J. Schmidt and Adelle B. Schmidt, his wife, the said Mary Borden Wallace Lee and E. Lawrence Lee, Jr., her husband, and Nancy Wallace Henderson, widow, the heirs-at-law of Oliver T. Wallace, have by their deed dated the 27th day of June, 1947, released, remised, relinquished and quitclaimed unto John J. Schmidt and Adele B. Schmidt, his wife, any and all right, title and interest which they now have or may have, either at law or in equity, in and to the hereinafter described property, which said deed is intended to be recorded among the Land Records of Frederick County prior hereto or simultaneously herewith;

AND WHEREAS, the said John J. Schmidt and Adelle B. Schmidt, his wife, heretofore conveyed the hereinafter described property unto Aubrey A. Nicodemus by deed dated the 6th day of October, in the year 1944, and recorded in Liber No. 444, folio 265, one of the Land Records of Frederick County;

AND WHEREAS, the said Aubrey A. Nicodemus subsequently reconveyed said hereinafter described property unto the said John J. Schmidt and Adelle B. Schmidt, his wife, by deed dated the 6th day of October, 1944, which said deed is recorded in Liber No. 449, folio 370, one of the Land Records of the County aforesaid;

AND WHEREAS, the said John J. Schmidt and Adelle B. Schmidt, his wife, subsequently conveyed the hereinafter described property unto Edward P. Oden and Edna E. Oden, his wife, and Russell H. Oden and Blanche Oden, his wife, by deed dated the 31st day of July, 1946, and recorded in Liber No. 457, folio 17, one of the Land Records of the County aforesaid;

AND WHEREAS, some question as to the title to the hereinafter described property has arisen and in order to resolve said question the parties grantor desire to execute this deed,

NOW, THEREFORE, in consideration of the premises and the payment of Ten Dollars($10.00), we, the said John J. Schmidt and Adelle B. Schmidt, his wife, of Franklin County, Pennsylvania, and Aubrey A. Nicodemus, unmarried, of Frederick County, Maryland, do hereby grant, convey and confirm unto Edward P. Oden and Edna E. Oden, his wife, Russell H. Oden and Blanche Oden, his wife, all the following lots or parcels of ground situate, lying and being in Frederick City, Frederick County, Maryland, being known and designated as Lots #3, 4, 5 and 6 in Section B as specified and designated on a Plat of the D. H. Buckey property recorded in Plat Book E. G. H. No. 2, folio 10, one of the Land Records of Frederick County, and beginning for the same at a point in the southern line of Frederick Avenue 350 feet eastwardly from the intersection of the southern line of Frederick Avenue with the eastern line of Neidig Avenue, and running thence southwardly parallel to Neidig Avenue 125 feet to an alley; thence westwardly parallel to Frederick Avenue 100 feet to a point, thence northwardly parallel to Neidig Avenue 125 feet to the south line of Frederick Avenue, thence with the southern line of Frederick Avenue eastwardly 100 feet to the place of beginning.

And being a part of the property more particularly described in a deed from Daniel H. Buckey and Rachel A. Buckey, his wife, to the said Oliver T. Wallace, dated August 27, 1927, and recorded in Liber No. 364, folio 41, one of the Land Records of Frederick County.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, privileges, appurtenances and advantages to the same belonging or in anywise appertaining thereto, and SUBJECT to the same covenants, restrictions, limitations and conditions contained in the deeds conveying adjoining lots on the property as laid out and described on the plat hereinbefore mentioned.

W I T N E S S O U R H A N D S A N D S E A L S.

Witness:	John J. Schmidt John J. Schmidt	(SEAL)
Ruth Potter Thompson Ruth Potter Thompson	Adelle B. Schmidt Adelle B. Schmidt	(SEAL)
C. Marian Shipley C. Marian Shipley	Aubrey A. Nicodemus Aubrey A. Nicodemus	(SEAL)