.

V. Garrott  
V. Garrott

Beryl Garrott (SEAL)  
Beryl Garrott

Idamae T. Riley  
Idamae T. Riley

Martin R. Garrott (SEAL)  
Martin R. Garrott

Idamae T. Riley  
Idamae T. Riley

Bunny Garrott (SEAL)  
Bunny Garrott

Idamae T. Riley  
Idamae T. Riley

Myrtle Virginia Garrott (SEAL)  
Myrtle Virginia Garrott

Idamae T. Riley  
Idamae T. Riley

William N. Garrott (SEAL)  
William N. Garrott

Cora A. Smith  
Cora A. Smith

Cora M. Garrott (SEAL)  
Cora M. Garrott

Cora A. Smith  
Cora A. Smith

Mabel B. Pearl (SEAL)  
Mabel B. Pearl