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No. 20123 Equity
Petitioners Exhibit No. 5
Filed September 17, 1962

CONTRACT OF SALE

THIS CONTRACT OF SALE, made this 10 day of September, 1962, by and between Edwin F. Nikirk and Dorothy J. Nikirk, his wife, as parents, natural guardians and next friend of Edwin F. Nikirk, II and Thomas C. Nikirk, infants, all of Frederick County, State of Maryland, hereinafter referred to as the Parties of the First Part, and Uriel D. Kline and Annabelle Kline, his wife, of Frederick County, State of Maryland, hereinafter referred to as the Parties of the Second Part.

WITNESSETH: That, subject to the confirmation of this Contract by the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, the said Parties of the First Part do hereby agree to sell unto the said Parties of the Second Part, and the 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, lying and being on the north side of West Fifth Street in Frederick City, Frederick County, Maryland, and known as 123 West Fifth Street, in said City, County and State, and being all that lot or parcel of land with the improvements thereon which was devised unto the said Edwin F. Nikirk, II and Thomas C. Nikirk under the provisions of paragraph (5) of the Last Will and Testament of Annie N. Nikirk, deceased, said Last Will and Testament having been duly filed and admitted to probate in the Orphans Court for Frederick County, Maryland, and also being all that same lot or parcel of land, with the improvements thereon, which was conveyed unto Glen R. Nikirk and Annie N. Nikirk (both now deceased) from Lucy I. Wilson, by deed dated December 15, 1919 and duly recorded in Liber 329 at folio 401, one of the Land Records of Frederick County, Maryland.

TOGETHER with all and singular all the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

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