



APPROVED BY THE FREDERICK COUNTY BOARD OF REALTORS

CONTRACT OF SALE

NO. 20,897 EQUITY

Exhibit -Contract of Sale

THIS AGREEMENT OF SALE, made this 11th day of August, 1965, by and between Wilbur F. Sheffield, Jr., and Stewart Hobbs Brown, Trustees, 20987 Equity, whose address is Frederick, Maryland-21701 and Kenneth F. Clements and Betty Joyce Clements, his wife, whose address is Mount Airy, Maryland-21771

Witnesseth, that the Seller do hereby bargain and sell unto the said Purchaser and the latter do hereby purchase from the former, the following described property, situate in Buckeystown District, Frederick County, Maryland viz. all of that tract or parcel of land, containing one (1) acre of land, more or less, Ballenger Creek Road and Doubs-Point of Rocks Road, approximately one-half mile Southeast of Doubs, Maryland, of which the late Minnie C. Earhart, was seized and possessed, at the time of her death.

with improvements thereon (including heating, plumbing and lighting fixtures, awnings, screens storm doors and windows, and all trees, shrubs and plants: as now installed on the premises,

at and for the price of Fifteen Thousand One Hundred Dollars of which One Thousand have been paid in the form of Cashier's Check No. 36112, Mount Airy Bank Office, F&M National Bank, prior to the signing hereof, and the balance to be paid as follows: IN FULL upon Confirmation and Ratification of the Circuit Court for Frederick County, Maryland, of the Within Contract of Sale, in the Settlement to be promptly after Confirmation & Ratification of sale.

And upon payment as above provided of the unpaid purchase money, a deed for the property shall be executed which shall convey the property to the purchaser. Title to be good and merchantable, free of liens and encumbrances except as specified herein and except: Use & occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the property.

taxes (including charges for sewer and water, if any) and all other public charges shall be apportioned as of date of settlement, at which time possession shall be given, Purchaser shall pay all costs.

Miscellaneous provisions: It is specifically understood and agreed between Purchasers and Sellers-Trustees, that this Contract of Sale is subject to Confirmation and Ratification by the Circuit Court for Frederick County, Maryland, in Equity Cause No. 20987. All costs of Conveyancing and all Stamps, State and Federal to be borne by Purchasers.

Witness the hands and seals of the parties hereto the day and year first above written.

Executed in

Witness - as to Seller's Signature Grace A. Sheffield Wilbur F. Sheffield, Jr. Trustee

Witness - as to Seller's Signature J. M. Grumbine Stewart Hobbs Brown Trustee

Witness - as to Buyer's Signature L. Pearce Bowlus Kenneth F. Clements Buyer's Signature

Witness - as to Buyer's Signature L. Pearce Bowlus Betty Joyce Clements Buyer's Signature

Exhibit -Contract of Sale
Filed August 17, 1965