

South 23 degrees 46 minutes 34 seconds East 25.00 feet to a point in the center of Lippy Alley; then running with the center of said alley (2) South 68 degrees 33 minutes 09 seconds West, 298.55 feet to a point in the center of said alley, said point being at the end of the second line (North 24 degrees West, 24.3 Perches) of the second described parcel of a deed from George A. Shower and wife to Clinton V. Lippy and wife, dated March 15, 1918, and recorded among the Land Records of Carroll County in Liber E.O.C. No. 133, Folio 233; then with the said line and the outline of said last mentioned deed reversely the two following lines, leaving said alley (3) South 28 degrees 12 minutes 41 seconds East, 8.25 feet to a steel pin; then continuing on the same line South 28 degrees 12 minutes 41 seconds East, 403.76 feet to a steel pin; then (4) South 57 degrees 35 minutes 46 seconds West, 226.14 feet to a steel pin, said pin being at the end of the first line (North 60 degrees East, 10 perches) of the first described parcel of said last mentioned deed recorded among the said Land Records in Liber E.O.C. No. 133, Folio 233; then with said line and the outline of this last deed reversely the two following lines (5) South 51 degrees 17 minutes 02 seconds West, 156.10 feet to a steel pin at lands of Harry C. Warner; then with said lands (6) North 40 degrees 17 minutes 02 seconds West, 453.53 feet to a steel pin in the center of Lippy Alley, said point being at the end of the North 55 degrees East, 27 perches line of a deed from Allen E. Lippy and wife to Clinton V. Lippy and wife, dated February 24, 1922, and recorded among the said Land Records in Liber E.O.C. No. 139, Folio 526; then with a portion of said line reversely and following the center of Lippy Alley (7) South 47 degrees 36 minutes 49 seconds West, 222.36 feet to a steel pin in the center of said alley at lands previously sold to the Town of Manchester; then leaving the perimeter of said deed and binding on lands previously sold to the Town of Manchester (8) North 18 degrees 11 minutes 21 seconds West, 109.18 feet to a steel pin; then still binding on said lands previously sold (9) North 41 degrees 42 minutes 34 seconds West, 16.22 feet to a point on the south right of way line of Maryland State Route No. 27; then with said right of way line (10) North 50 degrees 16 minutes 36 seconds East, 1013.82 feet to a point, the place of beginning, containing 8.0703 acres of land, more or less.

TRACT 2: Beginning for a corner at a steel pin in the South 47 degrees West, 69.3 perches line of a deed from Allen E. Lippy and wife to Clinton V. Lippy and wife, dated February 24, 1922, and recorded among the said Land Records in Liber E.O.C. No. 139, Folio 526, at the northeastern-most corner of the tract of land recently conveyed to the Town of Manchester; then binding on lands of Ralph P. Martin with said reference line reversely (1) North 41 degrees 31 minutes 31 seconds East, 604.34 feet to a steel pin at a tract of land recently sold; then leaving the perimeter of said deed and binding on the outline of the tract recently sold the two following lines (2) South 38 degrees 42 minutes 57 seconds East, 135.43 feet to a steel pin; then (3) North 57 degrees 50 minutes 11 seconds East, 172.27 feet to a steel pin in the North 24 degrees West, 47 perches line of said deed; then with a portion of said line reversely (4) South 29 degrees 10 minutes 14 seconds East, 265.42 feet to a steel pin; then continuing on the same line South 29 degrees 10 minutes 14 seconds East, 10.0 feet to a point on the north right of way line of Maryland State Route No. 27, then with the North right of way line of said road (5) South 50 degrees 16 minutes 36 seconds West, 703.58 feet to a point on said right of way line at lands recently conveyed to the Town of Manchester; then binding on said lands (6) North 41 degrees 42 minutes 34 seconds West, 46.94 feet to a steel pin; then continuing on the same line North 41 degrees 42 minutes 34 seconds West, 290.13 feet to a steel pin, the place of beginning, containing 6.1338 acres of land, more or less.

Being all and the same land conveyed unto Walter H. Steger and Frances L. Steger, his wife, by deed of Vernon C. Lippy and Julia H. Lippy, his wife, dated August 31, 1967, and recorded among the land records of Carroll County in Liber