

"WITNESS No. 4"
This CONTRACT OF SALE, made this *28th* day of June, 1961,

By and between Catherine I. Tyeryar, widow, individually, and as mother and next friend of Harry A. Tyeryar, infant, and Alice Louise Bowers and Joseph Bowers, her husband, Mary Irene Wolfe and Landis Wolfe, her husband, Bessie May Guariglia and Oliver A. Guariglia, her husband, Charles Ervin Tyeryar and Edna M. Tyeryar, his wife, James Edward Tyeryar and Lileen M. Tyeryar, his wife, all of Frederick County, Maryland, Charles Sylvester Tyeryar and Gloria F. Tyeryar, his wife, of Howard County, Maryland, Mary Catherine Hubbard and Malcolm N. Hubbard, her husband, of Middlesex County, Massachusetts, Parties of the First Part, and Sidney E. Dixon and Easter M. Dixon, his wife, Parties of the Second Part, of Frederick County, Maryland,

W I T N E S S E T H :

That, subject to the confirmation of this Contract by the Circuit Court for Frederick County, Maryland, in equity, the said Parties of the First Part do hereby agree to sell unto the Parties of the Second Part, and the said Parties of the Second Part do hereby agree to purchase from the Parties of the First Part,

All that lot or parcel of land situate on the north side of Virginia Avenue, in Frederick, Frederick County, Maryland, fronting 35 feet, more or less, on said Avenue, and running back an even width a depth of 150 feet, more or less, with the improvements therein known as No. Virginia Avenue.

Being all and the same real estate conveyed unto Augustus C. Tyeryar by James McSherry, et. al., Assignees, by deed dated September 23, 1960, and recorded in Liber No. 111, folio 5b, one of the Land Records of the County aforesaid.

To which said deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining, AND SPECIALLY INCLUDING all grapes now located in the dwelling known as 505 Virginia Avenue, Frederick, Maryland, and the TV antenna attached thereto.

The sale herein is made subject to the following terms, conditions, provisions and agreements:

1. That the purchase price for the aforesaid real estate shall be the sum of Sixteen Thousand, Five Hundred Dollars (\$16,500.00),