

Maryland State Archives
Mail Log System
08/09/2007

Tracking No. 08-2476

Napier, Wendy
Land Acquisition Specialist
Maryland Department Of General Services
300 West Preston Street Room 601
Baltimore, MD 21201

Date Received: 08/09/2007
Receipt No:
Amount Received: 0.00

Staff: LAF

Subject: Parcel 43 Chain Of
Title, Etc

Parcel 43

11175

Click here for a plain text ADA compliant screen.

| | | |
|---|---|--|
|  | Maryland Department of Assessments and Taxation QUEEN ANNE'S COUNTY Real Property Data Search | Go Back View Map New Search Ground Rent |
|---|---|--|

Account Identifier: District - 04 Account Number - 036840

Owner Information

| | | | |
|-------------------------|--|-----------------------------|------------------------|
| Owner Name: | ATCHAFALAYA HOLDINGS, LLC | Use: | INDUSTRIAL |
| Mailing Address: | 400 PIER AVE STEVENSVILLE MD 21666-2022 | Principal Residence: | NO |
| | | Deed Reference: | 1) SM / 984/ 198 2) |

Location & Structure Information

| | |
|------------------------------------|-------------------------------|
| Premises Address | Legal Description |
| 400 PIER AVE STEVENSVILLE 21666 | 2.98 ACRES LOVE POINT PIER |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------------------|
| 40 | 18 | 43 | | | | | | 3 | |

| Special Tax Areas | Town Ad Valorem Tax Class | 01 |
|---------------------------------|---------------------------------|-------------------------------|
| Primary Structure Built 0000 | Enclosed Area | Property Land Area 2.98 AC |

| Stories | Basement | Type | Exterior |
|---------|----------|------|----------|
| | | | |

Value Information

| | Base Value | Value As Of 01/01/2006 | Phase-in Assessments | |
|--------------------|----------------|------------------------------|----------------------|---------------------|
| | | | As Of 07/01/2006 | As Of 07/01/2007 |
| Land: | 359,100 | 703,000 | | |
| Improvements: | 94,100 | 90,900 | | |
| Total: | 453,200 | 793,900 | 566,766 | 680,332 |
| Preferential Land: | 0 | 0 | 0 | 0 |

Transfer Information

| | | |
|--|-----------------------------|---------------------------|
| Seller: LANGENFELDER, C J AND SON INC | Date: 11/12/2002 | Price: \$1,750,000 |
| Type: MULT ACCTS ARMS-LENGTH | Deed1: SM / 984/ 198 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments | Class | 07/01/2006 | 07/01/2007 |
|----------------------------|-------|------------|------------|
| County | 000 | 0 | 0 |
| State | 000 | 0 | 0 |
| Municipal | 000 | 0 | 0 |

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

BLT 1

Baltimore + Eastern Railroad Co

Deed 12-1-59
TDP 52-552 12-20-59

M/B
2. P87AR#

John C. Branch
Bernice C. Branch

V/A
Lone Point
Pine Ave.

Deed 6-2-61
TDP 60-401 6-2-61

ac # 43,681

Edward F. Sewers, Jr.
Shirley H. Sewers

Subject to
TDP 49/227

Deed 8-5-63
ac 2-253 8-5-63

C. J. Levensfeldt + Son, Inc. F/S

RECEIVED FOR RECORD Aug 26 1970 1:12 P.M.

Received for record (Do not write in this space)
name day received in Liber
Folio one of the Land Records of
County.
Clerk

WD No. 5913M JO No.
Tax Map N-14 Line No. 11D
Pole Number 133

RIGHT-OF-WAY

DELMARVA POWER & LIGHT COMPANY OF MARYLAND

FROM

C. J. Langenfelder & Son, Inc.

The undersigned Grantors, being the owners of land situated in the
Vicinity of STONEYVILLE
County of WICAGO, ARVIE and State of Maryland, which said
land abuts on the street or highway known as
Pier Road
and is bounded on the NORTH
water Chesapeake Bay
and on the SOUTH by land of Henry L. Constan

IN CONSIDERATION of the sum of ONE (\$1.00) Dollar received from DELMARVA POWER & LIGHT COMPANY OF MARYLAND, a Maryland corporation, hereinafter called Grantee, hereby grant and convey unto Grantor its respective successors and assigns the undivided right, privilege and authority to enter upon and construct, erect, extend, renew, operate, replace, relocate, repair, and perpetually maintain a pole line with the necessary wires, cross arms, guy wires and other usual fixtures and appurtenances, as may be necessary for the convenient transaction of its business on said land and on and along the said streets or highways adjacent thereto.

Permission to place pole on Grantor's land. Pole to be located 225' north of south property line and 369' west of east property line.

Including the right of ingress and egress to construct, inspect, renew, repair and/or remove aforesaid facilities and the right to trim, cut and remove trees and underbrush and other obstructions that are within 15 feet of any wire strung on said pole line; provided Grantee shall indemnify and save harmless the owners or tenants of said property from all damages (other than for trimming, cutting and removing trees) caused by the negligence of their respective employees in the installation, maintenance or removal of said facilities.

Land on which this Easement is granted was acquired by deed of Edward F., Jr. & Shirley Bayard dated Aug. 5, 1963 and recorded among the Land Records in Liber CVC 2, Folio 253, District No. 4

Witness our hands and seals this 17th day of JULY, A.D. 1970

C. J. LANGENFELDER & SON, INC.

WITNESSES:

Gilbert H. Nolte Secretary-Treasurer

George H. Langenfelder, President

STATE OF MARYLAND Baltimore COUNTY, to-wit:

I hereby certify that on this 17th day of July, in the year 1970, before me Charles Schaefer, a Notary Public in and for the County of Baltimore, the State aforesaid, personally appeared George H. Langenfelder, President of C. J. Langenfelder & Son, Inc., a Maryland corporation and that he, as President of said corporation is duly authorized to execute same.

In testimony whereof I have hereunto subscribed my name and affixed my official seal the day and year above written.

ROW-D-40M

40 PAGE 453

Charles Schaefer Notary Public

10-15-70 Original submitted to Charles Schaefer - Baltimore, Md

P.43

R/101 49-453

No. 73,029 Re. 53702
 Received for record July 18, 1973 10:00 A.M.
 date day recorded in Liber C.N.C. No. 76
 70
 Volume 70 one of the Land Records of
 Queen Anne's County.
 Charles W. Cecil
 Clerk

LIBER 76 PAGE 70

C.J. Langenfelder & Son
 1620 W. Chesapeake

(Do not write in this space)

WO No. 4295M 30
 Tax Dist. M.R. 134 Line No. 11.2
 Folio Number 46 APP. 133, 134

The undersigned Grantors, being the owner of land situated in the vicinity of Sparrowsville, County of Queen Anne and State of Maryland, which said land abuts on the street or highway known as Love Point Road and is bounded on the North by land of Chester River and on the South by land of Henry J. Constan

RIGHT OF WAY
 DELMARVA POWER & LIGHT COMPANY
 OF MARYLAND

IN CONSIDERATION of the sum of One Dollar received from the DELMARVA POWER & LIGHT COMPANY OF MARYLAND, a corporation, hereinafter called Grantee, hereby grant and convey unto Grantee, its successors and assigns, the right, privilege and authority to place, operate, maintain and extend its underground electric cables, including necessary cutouts, manholes, vaults, transformers, attachments, poles, equipment, accessories and appurtenances that are necessary to properly install underground electric cables from Grantee's equipment now in place in Grantee's premises and all properly owned appurtenances. Trees shall not be planted nor buildings constructed within an area five feet to each side of the location of said underground service when in place.

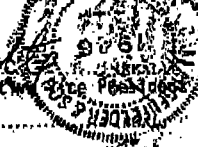
Including the right of ingress and egress to construct, inspect, renew, repair and/or remove aforesaid facilities and the right to trim, cut and remove trees and underbrush and other obstructions that are within five feet of aforesaid facilities; provided Grantee shall indemnify and save harmless the owner or tenants of said property from all damage (other than for trimming, cutting and removing trees) caused by its employees to the installation, maintenance or removal of said facilities.

Land on which this Easement is granted was acquired by deed of Edward P. Jr. Shirley M. Savora dated 8-5-63 and recorded among the Land Records in Liber CNE-2 Folio 251 District # 4

Witness our hands and seals this day of A. D. 1973

G. J. LANGENFELDER & SON,

WITNESSES
 Charles Scheeler
 Charles Scheeler
 Secretary-Treasurer


Gilbert H. Nolte, Executive Vice President


(REAL)
 (REAL)
 (REAL)
 (REAL)
 (REAL)

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I hereby certify that on this 25th day of June A. D. 1973 before me Harry M. Elliott a Notary Public in and for the County of Baltimore of the State aforesaid, personally appeared Gilbert H. Nolte, Executive Vice President and Charles Scheeler, Secretary-Treasurer and each acknowledged the above-stated instrument to be their respective act.

In testimony whereof I have hereunto subscribed my name and affixed my official seal and my hand this 25th day of June 1973.


 Harry M. Elliott
 Notary Public
 My Commission Expires July 1, 1974.

HOW-D-70M

9-11-73 original mailed to [unclear] [unclear]

P.43

R/W CWC 76-70

8-16-79 - orig mailed Delmarva P & L
800 King St Box 231
Wilmington DE 19899

DOCUMENT NO. 92-857 27005/17632 Liber 152 PAGE 626

W.O. No. 790102050 J.O. No. 2905M Tax Dist. YC-14 Line No. 111
Fols No.(s) 31

RIGHT-OF-WAY
DELMARVA POWER & LIGHT CO.

FROM

The undersigned Grantors, being the owners of land situated in the vicinity of Love Point Pier, Stevensville County of Queen Anne and State of Maryland which said land abuts on the street or highway Love Point Pier Road and is bounded on the North, East & South by land of Chester River and West by land of N/F H. L. Constan

IN CONSIDERATION of the sum of one (\$1.00) Dollar received from the DELMARVA POWER & LIGHT COMPANY corporation, hereinafter called Grantee, hereby grant and convey unto said Company, their successors and assigns, the uninterrupted right, privileges and authority to enter upon and construct, install, extend, renew, operate, replace, relocate, repair, remove and perpetually maintain an overhead pole line and/or underground facilities with the necessary wires, crossarms, guy wires, underground electric cables, luminaires, standards and pedestals, conduits, manholes, vaults, transformers, pads, attachments, equipment, accessories and appurtenances that are necessary to properly install electrical facilities on, under, over and across Grantor's premises as may be necessary for the convenient transaction of Grantor's business on said land and on and along the said streets, alleys or highways adjacent thereto.

Permission to place one (1) anchor twenty (20) feet from existing pole LD/131, 27005/17632.

Permission to place 198 (one hundred ninety-eight) feet of 1/OAL-25KV underground primary cable running in a northeasterly direction to a new pad mount transformer 27020/17613.

Permission to place 10 (ten) feet of 4/0 al. twisted service cable.

RECEIVED
CLERK, CIRCUIT COURT
1979 JUL 27 AM 9:47
QUEEN ANNE'S COUNTY

"The actual consideration of this transaction is one (1) dollar one (\$1.00) dollar
JUL 27-79 A #21147 *****1.65
JUL 27-79 A #21146 *****5.00

Including the right of ingress and egress to construct, inspect, renew, repair and/or remove aforesaid facilities and the right to trim, cut and remove trees, underbrush, structures, and other obstructions that are within 25 feet horizontally, said point then as extended vertically of any wire strung on said overhead pole line or five feet from the centerline of Grantee's underground facilities; provided Grantee shall indemnify and save harmless the owner or tenants of said property from all damage (other than for trimming, cutting and removing obstructions, as aforesaid) caused by its employees to the installation, maintenance or removal of said facilities.

Land on which this Easement is granted was acquired by deed of Edward F. Jr. and Shirley M. Sawyer dated 8-2-53 and recorded among the Land Records in Liber CHC-2 Folio 273 District No. 4
Witness our hands and seals this 16th day of MAY, A.D. 1979

WITNESS:
Harry M. Elliott
Treasurer & Asst. Sec.

C. I. LANGENFELDER & SON, INC.
John M. Baker
John M. Baker, Vice President

STATE OF MARYLAND, BALTIMORE COUNTY, to-wit:
I hereby certify that on this 8th day of MAY the year 1979
before me RICHARD J. FITZPATRICK a Notary Public in and for the State of Maryland
the State aforesaid, personally appeared JOHN M. BAKER President of
the C. I. LANGENFELDER & SON, INC. corporation and
acknowledged the foregoing instrument to be the act and deed of the aforesaid corporation;
said corporation is duly authorized to execute same.
In testimony whereof I have hereunto subscribed my name and affixed my official seal the day
of 04/08/2005
QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) (MSA DE 59-386) MWM 152-626 Notary Public

P.43

DL111 MWM 152-626

DOCUMENT NO. 107,358

RIGHT OF WAY AGREEMENT

72

The undersigned, hereinafter called the "Grantor", being the owner of land situated in the State of MARYLAND, County of QUEEN ANNE'S said land abuts on RTE. 18 LOVE POINT (street or highway), STEVENSVILLE, MARYLAND 21666 (town or subdivision),

for and in consideration of the payment by the Delmarva Power & Light Company, a corporation of the State of Delaware and the Commonwealth of Virginia, its successors and assigns, hereinafter called "Delmarva", of the sum of one dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant to Delmarva a perpetual easement and right of way to install, operate, maintain, add to, extend, relocate and remove electric distribution facilities, including the necessary accessories and appurtenances, on, under, over and across the Grantor's land as may be necessary for the purpose of providing electric utility services to the premises of the Grantor and to other residences, premises and users in Delmarva's service area.

THIS RIGHT-OF-WAY GRANTS DELMARVA POWER PERMISSION TO PLACE ONE (1) ANCHOR WITH 1 (15) FIFTEEN FOOT LEAD ON WEST SIDE OF POLE 26989/17636 ON GRANTOR'S PROPERTY.

NOV 10 2007 A REC'D... JUN 10 2007 A REC'D...

The actual consideration of this transaction is ONE (\$1.00) Dollar(s).

John M. Royer
Signature JOHN M. ROYER

In addition, Delmarva is granted the following further rights not limited by the above:

- 1. The right to trim or remove all trees and underbrush located within 5 feet of the centerline of Delmarva's facilities.
- 2. The right to install, operate, maintain, add to, extend, relocate and remove electric distribution facilities, including the necessary accessories and appurtenances, on, under, over, across and along the streets, alleys or highways abutting to Grantor's land described herein.
- 3. The right of ingress and egress to and over Grantor's land described herein, as may be required for the enjoyment of the above mentioned rights of way and rights.

It is further agreed that the Grantor shall have the right to use the land covered by this agreement for any lawful purpose not inconsistent with or in contravention of the rights of Delmarva, its successors and assigns.

Land on which this Easement is granted was acquired by deed of EDWARD F. SEVERA, JR. AND SHIRLEY M. SEVERA

, dated AUGUST 5, 1963

and recorded among the Land Records in CENTREVILLE

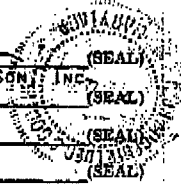
BOOK CWC 2/253

Witness our hand and seal this 23rd day of SEPTEMBER, A.D., 1997

WITNESSES ATTEST:

[Signature]
SECRETARY OR TREASURER

Charles Langenfelder (SEAL)
C.J. LANGENFELDER & SONS, INC. (SEAL)
PRESIDENT



STATE OF _____ County to-wit: _____

Be it remembered that on this _____ day of _____

STATE OF MARYLAND... COUNTY of BAYBORNE
I hereby certify that on this 23rd day of SEPTEMBER, 1997, before me Richard J. Schaeffer, a Notary Public in and for the County of Queen Anne's the State aforesaid, personally appeared Charles Langenfelder, President of the C.J. LANGENFELDER & SONS, INC. a corporation in and for the State of Delaware and acknowledged the foregoing instrument to be the act and deed of the aforesaid corporation, and that he, said Charles Langenfelder, is duly authorized in excess aforesaid.
In testimony whereof I have hereunto subscribed my name and affixed my official seal the day and year above written.
Richard J. Schaeffer
Notary Public

P.43

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) 180-217
Liber 180 Case 217
RIW TRIM 180-217

In making see MWM 180, folio 211

DOCUMENT NO. RD 359

RIGHT OF WAY AGREEMENT

The undersigned, hereinafter called the "Grantor", being the owner of land situated in the State of MARYLAND, County of QUEEN ANNE, said land abuts on RTE. 18 LOVE POINT (street or highway), STEVENSVILLE, MD. (town or subdivision),

for and in consideration of the payment by the Delmarva Power & Light Company, a corporation of the State of Delaware and the Commonwealth of Virginia, its successors and assigns, hereinafter called "Delmarva", of the sum of one dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant to Delmarva a perpetual easement and right of way to install, operate, maintain, add to, extend, relocate and remove electric distribution facilities, including the necessary accessories and appurtenances, on, under, over and across the Grantor's land as may be necessary for the purpose of providing electric utility services to the premises of the Grantor and to other residences, premises and users in Delmarva's service area.

THIS RIGHT OF WAY GRANTS DELMARVA POWER PERMISSION TO BURY 722 FEET OF 3- # 1/0 UNDER GROUND PRIMARY CABLE AND PLACE ONE PAD MOUNT TRANSFORMER ON GRANTOR'S PROPERTY IN ORDER TO SERVE SAID GRANTOR THREE PHASE SERVICE. The actual consideration of this transaction is ONE (1.00) Dollar(s).

John M. Boyer
Signature

In addition, Delmarva is granted the following further rights not limited by the above:

1. The right to trim or remove all trees and underbrush located within 5 feet of the centerline of Delmarva's facilities.
2. The right to install, operate, maintain, add to, extend, relocate and remove electric distribution facilities, including the necessary accessories and appurtenances, on, under, over, across and along the streets, alleys or highways abutting to Grantor's land described herein.
3. The right of ingress and egress to and over Grantor's land described herein, as may be required for the enjoyment of the above mentioned rights of way and rights.

It is further agreed that the Grantor shall have the right to use the land covered by this agreement for any lawful purpose not inconsistent with or in contravention of the rights of Delmarva, its successors and assigns.

Land on which this Easement is granted was acquired by deed of EDWARD F. SEVERA, JR. AND SHIRLEY M. SEVERA

, dated AUG. 5, 1963

and recorded among the Land Records in CENTREVILLE

BOOK CWC 2/253

Witness our hand and seal this 11th day of September, A.D., 19 51.

WITNESSES ATTEST:

[Signature]
SECRETARY OR TREAS.

[Signature]
C. J. LANGENFELDER & SON, INC.
PRESIDENT

CLERK

NOV 13 1951

QUEEN ANNE'S COUNTY

(SEAL)

(SEAL)

(SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, to-wit:

I hereby certify that on this 11th day of SEPTEMBER in the year 19 51 before me [Signature], a Notary Public in and for the County of BALTIMORE the State aforesaid, personally appeared [Signature], President of the C. J. LANGENFELDER & SON, INC. corporation and acknowledged the foregoing instrument to be the act and deed of the aforesaid corporation and that he is duly authorized to execute same.

In testimony whereof I have hereunto subscribed my name and affixed my official seal the day and year first above written.

[Signature]
Notary Public

RDW-D-60M

Notary Public

P. 43

R/W MWM 180-218

BOOK 1 PAGE 253



No. 50111
RECEIVED FOR RECORD Aug 5 1963

THIS DEED, made this 5th day of August, in the year nineteen hundred and sixty-three, by and between Edward F. Severs, Jr. and Shirley M. Severs, his wife, of Queen Anne's County, State of Maryland, parties of the first part and C. J. Longenfelder & Son, Inc., a Maryland Corporation, of the State of Maryland, party of the second part.

WITNESSETH, that for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, its successors and assigns, in fee simple, the following described real estate, to wit:

ALL that parcel of land with the improvements thereupon erected, situate in Kent Island District Number Four, Queen Anne's County, State of Maryland, bounded and described as follows: viz:

BEGINNING at a point at the Westerly end of the South face of the concrete pile bulkhead along the Southerly side of Love Point Pier and in the Easterly line of the parcel of land containing 34.54 acres, more or less, which was conveyed by Baltimore and Eastern Railroad Company to State of Maryland, to the use of the State Roads Commission of Maryland, by deed dated March 16, 1959, said beginning point being at the distance of 5.35 feet, more or less, measured North 18° 21' East along said Easterly line of the parcel of land conveyed as aforesaid from a corner common to said last mentioned land and to the parcel of land containing 6.76 acres, more or less, which was conveyed by said Railroad Company to Henry L. Constan by deed dated October 18, 1943; extending from said beginning point the following six courses and distances (1) North 18° 21' East, along said Easterly line of the parcel of land, containing 34.54 acres, more or less, conveyed as aforesaid, 128 feet, more or less, to a corner of said last mentioned land; (2) South 71° 39' East, by land of other owners, 169.00 feet to the Chester River; (3) South 18° 21' West, along the same, 28 feet, more or less, to the North face of the solid concrete bulkhead along the Northerly side of said Love Point Pier; the following 2 courses and distances being within the lines of said Chester River; (4) South 71° 39' East, along the North face of said solid concrete bulkhead, the North face of the concrete pile bulkhead and the North face of the timber bulkhead, all on the Northerly side of said Love Point Pier, 1,055.00 feet to the Easterly end thereof; (5) South 18° 21' West, along said Easterly end of Love Point Pier, 100.00 feet to the South face of the timber bulkhead along said Southerly side of Love Point Pier; and (6) North 17° 35' West, the greater portion thereof being within the line of said Chester River, along said South face of the timber bulkhead and said South face of the concrete pile bulkhead both on said Southerly side of Love Point Pier, 1,254.00 feet to the place of beginning, containing 2.937 acres, more or less. (See Plat recorded in T. S. P. No. 52, folio 555, for land intended to be conveyed).

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, roads and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

ALSO TOGETHER with the right, title and interest of the said Edward F. Severs, Jr. and wife in and to the muds, flats and land under the waters of said Chester River bounding the herebefore described land on the North, East and South as far into

Handwritten notes: "See Plat", "C. J. Longenfelder & Son, Inc.", "10/18/63"

p. 43

Handwritten signature: "Doris D..."

LIBR 1 PG 254

said River as such right, title and interest extends or should extend by law or custom and all riparian rights appertaining thereto.

ALSO TOGETHER with the right to use the land heretofore conveyed to the State of Maryland, to the use of the State Roads Commission of Maryland, by the Baltimore and Eastern Railroad Company by deed dated March 16, 1959, and recorded among the Land Records of Queen Anne's County aforesaid, in Liber T. S. P. No. 48, folio 227, as and for a means of access to and from the land hereby conveyed, which right was reserved by the Baltimore and Eastern Railroad Company in the deed heretofore recited.

BEING the same land granted and conveyed unto Edward F. Severs, Jr. and Shirley M. Severs, his wife, by deed dated the 3rd day of June, 1961, from John C. Branch and Bernice C. Branch, his wife, and recorded in Liber T. S. P. No. 60, folio 481, of the Land Records of Queen Anne's County.

TO HAVE AND TO HOLD the said lot or parcel of land and premises, unto and to the use of the said party of the second part, its successors and assigns, in fee simple, forever.

AND the said parties of the first part do hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors.

TEST: (as to Grantors)

Edward F. Severs, Jr. (SEAL)
Edward F. Severs, Jr.

Shirley M. Severs

Shirley M. Severs (SEAL)
Shirley M. Severs

STATE OF MARYLAND }
QUEEN ANNE'S COUNTY } TO WIT:

I HEREBY CERTIFY, that on this 5th day of August 1963, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Edward F. Severs, Jr. and Shirley M. Severs, his wife, and each acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and Notarial Seal.

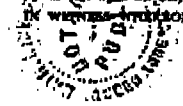


Edward F. Severs, Jr.
Notary Public
My commission expires: May 5/1964

C.C.C.
9/9/63
C.C.C.
8/5/63
C.C.C.
8/5/63

STATE OF MARYLAND) TO WIT: ORDER 60 PAGE 481
COUNTY OF QUEEN ANNE'S)

On this the second day of June 1965 before me, Katherine C. O'Neal
the undersigned officer, personally appeared OLIVER A. BERRY and
Evelyn B. BERRY, his wife
known to me to be the persons (1) whose names (2) the/are
subscribed to the within instrument and acknowledged that they executed the same for the purposes therein
contained; and at the same time appeared A. Sydney Cadd, Jr. President The Centreville National Bank
and made oath to the Agent of law that the consideration set forth in said mortgage is true and bona fide as therein set
forth, and that he is the duly authorized agent of the within named Mortgagee to make this affidavit.
In witness whereof I hereunto set my hand and official seal.



Katherine C. O'Neal
Notary Public
My Commission Expires May 6, 1965

REL2905 RELEASE WAS BROUGHT TO BE RECORDED October 13, 1965.

For value received, The Centreville National Bank of Maryland, a body corporate, does hereby release the within and foregoing mortgage, the promissory note described therein having been paid in full.

Witness the hand of the said body corporate by William R. Wilson, Jr. its Vice President, attested by and its seal affixed by Clayton Wright, Jr. its Cashier, this 13th day of October 1965.

THE CENTREVILLE NATIONAL BANK OF MARYLAND

Corporate Seal. By WILLIAM R. WILSON, Jr.
William R. Wilson, Jr.
its Vice President
Attest: CLAYTON WRIGHT, Jr.
Clayton Wright, Jr. its Cashier

144119
R 55903 RECEIVED FOR RECORD June 3 1965
This Deed made this 3rd day of June

in the year one thousand nine hundred and sixty-one, by and between JOHN C. BRANCH and BERNICE C. BRANCH, his wife, of Haddon Heights, State of New Jersey (but temporarily in Queen Anne's County at the time of the execution of these presents), parties of the first part; and EDWARD F. SEVERA, JR. and SHIRLEY M. SEVERA, his wife, of Queen Anne's County, State of Maryland, parties of the second part;

WITNESSETH, that for and in consideration of the sum of FIVE DOLLARS (\$5.00), and other valuable considerations, the receipts of which are hereby acknowledged, the said John C. Branch and Bernice C. Branch, his wife, do hereby grant and convey unto the said Edward F. Severa, Jr. and Shirley M. Severa, his wife, as tenants by the entireties, their assigns and to the survivor of them, his or her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that parcel of land, with the improvements thereon erected, situate in Kent Island District Number Four, Queen Anne's County, State of Maryland, bounded and described as follows, viz: BEGINNING at a point at the westerly end of the South face of the concrete pile bulkhead along the southerly side of Love Point Pier and in the westerly line of the parcel of land containing 34.454 Acres, more or less, which was conveyed by Baltimore and Eastern Railroad Company to State of Maryland, to the use of the State Roads Commission of Maryland, by Deed dated March 16, 1929, said beginning point being at the distance of 6.35 feet, more or less, measured N. 18° 21' E. along said easterly line of the parcel of land conveyed as aforesaid from a corner common to said last mentioned land and to the parcel of land containing 6.76 Acres, more or less, which was conveyed by said Railroad Company to Henry L. Conatus by Deed dated October 18, 1943; EXTENDING from said beginning point the following six courses and distances: (1) N. 18° 21' E., along said easterly line of the parcel of land containing 34.454 Acres, more or less, conveyed as aforesaid, 128 feet, more or less, to a corner of said last mentioned land; (2) S. 71° 39' W., by land of other owners, 169.00 feet to the Chester River; (3) S. 18° 21' W., along the same, 26 feet, more or less, to the North face of the solid concrete

Deed received by Sheriff 7-13-65 by Clerk 1965

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bulkhead along the northerly side of said Love Point Pier; the following two courses and distances being within the lines of said Chester River; (4) S. 71° 39' E., along the North face of said solid concrete bulkhead, the North face of the concrete pile bulkhead and the North face of the timber bulkhead, all on the northerly side of said Love Point Pier, 1085.00 feet to the easterly end thereof; (5) S. 18° 21' W. along said easterly end of Love Point Pier, 100.00 feet to the South face of the timber bulkhead along said southerly side of Love Point Pier; and (6) N. 17° 39' W., the greater portion thereof being within the lines of said Chester River, along said South face of the timber bulkhead and said South face of the concrete pile bulkhead both on said southerly side of Love Point Pier, 1254.00 feet to the place of beginning; CONTAINING 2.987 Acres, more or less. (See Plat recorded in T. S. P. No. 52, folio 555, for land intended to be conveyed.)

ALSO all the right, title and interest of the said John G. Branch and wife in and to the muds, flats and land under the waters of said Chester River bounding the hereinbefore described land on the North, East and South as far into said River as such right, title and interest extends or should extend by law or custom and all riparian rights appertaining thereto.

ALSO the right to use the land heretofore conveyed to the State of Maryland, to the use of the State Roads Commission of Maryland, by the Baltimore and Eastern Railroad Company by Deed dated March 16, 1959 and recorded among the Land Records of Queen Anne's County aforesaid in Liber T. S. P. No. 48, folio 227, as and for a means of access to and from the land hereby conveyed, which right was reserved by the Baltimore and Eastern Railroad Company in the Deed hereinbefore recited.

BEING the same lot or parcel of land granted and conveyed unto the said John G. Branch and Bernice G. Branch, his wife, by the Baltimore and Eastern Railroad Company by deed dated December 1, 1959, said deed recorded in Liber Queen Anne's County T. S. P. No. 52, folio 552.

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereon belonging or appertaining, unto and to the proper use and benefit of the said Edward F. Severs, Jr. and Shirley H. Severs, his wife, as tenants by the entirety, their assigns and to the survivor of them, his or her heirs and assigns, in fee simple.

SUBJECT, however, to such state of facts as an accurate survey may disclose.

AND the said John G. Branch and Bernice G. Branch, his wife,

do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors as:

TEST: (as to Grantors)

Charlotte A. Severs
Charlotte A. Severs

John G. Branch (REAL)
 JOHN G. BRANCH
Bernice G. Branch (REAL)
 BERNICE G. BRANCH



STATE OF MARYLAND
 QUEEN ANNE'S COUNTY

I HEREBY CERTIFY, that on this 3rd day of June, 2005, in the year one thousand nine hundred and sixty-one, before me, the undersigned, a Notary Public, of the State of Maryland, in and for the County aforesaid, personally appeared JOHN G. BRANCH and BERNICE G. BRANCH, his wife, and each acknowledged the foregoing Deed to be their respective act.

State of Maryland

USR 52-552

City-County of Queen Anne's to wits

I HEREBY CERTIFY that on this 17th day of December, 1959, before me, the subscriber, Notary Public of the State of Maryland, in and for the City/County aforesaid, personally appeared Elubig Markowitz and Nery Markowitz, his wife, and each acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and Notarial Seal.

Francis John Cochran
Notary Public

My commission expires



4-3, 484

BALTIMORE AND EASTERN RAILROAD COMPANY
Office of the Secretary

RECEIVED FOR RECORD Dec 30, 1959

I HEREBY CERTIFY that the following is a true and correct copy, from the minutes of action taken at a meeting of the Board of Directors of the above-named Company, held May 19th, 1958:

RESOLVED that any sale of real estate or an interest therein which, in the opinion of the President, a Vice President or the Director, Real Estate, shall be no longer necessary for the operation of the Company's railroad, and which involves a consideration not exceeding \$20,000., may be made upon such terms and for such consideration as in the judgment of the President, a Vice President or the Director, Real Estate, are just and reasonable, and any of them is authorized to enter into and execute in the name of the Company, under its corporate seal or otherwise, contracts or agreements for the sale of such real estate or interest therein, the authority so exercised to be reported semi-annually to the Board.

RESOLVED that the President, a Vice President and the Director, Real Estate, are authorized and empowered, in the event of such sales, to execute deeds and all papers or instruments in connection therewith, to affix the corporate seal thereto, and to acknowledge and deliver the same, and take all other actions and do all other things, all with same force and effect as if a specific resolution were adopted by the Board in each case.

ATTEST:

Markowitz
Assistant Secretary



Original delivered to John P. ... 1/21/60

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DRIMLNET TSP 52-552

USA 52 PAGE 553

THIS DEED, made this 1st day of December in the year one thousand nine hundred and fifty-nine (1959), by and between BALTIMORE AND EASTERN RAILROAD COMPANY, a Corporation of the State of Maryland, party of the first part, and JOHN C. BRANCH and HENRIETTA C. BRANCH, his wife, whose Post Office address is 308 Eighth Avenue, Hudson Heights, New Jersey, parties of the second part,

WITNESSETH, that in consideration of the sum of \$2,100.00, the said party of the first part does hereby grant and convey, SUBJECT as hereinafter mentioned, unto the said parties of the second part, their heirs and assigns, ALL ITS ESTATE, RIGHT, TITLE AND INTEREST, OF, IN AND TO

ALL THAT parcel of land with the improvements thereon erected situate in Kent Island District Number Four, Queen Anne's County and State of Maryland, bounded and described as follows, viz:

BEGINNING at a point at the westerly end of the south face of the concrete pile bulkhead along the southerly side of Love Point Pier and in the easterly line of the parcel of land containing 34.454 acres, ±, which has been conveyed by Baltimore and Eastern Railroad Company to State of Maryland, to the use of the State Roads Commission of Maryland, by Deed dated March 14, 1939, said beginning point being at the distance of 6.37 feet, ±, measured N. 31° 21' E. along said westerly line of the parcel of land conveyed as aforesaid from a corner common to said last mentioned land and to the parcel of land containing 6.76 acres, ±, which has been conveyed by said Railroad Company to Henry L. Constan by Deed dated October 18, 1943;

EXTENDING from said beginning point the following six courses and distances: (1) N. 18° 21' E., along said easterly line of the parcel of land containing 34.454 acres, ±, conveyed as aforesaid, 128 feet, ±, to a corner of said last mentioned land; (2) S. 71° 38' E., by land of other owners, 169.00 feet to the Chester River; (3) S. 18° 21' W., along the same, 88 feet, ±, to the north face of the solid concrete bulkhead along the northerly side of said Love Point Pier; the following two courses and distances being within the lines of said Chester River: (4) S. 71° 39' E., along the north face of said solid concrete bulkhead, the north face of the concrete pile bulkhead and the north face of the timber bulkhead, all on the northerly side of said Love Point Pier, 2085.00 feet to the southerly end thereof; (5) S. 18° 21' W. along said easterly end of Love Point Pier, 100.00 feet to the south face of the timber bulkhead along said southerly side of Love Point Pier; and (6) N. 17° 39' W., the greater portion thereof being within the lines of said Chester River, along said south face of the timber bulkhead and said south face of the concrete pile bulkhead both on said southerly side of Love Point Pier, 1254.00 feet to the place of beginning.

CONTAINING 2.987 acres, ±.

ALSO all the right, title and interest of the said party of the first part of, in and to the muds, flats and land under the waters of said Chester River bounding the heretofore described land on the north, east and south as far into said River as such right, title and interest extends or should extend by law or custom and all riparian rights appertaining thereto.

ALSO the right to use the land heretofore conveyed to the State of Maryland, to the use of the State Roads Commission of Maryland, by the party of the first part herein by Deed dated March 14, 1939 and recorded among the Land Records of Queen Anne's County aforesaid in Liber 781 - No. 48 - , Folio 227A, as and for a means of access to and from the land hereby conveyed, which right was reserved by the party of the first part in the Deed heretofore recited.

TOGETHER with all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

1877 52 PAGE 554

TO HAVE AND TO HOLD the said parcel of Land and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, their heirs and assigns.

SUBJECT, however, to such state of facts as an accurate survey may disclose.

AS WITNESS the corporate seal of the said party of the first part, duly attested, and the signature of its Vice-President, the day and year first above written.

Test:

BALTIMORE AND EASTERN RAILROAD COMPANY

By:

H. Patricia Fuller
(H. Patricia Fuller)

David C. Bevan
(David C. Bevan Vice-President)

James E. Barton
(James E. Barton)

Attest:

J. H. S. Harlin
(J. H. S. Harlin Assistant Secretary)



COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

I HEREBY CERTIFY, that on this 2nd day of *November* 19*09* in the year One thousand nine hundred and fifty-nine (1959), before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, in and for the County aforesaid, personally appeared DAVID C. BEVAN, Vice-President of BALTIMORE AND EASTERN RAILROAD COMPANY, and duly acknowledged the foregoing Deed to be the act of the said Corporation.

AS WITNESS my hand and notarial seal.



James E. Barton
Notary Public
JAMES E. BARTON
Notary Public
PHILADELPHIA, PENNSYLVANIA
My Comm. Expires 1/1/1910
JAN 1 1910

John C. Branch

Bernice C. Branch

Fr: 12-1-59 To: 6-2-61

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CSP

Tec

TJP 52-552 D

CSP

Esq.

MIL

Edward F. Severe, Jr.

Shirley H. Severe

F: 6-3-61

TO: 8-5-61

To

TSP 61-257 RLW ESPS/CHD

COP

Coal 1-197 D

6.22 Act 1-

" 2-25) D

COP 2.907 AC to LANGFELDER

To

TSP 60-481 D

COP

From

Mih