

At the request of Emma C. Groff and daughter the following Deed is received for record and recorded Apr. 26, 1945 at 2:25 o'clock P.M.

Test: Ellis C. Wachter, Clerk.

This DEED, made this 26th day of April, 1945, by me, Dorothy E. Keyes, unmarried, of Frederick County, State of Maryland.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, at and before the delivery of these presents, I, the said Dorothy E. Keyes, do hereby grant and convey in fee simple unto Emma C. Groff and Eloise K. Groff, as joint tenants and not as tenants in common, all the following pieces or parcels of land situate, lying and being in Frederick County, State of Maryland, more particularly described as follows:

FIRST: All the following described lot or parts of lots of ground situate, lying and being on the South side of West Fourth Street, or Dill Avenue, in Frederick City, in the County and State aforesaid, beginning at the northeast corner of a tract of land which was conveyed to J. Franklin Thomas, et. al., by deed from Andrew G. Storr, et. ux., dated April 1, 1911, and recorded in Liber H.W.B. No. 296, folio 155, one of the Land Records of the County aforesaid, and running in a Southerly direction along the entire Eastern line of this property 248½ feet, more or less, to a 16 foot alley, thence in a Westerly direction along the Northern margin of the said 16 foot alley 28 feet, thence in a Northerly direction in a straight line to the center of a 9 inch brick joint-wall dividing the two-story brick house adjoining on the West 180 feet, thence along the center of said joint wall to the South margin of West Fourth Street or Dill Avenue 71 feet, more or less, thence in an easterly direction along the South margin of West Fourth Street or Dill Avenue 23 feet 6 inches to the place of beginning. The lot of land hereby intended to be conveyed being Lot No. 1; as shown on the plat of lands of J. Franklin Thomas, et. al., recorded in Liber H.W.B. No. 300, folio 122, one of the Land Records of the County aforesaid.