hundred dollars, lawful money in gold or silver coin, if demanded, over and above all rent accrued in virtue of this lease and then in arrear, and pro rata for any unexpired portion of a half year, shall and will execute and deliver, or cause and procure to be executed and delivered to the said John Eschbach, his heirs and assigns, a good and sufficient deed of conveyance in fee, of and for the ground and premises above described and hereby demised with the rights and appurtenances, free, clear and discharged from the rent hereby reserved thereon and from all claims and demands on account thereof.

Witness the hands and seals of the parties to these presents.

John E. Eschbach, (Seal.)
Rebecca F. Eschbach, (Seal.)
John Eschbach. (Seal.)

Signed sealed and delivered in the presence of N.B., the words "in gold or silver coin if demanded," having been twice interlined before execution.

P. T. Wilson,
A. W. Thompson.

State of Maryland,
City of Baltimore, Ss:

I hereby certify, that on this nineteenth day of May, in the year one thousand eight hundred and sixty-two, before me, a Justice of the Peace of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared John E. Eschbach and Rebecca F. Eschbach, his wife, and John Eschbach, and each acknowledged the foregoing lease to be their act.

Witness my name the day and year aforesaid.

P. T. Wilson.

Received for record May 19th, 1862, at 1 O'clock P.M.;

same day recorded and exd.

Per - Geo. E. Sangston,
Clerk.

I hereby certify, that the foregoing is a true copy taken from Liber G.E.S., No. 217, folio 176, &c. one of the Land Records of Baltimore city.

In testimony whereof, I hereto set my hand and
(L.S.) affix the seal of the Superior Court of Baltimore City, on this 14th day of April, A.D. 1885.

James Bond,
Clerk.

Respondents' Exhibit J.H.R., No. 3.
(Filed 17th April 1885.)

John E. Eschbach,
deed to
William T. Wilson.

This deed, made this nineteenth day of May, eighteen hundred and sixty-two, between John E. Eschbach and Rebecca F., his wife, of the City of Baltimore, of the first part, and William Thomas Wilson, of the same place, of the second part:

Whereas, by an order of the Orphans' Court for Baltimore County, passed on the thirteenth day of May instant, Thomas T. Wilson, guardian of the said William Thomas Wilson, an infant, was authorized and empowered to invest out of any money in his hands belonging to said ward, the sum of three thousand dollars in the purchase of the ground rent hereafter mentioned.

And whereas, the said guardian has out of such funds in his hands paid to said parties of the first part the said sum of money, wherefore these presents are executed.

Now, therefore, this deed witnesseth, that in consideration of the premises, and of said sum of three thousand dollars the receipt of which is acknowledged, the said John E.