

TRUSTEE'S SALE
OF VALUABLE FARM
IN URBANA DISTRICT
FREDERICK COUNTY,
MARYLAND

By virtue of a Decree of the Circuit Court for Frederick County, sitting as a Court of Equity, passed on the 19th day of November, 1964, and in pursuance of the Power of Sale contained in the Last Will and Testament of Edward Charles Sears, late of Frederick County, deceased, the undersigned Substituted Trustee will offer at Public Sale at the Court House Door, in Frederick City, Frederick County, on

Tuesday, December 15, 1964 at the hour of 11:00 A.M. (E.S.T.), all that farm located in Urbana District, Frederick County, Maryland, near Greenfield on Sears Road leaving from Park Mills Road toward the Sugarloaf Mountain and being the same real estate of which the said Edward Charles Sears died, seized and possessed, and more particularly described as follows:

FIRST PARCEL: All that farm consisting of 127 acres, 7 square perches, being part of "Resurvey on Chargeable", part of "Black Acre", part of "Foul Play", laying to the North and bordering on the County Road leading from Greenfield Mills to Barnesville and about one mile East of Greenfield, it being all and the same real estate as conveyed by Harry C. Hull, Trustee, to Edward C. Sears in a Deed dated September 29, 1922, and recorded in Liber 340,

Clarence C. Albright
Route 1, Administration Mt.
Clarence C.
Glenn Trout
Glenn Trout

Filed December 23, 1964

folio 311, one of the Land Records of Frederick County, EXCEPTING THEREFROM all that parcel of land and improvements containing one acre, fifteen square perches, as conveyed by Edward C. Sears to Evelyn A. Stone, et al., in a Deed dated July 29, 1955, and recorded in Liber 549, folio 523, one of said Land Records.

SECOND PARCEL: All that real estate described as all those three lots or parcels of land situate, lying and being in Urbana District, and being parts of a tract or parcel of land called, "Chargeable" and part of a tract called the "Resurvey of Chargeable" containing in the aggregate 26 acres, 3 rods and 18 square perches of land and being all and the same as conveyed by Harry M. Talbott and Irene Taibott, his wife, to Edward C. Sears in a Deed dated April 15, 1941, and recorded in Liber No. 428, folio 279, one of the Land Records of Frederick County.

THIRD PARCEL: All that lot or parcel of ground, situate along the New Cut Road leading from Greenfield Mills to Barnesville and containing 81 square perches of land, and being all and the same real estate as conveyed by The Board of Education of Frederick County, a body corporate of the State of Maryland, et al., to Edward C.

Sears, in a Deed dated March 12, 1929, and recorded in Liber No. 370, folio 114, one of the aforesaid Land Records.

The property is improved with a 2-story frame 8-room dwelling with well water from pump on porch, also supplied by spring water. Large stock bank barn, single corn crib and wagon shed, blacksmith shop and other small outbuildings. The property has electricity and contains some good timber land.

POSSESSION: Immediately upon final settlement.

TERMS OF SALE: As prescribed in the Decree of the Court, one-tenth of the purchase money to be paid in cash on the day of sale, the residue in cash on ratification thereof by the Court. All costs of conveyancing including Federal and State Revenue Stamps to be at the expense of the purchaser or purchasers. Taxes to be adjusted to the date of final settlement.

TALMADGE N. CECIL
Substituted Trustee
Glenn Trout, Auctioneer
W. Jerome Offutt,
Ralph N. Gastley Jr., Solicitors

I/we, hereby acknowledge that I/we have

this 15th day of December, A.D. 1964, purchased

at Public Sale of Talmadge N. Cecil, Substituted

Trustee in No. 18315 Equity, in the Circuit Court

for Frederick County, sitting as a Court of Equity,

all that real estate together with the improvements

thereon described in the annexed advertisement for

the sum of

Fifty Thousand, Five Hundred
(\$50,500.00) Dollars,

and I/we hereby covenant to comply with the

terms of sale set forth in said advertisement and

announced by the Auctioneer on the day of sale.

Witness my/our Hand(s) and Seal(s).

George John Keto (SEAL)
George John Keto

Elizabeth B. Keto (SEAL)
Elizabeth B. Keto