

"EXHIBIT CONTRACT "

This Agreement of Sale and Purchase made on this 21st day of July, 1936, by and between Lucy E. Wachter, Widow of Chas. N. Wachter, Mary C. Wachter, unmarried, and Ralph F. Wachter, Infant, by Lucy E. Wachter, his mother, Guardian and next friend, of the first part: and Archibald E. Fisher and Vallie R. Fisher, his wife, of the second part; all residents of Frederick County, in the State of Maryland; WITNESSETH, that the said parties of the first part hereby agree to sell and do sell, unto the said parties of the second part all that lot, or parcel of ground, situated on the South Side of East Second Street, in Frederick City, Maryland, fronting thereon 16 feet and 5 inches, with a depth of 141 feet, together with all improvements thereon, and being the same real estate described in the Deed from Grayson H. Staley and Bertha C. Staley, his wife, to Charles N. Wachter, dated July 30th, in the year 1918, and recorded in Liber #326, at Folio #58, one of the Land Records of Frederick County, Maryland, at and for the sum of Five thousand and seven hundred (\$5700.00), and which said sum of money the said parties of the second part obligate themselves to pay in current money unto the said parties of the first part upon the execution and delivery unto them of a Deed conveying a good marketable title to the said real estate, (less the sum of \$400.00, being a part of the purchase money paid this day and date by the parties of the second^{part} to the parties of the first part) free and discharged of all encumbrances including payment of state and county taxes for the year 1936, it being agreed that the parties of the second part are to pay the Frederick City taxes for the year 1936; with all conveyancing costs and United States Revenue stamps attached to the Deed at the expense of the said parties of the first part.

Lucy E. Wachter

Mary C. Wachter

Lucy E. Wachter

Guardian for Ralph F. Wachter
Infant

Parties of the first part.

Archibald E. Fisher

Vallie R. Fisher

Parties of the second part.

Filed July 23, 1936