

This Agreement of Sale, made this 25th. day of March nineteen hundred and Fifty-nine, between Eleanor R. Taylor and Evelyn L. Myers, trustees of the estate of Maude I. Harp Seller, and Ernest H. Reaver and Lilly Reaver, Buyer

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Edgewood, Linganore District, Frederick County, Maryland lying along the east side of the road from Unionville to New Windsor, consisting of 3/4 acres of land more or less improved with 6 room frame dwelling and other outbuildings. The stove situated in the kitchen of this property is included in this sale. at and for the price of Three thousand eight hundred Dollars (\$3800.00) of which Three hundred eighty Dollars (\$380.00) have been paid prior to the signing hereof, and the balance to be paid as follows: Balance in cash on date of final settlement which shall be on or before June 6, 1959. This contract is subject to ratification of sale by Circuit Court for Carroll County in Equity.

Seller hereby agrees to pay commission of 5% on this sale in accordance with the Standard Schedule of Commissions of the Real Estate Board of Carroll County, Maryland to H.P. Burdette & Son, Mt. Airy, Maryland. Commission considered earned when transaction fully consummated. Settlement not later than June 6, 1959.

AND upon payment as above provided of the unpaid purchase money, a deed for the property shall be executed at the Buyer's expense by the Seller, which shall convey the property by a good and merchantable title to the Buyer, free of liens and encumbrances except as specified herein; but subject, however, to all applicable restrictions, easements, laws, ordinances, regulations, charges, taxes and assessments; if any.

Ground rent, rent, water rent, taxes and other public charges against the premises shall be apportioned as of date of settlement, at which time possession shall be given; and the said parties hereto hereby bind themselves, their heirs, executors and administrators, for the faithful performance of this agreement.

It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as ~~xx~~ their interests may appear, and continue said insurance in force during the life of this Contract.

This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written; time being of the essence of this Agreement. Cost of all documentary stamps required by law shall be divided equally between the parties hereto.