

Parcel #1

67-1-1

100 000 000

This Deed, made this 16th day of June

in the year of our

LORD one thousand nine hundred and seventy-one.

BETWEEN: H. RUSSEL FRY and ELIZABETH J. FRY, his wife, of 700 Cedar Lane, Nanticoke Acres, Seaford, Sussex County, Delaware, parties of the first part,

- to -

RONALD J. SMITH and MARIAN M. SMITH, his wife, as joint tenants by the entirety with common law right of survivorship and not as tenants in common, of 204 East Street, Milford, Del., parties of the second part.

Witnesseth, That the said party (parties) of the first part, for and in consideration of the sum of

Eight Thousand Dollars (\$8,000.00) Current Lawful Money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grant(s), bargain(s), sell(s) and convey(s) unto the said party (parties) of the second part, in fee simple, all his, her, its or their right, title, and interest in the lands described as follows:

ALL THAT CERTAIN lot, piece and parcel of land, situate, lying and being in Cedar Creek Hundred, Sussex County, Delaware, lying on the Easterly side of U.S. Route 113 to Milford, described more particularly as follows, to wit:

BEGINNING at a point South 2 deg. 15 min. West, a distance of 370 feet from the intersection of said U.S. Route 113 and County Road 623; thence turning and running South 87 deg. 49 min. East, 317.79 feet to a corner marker; thence turning and running South 1 deg. 49 min. West, 175.35 feet to a corner marker; thence turning and running North 87 deg. 45 min. West, 319.12 feet to a corner marker; thence turning and running North 2 deg. 15 min. East, 175.0 feet, back to the place of beginning, and said to contain 55,790 square feet of land, more or less, with all improvements thereon, as surveyed by Watson Engineering Co., June 7th, 1971.

BEING part of the lands conveyed to H. Russel Fry, et ux, by Deed of Kenneth W. Coker and Martha F. Coker, his wife, dated February 23, 1967, and of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book No. 619, page 773.



PAUL R. REED
ATTORNEY AT LAW
GEORGETOWN, DELAWARE 19611

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AND the said parties of the first part for themselves, their heirs, executors and administrators by these presents covenant, do grant and agree to and with the said party of the second part, his heirs, and assigns, that they, the said parties of the first part, their heirs shall and will by these presents forever defend and forever warrant all and singular the hereditaments and premises herein above described and granted or mentioned or intended as to be with the appurtenances unto the said party of the second part, his heirs and assigns, against them the said parties of the first part, their heirs and assigns and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any other part thereof through, by, or under them.

And that, party (parties) of the first part, and all persons hereafter claiming under me (us), will at any time hereafter, at the request and expenses of the said party (parties) of the first part, his (their) heirs or assigns, make all such further assurances for the more effectual conveying of the said premises, with the appurtenances, as may be reasonable required by me, him, or them.

In Witness Whereof, the said party (parties) of the first part has (have) hereunto set his (their) hand(s) and seal(s), the day and year aforesaid.

Signed, Sealed and Delivered
in the presence of:

James M. Morgan
rel to bond

H. Russell Fry (SEAL)
Elizabeth J. Fry (SEAL)

STATE OF DELAWARE }
County of SUSSEX } ss.

16th day of June
hundred and 71,
the State and County aforesaid, H. RUSSEL FRY and ELIZABETH J. FRY, his wife,
BE IT REMEMBERED, That on this
in the year of our LORD, one thousand nine
personally came before me, The Subscriber, a Notary Public for
H. RUSSEL FRY and ELIZABETH J. FRY, his

Each (Parties) to this indenture known to me personally to be such, and they
acknowledged this indenture to be his, her, or their Deed.

Notary Public
James M. Morgan
June 1971

AND, the said Elizabeth J. Fry
being at the same time privately examined by me, apart from her husband, acknowledged
that she executed the said indenture willing without compulsion or threats, or fear of her
husband's displeasure.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

RECEIVED

JUN 17 10 27 AM '71

J. E. EDS
SUSSEX COUNTY

James M. Morgan
Notary Public
SUSSEX COUNTY, DE.
JUN 17 1971