qialified personally appeared at the County and State aforesaid Franklin S. Tinney (unmarried) the Grantor in the above and aforegoing deed and did acknowledge the said above and aforegoing deed to be his act.

Witness my hand and seal Noratial the day and year above written.

Place of
Notarial Seal.

A. LeRoy McCardell
Notary Public

State of Maryland, Frederick County, to-wit:

I hereby certify that the aforegoing os a true copy of the original Deed from Franklin S. Tinney to Edward P. Oden, as recorded in Liber No. 326, folio 545, one of the Ladn Records of Frederick County, Maryland.

Court

In Testimony Whereof I hereunto subscribe my name and affix the Seal of the Circuit court for Frederick County, at Frederick, Maryland, this 23rd day of August, 1941.

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

Filed September 8, 1941.

CONTRACT OF SALE

This CONTRACT OF SALE, made this 28th day of August, 1941, by and between Lillian R. Tinney, widow, individually, and Lillian R. Tinney as next friend of and for and on behalf of Julia Louise Tinney, Franklin Stephen Tinney, Edna Rebecca Tinney and Louis Tinney, infants, Parties of the First Part, and Harry A. Tinney, Party of the Second Part, all of Frederick County, Maryland,

WITNESSETH:

That subject to the confirmation of this contract by the Circuit Court for Frederick County, sitting as a Court of Equity, the said Parties of the First Part hereby agree to sell unto the said Partyof the Second Part, and the said Party of the Second Part does hereby agree to purchase from the said Parties of the First Part, all that lot of ground situate, lying and being opposite the Fair Ground on the south side of the National Highway, known and designated as No. 12 Hamilton Avenue, Frederick Maryland, it being the southern one-half of Lot No. 3 as shown on the plat laid out for Joseph Hamilton, et. al., recorded in Plat Book S.T. H., at Folio 53, one of the Land Records of Frederick County, Maryland.

Being all that real estate ehich was conveyed unto Franklin S.Tinney by Joseph A. Weeks, et.al., by deed dated February 4, 1914, and recorded in Liber No. 308, Folio 110, one of the Land Records of the County aforesaid.

EXPRESSLY RESERVING THEREOUT AND THEREFROM all the northern portion of said lot which was conveyed by the said Franklin S. Tinney, unmarried, to Edward P. Oden and wife by deed dated March 21, 1919, and recorded in Liber No. 326, Folio 545, one of the Land Records of the County aforesaid.

To which aforesaid plat and deeds and the references therein contained reference is hereby made for a more particular description of the real estate intended to be the subject of this sale.

The aforesaid real estate having descended by operation of law unto the Parties of the First Part hereinbefore named upon the death of the said Franklin S. Tinney, which occurred on or about the 22nd day of Septmber, 1931, they being his next of kin and only heirs-at-law.

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