

ratified and confirmed by the Orphans Court for Frederick County, Maryland, and whereas said heirs at law and descendants, did on said day, also sell all their right title and interest in and to the said real estate to the said William J. Proctor the same being and undivided $\frac{2}{3}$ interest thereon, at and for the sum of \$ 298.00. Now therefor this deed:-- Witnesseth that for and in consideration of the sum of \$149.00 paid me the said McGill Belt, Executor of Levi Moody aforesaid, - and the further sum of \$298.00 the heirs and descendants aforesaid, we the said McGill Belt, executor, Cassander Moody, Levi D. Proctor and Sarah E. Proctor, his wife, James F. Proctor, Margaret M. Bowie, and Silas Bowie, her husband, and Mary M. Proctor, wife of William J. Proctor, do hereby bargain and sell, grant and convey all our right, title, interest and estate, both at law and in equity unto William J. Proctor, his heirs and assigns forever in Fee Simple, in and to all those tracts, peices or parcels of land situated, lying and being in Urbana District, Frederick County, Maryland, and fully described in a deed from Leonard Hays to David Moody of date January 21, 1814, and of Record in Liber W.R. No 46, folio 168, and by deed from the Bank of the United States to the said David Moody, of date March 22nd 1833, and of record in Liber J.S. No 44, folio 81, land records of Frederick County, Maryland. Execpting however from the operation of this deed a tract of land containing 24 acres, 3 roods and 20 sq perches coveyed to William Trundle by deed from David Moody of date August 15th 1836, and of record in Liber H.S. No 3, folio 220, and also a tract of land containing 6 acres 3 roods and 31 sq perches, conveyed to a certain John R. Nichols by deed from Levi Moody et. al. of date April 30th 1894, and recorded in Liber J.L.J. No 7, folio 292, and also a tract of land containing 6 acres 2 roods and 5 sq perches conveyed to a certain Alfred M. Belt by deed from Levi Moody et. al. of date August 24th 1899 and of record in Liber D.H.H. No 5, folio 162, all Land Records of Frederick County, Maryland, by reference to which the same will fully and at large appear, Thus leaving a balance hereby intended to be conveyed by the operation of this deed of 75 acres, 1 rood, and 24 sq perches of land more or less . Together with the buildings and improvements thereon erected, and the rights, roads, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any wise appertaining.