

## EXHIBIT NO. 1

At the request of Bessie L. Ceaser the following  
Deed is received for record and recorded  
March 28, 1928 at 12.15 o'clock P.M.

Test: Eli G. Haugh, Clerk.

THIS DEED, made this 28th day of March, in the year nineteen hundred  
and twenty eight by us, - Jesse E. Toberry and Della M. Toberry, his wife,  
both of Frederick County, State of Maryland,

WITNESSETH: That in consideration of the sum of Ten Dollars, in hand  
paid, and other good and valuable considerations, the receipt of which are  
hereby acknowledged, we, the said Jesse E. Toberry and Della M. Toberry,  
his wife, do hereby grant and convey unto Bessie L. Ceaser, of Frederick,  
County, State of Maryland, all that lot or parcel of ground situated in  
New Market District, in Frederick County, Maryland, and more particularly  
described as follows: Beginning at a stone planted on the south side of the  
County road, in Bartonsville, in Frederick County, Maryland, said point  
of beginning being also the original beginning as described in a deed  
from William R. Walker to Ann Martha Beall, dated May 31st, 1867, and  
recorded in Liber <sup>D</sup> C. S.E. No. 1, folio 441, one of the Land Records for  
Frederick County, and running thence South 18° West - 19.80 perches, thence  
South 73° East - 8.60 perches, thence North 15½° East - 2.36 perches, thence  
North 26½° East - 16.0 perches to the south side of the aforesaid County  
Road, then by and with the south side thereof North 64½° West - 10.94  
perches, to the place of beginning; and being the same real estate which  
was conveyed to the said Jesse E. Toberry and Della M. Toberry, his wife,  
by Amos Esworthy, widower, by deed dated March 31st, 1924, and recorded in  
Liber No. 348, folio 118, one of the Land Records for Frederick County.

To have and to hold the above described real estate, together with  
the buildings and improvements thereon, and all the rights, ways, waters,  
privileges and appurtenances thereto belonging unto the said Bessie L.  
Ceaser, her heirs and assigns, in fee simple.

And said grantors do hereby covenant that said real estate is free of  
liens and incumbrances, that they will warrant generally the land hereby  
conveyed and that they will execute such other and further assurances of  
title as may be requisite.

Witness our hands and seals: