recorded in Liber 472 folio 82, and running thence by and with the fifth line of said deed, (1) South 52½° West 144.0 feet to an iron pipe at a post, thence by lines of division now made two courses and distances, (2) North 36° West 302.5 feet to an iron pipe, thence (3) North 52½° East 144.0 feet to an iron pipe in the fourth line as described in the aforesaid confirmatory deed, thence by and with said fourth line (4) South 36° East 302.5 feet to the place of beginning, containing 1.00 acres, more or less. Being all and the same real estate conveyed unto William C. Humphress and Anna P. Humphress, his wife, by John A. Pheobus and his wife, et al. by deed dated 1st day of August, 1949 and recorded in Liber 481 folio 2, one of the Land Records aforesaid. Reference to which Land Records is hereby made for more complete descriptions.

The property is located on the West side of the Kempton Road, about two miles South of Mt. Airy.

IMPROVEMENTS: Six room frame dwelling house, with furnace hot air heat, equipped with electricity and running water, and outbuildings consisting of two small buildings--hen house and shed; all acreage tillable. All buildings in good state of repair.

TERMS OF SALE: Cash. A deposit of $250.00 will be required of the purchaser on the day of sale. State and County taxes assessed against the real estate for the current year will be adjusted as of the date of sale.

All costs of conveyancing, including Federal and State Stamps requisite for the deed, shall be borne by the purchaser.

W. CLINTON McSHERRY,
JAMES McSHERRY,
Assignees

Delbert S. Null, Auctioneer.

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

Frederick, Md., July 10, 1950

This is to certify, That the annexed Assignee's Sale of Real Estate was published in The Frederick Post a newspaper published in Frederick County, once a week for three (3) successive weeks prior to the 8th day of July, 1950.

THE NEWS-POST

Per Louis E. Twomey

Filed July 10, 1950