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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 2 Chain Of Title,  
Etc

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Martin O'Malley  
GOVERNOR  
Anthony G. Brown  
LT. GOVERNOR



Alvin C. Collins  
Secretary

**MARYLAND DEPARTMENT OF GENERAL SERVICES**  
FACILITIES OPERATIONS & MAINTENANCE • FACILITIES PLANNING, DESIGN & CONSTRUCTION  
PROCUREMENT & LOGISTICS • REAL ESTATE

300 W. PRESTON STREET • ROOM 601 • BALTIMORE, MD 21201 • Telephone 410-767-4300

website: [www.dgs.maryland.gov](http://www.dgs.maryland.gov)

Date: 8/9/07

TO: Leslie Frazee

FAX #: 410-974-3895

FROM: *Wendy Scott-Napier, Land Acquisition Specialist  
Department of General Services  
Office of Real Estate  
300 W. Preston Street, Room 601  
Baltimore, Maryland 21201  
Phone: (410) 767-4088 / Fax: (410) 333-7144  
E-mail: [wendy.scott-napier@dgs.state.md.us](mailto:wendy.scott-napier@dgs.state.md.us)*

NUMBER OF PAGES INCLUDING COVER SHEET: 38

COMMENTS: Love Point / Achafofaya  
Parcel 2 Chain of Title  
and copies are attached.

Please record & return to:  
J. Paul Reiger, Jr., Esq.  
Commonwealth Land Title Insurance Company  
31 Light Street, Suite 500  
Baltimore, MD 21202

RECEIVED  
CLERK, CIRCUIT COURT  
LIBERO 984 FOLIO 198  
02 NOV 12 PM 2:22  
QUEEN ANNE'S COUNTY

DOC. NO. 288173

**DEED**

THIS DEED made as of the 6<sup>th</sup> day of NOVEMBER, 2002, by and between C. J. LANGENFELDER & SON, INC., a Maryland Corporation (hereinafter referred to as "Grantor"), and ATCHAFALAYA HOLDINGS, LLP, a Maryland limited liability partnership (hereinafter referred to as "Grantee").

WITNESSETH, that for and in consideration of the sum of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys unto Grantee, its successors and assigns, in fee simple, all those eight (8) tracts of land in the Fourth Election District of Queen Anne's County, Maryland, described as follows:

Tract One:

BEGINNING for the same at a concrete monument found at the intersection of the easterly outline of the lands now or formerly of the State of Maryland (see T.S.P. 48 /227) with the northerly boundary of the lands of Walter T. Denny (see S.M. 682/547);

THENCE leaving said place of beginning so fixed and binding on the outline of the lands of the State of Maryland, the following ten (10) courses and distances;

- 1) North 08° 07' 28" East 214.46 feet to a point of curvature;

THENCE with the arc of a curve to the right, having a radius of 925.40 feet, an arc length of 1,640 feet, and scribed by a chord bearing;

- 2) North 59° 13' 08" East 1,433.65 feet to a point of tangency;
- 3) South 70° 00' 40" East 231.00 feet to a point;
- 4) South 19° 59' 20" West 19.35 feet to a point;
- 5) South 70° 00' 40" East 90.00 feet to a point;
- 6) North 19° 59' 20" East 134.35 feet to a point;
- 7) North 70° 00' 40" West 141.00 feet to a point;
- 8) South 19° 59' 20" West 40.00 feet to a point;
- 9) North 70° 00' 40" West 180.00 feet to a point of curvature;

IMP FD SURE \$	5.00
RECORDING FEE	75.00
RECORDATION T	11,550.00
TR TAX COUNTY	8,750.00
TR TAX STATE	8,750.00
TOTAL	29,130.00
Rest QAB1	Recpt # 24704
SH RCR	Blk # 1091
Nov 12, 2002	02:28 PM

0230546

*Side Deed 984-198*

**LIBERO 984 FOLIO 99**

THENCE with the arc of a curve to the left, having a radius of 1,000.40 feet, an arc length of 512.82 feet, and scribed by a chord of,

- 10) North 84° 41' 48" West 507.22 feet to an iron rod set, and the lands of Alice Birkel, et al. (see M.W.M. 339/558);

THENCE leaving the lands of the State of Maryland, and binding on Birkel;

- 11) North 09° 37' 27" East 115.81 feet to an iron rod set, and the southwesterly right-of-way line of Pier Avenue;

THENCE binding on the outline of Pier Avenue, the following five (5) courses and distances;

- 12) South 05° 18' 55" West 33.40 feet to a point of curvature;

THENCE by a curve to the left, having a radius of 60.00 feet, an arc length of 162.48 feet, and being scribed by a chord of,

- 13) South 72° 15' 55" East 117.19 feet to a point of reverse curvature;

THENCE by a curve to the right, having a radius of 25.00 feet, an arc length of 34.60 feet, and scribed by a chord of,

- 14) North 69° 48' 21" East 31.91 feet to a point;

- 15) North 20° 48' 42" East 50.01 feet to a point;

- 16) North 70° 32' 33" West 158.24 feet to the lands of an unknown titleholder;

THENCE binding thereon;

- 17) North 09° 37' 27" East 30.93 feet to a concrete monument found, and the northwesterly right-of-way line of Somerset Avenue;

THENCE binding on Somerset Avenue, a variable width right-of-way;

**LIBERO 984 FOLIO 200**

- 18) **North 22° 39' 33" West 261.55 feet to a concrete monument found, and the southeasterly right-of-way line of Lake Road, a thirty foot (30') wide unimproved right-of-way;**

THENCE binding on Lake Road, the following three (3) courses and distances;

- 19) **North 64° 39' 26" East 599.56 feet to a point;**  
20) **North 60° 14' 26" East 336.25 feet to a concrete monument found;**  
21) **North 26° 41' 26" East 273.66 feet to a point;**

THENCE crossing the waters of Lake Matapex, and binding, in part, on the lands of David S. Perry (see M.W.M. 476/576), and the lands of James R. and Carol T. Walker (see M.W.M. 252/800);

- 22) **South 40° 53' 34" East 727.77 feet to an iron rod set;**

THENCE continuing with said lands of Walker;

- 23) **South 68° 46' 34" East 375.79 feet to the approximate mean high waterline of the Chester River;**

THENCE binding on the waters of the Chester River, approximately the following ninety one (91) courses and distances;

- 24) **South 22° 10' 56" West 59.88 feet to a point;**  
25) **South 09° 20' 38" West 31.29 feet to a point;**  
26) **South 30° 01' 49" West 38.72 feet to a point;**  
27) **South 11° 12' 07" West 25.88 feet to a point;**  
28) **South 18° 12' 33" West 21.22 feet to a point;**  
29) **South 02° 23' 31" West 16.32 feet to a point;**  
30) **South 07° 31' 59" West 28.99 feet to a point;**

**LIBERO 984 FOLIO 201**

- 31) South 03° 43' 34" East 16.35 feet to a point;
- 32) South 17° 58' 08" East 14.90 feet to a point;
- 33) South 03° 22' 23" East 23.15 feet to a point;
- 34) South 28° 10' 26" East 31.63 feet to a point;
- 35) South 10° 33' 49" West 10.73 feet to a point;
- 36) South 22° 00' 00" West 5.47 feet to a point;
- 37) North 81° 56' 08" West 10.68 feet to a point;
- 38) South 25° 15' 59" West 10.88 feet to a point;
- 39) South 79° 40' 46" West 4.49 feet to a point;
- 40) North 52° 39' 52" West 8.65 feet to a point;
- 41) South 65° 08' 05" West 5.29 feet to a point;
- 42) South 40° 23' 23" East 25.78 feet to a point;
- 43) South 29° 20' 52" East 24.15 feet to a point;
- 44) South 11° 03' 20" East 22.90 feet to a point;
- 45) South 05° 28' 07" West 53.26 feet to a point;
- 46) South 46° 53' 00" East 17.68 feet to a point;
- 47) South 57° 43' 06" East 20.32 feet to a point;
- 48) South 13° 58' 37" West 27.84 feet to a point;
- 49) South 04° 05' 16" West 37.42 feet to a point;
- 50) South 05° 17' 37" West 46.64 feet to a point;
- 51) South 03° 40' 28" East 28.79 feet to a point;
- 52) South 11° 31' 53" East 26.26 feet to a point;
- 53) South 05° 01' 04" East 30.79 feet to a point;

## LIBERO 984 FOLIO 202

- 54) South 06° 16' 14" East 37.48 feet to a point;
- 55) South 05° 07' 11" East 18.83 feet to a point;
- 56) South 19° 26' 09" East 13.64 feet to a point;
- 57) South 47° 19' 58" East 14.24 feet to a point;
- 58) South 17° 24' 46" East 34.46 feet to a point;
- 59) South 21° 37' 58" East 29.12 feet to a point;
- 60) South 31° 30' 56" East 27.28 feet to a point;
- 61) South 40° 45' 07" East 25.44 feet to a point;
- 62) South 54° 38' 35" East 45.55 feet to a point;
- 63) South 65° 27' 25" East 45.30 feet to a point;
- 64) North 20° 09' 19" East 41.33 feet to a point;
- 65) South 70° 10' 10" East 58.67 feet to a point;
- 66) South 33° 57' 50" West 9.51 feet to a point;
- 67) South 39° 58' 04" West 10.43 feet to a point;
- 68) North 83° 06' 09" West 5.50 feet to a point;
- 69) North 71° 26' 41" West 14.80 feet to a point;
- 70) South 21° 47' 51" West 53.61 feet to a point;
- 71) South 68° 23' 08" East 10.59 feet to a point;
- 72) South 69° 44' 38" East 108.93 feet to a point;
- 73) South 33° 35' 14" West 35.88 feet to a point;
- 74) South 69° 25' 43" East 70.91 feet to a point;
- 75) South 20° 22' 29" West 57.55 feet to a point;
- 76) South 20° 06' 43" West 62.19 feet to a point;

**LIBERO 984 FOLIO 203**

- 77) South 57° 24' 33" West 3.11 feet to a point;
- 78) South 61° 26' 04" West 11.37 feet to a point;
- 79) North 88° 21' 29" West 5.32 feet to a point;
- 80) North 48° 20' 19" West 20.35 feet to a point;
- 81) North 49° 55' 37" West 23.02 feet to a point;
- 82) North 50° 50' 45" West 38.64 feet to a point;
- 83) North 69° 29' 55" West 128.10 feet to a point;
- 84) North 08° 06' 17" East 8.16 feet to a point;
- 85) North 64° 58' 40" West 79.76 feet to a point;
- 86) North 66° 21' 36" West 93.11 feet to a point;
- 87) South 26° 23' 03" West 13.08 feet to a point;
- 88) North 68° 35' 51" West 47.98 feet to a point;
- 89) North 18° 41' 59" East 10.16 feet to a point;
- 90) North 68° 45' 29" West 10.13 feet to a point;
- 91) South 28° 53' 20" West 5.91 feet to a point;
- 92) North 77° 24' 56" West 21.90 feet to a point;
- 93) North 65° 22' 18" West 36.82 feet to a point;
- 94) North 69° 14' 40" West 80.52 feet to a point;
- 95) North 69° 37' 11" West 73.29 feet to a point;
- 96) North 68° 26' 19" West 75.53 feet to a point;
- 97) North 77° 15' 00" West 21.80 feet to a point;
- 98) North 58° 00' 54" West 16.28 feet to a point;
- 99) North 68° 56' 58" West 86.88 feet to a point;



**LIBERO 984 FOLIO 204**

- 100) North 78° 36' 57" West 87.87 feet to a point;
- 101) South 16° 10' 32" West 74.40 feet to a point;
- 102) South 43° 55' 58" West 20.69 feet to a point;
- 103) South 80° 30' 41" West 89.11 feet to a point;
- 104) South 32° 37' 43" West 92.02 feet to a point;
- 105) South 51° 56' 06" West 59.20 feet to a point;
- 106) South 30° 01' 16" West 104.50 feet to a point;
- 107) South 27° 53' 49" West 88.81 feet to a point;
- 108) South 83° 21' 31" West 20.73 feet to a point;
- 109) South 24° 26' 29" West 150.24 feet to a point;
- 110) South 26° 27' 10" East 51.44 feet to a point;
- 111) South 07° 48' 41" West 90.02 feet to a point;
- 112) South 10° 13' 38" West 134.05 feet to a point;
- 113) South 15° 21' 30" West 37.29 feet to a point;
- 114) South 12° 21' 51" West 213.58 feet to a point;
- 115) South 09° 23' 19" West 169.24 feet to a point and the aforesaid lands of Walter

T. Denny;

THENCE binding on Denny, the following two (2) courses and distances;

116) North 72° 25' 19" West 1,135.65 feet to a concrete monument found, passing over an iron rod found after a distance of 12.10 feet;

117) North 61° 13' 15" West 339.71 feet to the place of beginning.

Saving and excepting therefrom the following lands of Joseph B. and Judith A.

McCartney (see M.W.M. 304/829) and Robert Orsinski (see M.W.M. 153/393):

**LIBERO 984 FOLIO 205**

**BEGINNING** for the same at an iron rod found at the westerly corner of the lands hereafter described, said point being the following two (2) courses and distances from the beginning of the second course of the foregoing description;

BY a curve to the right, having a radius of 925.40 feet, a length of 383.00 feet, and scribed by a chord bearing;

- 1) **North 20° 18' 19" East 380.27 feet;**
- 2) **South 59° 57' 50" East 3.54 feet;**

BY a curve to the right having a radius of 380.28 feet, a length of 223.64 feet, and scribed by a chord bearing;

- 3) **North 51° 29' 35" East 220.43 feet to an iron rod set;**

BY a curve to the right, having a radius of 308.30 feet, a length of 780.37 feet, and scribed by a chord bearing;

- 4) **South 39° 32' 51" West 588.11 feet to an iron rod set;**
- 5) **North 59° 57' 50" West 631.79 feet to the place of beginning, passing over an iron pipe found after a distance of 286.96 feet, and passing over an iron pipe found after a distance of 387.69 feet.**

Tract One containing thereby 73.951 acres of land, more or less,

**Tract Two:**

**BEGINNING** for the same at an iron pipe found at the intersection of the westerly right-of-way line of Somerset Avenue with the northerly right-of-way line of Pier Avenue;

**THENCE** leaving the point of beginning so fixed and binding on Pier Avenue;

- 1) **South 65° 33' 08" West 212.04 feet to an iron rod found and the lands of Joseph A. Junior and Alice A. Birkel (see C.W.C. 105/214);**

**LIBERO 984 FOLIO 206**

THENCE leaving Pier Avenue and binding on the lands of Birkel;

- 2) North 23° 24' 25" West 220.85 feet to an iron rod set and the southerly right-of-way line of Lake Road;

THENCE leaving the lands of Birkel and binding on Lake Road;

- 3) North 76° 11' 05" East 217.40 feet to an iron rod set and the westerly right-of-way of Somerset Avenue;

THENCE leaving Lake Road and binding on Somerset Avenue;

- 4) South 22° 39' 33" East 180.79 feet to the place of beginning.

Containing in all 0.983 acres of land, more or less.

**Tract Three, Lot 1:**

BEGINNING for the same at an iron rod set at the intersection of the northerly line of Lake Road, a thirty foot (30') wide unimproved right-of-way, and the easterly right-of-way line of Somerset Avenue, a variable width right-of-way;

THENCE leaving the place of beginning so fixed and binding on Somerset Avenue;

- 1) North 22° 35' 43" West 132.50 feet to a concrete monument found and the lands of Frederick V. Wilhelm (see T.S.P. 21/501);

THENCE binding on Wilhelm;

- 2) North 55° 39' 05" East 347.11 feet to an iron rod set;

THENCE leaving the lands of Wilhelm;

- 3) South 32° 38' 32" East 188.21 feet to a point on the northerly right-of-way line of Lake Road;

- 4) South 64° 39' 26" West 373.10 feet to the place of beginning.

Containing in all 1.316 acres of land, more or less.

**LIBERO 984 FOLIO 207****Tract Three, Lot 2:**

BEGINNING for the same at an iron rod found at the intersection of the westerly right-of-way line of Kent Avenue, a thirty foot (30') wide right-of-way, and the northerly right-of-way line of Lake Road, an unimproved thirty foot (30') wide right-of-way;

THENCE leaving the place of beginning so fixed and binding on the northerly right-of-way line of Lake Road, the following two (2) courses and distances;

- 1) South 60° 14' 26" West 128.78 feet to a point;
- 2) South 64° 39' 26" West 2.39 feet to a point;

THENCE leaving Lake Road;

- 3) North 37° 41' 52" West 139.40 feet to the lands of Thomas A. Junior and Susan L. Brown;

THENCE binding on the lands of Brown;

- 4) North 48° 37' 47" East 119.52 feet to an iron pipe found and the westerly right-of-way line of Kent Avenue;

THENCE binding on Kent Avenue;

- 5) South 41° 22' 07" East 165.70 feet to the place of beginning.

Containing in all 0.435 acres, more or less.

**Tract Four:**

BEGINNING for the same at a point on the corner of a steel bulk head, said point being South 34°45'53" East 44.87 feet from the end of the line of the foregoing description of Parcel One;

THENCE leaving the point of beginning so fixed and running with the approximate mean high water line, the sixteen (16) following courses and distances;

**LIBERO 984 FOLIO 208**

- 1) North 73° 39' 31" East 1.07 feet to a point;
- 2) North 58° 10' 17" East 10.62 feet to a point;
- 3) South 33° 36' 40" East 33.18 feet to a point;
- 4) South 66° 46' 16" East 31.16 feet to a point;
- 5) South 23° 12' 21" West 47.21 feet to a point;
- 6) South 27° 08' 56" West 55.47 feet to a point;
- 7) South 75° 40' 22" West 96.01 feet to a point;
- 8) South 75° 36' 25" West 54.82 feet to a point;
- 9) South 77° 10' 42" West 34.82 feet to a point;
- 10) North 35° 12' 40" West 27.93 feet to a point;
- 11) North 76° 28' 55" East 55.50 feet to a point;
- 12) North 76° 04' 59" East 45.86 feet to a point;
- 13) North 74° 09' 11" East 53.69 feet to a point;
- 14) North 02° 59' 11" West 23.56 feet to a point;
- 15) North 16° 27' 17" East 27.00 feet to a point;
- 16) North 23° 29' 05" East 66.48 feet to the point of beginning.

Containing in all 0.262 acres, more or less, being a parcel in the waters of the Chester River connected to Tract One by a bridge shown on the hereinafter-described plat.

**Tract Five:**

BEGINNING for the same at a point bearing North 42° 04' 10" East 1,055.13 feet from the end of the one hundred, fifteenth (115<sup>th</sup>) course of the foregoing description of Tract One;

THENCE leaving said beginning point so fixed and running;

- 1) North 77° 53' 17" West 197.54 feet to a point;

**LIBERO 984 FOLIO 209**

- 2) **North 12° 11' 46" East 38.28 feet to a point;**
- 3) **South 77° 53' 17" East 197.54 feet to a point;**
- 4) **South 12° 11' 46" West 38.28 feet to the point of beginning.**

Containing in all 0.174 acres of land, more or less, being a parcel in the waters of the Chester River located in close proximity to Tracts Six, Seven, and Eight, as shown on the hereinafter-described plat prepared by McCrone, Inc.

**Tract Six:**

BEGINNING for the same at a point bearing North 42° 10' 04" East 154.09 feet from the end of the one hundred fifteenth (115<sup>th</sup>) course of the foregoing description of Tract One;

THENCE leaving said beginning point so fixed and running with the approximate mean high waterline;

- 1) **North 24° 10' 51" East 38.77 feet to a point;**
- 2) **South 65° 43' 28" East 197.15 feet to a point;**
- 3) **South 24° 03' 22" West 39.16 feet to a point;**
- 4) **North 65° 36' 39" West 197.58 feet to the place of beginning.**

Containing 0.177 acres of land, more or less, being a parcel in the waters of the Chester River.

**Tract Seven:**

BEGINNING at a point bearing North 57° 46' 43" East 1,271.98 feet from the end of the one hundred fifteenth (115<sup>th</sup>) course of the foregoing description of Tract One;

THENCE leaving the point of beginning so fixed and running with the approximate mean high waterline;

- 1) **South 83° 33' 38" East 44.88 feet to a point;**

**LIBERO 984 FOLIO 210**

- 2) South 06° 26' 19" West 33.28 feet to a point;
- 3) North 84° 20' 45" West 193.00 feet to a point;
- 4) North 05° 27' 26" East 33.87 feet to a point;
- 5) North 73° 39' 16" East 10.06 feet to a point;
- 6) North 31° 55' 33" East 28.10 feet to a point;
- 7) South 78° 13' 54" East 62.40 feet to a point;
- 8) South 65° 23' 17" East 68.60 feet to the place of beginning.

Containing in all 0.208 acres of land, more or less, being a parcel in the waters of the Chester River.

**Tract Eight:**

BEGINNING for the same at a point bearing North 58° 28' 31" East 1,057.22 feet from the end of the one hundred fifteenth (115<sup>th</sup>) course of the foregoing description of Tract One;

THENCE leaving the point of beginning so fixed and running with the approximate mean high waterline;

- 1) South 08° 20' 54" West 33.84 feet to a point;
- 2) North 81° 00' 53" West 192.92 feet to a point;
- 3) North 08° 20' 54" East 33.84 feet to a point;
- 4) South 81° 00' 53" East 192.92 feet to the place of beginning.

Containing in all 0.150 acres of land, more or less, being a parcel in the waters of the Chester River.

SAID EIGHT TRACTS containing a total of 77.656 acres, more or less, as shown on a survey plat prepared by McCrone, Inc. titled "Lands of C. J. Langenfelder & Son, Inc." dated

LIBERO 984 FOLIO 211

September 12, 2002, and recorded among the Plat Records of Queen Anne's County in Plat

Book 32 page 41 A+B

THE PROPERTY CONVEYED HEREBY consists of the following eight (8) Tax Parcels.<sup>1</sup> It is not intended that this Deed effectuate any consolidation of these Parcels for subdivision or other land use purposes, or any other purpose whatsoever, so that each of the hereinafter-described Parcels may hereafter be separately conveyed without the necessity of any subdivision or similar approval.

**Parcel 106<sup>1</sup> (Part of Tract One)**

BEING the land described in a Deed dated June 20, 1963, and recorded among the Land Records of Queen Anne's County in Liber CWC 1, folio 19, from Edward F. Severa, Jr. and Shirley M. Severa to C. J. Langenfelder & Son, Inc.

TOGETHER WITH the right to use the land described in a Deed dated March 16, 1959, and recorded among said Land Records in Liber TSP 48, folio 227, from Baltimore and Eastern Railroad Company to the State of Maryland, to the use of the State Roads Commission, as a means of access to and from said parcel.

**Parcel 2 (Part of Tract One)**

BEING the land described in a Deed dated March 13, 1964, and recorded among said Land Records in Liber CWC 7, folio 45, by and between Edward F. Severa, Jr. and Shirley M. Severa to C. J. Langenfelder & Son, Inc.

SAVING AND EXCEPTING such portions thereof described in a Deed dated November 11, 1991 and recorded among said Land Records in Liber 385, folio 197, from C. J. Langenfelder & Son, Inc. to The County Commissioners of Queen Anne's County.

**Parcel 117 (Part of Tract One)**

BEING the land described in a Deed dated May 20, 1995, and recorded among said Land Records in Liber 496, folio 736, from Joan Denney Searles and Francis S. Carnes, Jr. to C. J. Langenfelder & Son, Inc.

**Parcel 15 (Tract Two)**

BEING the land described in a Deed dated January 11, 1996, and recorded among said Land Records in Liber 518, folio 226, from John A. Herndon to C. J. Langenfelder & Son, Inc.

<sup>1</sup> The Parcel numbers in this Deed correspond with the Tax Parcel numbers currently assigned to the parcels by the Queen Anne's County Supervisor of Assessments.



**LIBERO 984 FOLIO 212**

**TOGETHER WITH** the right to use the area adjacent to said land indicated as a "reservation" on the "Plat of Love Point Beach & Park Company", recorded among the Land Records of Queen Anne's County in Liber WFW 5, folios 480 and 481, for pole lines and to lay sewers.

**Parcel 107 (Part of Tract One)**

**BEING** the land described in a Deed dated July 23, 1974, and recorded among said Land Records in Liber CWC 86, folio 72, from Milton M. Constam and Donald Constam to C. J. Langenfelder and Son, Inc.

**TOGETHER WITH** the right, liberty and privilege to use two (2) private roads as set forth in a Deed dated October 18, 1943, and recorded among said Land Records in Liber ASG No. 8, folio 947, from Baltimore and Eastern Railroad Company to Henry L. Constam.

**Parcel 48 (Part of Tract One)**

**BEING** the land described in a Deed dated September 12, 1966, and recorded among said Land Records in Liber CWC 24, folio 497, from Ruth J. Messersmith, Esther Messersmith Herrmann and William A. Herrmann to C. J. Langenfelder & Son, Inc.

**SAVING AND EXCEPTING** therefrom, however, so much thereof which by a Deed dated November 26, 1946, and recorded among said Land Records in Liber ASG Jr. No. 16, folio 59, was granted and conveyed by Ruth J. Messersmith, unmarried, and Esther Messersmith Herrmann and William A. Herrmann, her husband, to Walter E. Yaniger, et al.

**SAVING AND EXCEPTING** such portions thereof as are included within the description of the first parcel described in a Deed dated March 16, 1959, and recorded among said Land Records in Liber 48, folio 227, between Baltimore and Eastern Railroad Company and the State of Maryland, to the use of the State Roads Commission.

**SAVING AND EXCEPTING** such portions thereof described in a Deed dated November 11, 1991, and recorded among said Land Records in Liber 385, folio 197, from C. J. Langenfelder & Son, Inc. to the County Commissioners of Queen Anne's County.

**AND INCLUDING** all rights, rights of reverter, reversions and easements which were granted by John Henry Skeen, Receiver of the Peninsula Ferry Corporation, by a Deed dated April 19, 1947, and recorded among said Land Records in Liber ASG Jr. No. 17, folio 173.

**AND INCLUDING** all right, title and interest in and to a thirty-foot strip or right of way which was quit-claimed by Robert M. Reindollar, et al, by a Deed dated October 28, 1947, and recorded among said Land Records in Liber ASG Jr. No. 18, folio 600.

**AND INCLUDING** all right, title and interest in and to the reverter of a lot about fifty feet by one hundred and fifty feet, more particularly described in a Deed from Theodore Messerschmidt

**LIBERO 984 FOLIO 213**

to The Love Point Light and Power Company dated March 28, 1928, and recorded among said Land Records in Liber BHT No. 9, folio 193.

**AND INCLUDING** all right, title, and interest in and to the land described in a Deed dated December 23, 1991, and recorded among said Land Records in Liber 385, folio 199, from The County Commissioners for Queen Anne's County to C. J. Langenfelder & Son, Inc.

**Parcel 43 (Part of Tract One)**

**BEING** the <sup>CNC</sup>land described in a Deed dated August 5, 1963, and recorded among said Land Records in Liber 2, folio 253, from Edward F. Severa, Jr. and Shirley M. Severa to C. J. Langenfelder & Son, Inc.

**TOGETHER WITH** the right to use the land described in a Deed dated March 16, 1959, and recorded among said Land Records in Liber TSP 48, folio 227, from Baltimore and Eastern Railroad Company to the State of Maryland, to the use of the State Roads Commission, as a means of access to and from said parcel.

**Parcel 40 (Tract Three, Lots 1 & 2)**

**BEING** the land described in a Deed dated August 5, 1989, and recorded among said Land Records in Liber 333, folio 532, from Phillip L. King, Robert M. King and Richard H. King to C. J. Langenfelder & Son, Inc.

**TOGETHER WITH** the right to use the area adjacent to said land indicated as a "reservation" on the "Plat of Love Point Beach & Park Company", recorded among the Land Records of Queen Anne's County in Liber WFW 5, folios 480 and 481, for pole lines and to lay sewers.

**TOGETHER WITH** all buildings and improvements thereon and any and all rights, alleys, ways, waters, privileges, appurtenances, and advantages thereunto belonging or in anywise appertaining, including without limitation all the right, title, and interest of Grantor in and to the muds, flats, bulkheads, pilings, piers, accretions, floodlands, and under the waters of Lake Mattapex or the Chester River bounding on the lands of Grantor as far into Lake Mattapex or the Chester River as such right, title, and interest extends by law or custom.

**TO HAVE AND TO HOLD** said property unto the use of Grantee, its successors and assigns, in fee simple, forever.

**AND GRANTOR HEREBY COVENANTS** that it will warrant specially the property hereby conveyed and that it will execute such further assurances of the same as may be requisite.

0230546 LIBER 984 FOLIO 2.1

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Queen Anne's

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (If Applicable)

4 Consideration and Tax Calculations
Table with columns for Consideration Amount and Finance Office Use Only. Includes rows for Purchase Price, Mortgage, Balance of Existing Mortgage, etc.

5 Fees
Table with columns for Amount of Fees, Doc. 1, Doc. 2, and Agent. Includes rows for Recording Charge, Surety, State Recodation Tax, etc.

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Melissa L. Lett
Firm: Progressive Title Corp.

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH INSTRUMENT.
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify...

Assessment Use Only - Do Not Write Below This Line
Table with columns for Terminal Verification, Agricultural Verification, and other assessment-related fields.

QA CIRCUIT COURT (Land Records)
Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldrod - Proprietor
AOC-CC-300 (6/93)

U230546 84 FOLIO 211

Addendum  
State of Maryland Land Instrument Intake Sheet  
 Baltimore City  County: Queen Anne's

The addendum form should be used when one transaction involves more than two instruments.  
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(Continued) Fees	Recording Charge	\$ 75	\$ 75	\$ 75	\$ 75
	Surcharge	\$ 5	\$ 5	\$ 5	\$ 5
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
(Continued) Transferred From	Langenfelder Marie, Inc.		Archafalaya Holdings, LLP		
	Archafalaya Holdings, LLP		Archafalaya Holdings, LLP		
(Continued) Transferred To	Bank of America, N.A.		Bank of America, N.A.		
	Bank of America, N.A.		PELAP, INC.		
(Continued) Other Names to be Indexed	Archafalaya Holdings, LLP		Bank of America, N.A.		
Special Instructions	* * * Crown Libor/folio cont - 496/736, 519/226, 86/072, 24/497, 2/253, 333/532				

LIBERO 984 FOLIO 214

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the day and year first above written.

**CERTIFICATION PURSUANT TO REAL PROPERTY ARTICLE §14-113**

The undersigned, Kenneth C. Lundeen, President of C. J. Langenfelder & Son, Inc., Grantor in the foregoing Deed, hereby certifies pursuant to §14-113 of the Real Property Article of the Annotated Code of Maryland that the grant and conveyance contained in the foregoing Deed is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of said corporation.

\_\_\_\_\_

Keth C. Lundeen (SEAL)  
Kenneth C. Lundeen, President  
C. J. Langenfelder & Son, Inc., Grantor

WITNESS/ATTEST:

C. J. LANGENFELDER & SON, INC.

\_\_\_\_\_

By: Keth C. Lundeen (SEAL)  
Kenneth C. Lundeen, President

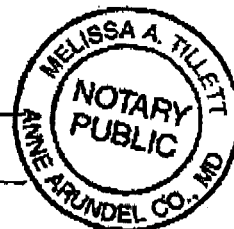
STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

I HEREBY CERTIFY that on this 6<sup>th</sup> day of November 2002, before me, the undersigned, a Notary Public for the State of Maryland, personally appeared Kenneth C. Lundeen, President of C. J. Langenfelder & Son, Inc., Grantor in the foregoing Deed, personally known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Deed as Grantor's President, who acknowledged under oath in such capacity on behalf of Grantor that he executed the Deed (containing a Certification pursuant to Real Property Article §14-113) for the purposes contained therein and who signed the same in such capacity in my presence.

IN WITNESS WHEREOF I have set my hand and Notarial Seal.

Agricultural Transfer Tax  
Amount of \$ 0  
Signature D. Smith

Melissa A. Tillett  
Notary Public  
My Commission Expires: 5/10/03



RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Queen Anne's County.  
By D. Smith Date 11/06/02

TAXES LEVIED AS OF 12-08-02  
PAID TO B-30-03  
M. Wilson  
CLERK, Q.A.'S CO. FINANCE OFFICE

LIBERO 984 FOLIO 215

**CERTIFICATE OF PREPARATION BY MARYLAND ATTORNEY**

This is to certify that the within instrument was prepared by the undersigned Maryland attorney.



Robert J. Carson  
Robert J. Carson, P.A.  
345 Green Street  
Havre de Grace, Maryland 21078  
(410) 939-0050

**AFTER RECORDATION,  
RETURN TO:**

J. Paul Reiger, Jr., Esq., Vice President and Maryland Counsel  
Commonwealth Land Title Insurance Company  
31 Light Street, Suite 500  
Baltimore, Maryland 21202  
(410) 752-7070

Matters/Deed.doc

023055440218 page 3 of 4

Addendum  
State of Maryland Land Instrument Intake Sheet  
 Baltimore City  County: Queen Anne's

The addendum form should be used when one transaction involves more than two instruments.  
Each instrument should be indexed in accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(Continued) Fees	Recording Charge	\$ 75	\$ 75	\$ 75	\$ 75
	Surcharge	\$ 5	\$ 5	\$ 5	\$ 5
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
(Continued) Transferred From	Archafalaya Holdings, LLP		Langerfelder Marine, Inc.		
	Archafalaya Holdings, LLP		Mid-Atlantic Business Finance Company		
(Continued) Transferred To	Bank of America, N.A.		Bank of America, N.A.		
	Carolyn Zeller (Trustee) Alan de Stephenson (Trustee)		Small Business Administration		
(Continued) Other Names to be Indexed	Mid-Atlantic Business Finance Company				
Special Instructions					

0230546 page 4 of 1  
LIBERO 984 FOLIO 219

State of Maryland Land Instrument Intake Sheet

Baltimore City  County: Queen Anne's

The addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemized in accordance with Section No. 1 of the Table Sheet.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(Continued) Fees	Recording Charge	\$ 75	\$ 75	\$	\$
	Surcharge	\$ 5	\$ 5	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
(Continued) Transferred From	Atchafalaya Holdings, LLP		Bank of America		
(Continued) Transferred To	Mid-Atlantic Business Finance Company		Mid-Atlantic Business Finance Company		
(Continued) Other Names to be Indexed			Atchafalaya Holdings, LLP		
Special Instructions					



Parcel 2



PAT 16/251

Autl Messenwith  
Estler Messenwith Helness  
William A. Hermann

CONTAINS ONLY

13 ACRES +/-

NO OTHER

NEEDS INTO  
YANIGER/ERLICH

FORM OF

NEEDS!

PLEASE ADVISE!

24.298 Act 1-

M 40

G 11

P 2

Deed 11-26-46  
ASC 7-16-059 11-29-46

Walter E. Yaniger  
Lillian E. Yaniger  
Ernest S. Yaniger  
Hattie E. Yaniger  
William Erlich  
Annobek Erlich

Deed 3-9-64  
ASC 7-042 2-12-64

Edward F. Seneca, Jr.  
Shirley M. Seneca

Deed 3-12-64  
ASC 7-045 3-12-64

C. J. Langefeld & Son, Inc F/S

Click here for a plain text ADA compliant screen.

	<b>Maryland Department of Assessments and Taxation</b> <b>QUEEN ANNE'S COUNTY</b> <b>Real Property Data Search</b>	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a> <a href="#">Ground Rent</a>
---	--	--

Account Identifier: District - 04 Account Number - 036867

**Owner Information**

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

**Location & Structure Information**

<b>Premises Address</b> LOVE POINT RD STEVENSVILLE 21666	<b>Legal Description</b> 24.27 ACRES LOVE POINT
--	---

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
40	12	2						3	

<b>Special Tax Areas</b>	<b>Town Ad Valorem Tax Class</b>	01	
--------------------------	----------------------------------	----	--

<b>Primary Structure Built</b>	<b>Enclosed Area</b>	<b>Property Land Area</b>	<b>County Use</b>
0000		24.27 AC	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
----------------	-----------------	-------------	-----------------

**Value Information**

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2006	As Of 07/01/2006	As Of 07/01/2007
<b>Land:</b>	340,600	425,300		
<b>Improvements:</b>	0	0		
<b>Total:</b>	340,600	425,300	368,833	397,066
<b>Preferential Land:</b>	0	0	0	0

**Transfer Information**

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

**Exemption Information**

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

<b>Tax Exempt:</b> NO	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	* NONE *

Vol. 512 P. 2  
Re. S.A. 2 RECEIVED FOR RECORD. Mar. 12, 1964

THIS DEED, made this 13<sup>th</sup> day of March, 1964, by and between EDWARD F. SEVERA, JR. and SHIRLEY M. SEVERA, his wife, parties of the first part, hereinafter called GRANTORS and C. J. LANGENFELDER & SON, INC., party of the second part, hereinafter called GRANTEE.

WITNESSETH, that for and in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, its successors and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or parcel of land situate, lying and being at Love Point in the Fourth Election District of Queen Anne's County, in the State of Maryland, called or known as the "Love Point Hotel Property", which is described by metes and bounds, courses and distances, according to a Certificate of Survey and map thereof by Shaw and Bartlett, Engineers, dated March 4, 1964, recorded immediately prior hereto as follows, to wit:

BEGINNING at a concrete monument at the Southeast corner of the intersection of Somerset Ave. and Lake Road, two of the streets of the Love Point Beach and Park Co. subdivision, thence running by and with the South line of said Lake Road, North sixty four degrees and forty two minutes East (N 64-42 E) six hundred two and twelve one-hundredths (602.12) feet to a point in Lake Mattapex; thence by the same North sixty degrees and seventeen minutes East (N 60-17 E) three hundred thirty six and twenty five one-hundredths (336.25) feet to a concrete monument; thence still by and with the South line of said Lake Road and by and with land of Edward J. Meyers, North twenty six degrees and forty four minutes East (N 26-44 E) two hundred seventy three and sixty six one-hundredths (273.66) feet to a point in Lake Mattapex and being in the South line of the Love Point Land and Improvement Company, said point being South forty degrees and fifty one minutes East (S 40-51 E) of, and forty five (45.0) feet from an iron pipe; thence running by and with land of the said Love Point Land and Improvement Company, the following three courses and distances: (1) South forty degrees and fifty one minutes East (S 40-51 E) seven hundred twenty seven and seventy seven one-hundredths (727.77) feet to a concrete monument; (2) South sixty eight degrees and forty four minutes East (S 68-44 E) four hundred fifty one (451.0) feet to a con. mon. South twenty six degrees and thirty six minutes East (S 26-36 E) ninety two and five tenths (92.5) feet to a concrete monument in the mean high water line of the Chester River thence up, by and with the mean high water line of the said Chester River, South eighteen degrees and nine minutes West (S 18-09 W) three hundred eighty one and ninety-one one-hundredths (381.91) feet to an iron pipe in the channel which drains Lake Mattapex and being the Northeast corner of land of Ruth Messersmith, et al; thence by and with land of the said Ruth Messersmith, et al, the following three courses and distances: (1) North fifty seven degrees and fifty six minutes West (N 57-56 W) two hundred three and three tenths (203.3) feet to an iron pipe; (2) North eighty one degrees and twenty eight minutes West (N 81-28 W) nine hundred ninety six and two tenths (996.2) feet to an iron pipe; (3) South twenty one degrees and seventeen minutes West (S 21-17 W) two hundred twenty eight and fifty five one-hundredths (228.55) feet to an iron pipe in the South line of the State road leading outward from

LIBER 7 PAGE 45

*Original mailed to Grantee - 8427 Pulaski Highway  
P.O. Box 5106  
4-16-64*

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) (MSA CE 59-271) CWO 7, p. 0046, FILED 03/12/64, 11:00 AM

P. 2

PRIOR DEED

CWC 7-45

LIBER 7 PAGE 46

the wharf of Edward F. Severa, Jr. to Stevensville, and being in the North line of land of the Maryland State Roads Commission, formerly land of the Baltimore and Eastern Railroads; thence North seventy three degrees and forty nine minutes West (N 73-49 W) ninety nine and seventy three one-hundredths (99.73) feet to a point in the said State Road; thence North seventy one degrees and nineteen minutes West (N 71-19 W) ninety nine and seven tenths (99.7) feet to a point in the center line of said State Road; thence by and with the center line of said road, North seventy degrees and twenty six minutes West (N 70-26 W) two hundred seventy two and thirty three one-hundredths (272.33) feet to a point in the East line of Lot No. 39 of the Love Point Beach and Park Co.; thence by and with the East line of said Lot No. 39, North nine degrees and forty four minutes East (N 09-44 E) fifty six and three tenths (56.3) feet to a concrete monument at the intersection of Pier Road and Somerset Ave.; thence by and with the East line of Somerset Ave., North twenty two degrees and thirty three minutes West (N 22-33 W) two hundred sixty two and eleven one-hundredths (262.11) feet to a concrete monument, the place of beginning.

CONTAINING twenty four and two hundred ninety eight one-thousandth (24.298.) Acres.

BEING the same land which by deed dated March 9th, 1964 and recorded immediately prior hereto was granted and conveyed by Walter E. Yaniger et al. unto Edward F. Severa, Jr.

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 said lot or 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 Grantee, its successors and assigns, in fee simple, forever.

AND the said Grantors do hereby covenant that they have not done nor 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.

AS WITNESS the hands and seals of said Grantors:

WITNESSES:

James O. Thompson  
James O. Thompson

Edward F. Severa, Jr. (SEAL)  
 Edward F. Severa, Jr.  
Shirley M. Severa (SEAL)  
 Shirley M. Severa

STATE OF MARYLAND

COUNTY OF QUEEN ANNE'S, act:

I HEREBY CERTIFY, that on this 13<sup>th</sup> day of March, 1964, before the subscriber, a Notary Public in and for the County aforesaid, personally appeared EDWARD F. SEVERA, JR. and SHIRLEY M. SEVERA, his wife, and did each acknowledge the aforesaid Deed to be their respective act.

LIBER 7 PAGE 42



THIS DEED, made this 9<sup>th</sup> day of March, 1964, by and between WALTER E. YANIGER and LILLIAN S. YANIGER, his wife, ERNEST S. YANIGER and HATTIE E. YANIGER, his wife and WILLIAM ERLICH and ANNABELLE ERLICH, his wife, parties of the first part, hereinafter called GRANTORS and EDWARD P. SEVERA, JR., party of the second part, hereinafter called GRANTEE.



WITNESSETH, that for and in consideration of the sum of FIVE DOLLARS (\$5.00), the receipt of which is hereby acknowledged, the parties of the first part do hereby grant and convey unto the party of the second part, his heirs and assigns, in fee simple, the following described real estate, to wit:



ALL that lot or parcel of land situate, lying and being at Love Point in the Fourth Election District of Queen Anne's County, in the State of Maryland, called or known as the "Love Point Hotel Property", which is described by metes and bounds, courses and distances, according to a Certificate of Survey and map thereof by Shew and Bartlett, Engineers, dated March 4, 1964, recorded immediately prior hereto as follows, to wit:

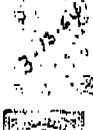
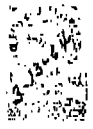


BEGINNING at a concrete monument at the Southeast corner of the intersection of Somerset Ave. and Lake Road, two of the streets of the Love Point Beach and Park Co. subdivision, thence running by and with the South line of said Lake Road, North sixty four degrees and forty two minutes East (N 64-42 E) six hundred two and twelve one-hundredths (602.12) feet to a point in Lake Mattapex; thence by the same North sixty degrees and seventeen minutes East (N 60-17 E) three hundred thirty six and twenty five one-hundredths (336.25) feet to a concrete monument; thence still by and with the South line of said Lake Road and by and with land of Edward J. Meyers, North twenty six degrees and forty four minutes East (N 26-44 E) two hundred seventy three and sixty six one-hundredths (273.66) feet to a point in Lake Mattapex and being in the South line of the Love Point Land and Improvement Company, said point being South forty degrees and fifty one minutes East (S 40-51 E) of, and forty five (45.0) feet from an iron pipe; thence running by and with land of the said Love Point Land and Improvement Company, the following three courses and distances: (1) South forty degrees and fifty one minutes East (S 40-51 E) seven hundred twenty seven and seventy seven one-hundredths (727.77) feet to a concrete monument; (2) South sixty eight degrees and forty four minutes East (S 68-44 E) four hundred fifty one (451.0) feet to a con. mon. South twenty six degrees and thirty six minutes East (S 26-36 E) ninety two and five tenths (92.5) feet to a concrete monument in the mean high water line of the Chester River; thence up, by and with the mean high water line of the said Chester River, South eighteen degrees and nine minutes West (S 18-09 W) three hundred eighty one and ninety-one one-hundredths (381.91) feet to an iron pipe in the channel which drains Lake Mattapex and being the Northeast corner of land of Ruth Messersmith, et al.; thence by and with land of the said Ruth Messersmith, et al. the following three courses and distances: (1) North fifty seven degrees and fifty six minutes West (N 57-56 W) two hundred three and three tenths (203.3) feet to an iron pipe; (2) North eighty one degrees and twenty eight minutes West (N 81-28 W) nine hundred ninety six



P. 2

Prior DEED CWC 7-42



and two tenths (996.2) feet to an iron pipe; (3) South twenty one degrees and seventeen minutes West (S 21-17 W) two hundred twenty eight and fifty five one-hundredths (228.55) feet to an iron pipe in the South line of the State road leading outward from the wharf of Edward P. Severn, Jr. to Stevensville, and being in the North line of land of the Maryland State Roads Commission, formerly land of the Baltimore and Eastern Railroad; thence North seventy three degrees and forty nine minutes West (N 73-49 W) ninety nine and seventy three one-hundredths (99.73) feet to a point in the said State Road; thence North seventy one degree and nineteen minutes West (N 71-19 W) ninety nine and seven tenths (99.7) feet to a point in the center line of said State Road; thence by and with the center line of said road, North seventy degrees and twenty six minutes West (N 70-26 W) two hundred seventy two and thirty three one-hundredths (272.33) feet to a point in the East line of Lot No. 39 of the Love Point Beach and Park Co.; thence by and with the East line of said Lot No. 39, North nine degrees and forty four minutes East (N 09-44 E) fifty six and three tenths (56.3) feet to a concrete monument at the intersection of Pier Road and Somerset Ave.; thence by and with the East line of Somerset Ave., North twenty two degrees and thirty three minutes West (N 22-33 W) two hundred sixty two and eleven one-hundredths (262.11) feet to a concrete monument, the place of beginning.

CONTAINING twenty four and two hundred ninety eight one-thousandth (24.298.) Acres.

SAID land was acquired by Walter E. Yaniger and Lillian E. Yaniger, his wife, Ernest S. Yaniger, and William Erlich and Annabelle Erlich, his wife, by deed dated November 26, 1946 and recorded among the land records of Queen Anne's County in Liber A.S.G. Jr. No. 16 Folio 59.

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 said lot or 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 Grantee, his 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 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 the said Grantors:

TEST:

Ruth Heckler  
Ruth Heckler

Walter E. Yaniger (SEAL)  
Walter E. Yaniger

QUEEN ANNE'S COUNTY, TO WIT:  
 Be it remembered that on the Twenty Ninth day of November, in the year nineteen hundred and forty six, the following Deed was brought to be recorded, to wit:

Five-Five Dollar, One-Twenty Cent  
 and One-Ten Cent Int. Rev. Stamps.  
 Endorsed H.T.G. Co. Cancelled  
 Nov. 27, 1946

Four-Five Dollar, One-Two and One-  
 One Dollar Recordation Tax Stamps.  
 Endorsed H.T.G. Co. Cancelled  
 Nov. 27, 1946

THIS DEED, made this 26th day of November in the year one thousand nine hundred and forty-six, by and between, RUTH MESSERSMITH, unmarried, ESTHER MESSERSMITH HERRMANN and WILLIAM A. HERRMANN, her husband, all of the City of Baltimore, in the State of Maryland, parties of the first part; and WALTER E. YANIGER and LILLIAN E. YANIGER, his wife, ERNEST S. YANIGER, unmarried, WILLIAM ERLICH and ANNABELLE ERLICH, his wife, of the City of Baltimore, in the State of Maryland, parties of the second part.

HERRSMITH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said Walter E. Yaniger and Lillian E. Yaniger, his wife, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, an undivided one-third interest in and to the parcel of land hereinafter described, and the said parties of the first part do hereby grant and convey unto the said Ernest S. Yaniger, his heirs and assigns, in fee simple, an undivided one-third interest, in and to said lot of ground, and the said parties of the first part do hereby grant and convey unto the said William Erlich and Annabelle Erlich, his wife, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, the remaining undivided one-third interest in and to all that tract of land known as the Love Point Hotel, Queen Anne's County, Maryland, and more particularly described in accordance with a recent survey by J. Spence Howard as follows:

BEGINNING - for the same at a cedar tree on the Edge of a Lake said point being at the beginning of the first line of the deed dated June 23, 1933 was conveyed by Theodore Messersmith to Ruth Messersmith and Esther Messersmith and recorded among the land records of Queen Anne County, in Liber BHT 16, folio 251 and running with and binding on a part of the first line of said deed above referred to and on the outline of the property now or formerly owned by Captain J. Fill Legg as now surveyed (referring courses to the above mentioned deed) South 8 degrees 28 minutes West 195.20 feet to the centre of the county road leading to the Love Point Ferry Pier; thence binding along said Road South 71 degrees 42 minutes East 272.33 feet and South 72 degrees 35 minutes East 59.70 feet to the end of the fourth or South 83 degrees 20 minutes East 99 foot line of the above mentioned deed; thence binding on a part of fifth line of the above mentioned deed South 75 degrees 02 minutes East 99.73 feet; thence leaving the outline of the whole tract of which the land now being described is a part and running for a division North 20 degrees East 228.55 feet to a stake; thence South 82 degrees 45 minutes East 996.10 feet to intersect the 8th or North 23 degrees East 290 foot line of the above mentioned deed at a point situated South 23 degrees West 10 feet from the end thereof; thence South 59 degrees 12 minutes East 140 feet to the present waters of the Chester River; thence with the shoreline of waters of the Chester River as now surveyed North 31 degrees 27 minutes East 385 feet more or less to a point situated South 51 degrees 25 minutes East 90 feet from the end of the 9th or North 38 degrees 35 minutes East 390 foot line of the above mentioned deed; thence leaving the waters of the Chester River and running reversely North 51 degrees 25 minutes West 90 feet to a stake planted at the end of said 9th line; thence binding along the northernmost outline of the whole tract and on the 10th-11th & 12th lines of the above mentioned deed, as now surveyed North 70 degrees 00 minutes West 162.20 feet to a concrete marker; thence still continuing the same course in all North 70 degrees West 451.00 feet; thence still on said outline North 42 degrees 00 minutes West 184.90 feet to a

*Original returned to Capt. J. Fill Legg  
 for 11/27/46  
 with original survey*

ASG JR. 16-59      PRIOR DEED P.2



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concrete marker and continuing the same course in all North 42 degrees 00 minutes West 184.90 feet to a concrete marker and continuing the same course in all North 42 degrees 00 minutes West 355 feet to a large red oak standing at the end of the 11th line as mentioned in the above mentioned deed; thence running across a lake on a part of said property and on the 12th line of the deed first above referred to as now surveyed South 65 degrees 15 minutes West 1174.33 feet to the place of beginning.

Containing 18.00 Acres more or less.

FOR TITLE see Deed from Theodor Messerschmidt to Ruth Messersmith and Esther Messersmith, dated June 23, 1933 and recorded among the Land Records of Queen Anne's County in Liber BRT No. 16, folio 251.

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

TO HAVE AND TO HOLD, an undivided one-third interest, in and to said lot of ground, unto and to the use of the said Walter E. Yaniger and Lillian E. Yaniger, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever; and

TO HAVE AND TO HOLD, another undivided one-third interest in and to said lot of ground, unto and to the use of the said Ernest S. Yaniger, his heirs and assigns, in fee simple, forever; and

TO HAVE AND TO HOLD, the remaining undivided one-third interest in and to said lot of ground, unto and to the use of the said William Erlich and Annabelle Erlich, his wife, 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 Grantors hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as may be requisite.

WITNESS: the hands and seals of the within named Grantors.

WITNESS:

GEORGE M. BAYLEY  
George M. Bayley

RUTH MESSERSMITH (SEAL)  
Ruth Messersmith

WITNESS:

GEORGE M. BAYLEY  
George M. Bayley

ESTHER MESSERSMITH HERRMANN (SEAL)  
Esther Messersmith Herrmann

WILLIAM A. HERRMANN (SEAL)  
William A. Herrmann

STATE OF MARYLAND, BALTIMORE CITY, do wit:

I HEREBY CERTIFY, that on this 26th day of November in the year one thousand nine hundred and forty-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared RUTH MESSERSMITH, unmarried, ESTHER MESSERSMITH HERRMANN and WILLIAM A. HERRMANN, her husband, the within named Grantors, and they acknowledged the foregoing Deed to be their respective act.

AS WITNESS: by hand and notarial seal.

GEORGE M. BAYLEY  
George M. Bayley Notary Public

Notary  
Public  
Seal.

\*\*\*\*\*  
#25,085. QUEEN ANNE'S COUNTY, TO WIT:  
Be it remembered that on the Thirtieth day of November, in the year nineteen hundred and forty six, the following Mortgage was brought to be recorded, to wit:-

One-Two Dollar Recordation Tax  
Stamp. Endorsed B B N 11/30/46

BHT 1

Subject is a mortgage from the parties to these presents unto Thomas H. Jefferson dated 15th day of November, nineteen hundred and twenty, and recorded in the last record book above mentioned on folio 501 and 502, made to secure the payment of twenty five hundred dollars, which mortgage is the mortgage mentioned above and with the said parties of the second part hereby agree to assume and pay.

And the said parties of the first part covenant that they will warrant specially the property hereby granted and conveyed and that they will execute such other assurances of said land as may be requisite, except as to the mortgage mentioned above.

In witness whereof the said parties of the first part do hereunto subscribe their names and affix their seals the day and year first above written.

George F. Esteliffe. (SEAL)
Laura K. Esteliffe. (SEAL)
Test: James H. Wolfe.

State of Pennsylvania, County of Philadelphia, SCT:-

I hereby certify that on this sixteenth day of November, in the year nineteen hundred and twenty three, before me, the subscriber, a Notary Public of the State of Pennsylvania in and for county of Philadelphia aforesaid, personally appeared George F. Esteliffe and Laura K. Esteliffe, his wife, the above named grantors, and each did acknowledge the aforesaid deed to be their respective act.

In witness whereof I hereunto subscribe my name and affix my seal Notarial day and year first above written.

Notary Public Seal. My commission expires July 7, 1923.

James H. Wolfe. Notary Public.

One two dollar Int. Rev. Stamp required: OCT 16 1923.

TO WIT It is remembered that on the eighth day of December, in the year nineteen hundred and twenty three, the following Deed was brought to be recorded, to wit:-

THIS DEED, made this 21. day of December, in the year one thousand nine hundred and twenty three, by Arthur K. Miller, assignee of mortgage, and John W. Holloway and Hazel M. Holloway, his wife, as hereinafter set forth.

WHEREAS, at a public sale made the 15th day of November, in the year nineteen hundred and twenty two, by the said Arthur K. Miller in pursuance of the special power and authority vested in him as assignee by virtue of conveyances in and by a certain mortgage from The Hotel Lee Point Company, a body corporate, to Walter T. Wright, James T. Wright and E. B. Whitshell, bearing date the 17th day of July, in the year one thousand, nine hundred and seventeen, and recorded among the land records of Queen Anne's County, State of Maryland, in Liber W.F.W.No. 10, folio 485, etc. which sale was made after default had accrued under said mortgage, and after due public notice of sale, and after bond had been duly filed in the Circuit Court for said Queen Anne's County, the parcel of land and premises hereinafter describ

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#11,572. QUEEN ANNE'S COUNTY, POWIAT: Be it remembered that on the 7th day of October, in the year nineteen hundred and twenty-seven, the following Deed was brought to be recorded, to wit:

THIS DEED, Made this 6th day of October, in the year one thousand nine hundred and twenty-seven, by and between THE KENT ISLAND REALTY COMPANY, a corporation of the State of Maryland, Party of the first part, and THEODOER KRASSERSCHMIDT, of Baltimore City, State of Maryland, party of the second part.

WITNESSETH: That in consideration of the sum of Five Dollars, and other valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said party of the first part doth hereby grant and convey unto the said party of the second part, his 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, contained within the following notes and bounds, courses and distances, to wit:

BEGINNING at a cedar tree at the western corner of the property hereby described, said cedar tree being along the lake and a corner for the property of Captain J. Fill 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 eighty-five feet; thence south eighty-one degree and five 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 waters of 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-eight 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, 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 26, 1921, and recorded among the Land Records of Queen Anne County in Liber J. F. R. No. 7, folio 625, 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 of Queen Anne County in Liber J. F. R. No. 9, folio 106.

BEGINNING, also the same tract of land, which, by deed dated December 3, 1923, and recorded among the Land Records of Queen Anne County in Liber B. H. T. No. 1, folio 23, was granted and conveyed by Arthur M. Miller, Assignee, etal to the said party of the first part in fee simple, together with all the furniture, silver ware, bedding and linen in the "Hotel Love Point" and all the equipment of the Hotel, consisting of davenport, hotel lobby chairs, dining room tables, dining room chairs, benches, parlor furniture, bed room suites, beds, mattresses, springs, rugs and all other household furniture located in said hotel.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining; and especially all riparian rights incident thereto.

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QUEEN ANNE'S COUNTY, TOWNSHIP: Be it remembered that on the 7th day of October, in the year nineteen hundred and twenty-seven, the following Deed was brought to be recorded, to wit:

THIS DEED, Made this 6th day of October, in the year one thousand nine hundred and twenty-seven, by and between THE KENT ISLAND REALTY COMPANY, a corporation of the State of Maryland, party of the first part, and FREDERICK KISSERRECHMIDT, of Baltimore City, State of Maryland, party of the second part.

WITNESSETH: That in consideration of the sum of Five Dollars, and other valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said party of the first part doth hereby grant and convey unto the said party of the second part, his 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, contained within the following metes and bounds, courses and distances, to wit:

BEGINNING at a cedar tree at the western corner of the property hereby described, said cedar tree being along the lake and a corner for the property of Captain J. Fill Legg, and running thence south five degrees fifty-five minutes east three hundred and twelve feet and six inches across the public road leading through the property and crossing 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 eighty-five feet; thence south eighty-one degrees and five 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 waters of 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-eight feet; thence north seventy degrees east 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 Stoyton'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, 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 26, 1921, and recorded among the Land Records of Queen Anne County in Liber J. F. R. No. 7, folio 528, 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 of Queen Anne County in Liber J. F. R. No. 9, folio 106.

BEING also the same tract of land, which, by deed dated December 3, 1923, and recorded among the Land Records of Queen Anne County in Liber B. F. R. No. 1, folio 23, was granted and conveyed by Arthur L. Miller, Assignee, et al to the said party of the first part in fee simple, together with all the furniture, silver ware, bedding and linen in the "Hotel Love Point" and all the equipment of the hotel, consisting of cases, port, hotel lobby chairs, dining room tables, dining room chairs, benches, parlor furniture, bed room suites, beds, mattresses, springs, rugs and all other household furniture located in said hotel.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, water, privileges, appurtenances and advantages to the same belonging or in anywise appertaining; and especially all riparian rights incident thereto.

I hereby certify that on the 3rd day of May, 1933, 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, 1933.

J. MILNER STAFFORD  
NOTARY PUBLIC.

Notary  
Public  
Seal.

A.U.E. to R. H. A. U. H. 5/27 1933

R.H. to A.U.E. R.H. 5/27 1933

Approved as to: Terms R. W. Searan Description A. U. Hersey Form A. U. Hersey.

413,173. QUEEN ANNE'S COUNTY, T O W I T: 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.  
R.W. Stacy. Endorsed  
T. M. June 23, 1933

THIS DEED, made this twenty third day of June in the year one thousand nine hundred and thirty-three by THEODOR MESSERSCHEIDT, 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. 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 east three hundred and fifty five feet to a red oak tree along Statton's line; thence across the lake south sixty five degrees and fifteen

*Original Examined & recorded to Name of Edw. G. Edgar Messerschmidt  
5705 Park Heights Blvd  
Baltimore, Md  
April 19 1934*

BHT 16-251 Prior DEED

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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 25, 1921 and recorded among the Land Records of Queen Anne County in Liber J. F. R. No. 7 folio 528, 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 23, 1921 from the Peninsula Ferry Corporation to the State Roads Commission recorded among the Land Records aforesaid in Liber J. F. R. No. 9 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 8, 1927 from The Kent Island Academy Company to the said grantor, said deed being recorded among the Land Records of the County, aforesaid, in Liber B. H. T. No. 7 folio 230 as aforesaid.

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 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. DORSEY

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S 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.

BERTHA G. DORSEY  
 NOTARY PUBLIC

Notary  
 Public  
 Seal.

DOCUMENT NO. 108443

RIGHT OF WAY AGREEMENT

7.20

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 LOVE POINT PIER ROAD (street or highway), LOVE POINT NR. STEVENSVILLE, MARYLAND (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) THIRTY-FIVE (35) FOOT STUB POLE AND ANCHOR WITH A FIFTEEN (15) FOOT LEAD OFF DP & L POLE 26869/17658

The actual consideration of this transaction is (1) ONE MR 22-82 A #21770 \*\*\*\*\*2.70 MR 22-82 A #21769 \*\*\*\*\*5.00

RECEIVED  
CLERK, CIRCUIT COURT

*Charles Scheeler*  
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 15 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 in 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.

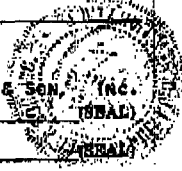
Land on which this Easement is granted was acquired by deed of EDWARD F. SEVERA, JR. AND SHIRLEY M. SEVERA, dated MARCH 13, 1964 and recorded among the Land Records in CENTREVILLE

CVC 7 EQ 19 45  
Witness our hand and seal this 19th day of November, A.D., 1981

WITNESS: C. Langenfelder & Son, Inc.  
Asst. Secretary or Treasurer

ATTEST: Charles Scheeler  
PRESIDENT

C. J. LANGENFELDER & SON, INC.  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)



STATE OF MARYLAND, BALTIMORE County to-wit:  
Be it remembered that on this 19th day of November, 1981

STATE OF MARYLAND... BALTIMORE COUNTY, to-wit:  
I hereby certify that on this 19th day of November, 1981, before me, Richard J. [Signature], a Notary Public in and for the County of Baltimore, of the State aforesaid, personally appeared C. J. Langenfelder & Son, Inc., a corporation, and by Charles Scheeler, its President, who acknowledged the foregoing instrument to be the act and deed of the aforesaid corporation, and that the 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 date above written.

183 529

P.2  
RIW

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) (MSA CE 58-307) MWM 183, p. 0529. Printed 01/24/2007. (Printed Available) 8A  
183-579