

Contract for the sale of real estate.

This agreement made this 27th. day of September, 1937, by and between John W. Walter, of Frederick County, State of Maryland, hereinafter called the Buyer, and Patrick F. Martin, Individual, of Frederick County, State of Maryland, and Patrick F. Martin, agent, for Mary W. Martin, Patrick F. Martin, Junior, John D. Martin, Edward A. Martin, George C. Towner, Kathleen Tathem, J. Warren Tathem, George C. Towner, Junior, infant, and Patricia A. Towner, infant, hereinafter called the sellers.

Whereas the said sellers are the owners of a certain tract and parcel of land located and lying in the Fifth Election District of Frederick County, State of Maryland, consisting of five acres and four square perches of land, being the same tract and parcel of land mentioned and described in a deed dated the 21st. day of September, 1914, from John T. Barry to Margaret M. Martin, recorded in Liber H.W.S. No. 310, Folio 252 etc. one of the Land Records of Frederick County.

And Whereas the sellers have sold unto the said buyer the aforementioned real estate, and, the said buyer by these presents has purchased the said real estate upon the following terms and conditions:

Purchase price \$400.00 cash, to be paid for by buyer upon the ratification of said sale and confirmation by the Circuit Court for Frederick County, sitting as a Court of Equity, and execution of a deed conveying unto the Buyer a good and merchantable ^{title} to the said real estate.

Witness our hands and seals the day and year first above written

Executed in duplicate.

John W. Walter (Seal)
Buyer
Patrick F. Martin (Seal)
Agent
Patrick F. Martin (Seal)

Filed February 18, 1938