

EXHIBIT

At the request of Samuel T. Fleming and wife the following deed was received for record and recorded Aug. 30, 1924, at 11:50 o'clock A.M.

TEST: Eli G. Haugh, Clerk.

This Deed and Agreement, made and concluded this 25th day of August, in the year nineteen hundred and twenty four by and between Langdon S. Day, widower, of the first part and Samuel T. Fleming and Annie S. Fleming, his wife, of the second part, all of Frederick County in the State of Maryland.

Witnesseth, that whereas the said Langdon S. Day has heretofore sold to the said Samuel T. Fleming and Annie S. Fleming, his wife, the real estate hereinafter described, which is a part of the land conveyed to the said grantor by the M. J. Grove Lime Company, a body corporate, by a deed bearing date April 3rd. A. D. 1914, recorded in Liber H. W. B., No. 308, folio 478 &c., one of the land records of said County, and is one of the lots shown on a plat of Ridgeville Heights, recorded in Plat Book S. T. H., folio 159, also one of said land records; and whereas the said purchasers have paid the purchase money in full, the receipt whereof is hereby acknowledged, I, the said grantor, desire to convey the title to said lot to said purchasers, subject to the conditions hereinafter set forth, by a good and sufficient deed.

Now, therefore, in consideration of the premises and of the sum of Five Dollars and of other good and valuable considerations, I, the said Langdon S. Day, do hereby grant and convey unto the said Samuel T. Fleming and Annie S. Fleming, his wife, all of lot No. 7 on said plat, said lot fronting 50 feet on the south side of what is known as "Capitol Avenue" on said plat and extending back, southwardly, the same width, 150 feet to the right of way of the Balto. & Ohio Railroad Company, together with the right to the use of the Streets, avenues and alleys in and on said Ridgeville Heights, as laid down on said plat, in fee simple.

And it is hereby expressly provided that the above conveyance is made by the said grantor and accepted by the said grantees upon the