

EXHIBIT NO. 4

This CONTRACT OF SALE, made this 29<sup>th</sup> day of November, 1941, by and between Sarah C. Walter, widow, Charles D. Walter, unmarried, Cloyd W. Seiss and Leona M. Seiss, his wife, and Charles Allen Seiss, unmarried, by Cloyd W. Seiss, his next friend, heirs-at-law of William F. Walter, deceased, Parties of the First Part, and John A. Long, Party of the Second Part, of Frederick County, Maryland,

W I T N E S S E T H :

That subject to the confirmation of this Contract by the Circuit Court for Frederick County, sitting as a Court of Equity, the said Parties of the First Part hereby agree to sell unto the said Party of the Second Part, and the said Party of the Second Part does hereby agree to purchase from the said Parties of the First Part:

FIRST: All that tract or parcel of land situate, lying and being in Emmitsburg Election District, Frederick County, Maryland, heretofore known as the "Cretin Farm", containing 143 acres, 3 roods and 38 square perches of land, more or less.

SECOND: All that parcel of mountain land situate, lying and being in Emmitsburg Election District, Frederick County, Maryland, containing 45 acres, 1 rood and 32 square perches of land, more or less.

And being all and the same real estate described in a deed from John Witherow, et. al., Executors, to Mary E. Walter, dated April 15, 1882, and recorded in Liber W. I. P. No. 6, Folio 209, one of the Land Records of Frederick County, Maryland.

And being also all and the same real estate which was conveyed unto the said William F. Walter by the Last Will and Testament of the said Mary E. Walter, dated February 3, 1919, and recorded in Liber A. M. P. No. 1, Folio 98, one of the Will Records of Frederick County, Maryland.

To which said will and deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be the subject of this sale.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.