

CONTRACT OF SALE

THIS CONTRACT OF SALE Made and executed this 17 day of August, 1961, by Farmers and Mechanics-Citizens National Bank of Frederick, a body corporate of the United States, substituted Trustee in No. 12,392 Equity, in the Circuit Court for Frederick County, hereinafter designated as Vendor, and Guy O. Tressler and Clara M. Tressler, his wife, hereinafter designated as Vendees.

WHEREAS under an Order of the Circuit Court for Frederick County, dated January 5, 1961, in No. 12,392 Equity, in the Circuit Court for Frederick County, in Equity, Farmers and Mechanics-Citizens National Bank of Frederick, a body corporate, substituted Trustee as aforesaid, was authorized to sell the hereinafter described real estate and improvements at private sale for not less than the appraised value thereof by obtaining sealed bids or otherwise, and

WHEREAS pursuant to such order said substituted Trustee did, after due advertisement of the same, for at least once a week in each of three successive weeks, the first such publication being not less than twenty (20) days prior to the opening of sealed bids and the last such publication being not more than one (1) week prior to the opening of such sealed bids, receive such a sealed bid for the hereinafter described property but the amount thereof was less than the appraised value thereof, and such bid was therefore, rejected, and

WHEREAS the Vendees have now made an offer to purchase the hereinafter described property for the sum of TWENTY-TWO THOUSAND DOLLARS (\$22,000.00) being the appraised value thereof, and the Vendor deems the acceptance of such offer to be in the best interests of all concerned,

NOW, THEREFORE, THIS CONTRACT OF SALE WITNESSETH:

FIRST: That for and in consideration of the premises and of the sum of ONE DOLLAR (\$1.00) and in consideration of the mutual promises herein contained, the Vendor (subject to ratification by the Circuit Court for Frederick County) hereby agrees to