

delivery of these presents, we, the said Albert Nickel and Mary V. Nickel, his wife, do hereby grant and convey in fee simple unto Floyd G. Combs and Helen Combs, his wife, as tenants by the entireties, all that piece or parcel of land, situate, lying and being immediately east of the City of Frederick, in Frederick County, State of Maryland, being the westernmost part of the 19.08 acres tract designated as tract #1 on the plat of the subdivision of the Trail Farm as prepared by Emory C. Crum, Engineer, dated November 1, 1924, and recorded in Plat Book S.T.H., Folio 162, one of the Land Records of Frederick County, Maryland, beginning at an iron pipe on the north side of Highland Street, also known as Fairground Road, and on the west side of a 25 foot alley, and running thence by and with the north side of said Highland Street, (1) North 56 3/4 degrees West 198.0 feet to an iron pipe at the southwest corner of the whole tract designated #1 as aforesaid, and the center of the old County Road, and running by and with the center of said road, (2) North 52 degrees East 266.0 feet to an iron pipe at the northwest corner of the said tract designated #1, and running thence by and with the outline of said tract #1, (3) South 56 1/2 degrees East 114.7 feet to an iron pipe on the west side of the aforesaid 25 foot alley, and running thence by and with the West side of said alley, (4) South 33 3/4 degrees West 251.4 feet to the place of beginning, containing 0.90 acres of land, more or less.

Being all and the same real estate which was conveyed unto the said Albert Nickel and Mary V. Nickel, his wife, by Annie E. Haines, widow, by deed dated February 25, 1943, and recorded in Liber No. 438, folio 138, one of the Land Records of Frederick County.

To which said plat and deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining, AND ESPECIALLY the right to use the aforesaid 25 foot alley in common with all other property owners abutting thereon.

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

Witness:

Virgil Farmer  
Virgil Farmer

Albert Nickel (SEAL)  
Albert Nickel

Mary V. Nickel (SEAL)  
Mary V. Nickel

STATE OF MARYLAND, BALTIMORE CITY, TO-WIT:

I hereby certify that on this 24 day of December, 1945, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared Albert Nickel and Mary V. Nickel, his wife, and did each acknowledge the foregoing deed to be their respective act and deed.

Given under my hand and Notarial Seal the date above written.

Place of  
Notarial  
Seal

C. E. Becker  
C. E. Becker  
Notary Public

My Commission Expires 5/7/47

STATE OF MARYLAND, FREDERICK COUNTY, to-wit:--

I hereby certify that the foregoing is a true copy of the Original Deed From Albert Nickel and wife to Floyd G. Combs and wife as Recorded in Liber 452 Folio 181 &c., one of the Land Records of Frederick County, Maryland.

Place of  
Court  
Seal

In Testimony Whereof, I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County, at Frederick, Maryland, this 18 day of November A. D., 1952.

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

Filed November 28, 1952