

EXHIBIT A

DEED OF TRUST

THIS DEED Made this 17th day of May, 1951, by us, Robert Pearce Bennett, also known as Robert P. Bennett, and Doris E. Bennett, his wife, of Frederick County, Maryland, parties of the first part, and William M. Storm, Trustee as hereinafter set forth, party of the second part;

WHEREAS the said Robert Pearce Bennett, also known as Robert P. Bennett, and Doris E. Bennett, his wife, now stand indebted unto The Farmers and Mechanics National Bank of Frederick, a body corporate, or order, in the full and just sum of SEVENTY-FIVE HUNDRED FIFTY (\$7550.00) DOLLARS, as evidenced by their Single Bill of even date herewith, payable six months after date, with interest at the rate of four and one-half per cent per annum, payable quarterly. And

WHEREAS it was a condition precedent to the making of the aforesaid loan that the re-payment thereof, with interest, should be secured by the execution of these presents; and

WHEREAS the said Robert Pearce Bennett, also known as Robert P. Bennett, and Doris E. Bennett, his wife, desire to secure the prompt re-payment of said debt and interest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including reasonable counsel fees, incurred or paid by the said party of the second part or substitute Trustee, or by any reason hereby secured, on account of any litigation at law or in equity, which may arise in respect to this trust or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with respect to all such costs and advances from the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the said Robert Pearce Bennett, also known as Robert P. Bennett, and Doris E. Bennett, his wife, in consideration of the premises and of one dollar (\$1.00) lawful money of the United States of America, to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, have granted and conveyed, and do hereby grant and convey unto the said William M. Storm, Trustee, his successors and assigns, all the following described real estate, to-wit:

FIRST: All that lot or parcel of land situate, lying and being in Braaddock Election District, Frederick County, Maryland, containing 1.31