No. 15,230 Equity
Exhibit # 1

CONTRACT OF SALE

This Contract of Sale made this 18th day of February, 1953 by Farmers and Mechanics-Citizens National Bank of Frederick, Trustee in No. 15230 Equity in the Circuit Court for Frederick County hereinafter called sellers and Wm B Boyer and ~~Ann~~ N Gertrude Boyer hereinafter called purchasers.

~~Witnesseth: That for and in consideration of the sum of Twenty three thousand and No/100 Dollars ($23,000.) to be paid to the sellers, as hereinafter specified, the said sellers do hereby agree to sell to the said purchasers,~~

Witnesseth: That for and in consideration of the sum of Twenty three thousand and No/100 Dollars ($23,000.00) to be paid to the sellers, as hereinafter specified, the said sellers do hereby agree to sell to the said purchasers, who do herby agree to purchase the following described property:

All that tract of land situate in Urbana Dist., Frederick County Md. containing 232 acres of land more or less with all improvements therein and thereon. Being a part of the same tract of land which was conveyed by John P Harris et al under deed dated Oct 7th 1898 & recorded in Liber DHH # 3 folio 102 and also the same described by metes & bounds made by W. Jarboe Brove om May 21 1934 -- description recorded in Liber 390 folio 352

THIS SALE MADE UPON THE FOLLOWING TERMS AND CONDITIONS

FIRST That the purchasers do hereby pay unto the sellers the sum of Two thousand Three hundred and No/100 Dollars ($2,300.00) the receipt of which is hereby acknowledged as down payment.

SECOND That the said purchasers will pay the balance of the purchase price ~~within~~ on or before April 1st 1953 upon receiving from the sellers a good and sufficient deed conveying the fee simple marketable title to the aforesaid property free of all liens and encumbrances.

THIRD That the said sellers do hereby agree that upon the payment of the balance Twenty thousand seven hundred and No/100 Dollars ($20,700.00) ~~within~~ of the purchase price on or before April 1st 1953, as aforesaid, they will deliver possession of the aforesaid property to the purchasers, and will also execute, acknowledge and deliver a good and sufficient deed