

Recorded Oct. 6, 1954 at 10:20 A. M.

State of Md. \$6.60 Recordation Tax

This CONTRACT OF SALE, made this 18th day of September, 1954, by and between J. Gilbert White and Miriman L. White, his wife, of Prince Georges County, Maryland, hereinafter called "Vendors", and James Day Baker and Mary I. Baker, his wife, of Frederick County, Maryland, hereinafter called "Vendees",

W I T N E S S E T H :

That for and in consideration of the mutual promises and agreements hereinafter set forth by and between the parties hereto, the said Vendors do hereby agree to sell unto the said Vendees, and the said Vendees do hereby agree to purchase from the said Vendors,

All that lot or parcel of ground situate, lying and being on the south side of the Frederick-Washington State Road at Urbana, in Urbana Election District, Frederick County, Maryland,

Being all and the same real estate described and conveyed in a deed from William M. Storm, Assignee, to J. Gilbert White, dated December 15, 1952, and recorded in Liber No. 510, folio 188, one of the Land Records of the County aforesaid.

To which said deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining, and the following described personal property located in the two-story frame building located on the aforesaid premises heretofore operated and known as "The Capital Lunch", to-wit:

2 electric refrigerators; Deep freeze cabinet; Electric stove; Gas stove; Sink; Bed spring and mattress; Electric coffee maker; Cash register; Counter and booths; Electric signs; Tools; Kitchen and table ware; And other miscellaneous items.

The sale herein is made subject to the following terms, conditions, provisions and agreements:

1. That settlement for the aforementioned real and personal property shall be effected as follows: