

Maryland State Archives
Mail Log System
08/09/2007

Tracking No. 08-2477

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 48 Chain Of
Title, Etc

Walter E. Yoniger
Lillian E. Yoniger
Ernest S. Yoniger
Hettie E. Yoniger
William Erlich
Annette Erlich

F: 11-26-46 To: 3-12-64

Tor

WCL 7-039 D

COP

Tor

ASCF-16-059 D

COP


Equity

Adm

Leslie:
This sheet may
belong to
parcel 2.

Parcel 48

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
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Account Identifier: District - D4 Account Number - 036859

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
PIER AVE STEVENSVILLE 21666	9 AC LOVE POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
40	18	48						3	

Special Tax Areas	Town Ad Valorem Tax Class	01
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
2005	3,520 SF	9.00 AC	
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	474,200	01/01/2006	07/01/2006	07/01/2007
Improvements:	244,600	261,200		
Total:	718,800	1,001,200	812,933	907,066
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 *

The West Island Realty Co.

Deed
DHT 7-230 10-6-27
10-7-27

M/B
25 Actl.

Thelone Messersmith

Deed
BHT 16-251 6-27-33
6-22-33

S+E
18 Actl.

Autl Messersmith
Estler Messersmith

by deed A/B 16/259

Autl J. Messersmith
Estler Messersmith Hermann flw/A Estler Messersmith
William A. Hermann

Subject to:

Ascⁿ 17/121
" 18/608

BHT 9/193

Deed
auc 24-497 9-12-66
9-15-66

C. J. Casper, Fablen + Son, Inc.

No. 56,523

RECEIVED FOR RECORD Sept. 15, 1966

This Deed. Made this 12th day of SEPTEMBER, in the year one thousand nine hundred and sixty-six, by and between RUTH J. MESSERSMITH, unmarried, ESTHER MESSERSMITH HERRMANN and WILLIAM A. HERRMANN, her husband, all of Baltimore County, State of Maryland, parties of the first part, Grantors, and C. J. LANGENFELDER & SON, INC., a body corporate of the State of Maryland, party of the second part, Grantee.

WITNESSETH: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, Grantor does hereby grant, convey, and assign unto C. J. Langenfelder & Son, Inc., its successors and assigns, in fee simple, all that tract of land situate, lying and being at Love Point, Kent Island, in the Fourth Election District of Queen Anne's County,

In the State of Maryland, and described as follows:

BEGINNING for the same at a cedar tree at the western corner of the property hereby described, said cedar tree being along the lake and a corner of the property of Captain J. Will Legg, and running thence south five degrees fifty-five minutes west three hundred and twelve feet and six inches across the public road leading through the property and cornering along the right of way of the property which was formerly the Maryland, Delaware and Virginia Railroad; thence with the railroad property north eighty-four degrees and ten minutes east one hundred and fifty-five feet; thence south eighty-eight degrees fifteen minutes east one hundred and eighteen feet and six inches; thence south eighty-three degrees and twenty minutes east ninety-nine feet; thence south seventy-five degrees and five minutes east two hundred and twenty-two feet; thence south seventy degrees east seven hundred and twenty-nine feet to the Chester River; thence with the River north seventeen degrees thirty-five minutes east one hundred and forty-eight feet; thence north twenty-three degrees east two hundred and ninety feet; thence north thirty-eight degrees thirty-five minutes east three hundred and ninety feet; thence north seventy degrees west four hundred and fifty-one feet to a stone planted in the sand, said stone is marked with an "X"; thence north forty-two degrees west three hundred and fifty-five feet to a red oak tree along Stayton's line; thence across the lake south sixty-five degrees and fifteen minutes west eleven hundred and seventy-two feet, more or less, to the place of beginning.

CONTAINING twenty-five acres, more or less.

SAVE AND EXCEPT THEREFROM, however, so much thereof which by Deed dated November 26, 1946, and recorded among said Land Records in Liber A.S.G. Jr, No. 16, folio 59, was granted and conveyed by Ruth Messersmith, unmarried, and Esther Messersmith Herrmann and William A. Herrmann, her husband, to Walter E. Yaniger, et al.

LRES 24 PAGE 497

Original mailed to R. F. Patten, Thunders, Shames & McLean, Attys
Campbell City, Annapolis, Md. 21204
10-17-66

P. 48

PRION DEED

24-497

LIBER 24 PAGE 498

BEING part of all that lot or parcel of land which by Deed dated June 23, 1933, was granted and conveyed by Theodor Messerschmidt, unmarried, to Ruth Messersmith and Esther Messersmith (now known as Esther Messersmith Herrmann), duly recorded among the Land Records of Queen Anne's County in Liber B.H.T. No. 16, folio 251.

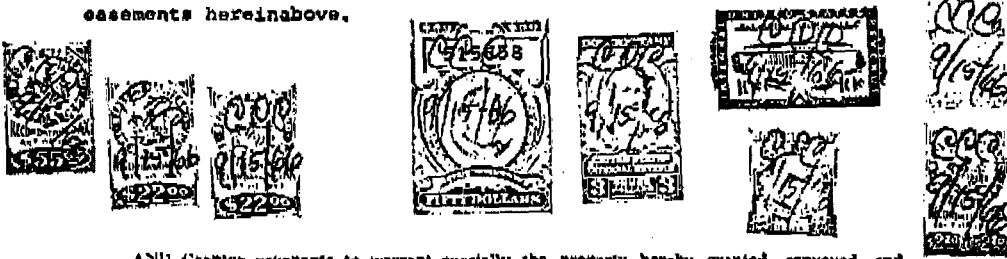
The Grantors herein do further grant and convey unto the Grantee, its successors and assigns, all rights, rights of reverter, reversions and easements, which were granted to them by JOHN HENRY SKOON, Receiver of the Peninsula Ferry Corporation, by Deed dated April 19, 1947, which Deed is duly recorded among the aforesaid Land Records in LIBER A.S.G. Jr. No. 17, folio 173.

The Grantors herein do further grant and convey unto the Grantee, its successors and assigns, all of their right, title and interest in and to a thirty-foot strip or right of way which was quit-claimed to them by Robert M. Reindollar, et al., by Deed dated October 28, 1947, and recorded among the aforesaid Land Records in Liber A.S.G. Jr. No. 18, folio 600.

The Grantors herein do further grant and convey unto the Grantee, its successors and assigns, all their right, title and interest in and to the reverter of a lot about fifty feet by one hundred and fifty feet, which was granted and conveyed to them by the hereinabove referred to Deed from Theodor Messerschmidt, and more particularly described in a Deed from Theodor Messerschmidt to The Love Point Light and Power Company dated March 28, 1928, and duly recorded among the aforesaid Land Records in Liber B.H.T. No. 9, folio 193.

TOGETHER with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises, unto and to the use of C. J. Langenfelder & Son, Inc., its successors and assigns, in fee simple, together with the rights, rights of reverter, reversions and easements hereinabove.



AND Grantor covenants to warrant specially the property hereby granted, conveyed, and assigned, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand(s) and seal(s) of Grantors:

WITNESS: Elmer L. Reese, Jr. Ruth J. Messersmith (SEAL)
Elmer L. Reese, Jr. Ruth J. Messersmith

Ruth J. Messersmith Ether Messersmith Herrmann (SEAL)
Ruth J. Messersmith Ether Messersmith Herrmann
William A. Herrmann (SEAL)
William A. Herrmann

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 3rd day of September, 1966, before me, a Notary Public of said State, personally appeared ~~ESTHER MESSERSMITH HERRMANN~~ ESTHER MESSERSMITH HERRMANN and WILLIAM A. HERRMANN, her husband, the within Grantors, who acknowledge the foregoing Deed to be a WIT act.

WITNESS my hand and Notarial Seal.

Harold L. Perry (SEAL)
Harold L. Perry
Notary Public
My commission expires: 7/1/67

Langenfelder

DOCUMENT NO. 170 247

LIBERO 385 FOLIO 99

THIS DEED, made this 24th day of June, 1991, by and between THE COUNTY COMMISSIONERS FOR QUEEN ANNE'S COUNTY, a municipal corporation of the State of Maryland, party of the first part, hereinafter called "GRANTOR"; and C. J. LANGENFELDER & SON, INC., a Maryland corporation, of Queen Anne's County, State of Maryland, party of the second part, hereinafter called "GRANTEE".

WHEREAS, on March 27, 1990, upon the Petition of C. J. Langenfelder & Son, Inc., The County Commissioners for Queen Anne's County held a hearing concerning the closure of a portion of Pier Avenue, also known as Pier Road, located at Love Point, Fourth Election District, Queen Anne's County, Maryland; and

WHEREAS, by its decision dated May 8, 1990, The County Commissioners for Queen Anne's County determined that "There is no public need or reason to keep the subject portion of Pier Avenue as a public road and that the general health, safety and welfare of Queen Anne's County would best be served by the closure thereof." and

WHEREAS, C. J. Langenfelder & Son, Inc. has requested The County Commissioners for Queen Anne's County deed all its right, title and interest in and to the closed portion of Pier Avenue.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum of NONE (\$-0-), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Party of the First Part does hereby grant and convey unto the Party of the Second Part, a Maryland corporation, its successors and assigns, all of its right, title and interest in and to the following described property, to wit:

ALL that former road, roadway, lane, street, alley, bed or strip of land designated as that portion of Pier Avenue lying on the easterly side of the "South 22 degrees 58 minutes 51 seconds West 50.01-foot line - Proposed End of County Right of Way", as set forth and shown on a plat entitled "Right of Way Plat for the Closure of Pier Avenue, Love Point, Fourth District, Queen Anne's County, Maryland", dated July 1989, by McCrone, Inc. and recorded or intended to be recorded among the Land Records of Queen Anne's County simultaneously herewith.

THIS conveyance is subject to the existing easements, rights-of-way, and agreements for roadways, electric transmission lines and the service and maintenance thereof.

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 thereto belonging or appertaining, unto and to the proper use and benefit of the said Party of the Second Part, a Maryland corporation, its successors or assigns, in fee simple, forever.

RECORDED
QUEEN ANNE'S COUNTY
92 JUN 17 PM 3:05
QUEEN ANNE'S COUNTY

Plat book
MM 18-
P. 2
attached

P. 48

PRIOR DEED JAN 29 1992

285-199

LIBERO 385 FOLIO 200

AND the said Grantor does hereby covenant that it will execute such further assurances of the same as may be requisite.

AND the Grantor herein certifies that the consideration paid or to be paid for this conveyance is in the total sum of NONE.

WITNESS the hand and seal of said Grantor:

TEST:

THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY

Three signatures of Lynda H. Galveston and three signatures of County Commissioners: William V. Riggs, III (SEAL), A. A. MacGlashan, III (SEAL), and Oscar A. Schulz (SEAL).

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

I HEREBY CERTIFY, that on this 28th day of Dec. 1997, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared William V. Riggs, III, A. A. MacGlashan, III and Oscar A. Schulz, The County Commissioners of Queen Anne's County, Maryland, and acknowledged the foregoing Deed to be their act.

WITNESS my hand and Notarial Seal.

Signature of Notary Public and Notarial Seal. My Commission Expires: 11/17/99

DEED # 385 W DEED # 199 W REAL FEE 5.00 REC'D FEE 12.00 POSTAGE .50

I HEREBY CERTIFY that the within instrument was prepared by or under the supervision of an attorney licensed to practice law in the State of Maryland.

RECEIVED FOR TRANSFER State Department of Assessments & Taxation for Queen Anne's County

Signature of Attorney at Law

THOMPSON & THOMPSON ATTORNEYS AT LAW 501 BAYVIEW DRIVE CENTREVILLE, MARYLAND 21031

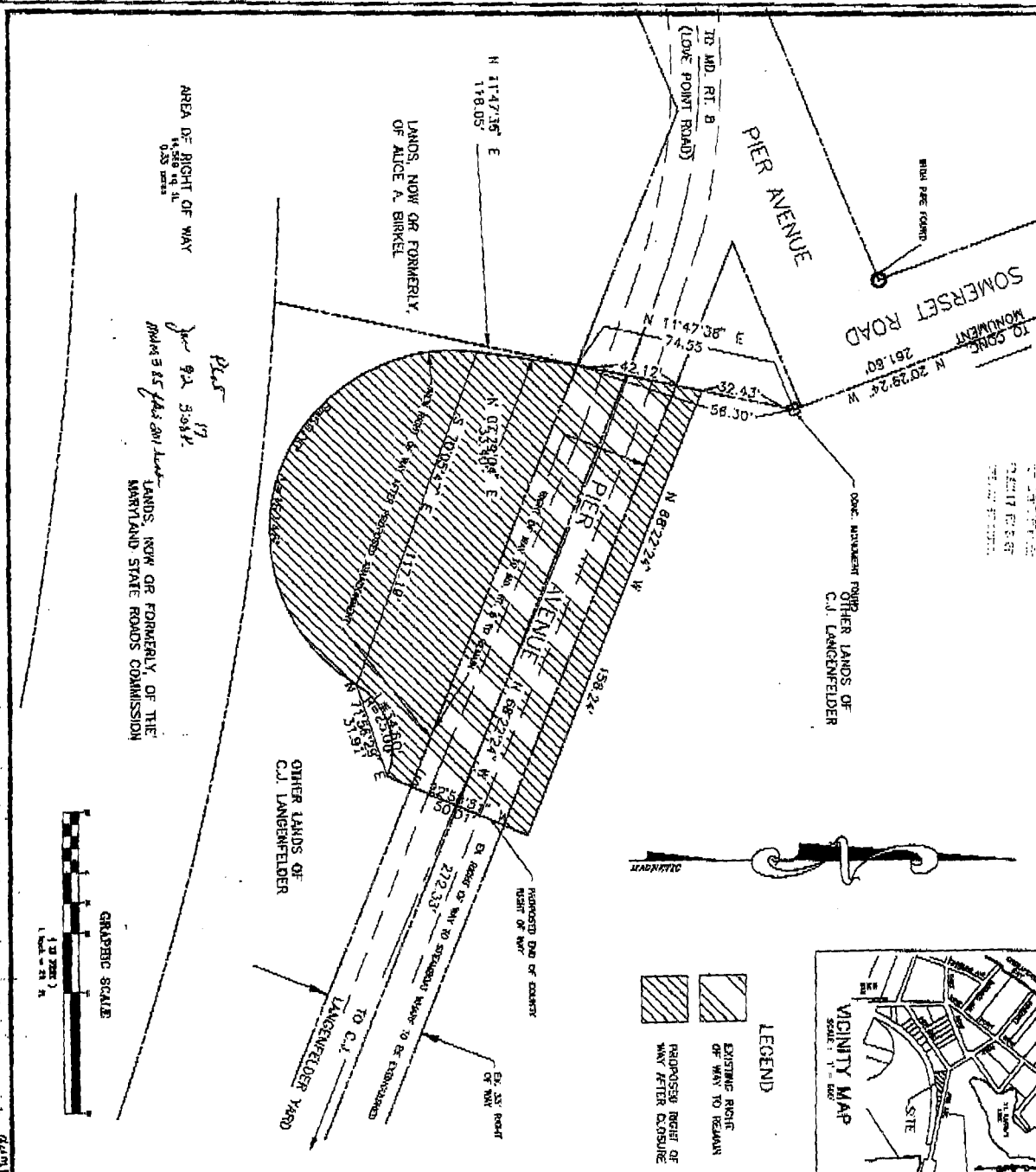
Signature of U. Riggs 11/7/99

TAXES LEVIED AS OF 11/7/99 PAID TO June 30, 1999 Wm. A. Schulz Treas. of Queen Anne's Co.

Agricultural Transfer Tax

Amount of \$ 0

Signature of U. Riggs



AREA OF RIGHT OF WAY
14,588 sq. ft.
0.33 acres

Plus
for 92.5334
0.000885 plus 301.14
LANDS, NOW OR FORMERLY, OF THE
MARYLAND STATE ROADS COMMISSION

Plat Book Num 18-P. 2

RIGHT OF WAY PLAT		DATE	JULY 09	SCALE	1"=200'
FOR THE CLOSURE OF PIER AVENUE LOVE POINT		NO. OF SHEETS	178	ACAD-WILD	
FOURTH DISTRICT QUEEN ANNE'S COUNTY, MARYLAND		DATE	REVISION	ENGINEER	
PREPARED FOR C.J. LANGENFELDER & SON					

MCRONE
ENGINEERS & PLANNERS & SURVEYORS
CENTROVILLE, MARYLAND

600

WITNESS my hand and notarial seal.

PAUL R. SMITH
Notary Public.

Notary
Public
Seal.

My Commission expires May 2, 1969.
My Commission Expires May 2, 1969.

Original & copies X signed & sealed by Schlegel, Esq. 10/6/47. 11/1/47

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Thirteenth day of January, in the year nineteen hundred forty eight, the following Deed was brought to be recorded, to wit:-

THIS DEED, Made this 28th day of October, in the year nineteen hundred and forty-seven, by and between Robert M. Reindollar, Chairman, P. Watson Webb and Russell H. McCain, constituting the State Roads Commission of Maryland, parties of the first part, and William Preston Lane, Jr. Governor of Maryland, James J. Lacy, Comptroller of Maryland and Hooper S. Miles, Treasurer of Maryland, constituting the Board of Public Works of Maryland, parties of the second part, and Ruth J. Messersmith and Esther Messersmith Herrmann, of the City of Baltimore, State of Maryland, parties of the third part.

WHEREAS, by a deed dated October 26, 1921, and recorded among the Land Records of Queen Anne's County, in Liber J. F. R. No. 7, folio 528, the Peninsula Ferry Corporation conveyed to the Love Point Resort Company a certain tract of land located at Love Point, in Queen Anne's County, Maryland, SAVING AND EXCEPTING therefrom, among other things, a strip of land 50 feet wide in which strip is the road as now located and constructed by the State Roads Commission across said property, and

WHEREAS, by a deed dated April 29th, 1922, and recorded among the Land Records of Queen Anne's County, in Liber J. F. R. No. 9, folio 106, the Peninsula Ferry Corporation conveyed to the State Roads Commission for the State of Maryland, a right of way for a roadway (and for no other purpose) thirty three (33) feet as now located and defined by a road over and upon the property of the Peninsula Ferry Corporation at Love Point, leading from the shore end of the pier of the said Peninsula Ferry Company as now located upon its property at Love Point, to the county road leading from Love Point to Stevensville, Maryland, and

WHEREAS, in a certain proceedings in the matter of Charles F. Effort vs. Peninsula Ferry Corporation, Circuit Court No. 2 of Baltimore City, John H. Skeen, Receiver of said Peninsula Ferry Corporation filed a petition which, among other things, alleged that Ruth Messersmith and Esther Messersmith Herrmann were the owners of the said tract of land conveyed to the Love Point Resort Company by the aforesaid deed recorded in Liber J. F. R. No. 7, folio 528; that the said pier had long since disappeared and that the road on said 50 foot strip of land reserved in said deed and within the 33 foot portion thereof conveyed to the State by the aforesaid deed recorded in Liber J.F.R. No. 9, folio 106, was no longer discernible, and

WHEREAS, by a deed dated April 19th, 1947, and recorded among the Land Records of Queen Anne's County, in Liber A.S.G. J. No. 17, folio 173, the said John Henry Skeen, Receiver of the Peninsula Ferry Corporation did, by virtue of the power and authority vested in him by the Circuit Court No. 2 of Baltimore City, grant and convey to the said Ruth J. Messersmith and Esther Messersmith Herrman, among other things, the said 50 foot strip of land reserved by the Peninsula Ferry Company in the aforesaid deed recorded in Liber J.F.R. No. 7, folio 528, and the reversion of the 33 foot strip conveyed to the State by the aforesaid deed recorded in Liber J.F.R. No. 9, folio 106, and

WHEREAS, the said parties of the third part have requested the parties of the first part to quitclaim unto them all its right, title and interest in said 33 foot strip, and

WHEREAS, said 33 foot right of way is no longer need or required in connection with the State Roads System of Maryland and the State Roads Commission has agreed to quitclaim its interest therein to the parties of the third part, and

WHEREAS, under the provisions of Section 3 of Article 89B of the Code of Public General Laws of Maryland, it is necessary for the Board of Public Works to join in the conveyance of any land by the State Roads Commission of Maryland.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first and second parts, do hereby grant, convey, release and quitclaim unto the parties of the third part as joint tenants and not as tenants in common, all of the right, title and interest acquired by the aforesaid deed dated April 29, 1922, and recorded among the Land Records of Queen Anne's County, in Liber J.F.R. No. 9, folio 106, from the Peninsula Ferry Corporation.

SUBJECT, however, to any and all rights and reservations that may have been granted or reserved by the former owners of said property or their predecessors in title and/or any covenants or restrictions which may have been established with respect to said lands by such predecessors in title and particularly any existing rights of any utility, or public agency in or adjacent to said property.

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

TO HAVE AND TO HOLD the road and easement above described and mentioned and hereby intended to be conveyed together with the rights, privileges, appurtenances

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QUIT CLAIM TO G. P. R. 30/11/69 RTW

ASG, Jr. 18-600

FOR PRIOR DEEDS

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and advantages thereto belonging or appertaining unto the proper use and benefit of the said Ruth J. Messersmith and Esther Messersmith Hermann, as joint tenants and as tenants in common the survivor of them, their heirs and assigns in fee simple, subject to the exceptions and reservations hereinbefore set forth.

IN TESTIMONY WHEREOF, Witness the hands and seals of the parties hereto.

Attest:

L. H. STEWART
Secretary

ROBERT M. REINDOLLER (SEAL)
Robert M. Reindoller, Chairman, State Roads Commission of Maryland

P. WATSON WEBB (SEAL)
P. Watson Webb, Member, State Roads Commission of Maryland

RUSSELL H. MCCAIN (SEAL)
Russell H. McCain, Member, State Roads Commission of Maryland

Constituting the State Roads Commission of Maryland

Attest:

JOSEPH O. McCusker
Secretary

WILLIAM PRESTON LANE, JR. (SEAL)
William Preston Lane, Jr., Governor of Maryland

JAMES J. LACY (SEAL)
James J. Lacy, Comptroller of Maryland

HOOPER S. MILES (Seal)
Hooper S. Miles, Treasurer of Maryland

Constituting the Board of Public Works

Approved as to form and legal sufficiency this 8th day of October 1947

ROBERT E. CLAPP, JR.
Special Asst. Attorney General.

STATE OF MARYLAND

COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 28th day of October in the year nineteen hundred and forty-seven, before me the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Robert M. Reindoller, Chairman, P. Watson Webb and Russell H. McCain, constituting the State Roads Commission of Maryland, and they acknowledged the foregoing deed to be the act of the said State Roads Commission of Maryland.

WITNESS my hand and Notarial Seal.

R. DONALD WOOTEN
Notary Public.

Notary Public Seal.

STATE OF MARYLAND

COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 9th day of December in the year nineteen hundred and forty-seven, before me the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared William Preston Lane, Jr., James J. Lacy and Hooper S. Miles, constituting the Board of Public Works of Maryland, and they acknowledged the foregoing deed to be the act of the said Board of Public Works.

Witness my hand and Notarial Seal.

JOSEPH O. McCUSKER
Notary Public

Notary Public Seal.

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TO HAVE AND TO HOLD the said lot or parcel of land, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs 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).

ELIZABETH E. NIDES

CHRISTOPHER S. THOMAS (SEAL)
Christopher S. Thomas

NATTIE ROSE THOMAS (SEAL)
Nattie Rose Thomas

Notary Public
(Seal)

STATE OF MARYLAND
QUEEN ANNE'S COUNTY,

TO WIT:

I HEREBY CERTIFY that on this 15th day of May, in the year nineteen hundred and forty-seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County aforesaid, personally appeared Christopher S. Thomas and Nattie Rose Thomas, his wife, and each acknowledged the foregoing DEED to be their respective act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written.

ELIZABETH E. NIDES
Notary Public

My commission expires: May 2, 1949.

One-Fifty Cent Recordation Tax Stamp.
Endorsed R C B 5/15/47

RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Sixteenth day of May, in the year nineteen hundred and forty seven, the following Deed was brought to be recorded, to wit:-

One-Fifty Cent and One-Five Cent
Internal Revenue Stamps Endorsed May 7, 1947
A.W.S.

One-Ten Cent Recordation Tax Stamp
Endorsed May 7, 1947 A.W.S.

THIS DEED MADE this 14 day of April, 1947 by and between John Henry Skeen, Receiver of the Peninsula Ferry Corporation of the City of Baltimore and the State of Maryland of the first part and Ruth J. Messersmith and Esther Messersmith Herrmann of the City of Baltimore and the State of Maryland of the second part.

WHEREAS in a case filed in the Circuit Court No. 2 of Baltimore City by Charles E. Effort, Plaintiff Vs The Peninsula Ferry Corporation, Defendant see docket No. 31 A. Folio 298 case No. 13567 the said John Henry Skeen was appointed Receiver for the Peninsula Ferry Corporation.

AND WHEREAS the said John Henry Skeen as Receiver of the Peninsula Ferry Corporation submitted to the Circuit Court No. 2 of Baltimore City an offer made by Ruth J. Messersmith and Esther Messersmith Herrmann (in the report of sale mentioned as Herman) to purchase all that lot of ground, Roadway and easement reserved by the Peninsula Ferry Corporation in a deed to the Love Point Resort Company dated October 26th, 1921 and recorded in Liber J.F.R. No. 7, Folio 528 one of the Land Records of Queen Anne's County, for one hundred dollars.

AND WHEREAS the said sale was by the Circuit Court No. 2 of Baltimore City finally ratified and confirmed on April 7th, 1947 and the purchase money of one hundred dollars fully paid, the said Receiver was authorized to execute this Deed.

NOW THEREFORE THIS DEED, WITNESSETH that the said John Henry Skeen as Receiver of the Peninsula Ferry Corporation in consideration of the payment of one hundred dollars the receipt of which is hereby acknowledged, by virtue of the power and authority vested in him by the Circuit Court No. 2 of Baltimore City, does

*Original Filed in v. records of Court of Maryland
318 State Highway, Anne
Arundel, Baltimore, Md. 21415
June 18, 1947*

P.48

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) JMSA CE 59-4321 ASC

PRIOR DEED ASSOC. 17-173

*Alain...
...
...*

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heraby grant and convey to the said Ruth J. Messersmith and Esther Messersmith Herrmann as joint tenants and not as tenants in Common all the right, title and interest of the Peninsula Ferry Corporation or of John Henry Skeen as the Receiver thereof in and to all that lot of Ground, road way and easement that was reserved by the Peninsula Ferry Corporation in a deed to the Love Point resort Company bearing date of October 26th, 1921 and which is recorded in Liber J.F. R. No. 7 Folio 528 and which is described as follows, that is to say;

ALL THAT PORTION OF SAID LAND fronting one hundred and twenty eight feet upon the water front or shore line of said property at Love Point, Queen Anne's County and having an even depth inland of fifty feet from the water line at mean high tide, said strip of Land being located and extending sixty four feet on each side of the centre of the pier of the Peninsula Ferry Corporation as now or was formerly located upon the said property at a point where the centre line of the shore end of said pier as now or formerly located would be intersected by the water line at mean high tide.

TOGETHER with all the Riparian rights and other rights and the Land under the water in front of the above described lot one hundred and twenty eight feet front by fifty feet deep as far as the right, title and interest of the said party of the first part now extends or should extend by law or custom, and together with the pier as now or was formerly erected thereon and projected therefrom into the waters of the Chester River, and together with the rights on the part of the Grantees herein, the survivor of them her heirs and assigns to the exclusive use of the navigable waters, surrounding the aforesaid pier for the use and operation of the boats of the said Grantees to whatever extent may be necessary for the practical and convenient operation and docking of the boats of the Grantees the survivor of them her heirs and assigns at the aforesaid pier as the same is now, was or may hereafter be located, improved, extended or enlarged, the said Grantees the survivor of them her heirs and assigns to have the right to construct and maintain a bridge or other structure of such width leading from such point on the present pier, as may be necessary or desirable to connect with the present, future or pier as formerly located of the Maryland, Delaware or Virginia Railroad Company.

TOGETHER with a strip of Land fifty feet wide in fee simple leading from the shore and of the pier of the Peninsula Ferry Corporation as formerly located upon the said property to the County Road leading to Stevensville, the south boundary of the said right of way to be co-incident with the south line of the Roadway as now located and constructed by the State Roads Commission of Maryland across said property said fifty foot strip of Land to have an even depth parallel with the south boundary line of said Road as now located from the end of the aforesaid Pier to the County Road.

OVER AND UPON the Strip of Land fifty feet wide the Peninsula Ferry Corporation by its Deed dated April 29th, 1922 and which is recorded in Liber J.F.R. No. 9 Folio 106 conveyed to the State Roads Commission of Maryland a Strip of Land thirty three feet wide for the purpose of Building and Maintaining a Road from the County Road leading to Stevensville to the Pier of the Peninsula Ferry Corporation and for no other purpose, which Road the State Road Commission failed to build or maintain.

IT IS THE INTENT AND PURPOSE of this Deed to convey to the Grantees all the right title and interest of the Peninsula Ferry Corporation in the Reservation contained in the deed from the Peninsula Ferry Corporation to the Love Point Resort Company dated October 26th, 1921, and recorded in Liber J.F.R. No. 7 Folio 528 but also the reversion of the Strip of Land that was conveyed to the State Roads Commission of Maryland described in the deed to them dated April 29th, 1922 and which is recorded in Liber J.F. R. No. 9 Folio 106 which strip of Land reverts to the Grantees herein by reason of the failure of the State Roads Commission to build and maintain a road over the same.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the Rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or otherwise appertaining.

TO HAVE AND TO HOLD the lot of ground, road and easement above described and mentioned and hereby intended to be conveyed together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto the proper use and benefit of the said Ruth J. Messersmith and Esther Messersmith Herrmann as Joint Tenants and not as tenants in common the survivor of them, her heirs and assigns in Fee Simple.

WITNESS the Hand of John Henry Skeen the Receiver of the Peninsula Ferry Corporation and his Seal.

The Peninsula Ferry Corporation

TEST MARLENE M. MALLOY

JOHN HENRY SKEEN
John Henry Skeen
Receiver.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 19th day of April, 1947 before me the subscriber, a Notary Public of the State of Maryland in and for the City of Baltimore personally appeared John Henry Skeen and he acknowledged the foregoing deed

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Secondly, after the payment in full of all debts aforesaid, and all claims and demands whatsoever against the said John T. Bruhl, for which he may be liable, in trust, to pay the surplus, if any there be, to the said John T. Bruhl, his proper representatives or assigns;

AND THIS DEED FURTHER WITNESSETH, that in consideration of the premises and of the sum of one dollar, the said John T. Bruhl does hereby ratify, confirm and approve the said deed made by him on the thirty first day of March, 1922, heretofore mentioned and described, and does hereby release, remise and quitclaim unto the said A. Howard Johnson in his actual possession now being by virtue of said deed and unto his heirs and assigns, his executors, administrators and assigns, all the real and personal property in said deed mentioned and described for the purposes therein set forth;

AND THIS DEED FURTHER WITNESSETH: that in consideration of the premises and of the sum of one dollar, the said Katherine O. Bruhl does hereby release and relinquish unto the said A. Howard Johnson, his heirs and assigns, all her dower and all her right of inheritance in, to and of all the real estate of the said John T. Bruhl particularly described in the deed dated March 31st, 1922, heretofore mentioned and described and all her dower and right of inheritance in, to and of all other real estate of the said John T. Bruhl passing under these presents and wherever situated or located

In witness whereof the said John T. Bruhl and Katherine O. Bruhl his wife, do hereby affix their hands and seals the day and year first above written.

John T. Bruhl. (SEAL)
Katherine O. Bruhl. (SEAL)

Test: J. McK. Kilgman.

State of Maryland, Queen Anne's County, Etc:-

I hereby certify that on this twenty second day of June, in the year nineteen hundred and twenty two, before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared John T. Bruhl and Katherine O. Bruhl, his wife, and they did each acknowledge the aforesaid deed to be their respective act.

J. McK. Kilgman,
Justice of the Peace.

#9264. QUEEN ANNE'S COUNTY, 10 W 1 2: Be it remembered that on the twenty third day of June, in the year nineteen hundred and twenty two, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 29th day of April, in the year one thousand nine hundred and twenty two, by and between the Peninsula Ferry Corporation, a body corporate duly incorporated under the laws of the State of Maryland, of the first part, and the State Roads Commission for the State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, the Peninsula Ferry Corporation does grant unto the State Roads Commission for the State of Maryland, a right of way for a roadway (and for no other purpose) thirty three feet wide as now located and defined by a road constructed by the said State Roads Commission for the State of Maryland, over and upon the property of the Peninsula Ferry Corporation at

*Copy (County) made by State Recorder
... [unclear] ...*

*Proposed
re recorded
in ASGJ 17-
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Love Point, Maryland, leading from the shore end of the pier of the said Peninsula Ferry Corporation as now located upon its property at Love Point, Maryland, to the county road leading from Love Point to Stevensville, Maryland.

To have and to hold the aforesaid right of way unto and to the proper use and benefit of the State roads Commission for the State of Maryland, for the use and maintenance of a road (and for no other purpose) leading from the pier of the Peninsula Ferry Corporation to the County road running from Love Point to Stevensville, Maryland.

Witness the corporate seal of the Peninsula Ferry Corporation and the signature of H.D. Smith the Vice President thereof.

Seal's Place.

PENINSULA FERRY CORPORATION. By H.D. Smith, Vice-President.

Wit: James F. Whitte, Attest: Robert T. Ford, Secretary.

State of Maryland, Baltimore City, to wit:-

I hereby certify that on this 29th day of April, in the year one thousand nine hundred and twenty two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared H.D. Smith Vice President of the Peninsula Ferry Corporation, a body corporate, and acknowledged the foregoing deed to be the act of said body corporate.

In witness my hand and Notarial Seal.

Notary Public Seal.

James F. Whitte, Notary Public.

1922. QUEEN ANNE'S COUNTY, 10 WI is to be it remembered that on the twenty third day of June, in the year nineteen hundred and twenty two, the following Bill of Sale was brought to be recorded, to wit:-

I, Norman Thompson of Queen Anne's County, Md. in consideration of the sum of one hundred and forty (\$140.00) dollars paid me by J. Lyson Heather of Caroline County, Maryland, do hereby bargain and sell to the said J. Lyson Heather, the following described property: One brown horse, Joe, 8 years old; one set carriage harness and one York Carriage.

Witness my hand and seal this 15th day of June, one thousand nine hundred and twenty two.

Witness, Wm. Harrington.

Norman Thompson. (SRL)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this 15th day of June, in the year one thousand nine hundred and twenty two, before me the subscriber, a Justice of the Peace of the said State in and for the County aforesaid, personally appeared Norman Thompson, and acknowledged the foregoing Bill of Sale to be his act and at the same time before me also appeared J. Lyson Heather and made oath in due form of law that the consideration in said bill is true and bona fide as herein set forth.

Wm. Harrington, J.P. (SRL)

Copy signed and sealed to April 11/22/2007

I hereby certify that on the 3rd day of May, 1883, before me the subscriber, a Notary Public in and for the State of Maryland, Queen Anne County, personally appeared Chas. B. Chance and acknowledged the foregoing instrument to be his willful act and deed.

Witness my hand and Notarial Seal the day and year aforesaid.

My commission expires May 3rd, 1883.

J. WILSON STAFFORD
NOTARY PUBLIC.

Notary
Public
Seal.

A.U.S. to R. H. A. U. H. 5/27 1883

R.H. to A.U.S. R.H. 5/27 1883

Approved as to: Terms R. W. Searge Description A. U. Hersey Farm A. U. Hersey.

QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the Twenty Third day of June, in the year nineteen hundred and thirty three, the following Deed was brought to be recorded, to wit:-

One-Three Dollar Int.
Reg. Stamp. Endorsed
T. W. June 23, 1883

THIS DEED, Made this twenty third day of June in the year one thousand nine hundred and thirty-three by THEODOR MESSERSCHMIDT, unmarried of the City of Baltimore, State of Maryland, of the first part and RUTH MESSERSMITH and ESTHER MESSERSMITH, of the same place of the second part.

WITNESSETH that in consideration of the sum of five Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged, Theodor Messerschmidt doth grant and convey unto Ruth Messersmith and Esther Messersmith as joint tenants and not as tenants in common their heirs and assigns, in fee simple,

all that tract of land situate, lying and being at Love Point, Kent Island, in the Fourth Election District of Queen Anne County, State of Maryland, and described as follows, that is to say:

Beginning for the same at a cedar tree at the western corner of the property hereby described, said cedar tree being along the lake and a corner of the property of Captain J. Hill Legg, and running thence south five degrees fifty five minutes west three hundred and twelve feet and six inches across the public road leading through the property and cornering along the right of way of the property which was formerly the Maryland, Delaware and Virginia Railroad; thence with the railroad property north eighty-four degrees and ten minutes east one hundred and fifty five feet; thence south eighty-eight degrees fifteen minutes east one hundred and eighteen feet and six inches; thence south eighty three degrees and twenty minutes east ninety nine feet; thence south seventy five degrees and five minutes east two hundred and twenty two feet; thence south seventy degrees east seven hundred and twenty nine feet to the Chester River; thence with the River north seventeen degrees thirty five minutes east one hundred and forty eight feet; thence north twenty-three degrees east two hundred and ninety feet; thence north thirty eight degrees thirty five minutes east three hundred and ninety feet; thence north seventy degrees west four hundred and fifty one feet to a stone planted in the sand, said stone is marked with an "X"; thence north forty-two degrees west three hundred and fifty five feet to a red oak tree along Stayton's line; thence across the lake south sixty five degrees and fifteen

*Original Exhibit & should be placed in file of Ruth Messersmith
5708 Park Heights Ave
Baltimore, Md.
April 11 1934*

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minutes west eleven hundred and seventy two feet, more or less, to the place of beginning. Containing twenty-five acres more or less, saving and excepting therefrom a small strip of land one hundred and twenty eight feet long and fifty feet wide, conveyed by the Peninsula Ferry Corporation to the Love Point Resort Company by deed dated October 28, 1921 and recorded among the Land Records of Queen Anne County in Liber J. F. R. No. 7 folio 529, etc., subject also to the grant of a right of way to the State Roads Commission of a roadway thirty-three feet wide as now located upon said property, containing one and eighty eight one thousandths acres as contained in a deed dated April 29, 1921 from the Peninsula Ferry Corporation to the State Roads Commission recorded among the Land Records aforesaid in Liber J. F. R. No. 8 folio 106, subject also to a deed from the grantor herein of a lot about fifty feet by one hundred and fifty feet now occupied by the electric light plant used in connection with the hotel now on the property, said deed providing that title to said lot shall revert to the said Theodor Messerschmidt in case said lot ceases to be used for the purposes, aforesaid, and the said Theodor Messerschmidt hereby grants and conveys to said grantees herein any right, title or interest he now has or may hereafter have in said lot, if, as and when said lot ceases to be used for said purpose, all as more particularly set forth in the deed referred to, also the centrifugal pump, hotel furniture and fixtures, also window blinds, screens, beds, mattresses, springs, pillows, bed linen, chairs, dishes, kitchen utensils, tables, table linen, knives, forks, spoons, chinaware and silverware now in the hotel on said property, said hotel being now known as the "Love Point Hotel".

BEING the same tract of land together with the improvements thereupon described in deed dated October 6, 1927 from The Kent Island Resort Company to the said grantor, said deed being recorded among the Land Records of said County, aforesaid, in Liber S. H. T. No. 7 folio 230 et sequor.

TOGETHER, with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alloys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining, and especially all riparian rights incident thereto or in anywise connected therewith.

TO HAVE AND TO HOLD the said lot of ground 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 Ruth Messerschmidt and Theodor Messerschmidt, as joint tenants and not as tenants in common, their heirs and assigns, forever in fee-simple.

AND the said Theodor Messerschmidt hereby covenants that he will warrant specially the property hereby granted and conveyed, and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

TEST: THEODOR MESSERSCHMIDT (SEAL)
 BERTHA G. DURNBY

STATE OF MARYLAND, COUNTY OF QUEEN ANNES TO WIT:

I HEREBY CERTIFY, that on this twenty third day of June in the year one thousand nine hundred and thirty-three before me, the undersigned a Notary Public of the State of Maryland, in and for the County of Queen Anne's aforesaid, personally appeared Theodor Messerschmidt, the grantor named in the aforesaid deed and he acknowledged the foregoing deed to be his act.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal.

Notary Public Seal.

BERTHA G. DURNBY
 NOTARY PUBLIC.

State of Maryland in and for Queen Anne's County aforesaid, personally appeared William R. Kormus, Agent for J. Frank Harper, the within named Mortgagee, and made oath in due form of law that the consideration stated in the foregoing MORTGAGE is true and bona fide as therein set forth, and further made oath as aforesaid that he is the duly authorized Agent of the said J. Frank Harper to make this affidavit.

Samuel T. Bouchelle
Justice of the Peace

Queen Anne's County, to wit: Be it remembered that on the fourth day of April, in the year one thousand nine hundred and forty three, the following mortgages were filed for record, to wit:
For value received, this mortgage to the effect, which contains three of Queen Anne's County records on the 5th day of April, 1938, in the name of the administrator of the estate of Edward A. Harper, deceased, and Mabel B. Harper and William B. Harper, Executors of the last will and testament of Edward A. Harper, deceased, as being the executor and assignee of the within mortgage, was filed for record in the office of the Clerk of the Court of Queen Anne's County, Maryland, under the call of the Clerk of the Court, dated and returned from the 15th day of February, 1938.

Witness my hand and seal this 5th day of April, 1938.

Mabel B. Harper (Sole)
J. Frank Harper

Queen Anne's County, to wit: Be it remembered that on the nineteenth day of February, in the year nineteen hundred and thirty nine, the following mortgage was filed for record, to wit:
For value received, and pursuant to the order of the Circuit Court for Queen Anne's County, in Equity Process, in its session of February, 1939, in the case in which Mabel B. Harper and William B. Harper, Executors of the last will and testament of Edward A. Harper, deceased, were appointed Executors of the estate of Edward A. Harper, deceased, as being the executor and assignee of the within mortgage, was filed for record in the office of the Clerk of the Court of Queen Anne's County, Maryland, under the call of the Clerk of the Court, dated and returned from the 15th day of February, 1939.

Witness my hand and seal this 15th day of February, 1939.

Mabel B. Harper (Sole)
William B. Harper (Sole)
J. Frank Harper, Assignee

Release filed July 10, 1943

For value received, I hereby release the within and foregoing Mortgage.
Witness my hand and seal this 15th day of July, 1943.
Mabel B. Harper (Sole)
Mabel B. Harper

\$13,484. QUEEN ANNE'S COUNTY, to wit: Be it remembered that on the 4th day of February, in the year nineteen hundred and twenty-nine, the following Deed was brought to be recorded, to wit:

T H I S D E E D, made this 28th day of March, in the year one thousand nine hundred and twenty-eight, by and between **THEODORE BESSERSCHMIDT**, husband, of **BALTIMORE CITY, STATE OF MARYLAND**, party of the first part, and **THE LOVE POINT LIGHT AND POWER COMPANY**, a corporation of said State, party of the second part.

W I T N E S S E T H; That in consideration of the sum of five dollars, and other valuable considerations, subject to the covenant and restriction hereinafter set forth, the said party of the first part doth hereby grant and convey unto the said party of the second part, its successors and assigns, in fee simple, all that tract of land situate, lying and being in Love Point, Kent Island, in the Fourth Election District of Queen Anne's County, and described as follows, that is to say:

B E C O M M E N T for the same at the end of the first line of the whole tract, which, by deed dated October 6th, 1927, and recorded among the Land Records of Queen Anne's County in Liber B.M.T. No. 7, folio 230, etc., was granted and conveyed by The Kent Island Realty Company to the said party of the first part; and running thence binding on the second line of the description of the said whole lot,

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Outconveyance has contained hereafter

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as set forth in said deed, north eighty four degrees ten minutes east one hundred and fifty feet to a point at the distance of twenty feet westerly from the westernmost garage erected on the whole property of which the lot now being described is a part; thence north five degrees east fifty five feet, and parallel to the first line of the whole property being described in the above deed, seventy five feet, more or less, to the southerly side of the public road leading through the whole property being described in the above deed; thence in a westerly direction, binding on the south side of the said public road to a point on the first line of the whole tract described in said deed, at the distance of one hundred and twenty five feet, more or less, northerly from the beginning point of this description; and thence binding on said first line south five degrees fifty five minutes west one hundred and twenty five feet, more or less, to the place of beginning.

BEING a portion of the property described in the said deed from the West Island Realty Company to the said party of the first part, hereinafter referred to.

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

TO HAVE AND TO HOLD the above described property, with its appurtenances, unto and to the proper use of the said THE LOVE POINT LIGHT AND POWER COMPANY, its successors and assigns, in fee simple; subject, however, to the condition that said property shall be used solely for the maintenance and operation of said light and power, and that the purpose of generating and supplying an electric current, and the undergrounds that in the event the said property shall be used for said purposes, the title thereto shall revert to the said party hereto of the first part, his heirs and assigns.

AND the said party of the first part doth hereby covenant that he will warrant specially the property hereby granted and conveyed, and that he will execute such further assurances of said land as may be requisite.

WITNESSES the hand and seal of the said grantor:

TEST: Alex Kinnaird.

Theodor Messerschmidt (SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, SCTS

I HEREBY CERTIFY, That on this 28th day of March, in the year one thousand nine hundred and twenty eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared THEODOR MESSERSCHMIDT, the grantor herein named, and he acknowledge the aforesaid deed to be his act.

WITNESS my hand and notarial seal.

Notary
Public
Seal.

Alex Kinnaird
Notary Public.

#13,435. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on the 4th day of February, in the year nineteen hundred and twenty-nine, the following deed was brought to be recorded, to wit:-

THIS DEED, made this 24th day of September, in the year nineteen hundred and twenty eight, by Scott Hazel, Executor of the last will of Martha Peters Herrick, late of the City of Philadelphia, in the State of Pennsylvania, deceased, WITNESSETH:

That under the Power of Sale in said Will contained, (a certified copy of said will being filed in the Orphan's Court for Queen Anne's County, Maryland, and being recorded among the Will Records of said County, Queen Anne's County, Maryland, as Liber W.L.D. No. 3, folios 133) and in pursuance of an Order of Sale passed by the Orphan's Court for Queen Anne's County, Maryland, in the Estate of Martha Peters Herrick, deceased, on the seventeenth day of April, in the year nineteen hundred and twenty eight, the said Scott Hazel was authorized and empowered to sell the hereinafter described real estate at public sale; AND WHEREAS the said Scott Hazel having complied with all the prerequisites of the said

Theodore Messerschmidt to ~~with~~
with Mc. Smith 6-27-23
Esther Messerschmidt

F: ~~6-27-23~~ } 10/14 Esther Messerschmidt Herrmann
6-27-23 William A. Herrmann

F: 10-6-23 To: 9-15-66

T

BHT 7-494 MTC ~~2.76~~ ACTI- P/O D 557/590 POP

" 9-193 O MIB? B/P BHT 7/230 OUT-COP

" 16-251 O COP

ASG? 16-059 D CAP to GARICEN et al
IBAC B/P BHT 16-251 OUT-COP

" " 423 D 2.76 ACTI. B/P 5510/374

CWC 24-497 O COP

T

BHT 7-230 O COP

" 16-251 D COP

F

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