

Amos A. Holter, Atty
May 23, 1961

"EXHIBIT NO. 1 "

LIBER 645 PAGE 51

Recorded Oct. 12, 1960 at 3:50 P. M.

LIBER 19 PAGE 155

This DEED, made this 23rd day of September, 1960, by us, James McSherry and Amos A. Holter, Assignees as hereinafter set forth, of Frederick County, State of Maryland,

W I T N E S S E T H :

WHEREAS, by virtue of the power of sale contained in mortgage from Charles S. Tyeryar and Gloria E. Tyeryar, his wife, to Augustus C. Tyeryar, dated January 17, 1959, and recorded in Liber No. 594, folio 528, one of the Land Records of Frederick County, Maryland, which said mortgage was duly assigned unto the said James McSherry and Amos A. Holter for the purpose of foreclosure, default having occurred therein, and the said Assignees, after having given bond with surety for the faithful performance of their trust, and complied with all the prerequisites of the law and of said mortgage, did attend at the Court House door in Frederick, in the County and State aforesaid, on Wednesday, August 17, 1960, at 10:30 o'clock A.M., and did then and there sell at public auction unto Augustus C. Tyeryar the hereinafter described real estate at and for the sum of Five Thousand Dollars (\$5,000.00), he being then and there the highest and best bidder therefor, which said sale has been duly reported to and finally ratified by the Circuit Court for Frederick County, Maryland, in No. 19,474 Equity on the Docket of said Court, all of which will more fully appear by reference thereto, and the purchase money having been fully paid,

NOW, THEREFORE, in consideration of the premises and the sum of Five Thousand Dollars (\$5,000.00), the receipt of which is hereby acknowledged, the said James McSherry and Amos A. Holter, Assignees as aforesaid, do hereby grant and convey unto the said Augustus C. Tyeryar forever, in fee simple, all that lot or parcel of land situate, lying and being on the south side of East Patrick Street, in Frederick, Frederick County, Maryland, and being a lot 35 feet wide by 150 feet in depth, and being the rear portion of that lot of ground conveyed by Edward B. Measell and Annie B. Measell, his wife, to Ruth R. Flautt, widow, by deed dated