

THIS MEMORANDUM OF AGREEMENT made and entered into this 1st. day of March, 1943, by and between Janet H. Sanford and T. Ryland Sanford, her husband, and Anne Hamilton Hutchison, parties of the first part and Charles M. Graham, party of the second part.

WITNESSETH: That for and in consideration of the sum of Twenty Five Hundred Dollars to be paid in cash on or before the 1st. day of September, 1943, the parties of the first part have sold to the party of the second part that certain tract of land containing four-tenths (.4) of an acre of land which has been improved by a garage building situated in the eastern portion of the Town of Purcellville in Loudoun County, Virginia, being the same property of which the late C. P. Hutchison died seised and being the same which was conveyed to the late C. P. Hutchison and J. Powis Lacey by John Dewey and wife by deed dated September 2nd., 1921, and recorded in Deed Book 9 N's, Folio 30 in the Clerk's Office of Loudoun County, Virginia, and being the same land in which J. Powis Lacey conveyed his interest in and to the late C. P. Hutchison by deed dated September 28th., 1927, and recorded in Deed Book 9 Z's, Folio 415 in the Clerk's Office of Loudoun County, Virginia, and the same land which passed to the parties of the first part under the will of the late C. P. Hutchison of record in Will Book 3 Y's, Folio 98 in the Clerk's Office of Loudoun County, Virginia.

It is understood and agreed that the party of the second part is to deposit in escrow in The Purcellville National Bank, Purcellville, Virginia, the sum of \$2500.00 which is to be paid to the parties of the first part when they have executed a deed for the said property conveying the same by an indefeasible, fee simple title on or before September 1st., 1943, and a copy of this agreement is likewise being deposited with The Purcellville National Bank, Purcellville, Virginia.

It is further understood and agreed that the party of the second part is to have immediate possession, and is to pay any electric light bills or other bills, but the same shall be free of rent; and it is further understood and agreed that when the matter is finally closed, taxes and insurance shall be adjusted as of March 1st., 1943.

It is understood that the deed is to be at the expense of the parties of the first part and that they shall place the necessary revenue stamps thereon.

Witness the following signatures and seals:

Thyland Lopez (SEAL)
Janet D. Lopez (SEAL)
Anne Hamilton Hutchison (SEAL)
Charles M. Graham (SEAL)