

No. 21,022 Equity

Exhibit C

THIS CONTRACT OF SALE, made this 23rd day of April, 1965, by and between Margaret E. Devilbiss, Sadie D. Spurrier, George P. Devilbiss and Hilda Devilbiss, his wife, Wilbur Devilbiss and Bernice Devilbiss, his wife, Bettie Jane Buffington Sayler and Charles P. Sayler, her husband, David Martin Buffington and Barbara Buffington, his wife, Ruth Edna Buffington Venzie and Edmund Venzie, Jr., her husband, hereinafter called "Vendors", and William H. Spurrier, Jr., and Patricia G. Spurrier, his wife, of Frederick County, Maryland, hereinafter called "VENDEES",

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 Vendors do hereby agree to sell unto the said Vendees, and the said Vendees do hereby agree to purchase from the said Vendors,

All that piece or parcel of land situate at Johnsville, in Johnsville Election District, Frederick County, Maryland, containing 104 square perches of land, more or less.

Being all and the same real estate conveyed unto David M. Devilbiss by Esther J. Repp, Executrix u/w of John S. Repp, deceased, by deed dated April 2, 1900, and recorded in Liber S.T.H. No. 267, folio 411, one of the Land Records of the County aforesaid.

To which said deed and the references therein contained reference is hereby made for a more particular description of the real estate intended to be conveyed by these presents.

TOGETHER WITH ALL AND SINGULAR 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, conditions, provisions and agreements:

1. That the Vendees agree to pay unto the said Vendors the sum of Twelve Thousand, Five Hundred Dollars (\$12,500.00) for the aforesaid real estate on or before the 1st day of August, 1965, and upon the payment of the said purchase money, the said Vendors agree to cause to be conveyed a good, marketable, fee simple title to the said real estate by a good and sufficient deed unto the said Vendees, their nominee or nominees, free, clear and discharged of all liens and encumbrances, SUBJECT, however, to ratification and confirmation of the proposed sale by the Equity Court for Frederick County, Maryland, as hereinafter provided. It is expressly stipulated and agreed that the sum of