

70° W. 8.85 perches to an iron pipe, thence (25) N. 15° E. 8.85 perches to an iron pipe, thence (26) S. 70° E. 8.85 perches to an iron pipe on the east side of the aforesaid County Road, and in the tenth line of the aforesaid deed to Harry C. Kemp and wife, thence by and with said tenth line (27) N. 15° E. 14.0 perches to an iron pipe on the east side of said road at the end of the fifth line described in the aforesaid deed to Reginald I. Cummings, thence by and with the lines of said deed reversed four courses and distances, (28) N. 86° 10' W. 7.76 perches to a pine tree, thence (29) N. 12° 48' E. 7.7 perches to an iron pipe in a stone fence corner, thence (30) N. 27° 36' W. 9.58 perches to a stone masonry gate post on the south side of the lane leading in to the buildings on the property conveyed, thence (31) N. 74° E. 2.3 perches to the place of beginning, containing 34.625 acres or 34 5/8 acres, more or less.

Subject, however, to the right of way conveyed to Charles R. Phillips by deed hereinbefore mentioned, over the lane or road leading from the County Road, and running past the buildings on the property conveyed.

It being part of the property devised to Nellie M. Winchester and Nellie M. Estabrook by the last Will and Testament of Leon M. Estabrook, recorded in Liber J. H. No. 1, folio 268; the interest of Nellie M. Winchester having been conveyed to Nellie M. Estabrook by deed dated December 6, 1940, and recorded in Liber No. 426, folio 133, one of the Land Records for Frederick County.

And your Petitioner did, after docketing a suit and filing his bond as required by law, advertise the real estate conveyed by said mortgage in the Frederick News and Frederick Post, newspapers printed and published in Frederick County, Maryland, for more than twenty days prior to the day of sale, and pursuant to said notice of sale, your Petitioner did attend at the Court House Door, in Frederick, Maryland, on Saturday, November 5, 1955, at the hour of ten-thirty o'clock, and then and there offered the real estate mentioned herein for sale, and then and there sold the same to Joel Koehl and Grace Free Koehl, his wife, at and for the sum of SEVENTY-EIGHT HUNDRED (\$7800.00) DOLLARS, they being the highest and best bidders therefor, taking their certificate of purchase for the amount of the purchase money, which is filed herewith marked Exhibit No. 1 to this Petition and Report of Sale; and your Petitioner reports the aggregate amount of said sale to be \$7800.00, all of which is submitted for the action of your Honorable Court, and your Petitioner prays that said sale may be finally ratified and confirmed.

William M. Stover
SOLICITOR FOR ASSIGNEE