

3. That the second and third paragraphs of said Last Will and Testament provide as follows:

"Second. To my wife, Carrie M. Warner, I give and bequeath all my personal property and Real Estate during her natural life or until her remarriage.

"Third. Should my surviving three children be living at the death of my wife, my personal property and real estate is to be divided equally among them or sold, as they see fit or agree."

4. That the real estate of which the said Charles A. Warner died seized and possessed, located in Hauvers Election District, Frederick County, Maryland, and which is subject to the foregoing provisions of the said Will, consists of the following parcels:

(1) All that piece or parcel of land situate, lying and being at or near the Village of Sabillasville, in Hauvers Election District, Frederick County, Maryland, beginning for the same at a stake in the road leading from Eyler's Valley to Harbaugh's Valley, and running North 17° East 32.8 perches to a pile of stones, thence South 61° East 12.3 perches to a pile of stones, thence South 14° West 33 perches to a pile of stones, thence North 62° West 14 perches to the place of beginning, containing 2 acres, 2 roods and 19 square perches, more or less, and improved with a small frame dwelling.

Being all and the same real estate which was conveyed unto the said Charles A. Warner by Charles C. Waters, Trustee, et. al., by deed dated March 7, 1910, and recorded in Liber H.W.B. No. 294, folio 313, one of the Land Records of the County aforesaid, a certified copy of which said deed is filed herewith as a part hereof, marked Exhibit "No. 2."

(2) All those lots or parcels of ground situate, lying and being in the Village of Sabillasville, in Hauvers Election District, Frederick County, Maryland, designated as Lots Nos. 11 and 12 on the original plat of the Town of Sabillasville, recorded in Liber J.S. No. 19, folio 427, one of the Land Records of the County aforesaid, each of said lots consisting of a third of an acre, more or less.

Being all and the same real estate which was conveyed unto the said Charles A. Warner by William A. Arnsparger, et. ux., by deed dated February 28, 1908, and recorded in Liber S.T.H., No. 282, folio 179, one of the Land Records of the County aforesaid,

EXCEPTING AND RESERVING THEREOUT AND THEREFROM all those pieces or parcels of land described and conveyed