

LIBER 22 PAGE 92

No. 20,064 Equity
Exhibit "A"
Filed March 15, 1963

THIS CONTRACT OF SALE, made this 8th day of March 1963, by and between Herbert L. Rollins and H. Reese Shoemaker, Jr., hereinafter called TRUSTEES, and Chester F. Kerns and Betty Ann Kerns, his wife, hereinafter called PURCHASERS, all of Frederick County, State of Maryland,

W I T N E S S E T H:

That for and in consideration of the mutual promises and agreements hereinafter set forth by and between the parties hereto, the said Trustees do hereby agree to sell unto the said Purchasers, and the Purchasers do hereby agree to purchase from the said Trustees:

PARCEL NO. 1: All that lot or parcel of land described in a deed from Frank W. Fraley and Ida M. Fraley, his wife, to Charles R. Reed, dated July 18, 1907, and recorded in Liber S.T.H. 284, folio 488, one of the Land Records of Frederick County, Maryland, containing approximately 22,500 square feet, more or less.

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

PARCEL NO. 2: All that lot or parcel of land described in a deed from Lester S. Birely and Elinor L. Birely, his wife, to Charles R. Reed, dated August 3, 1927, and recorded in Liber 378, folio 4, one of the Land Records of Frederick County, Maryland, containing 3 acres, 1 rood and 3 square perches of land, more or less.

LESS: 30 square perches of land which the said Charles R. Reed, et ux., conveyed unto Charles Maynard Reed, et ux., by deed dated October 10, 1946, and recorded in Liber 460, folio 152, one of the Land Records aforesaid.

The aforementioned two parcels of real estate being adjoining lots located on the East side of Old U.S. Route 15, about one mile south of Thurmont in Frederick County, Maryland.

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