

SECOND: The purchase price shall be the sum of Nineteen Thousand Dollars (\$19,000.00) of which sum _____ Dollars (\$ _____) is paid simultaneously with the execution of this contract and the balance shall be paid at the time of settlement and possession.

THIRD: The Sellers agree to convey said property by deed granting good and merchantable, fee simple title, free and clear of all liens and encumbrances.

FOURTH: Taxes shall be adjusted to the date of settlement. It is understood and agreed that in the event this contract becomes operative, that all Federal and Maryland State Stamps shall be at the expense of the Sellers, as well as the cost of any suit which it may be necessary to file in the Equity Courts of Frederick County to properly convey the interest of the minor children herein.

FIFTH: It is mutually understood and agreed that this sale is contingent upon the ratification by the Equity Court for Frederick County of the sale of the interest of the minor children in these proceedings; and that in the event said sale is not ratified, then and in that event the down payment made herein shall be returned and this sale shall be null and void.

SIXTH: Settlement and possession shall be on or about the 15th day of April, 1956, it being understood that settlement will have to be postponed pending the ratification of this sale by the Equity Court for Frederick County.

WITNESS the hands and seals of the parties to this Agreement.

Witness AS To both

Richard G. Gummus

C. S. Hoff

L. D. Albrecht

Chas. L. Rouse

Chas. L. Rouse

Chas. L. Rouse

Paul L. Willard (SEAL)
Paul L. Willard

Elizabeth M. Willard (SEAL)
Elizabeth M. Willard

Virginia W. Marsh (SEAL)
Virginia Marsh

Ralph Marsh (SEAL)
Ralph Marsh

Richard W. Willard (SEAL)
Richard W. Willard

Edward C. Willard (SEAL)
Edward C. Willard, minor, by
Richard W. Willard his next of friend.

Barbara A. Willard (SEAL)
Barbara A. Willard, minor, by
Richard W. Willard her next of friend.

SELLERS