Exhibit No. 1

At the request of Hada S. Keefer et al the following Deed is received for record and recorded Feb. 16th,1921 at 9.20 O'Clk A.M. Test: Eli G. Haugh, Clerk.

This Deed, made this 16th day of February, A. D. 1921 by me, John H. Keefer, of Frederick City, Frederick County, State of Maryland, WITNESSETH that in consideration of the sum of TEN DOLLARS, to us in hand paid, the receipt of which is hereby acknowledged, before the execution of this deed, and in the further consideration of the love and affection the said John H. Keefer has for his wife, children and grand children, I, the said John H. Keefer do hereby grant and convey, in fee simple reservong my life interest unto Hada S. Keefer, Addie S. Knell, Ealnor May Bear and Elsie May Keefer, to have and to hold said real estate herein after described as tenants in common, each taking a separate interest therein, all that lot, part of a lot or parcel of land, situate, lying and being on the South side of East South Street in Frederick City, Frederick County, State of Maryland, it being a part of the same lots or parcels of land which were heretofore conveyed by Charles E. Zellers and wife and others to Frank E. Moore by deed dated June 22, 1905, and duly recorded in Liber S. T. H. No. 271, folio 42 etc., one of the Land Records of Frederick County, being Lot No. 2 in said deed, and being the same lot or parcel of land which was conveyed to the said John H. Keefer by Harry C. Edmonds and Helen V. Edmonds, his wife, by deed dated October 2, 1912, and recorded in Liber H. W. B. No. 302, folio 191, etc. one of the Land Records of Frederick County, together with the improvements thereon and the right to a three foot joint alley and all the rights, ways and privilages and appurtenances thereto belonging or in anywise appertaining, and subject to the reservation mentioned in the aforesaid deed from Harry C. Edmonds and wife to the said John H. Keefer. Witness my hand and seal.

Witness:

John H. Keefer (seal)

J. G. Johnson

State of Maryland, Frederick County, Sct.,

I hereby certify that on this 16th day of February, A. D. 1921, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Frederick County, personally appeared John H. Keefer the above named grantor and acknowledged the aforesaid and aforegoing deed to be his act