

This Agreement of Sale, made this 13th day of October

nineteen hundred and sixty-four, between B'nai-Judea-Laib and Abraham Green Haven Society, Incorporated, a body corporate, Seller, and Howard S. Doak and Pearl A. Doak, his wife, Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Anne Arundel County, State of Maryland, being known as Lots Nos. 17, 18, 25, 26, 27, 28, 29, 30, 31 and 32, as shown on Flat "A" of Green Haven recorded among the Land Records of Anne Arundel County in Flat Book No. 15, page 10; in fee simple; improved by a 4-bedroom cottage; including kitchen stove, and all heating, plumbing and electrical fixtures now a part of said property or contained therein;

(This contract was executed by the buyers on October 8, 1964, and unless a copy hereof, fully executed by the seller, together with required Resolutions executed by the seller, are delivered to the buyers by not later than October 19, 1964, this contract shall become null and void, and the deposits paid hereunder shall thereupon be refunded to the buyers on demand);

at and for the price of Fifty-Five Hundred Dollars (\$5,500.00)

of which Five Hundred Dollars (\$500.00)

have been paid prior to the signing hereof, and the balance to be paid as follows: Within sixty (60) days from date hereof.

Transfer taxes, if required by law, shall be divided equally between seller and buyers.

It is understood between the parties hereto that part of said property was transferred by mesne conveyance to predecessors in title of the within named seller who had acquired title through tax sale, and that the within named seller hereby agrees that it will pay the cost of a title policy to be issued by Title Guarantee Company of Baltimore, Maryland, as to such tax-sale lots; and it is further agreed that the seller shall pay a charge of \$25.00 for each such tax sale title examination, even although said Title Guarantee Company shall decline to issue a title policy as to such tax-sale property. In the event said Title Guarantee Company shall decline to issue a title policy as to such tax-sale property, then the buyers shall have the right to rescind this contract, whereupon the deposit paid hereunder shall be refunded to the buyers on demand.

AND upon payment as above provided of the unpaid purchase money, a deed for the property shall be executed at the Buyer's expense by the Seller, which shall convey the property by a good and merchantable title to the Buyer, free of liens and encumbrances except as specified herein; but subject, however, to all applicable restrictions, easements, laws, ordinances, regulations, charges, taxes and assessments, if any. **The deposit paid hereunder shall be held in escrow by Dan Nathansen, real estate broker, as agent of the seller, pending final settlement.**

Ground rent, rent, water rent, taxes and other public charges against the premises shall be apportioned as of date of settlement, at which time possession shall be given; and the said parties hereto hereby bind themselves, their heirs, executors and administrators, for the faithful performance of this agreement. **The buyers shall have the right to inspect said property, including the improvements thereon, prior to settlement hereunder.**

It is also understood and agreed that the Seller shall immediately have all of the insurance policies on the property so endorsed as to protect all parties hereto, as their interests may appear, and continue said insurance in force during the life of this Contract. **The seller warrants that it has fire and windstorm insurance on the improvements on said property in the amount of \$5000.00. M/L LOUIS GORDON & CO INS. BROKER**

This Contract contains the final and entire Agreement between the parties hereto, and neither they nor their Agents shall be bound by any terms, conditions or representations not herein written; time being of the essence of this Agreement. Cost of all documentary stamps required by law shall be divided equally between the parties hereto. **Seller hereby agrees to pay commission on this sale to Dan Nathansen, Inc.**

Witness in duplicate the hands and seals of the parties hereto the day and year first above written.

B'nai-Judea-Laib and Abraham Green Haven Society, (SEAL)

WITNESS-AS TO SELLER'S SIGNATURE
Robert Nathansen
WITNESS-AS TO SELLER'S SIGNATURE

a body corporate, SELLER'S SIGNATURE
Hilda Kuber (SEAL)
SELLER'S SIGNATURE **President.**

WITNESS-AS TO BUYER'S SIGNATURE

Howard S. Doak (SEAL)
BUYER'S SIGNATURE

WITNESS-AS TO BUYER'S SIGNATURE

Pearl A. Doak (SEAL)
BUYER'S SIGNATURE

At a meeting of the stockholders of B'nai-Judea-Laib and Abraham Green Society, Incorporated, held at the office of said corporation in Baltimore City on the 13 day of OCTOBER, 1964; all stockholders being present, and all stockholders having waived notice of said meeting; the following Resolution was unanimously adopted:

"Resolved, that the recommendation of the Board of Directors of this corporation to sell its fee simple property known as Lots Nos. 17, 18, 25, 26, 27, 28, 29, 30, 31 and 32, as shown on Plat "A" of Green Haven, recorded among the Land Records of Anne Arundel County, Maryland, in Plat Book No. 15, page 10, said property being located in Anne Arundel County, Maryland, at and for the sum of Fifty-Five Hundred Dollars, including all improvements thereon and all fixtures attached thereto, be and it is hereby accepted and approved; and be it

"Further Resolved, that the Board of Directors of this corporation proceed with the sale of said property, and to appoint the President of this corporation or such other officer or person as it may desire to execute and deliver, on behalf of this corporation, such instruments as may be required in the premises."

Bessie Ludman

Secretary of the above meeting of stockholders.

I hereby certify that the foregoing is a copy of Resolution adopted as aforesaid; that I acted as Secretary of said meeting; that I attended said meeting throughout; and that said Resolution is in full force and effect.

Bessie Ludman