

EXHIBIT CONTRACT OF SALE

THIS AGREEMENT OF SALE made in duplicate this 28th day of July, 1949, by and between Russell Franklin Droneburg, Sr. and Virginia R. Droneburg, his wife, hereinafter called Vendors, and J. Edgar Bussard, unmarried, hereinafter called Vendee, all of Frederick County, State of Maryland,

W I T N E S S E T H :

FIRST: That subject to the approval and ratification of the Circuit Court for Frederick County, in Equity, the Vendors agree to sell and the Vendee to purchase all those lots or parcels of land situate, lying and being in Frederick District, Frederick County, Maryland, and more particularly described as follows: Being Lots Nos. 9 and 10 in Block F as laid out and designated on the Plat of Sub-division of Linden Hills, recorded in Plat Book S. T. H., Folio 112, one of the Record Books in the office of the Clerk of the Circuit Court for Frederick County, the lots hereby conveyed fronting 100 feet on Linden Avenue and having a depth of 190 feet as shown and laid out on the said Plat, and reference is hereby made to the said Plat for a more particular description, being the same real estate conveyed unto Russell Franklin Droneburg, Sr. and his infant children, Russell Franklin Droneburg, Jr. and Mary Frances Droneburg, by deed dated October 18, 1944, and recorded in Liber 444, folio 244, one of the Land Records of said Frederick County.

SECOND: Said real estate is to be conveyed upon ratification of said sale by the Circuit Court for Frederick County, in Equity, by a good and sufficient deed of a Trustee to be appointed by said Circuit Court for Frederick County conveying a good and marketable title to the same, free of all liens and encumbrances.

THIRD: For such deed and conveyance the Vendee is to pay to said Trustee the sum of Eight Hundred Fifty Dollars (\$850.00) upon the ratification of this Contract by said Court.

FOURTH: The Vendors agree to pay the State and County taxes for the year 1949 and the Vendee agrees to furnish a good and sufficient deed and to affix thereto the United States Revenue and the Maryland Stamps and to pay the costs of recording the same.

FIFTH: It is agreed that time in all respects shall be of the essence of this Contract and that this Agreement shall extend to and be obligatory upon the heirs, personal representatives and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

WITNESS:

Russell Franklin Droneburg, Sr. (SEAL)
RUSSELL FRANKLIN DRONEBURG, SR.

Virginia R. Droneburg (SEAL)
VIRGINIA R. DRONEBURG
VENDORS

E. Austin James

J. Edgar Bussard (SEAL)
J. EDGAR BUSSARD
VENDEE

Filed July 28, 1949

EQUITY SUBPOENA

THE STATE OF MARYLAND,

FREDERICK COUNTY, TO-WIT:

To Russell Franklin Droneburg, Jr. and Mary Frances Droneburg, infants,

GREETING:

We command and enjoin that you do within the time limited by law, beginning on the first Monday of August next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Russell Franklin Droneburg, Sr. and Virginia R. Droneburg, his wife,

(For appointment of Trustee to convey real estate)

against you exhibited in the Circuit Court for Frederick County.