

DEED

THIS DEED, Made this 4th day of February, 1937, by W. Clinton McSherry, Assignee as hereinafter set forth.

WHEREAS, at a public sale made by the said W. Clinton McSherry, on the 9th day of January, 1937 at 11:00 o'clock A.M. in pursuance of the special power and authority vested in him as Assignee in and by a certain mortgage from Walter L. J. Ahalt and Mae A. Ahalt, his wife, to The Citizens Savings Bank, Thurmont, Maryland, bearing date of October 14th, 1920, and recorded in Liber 332, folio 328, etc., one of the Land Records of Frederick County; which sale was made after default had occurred under said mortgage, and after due public notice of sale, and after bond had been duly filed in the Office of the Clerk of the Circuit Court for Frederick County; the parcel of land and premises hereinafter described being the property by said mortgage conveyed, was sold unto C. Harry Eyler, who was then and there highest bidder at and for the sum of \$3,150.00, and the sale having been duly reported to and ratified by said Court, and the purchase money fully paid as is hereby acknowledged, the said W. Clinton McSherry, assignee is in law duly authorized to execute a deed for the property to the purchaser.

NOW, THEREFORE, THIS DEED WITNESSETH: That the said W. Clinton McSherry, assignee as aforesaid, in consideration of the premises and of the sum of \$1.00 to him by the grantee paid, in execution of the power and authority to him vested by the said mortgage, does grant and convey unto C. Harry Eyler, his heirs and assigns, all the right title and interest of the said Walter L.J. Ahalt and Mae A. Ahalt, his wife, or all those claiming by, from or under them, in and to all that real estate conveyed to Walter L.J. Ahalt and Mary A. Ahalt, (also known as Mae A. Ahalt) his wife by deed from Lester S. Birely and Elinor L. Birely, his wife, dated February 15th, 1918 and recorded in Liber No. 324, folio 143, one of the Land Records of Frederick County, reference to which is hereby made; less all that piece or parcel of real estate fronting 248 feet on State Road No. 15, and running back from the said State Road a depth of 175 feet, which real estate was conveyed by Walter L.J. Ahalt and Mae A. Ahalt, his wife, to Joseph H. Eyler by deed dated November 29th, 1932, and recorded on December 29, 1932 in Liber 386, folio 152, one of the Land Records of Frederick County, reference to which is hereby made, and which said Lot was released from the lien of the aforesaid mortgage by a deed of release from George W. Page, Receiver of the Central Trust Company of Maryland, and by Eureka Maryland Assurance Corporation, a body corporate, to Walter L.J. Ahalt and Mary A. Ahalt, his wife, which deed is dated December 21, 1932, and was recorded on December 29, 1932, in Liber 386, folio 150, one of the land records of Frederick County, reference to which is hereby made.

TOGETHER with the buildings and improvements thereon, and the rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said C. Harry Eyler, his heirs and assigns, in fee simple forever.

WITNESS my hand and seal the day and year first above written.

Witness: Helen Stewart

W. Clinton McSherry (SEAL)
Assignee No. 13,440 Equity in
Circuit Court for Frederick County.

STATE OF MARYLAND
FREDERICK COUNTY TO WIT:

I hereby certify that on this 4th day of February, 1937, before me the subscriber, a Notary Public of the State of Maryland in and for the County aforesaid, personally appeared W. Clinton McSherry, assignee as aforesaid, grantor in the foregoing deed and acknowledged the said deed to be his act and deed as such Assignee.