

THIS DEED made this 11 day of Aug, 2004, by Marie Hoppe, of Frederick County, State of Maryland.

W I T N E S S E T H:

That for and in consideration of the sum of NO Dollars (\$0.00) and other good and valuable considerations the receipt of which is hereby acknowledged, prior to the delivery of these presents, I, the said MARIE HOPPE do hereby grant and convey in fee simple, unto MARIE D. ALEXANDER, all that lot or parcel of land situate, lying and being in Frederick City, Frederick County, Maryland, being designated as Lots 205 and 206, on Plat of Villa Estates, prepared for Raymond I. Ford by W. Jarboe Grove, Surveyor, on February 15, 1937 and recorded in Plat Book EGH 2, Folio 84, one of the Plat Records in the Office of the Clerk of the Circuit Court for Frederick County, Maryland, said property being now known and designated as 601 Wilson Place, Frederick, Maryland.

BEING all and the same real estate as described and conveyed in a Deed from Harold E. Long and Sandra F. Long, his wife, to Charles A. Hoppe and Marie Hoppe, his wife, (the said Charles A. Hoppe having died February 8, 2004) dated April 20, 1998 and recorded in Liber 2407, Folio 1127, one of the Land Records of Frederick County, Maryland.

TO WHICH SAID DEED AND PLAT and the references therein contained, reference is hereby made for a more particular description of the land and premises herein intended to be conveyed.

TOGETHER with all and singular, the buildings and improvements thereon and all the rights, ways, waters, easements and appurtenances thereunto belonging or in anywise appertaining; ESPECIALLY TOGETHER with a 20' wide non-exclusive, perpetual right of way for ingress and egress to Lots 205 and 206 100' in length from Meade Avenue across the rear 20' portion of Lots 219 and 220 on a Plat of Subdivision dated February 15, 1937 entitled "Subdivision of Portion of `Villa Estates for Raymond I. Ford' and recorded in Plat Book 2, Folio 84, among the aforesaid Plat Records, the Southeast edge of said right of way being the line of

division between Lots 205 and 206 and Lots 219 and 220 on the above mentioned plat; AND TOGETHER with the right to tap the water main on Wilson Place and lay a lateral water main to any one dwelling house erected on said premises as designated by the Grantees, and to use water therefrom at said dwelling house, for the same purposes as in the same manner as used by other like consumers of water, free of charge, as provided in the Deed and agreement between the Mayor and Aldermen of Frederick and Raymond I. Ford and wife, dated May 23, 1931 and recorded in Liber 378, Folio 572, one of the Land Records of Frederick County, Maryland, as by reference thereto will more fully appear; AND SUBJECT, HOWEVER, to the covenants, conditions and restrictions set forth in Liber 1364, Folio 396, one of the aforesaid Land Records.

TO HAVE AND TO HOLD the above described real estate unto the aforesaid MARIE D. ALEXANDER, her heirs and assigns, in fee simple, forever.

AND the Grantor herein covenants that she will warrant specially the property hereby conveyed and that she will execute such further assurances of said land as may be requisite.

WITNESS my hand and seal on the date first above written.

WITNESS:

Marie Hoppe (SEAL)

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

I hereby certify that on this _____ day of _____, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Marie Hoppe and acknowledged the foregoing Deed to be her act and deed.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires:

MAIL TO: Marie D. Alexander

I, the undersigned, hereby certify that I am an attorney duly

admitted to practice before the Court of Appeals of the State of Maryland, and that the within instrument was prepared under my supervision.


Ralph L. Casstley, Jr.