

Maryland State Archives
Mail Log System
08/09/2007

Tracking No. 08-2486

Scott, Wendy
Land Acquisiton Specialist
Department of General Services
300 W. Preston Street Room 601
Bakltimore, MD 21201
410-767-4088

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

Staff: ECP

Subject: Parcel 117 Chain of
Title

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

Date: 8/9/07

TO: Leslie FROZED

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*

NUMBER OF PAGES INCLUDING COVER SHEET: 39

COMMENTS: Atcha Faloya Parcel #17 Chain of Title, etc.

Parcel 117

T. Walter Denny
WAC 5A-2780

↓
Agnes Mory
CWC 27-409

↓
T. Walter Denny 1/2 int and
CWC 27-4

Walter Dies

P.R. Deed
34,636⁵⁰/₁₀₀
to
Walter T. Denny
and
Joan Denny Seaborn
ASTRUSTEES
CWC 117-80 3-18-77

P.R. Deed
15,363⁹⁰/₁₀₀ int
to
Walter + Joan as Trustees
CWC 104-58 3 4-14-76

↓
Trustees deed to
Emily Peale Denny
15,363⁹⁰/₁₀₀
CWC 126-323 9-7-77

5⁰⁰/₁₀₀ to
Walter + Joan
1/2 each
CWC 128-237
11-21-77

3,337⁰⁰/₁₀₀ to
Walter + Joan
1/2 each
CWC 130-638
1-23-78

6,662⁰⁰/₁₀₀ to
Walter + Joan
1/2 each
MWM 146-24
1-16-79

At this point
as state

Walter
167-4

C.P.
4

Emily Peale Denny T/E
8/16/57

1/1/57
5/20/67

Emily Peale Denny 1/2 int T/E
3/20/67

3/1/75 cwc 100403
70 int. each to
Mrs. Denny Seabrook
and
Mr. T. Denny

2/3/76 cwc 101-482
6.5% int. each
to Joan +
Walter

Emily Dross

3-8-79
MWM 147-483
P.R. Dross
12,601.85% int. each
to
Joan and Walter

Joan + Walter each own 1/2 (7% int. don't come over exact)
MWM 147-483

ways his 1/2 int to Joan
6-27-80

argentina 1/2 for Joan
1-736 5/20/95

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](#)
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[Ground Rent](#)

STR

Account Identifier: District - 04 Account Number - 117387

Owner Information

Owner Name: ATCHAFALAYA HOLDINGS, LLP Use: AGRICULTURAL
Principal Residence: NO
Mailing Address: 400 PIER AVENUE Deed Reference: 1) SM / 984/ 198
STEVENSVILLE MD 21666 2)

Location & Structure Information

Premises Address
LOVE POINT ROAD

Legal Description
LOT 2- 2.754 ACRES
E/SIDE MD RT 18
S/LOVE POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
40	17	117					2	3	Plat Ref: 34/ 14

Special Tax Areas Town
Ad Valorem
Tax Class 01

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2.75 AC	000000
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments			PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
		Value As Of 01/01/2006	As Of 07/01/2006	As Of 07/01/2007	
Land:	670	670			
Improvements:	0	0			
Total:	670	670	670	670	
Preferential Land:	670	670	670	670	

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	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:
AGRICULTURAL TRANSFER TAX

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
QUEEN ANNE'S COUNTY
 Real Property Data Search

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[New Search](#)
[Ground Rent](#)

STR

Account Identifier: District - 04 Account Number - 100506

Owner Information

Owner Name: ATCHAFALAYA HOLDINGS, LLP Use: AGRICULTURAL
 Principal Residence: NO
 Mailing Address: 400 PIER AVENUE Deed Reference: 1) SM / 984/ 198
 STEVENSVILLE MD 21666 2)

Location & Structure Information

Premises Address
 LOVE POINT ROAD

Legal Description
 LOT 1- 20.92 ACRES
 E/SIDE MD RT 18
 S/LOVE POINT

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No:
 40 17 117 WATERFRONT 1 3 Plat Ref: 34/ 14

Special Tax Areas Town Ad Valorem Tax Class 01

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		20.92 AC	
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments			PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
		Value As Of 01/01/2006	As Of 07/01/2006	As Of 07/01/2007	
Land:	5,090	5,090			
Improvements:	0	0			
Total:	5,090	5,090	5,090	5,090	
Preferential Land:	5,090	5,090	5,090	5,090	

Transfer Information

Seller: C J LANGENFELDER & SON INC	Date: 11/12/2002	Price: \$1,750,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: SM / 984/ 198	Deed2:
Seller: SEARLES, JOAN DENNY	Date: 06/07/1995	Price: \$240,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: SM / 496/ 736	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:
 AGRICULTURAL TRANSFER TAX

7/20/70 - Original recorded to Delmarva Power & Light Co
Sidingbury, MD
Att: J. W. Perry

No. 63373
Re 34531
Received for record 28 May, 1970... 4:23 P.M.
same day received in Liber
File one of the Land Records of
County:

LIBER 47 MAR 698
(Do not write in this space)
WD No. 102-51A, 20 No. -
Tax Dist. N-14, Line No. 11D
File Number 105 to 114, Inc.

Cerk

RIGHT-OF-WAY
DELMARVA POWER & LIGHT
COMPANY OF MARYLAND
FROM
T. Walter Jerry
Nancy Lee Denny

The undersigned Grantors, being the owners of land situated in the
Vicinity of Stevensville
County of Queen Anne and State of Maryland, which said
land abuts on the street or highway known as Md Rte 18 = (Leve
Point Road)
and is bounded on the South
by land of Nancy Lee Denny
and on the North by land of James, Katie & others.

IN CONSIDERATION of the sum of \$21.00 Dollars received from DELMARVA
POWER & LIGHT COMPANY OF MARYLAND, a Maryland corporation, hereinafter called Grantee, hereby grant and convey with
Grantee its respective successors and assigns, the uninterrupted right, privilege and authority to enter upon and construct, erect, ex-
tend, renew, operate, replace, relocate, repair, and perpetually maintain a pole line with the necessary wires, cross arms, guy wires
and other usual fixtures and appurtenances, as may be necessary for the convenient transaction of its business on said land and on
and along the said streets or highways aforesaid.

Due to the fact that there is no prior Right of Way for the following ten (10)
poles, in our files, Dept., is requesting permission to leave them in place. The
poles in question are #110/105 to #110/114. Existing poles are located 1 foot
east from Md Rte 18 and 121 feet, 321 feet, 521 feet, 721 feet, 921 feet,
1321 feet, 1522 feet, 1755 feet, respectively south from Grantor's north property
line.

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

Land on which this Easement is Granted was acquired by deed of Wm. R. Denny & Josephus M. Denny
dated 16, 1882 recorded among the Land Records in Liber WHG/SA, Folio 278 District No. Four
Without our hands and seals this 14th day of May A.D. 1970

WITNESSES:
Philip C. Wheatley (REAL)
T. Walter Denny (REAL)
Nancy Lee Denny (REAL)
..... (REAL)
..... (REAL)
..... (REAL)
..... (REAL)

STATE OF MARYLAND, Queen Anne's COUNTY, TO WIT:
I hereby certify that on this 14th day of May, A.D. 1970
me Philip C. Wheatley, a Notary Public in and for the County of Caroline
of the State aforesaid, personally appeared Wm. R. Denny, Sr.
and Ed. W. Koe Denny, his wife, and each acknowledged
the foregoing instrument to be their respective act.
In testimony whereof I have hereunto subscribed my name and affixed my official seal the day and year above written.
Philip C. Wheatley Notary Public

P.117

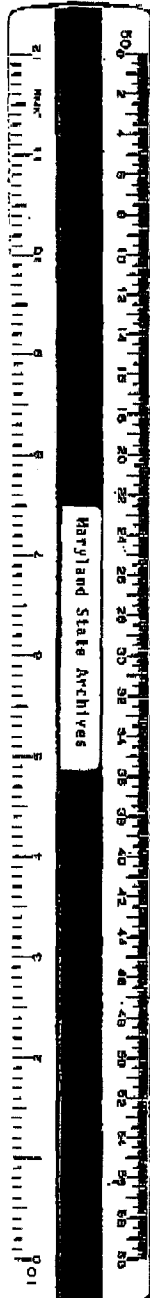
P.117

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) [MSA CE 58-261] CWC 47, p. 0698. Printed 01/24/2007. Image available as of 04/07/2005.

R/W CWC 47-698

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) [MSA CE 68-112] WHC 4A, p. 0144. Printed 01/24/2007. Image available as of 04/07/2005.

R/W WHC 4A - 144



NATURAL RESOURCE PROTECTION LAWS

Table with columns for Tract One, Tract Two, and Tract Three, listing various resource protection areas and their corresponding acreages.

QUEEN ANNES COUNTY, MD. I HEREBY CERTIFY THAT THIS... RECEIVED... DAY OF Oct 89... RE... ANNE ANNOUNCED IN... RECORD BOOK FOR QUEEN ANNES...

SITE SUMMARY

- CRUSE AREA = 28.26 AC
NET SUBMITTED AREA = 28.26 AC
AREA WITHIN 100 YEAR FLOODPLAIN = 2.04 AC
AREA WITHIN 500 YEAR FLOODPLAIN = 0.28 AC
MINIMUM LOT AREA = 28.00 AC
CRUSE SITE DENSITY = 0.043
TOTAL AREA IN OPEN SPACE = 0.00 AC
AREA IN BUFFER & RESTRICTION = 0.00 AC
TOTAL BUILDABLE AREA = 0.00 AC
LAND WITHIN CRITICAL AREA = 28.26 AC
OPENLAND AREA = 0.00 AC
TOTAL AREA IN OPEN SPACE/RESTRICTION PROTECTION = 0.00 AC
CURRENT ZONE - CS

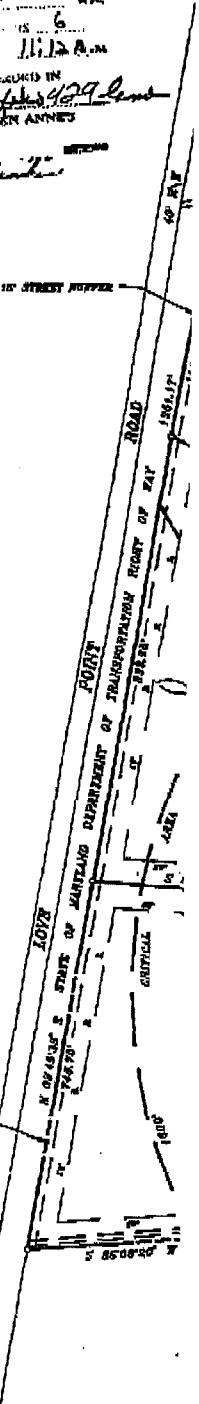
OWNER & DEVELOPER: JIMMY BENTLEY THARLES 1224 GLEN HILL ROAD KENNETH SQUARE PA 18824
PROFESSIONAL PERSON: ROYALTY INC. 115 CANTON SQ. CENTERVILLE MD 21717

LEGEND

- DENOTES POINT
--- DENOTES DEAN ROAD
--- DENOTES 500 YEAR FLOODPLAIN
--- DENOTES 100 YEAR FLOODPLAIN
B. R. L. - DENOTES BUILDING RESTRICTION LINE
O DENOTES POSSIBLE WELL LOCATION
■ DENOTES 10,000 G.P. RESERVE AREA
O DENOTES TRAIL LOCATION
NOTE: THE 10,000 G.P. RESERVE AREA SHALL BE USED FOR THE SUBSEQUENT INSTALLATION OF SEWAGE EXCEPTIVE OF BUILDING RESTRICTIONS, RIGHT OF WAY, AND OTHER PERMANENT OR PHYSICAL IMPROVEMENTS

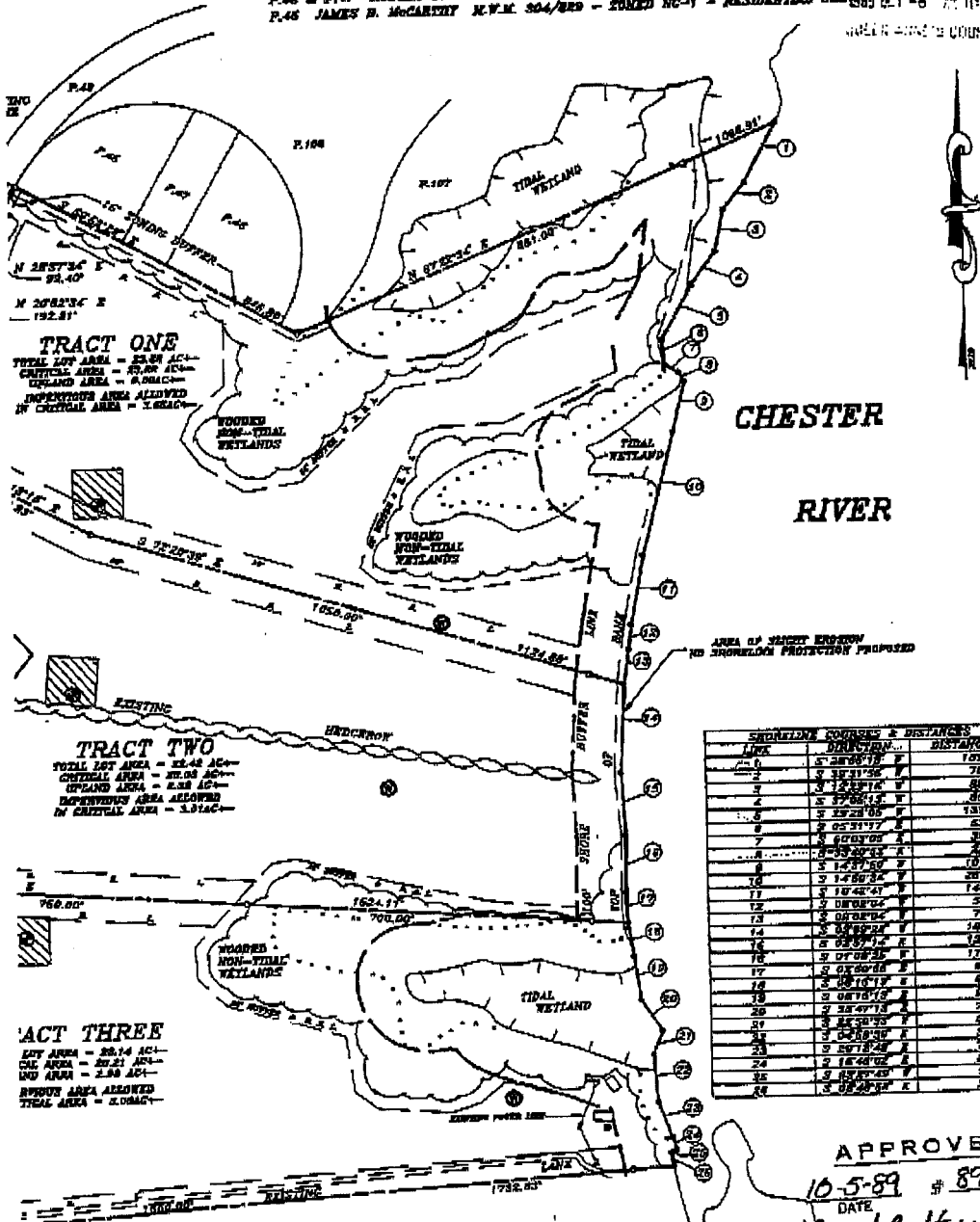
FOR DEED REFERENCE SEE M.W.M. 147/408 & M.W.M. 148/408

* NOTE: 14.2 AC OR 50% OF THIS SITE'S CRITICAL AREA IS COVERED BY WOODLAND WHICH MEETS & EXCEEDS THE 10% REQUIRED BY THE SUBSEQUENT BAY CRITICAL AREA PROGRAM.



NOTE:
 P.48 & P.108 C.L. LANGENFELDER & SON INC. C.W.C. 1/187 - ZONED ST - COMMERCIAL USE
 P.107 C.L. LANGENFELDER & SON INC. C.W.C. 88/78 - ZONED ST - COMMERCIAL USE
 P.48 & P.47 ROBERT S. GINSKEY M.W.M. 163/783 - ZONED RC-1 - RESIDENTIAL USE
 P.48 JAMES B. MCCARTHY M.W.M. 304/883 - ZONED RC-1 - RESIDENTIAL USE

QUEEN ANNE'S COUNTY



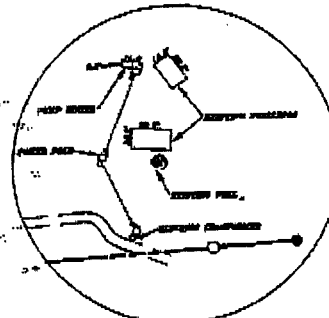
MARK	SUBSTANTIAL CORRECTION	DIRECTION	DISTANCE
1	S 28°55'15"	E	109.31'
2	S 38°11'56"	E	70.50'
3	S 12°58'16"	E	88.22'
4	S 27°58'13"	E	85.20'
5	S 29°28'05"	E	131.55'
6	S 03°11'17"	E	63.24'
7	S 60°02'01"	E	30.81'
8	S 33°40'43"	E	24.01'
9	S 14°37'50"	E	107.85'
10	S 14°50'34"	E	201.25'
11	S 18°42'41"	E	143.89'
12	S 08°52'04"	E	32.80'
13	S 05°28'06"	E	74.11'
14	S 04°59'24"	E	140.98'
15	S 03°57'12"	E	129.67'
16	S 07°08'31"	E	172.84'
17	S 07°50'08"	E	84.84'
18	S 08°10'12"	E	81.32'
19	S 08°15'02"	E	76.20'
20	S 28°47'18"	E	78.20'
21	S 22°58'30"	E	62.94'
22	S 04°28'24"	E	87.67'
23	S 08°18'24"	E	74.51'
24	S 18°42'02"	E	27.44'
25	S 05°27'49"	E	12.70'
26	S 08°20'57"	E	28.60'

TRACT ONE
 TOTAL LOT AREA - 23.89 AC-
 CRITICAL AREA - 87.89 AC-
 UPLAND AREA - 8.08 AC-
 IMPROVED AREA ALLOWED IN CRITICAL AREA - 3.68 AC-

TRACT TWO
 TOTAL LOT AREA - 22.48 AC-
 CRITICAL AREA - 27.08 AC-
 UPLAND AREA - 2.88 AC-
 IMPROVED AREA ALLOWED IN CRITICAL AREA - 3.04 AC-

TRACT THREE
 LOT AREA - 22.14 AC-
 CRITICAL AREA - 22.21 AC-
 UPLAND AREA - 2.88 AC-
 IMPROVED AREA ALLOWED IN CRITICAL AREA - 2.08 AC-

LANDS OF
WY L. THOMPSON
 C.W.C. 48/281
 ZONED CS
 AC USE



APPROVED
 10-5-89 # 89-75
 DATE
Joseph E. Stevens (S)

RECEIVED
 DATE 10-2-89
 APPLICATION # 89-75



MCRAONE

ENGINEERS & PLANNERS & SURVEYORS
 CENTREVILLE, MARYLAND

SCALE 1" = 200'	DATE JULY 1989	DRAWN BY SMITH
	JOB NO. 707202158	APPROVED WHITEHILL
	PROJECT REF 1993	DATE REVISION

DIVISION OF
 PART OF THE LANDS OF
JOAN DENNY SEARLES
 FOURTH DISTRICT, QUEEN ANNE'S COUNTY MARYLAND

SHEET NO. - 2 OF 2
 GADD FILE - SEARLES

S 1251-376-2 MWM 13, file 82B

DOCUMENT NO. 201,043

LIBERO 496 FOLIO 736

RECEIVED
CLERK CIRCUIT COURT

95 JUN -7 AM 11:11

QUEEN ANNE'S COUNTY

THIS DEED, made this 20th day of May, 1995, by and between
JOAN DENNY SEARLES, party of the first part, and FRANCIS S. CARNES,
JR., INC. (as Contract Purchaser), party of the second part and
C.J. LANGENFELDER & SON, INC., party of the third part.

WITNESSETH, that in consideration of the sum of TWO HUNDRED
FORTY THOUSAND & 00/100THS DOLLARS (\$240,000.00) and other good and
valuable considerations, the receipt whereof is hereby
acknowledged, the said parties of the first and second parts do
grant and convey to the said parties of the third part, its
successors and assigns, in fee simple, all that lot of ground
situate in Queen Anne's County, Maryland and described as follows,
that is to say:

BEING KNOWN AND DESIGNATED as Tract One, as shown on the Plat
entitled, "Division of Part of the Lands of JOAN DENNY SEARLES"
which Plat is recorded among the Land Records for Queen Anne's
County, Maryland in Plat Book MWM 13, folio 82B.

BEING a part of the same property described in a Deed dated
June 27, 1990 and recorded among the aforesaid Land Records in
Liber 167 folio 406, which was granted and conveyed by Walter
Trapnell Denny, unto Joan Denny Searles, one of the within named
Grantors.

TOGETHER with the buildings 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 of ground and
premises to the said parties of the third part, its successors and
assigns, in fee simple.

COUCH & BOWERS, P.A.
ATTORNEYS AT LAW
1400 WILSON BOULEVARD
SUITE 202
ANNAPOLIS, MARYLAND 21403
(410) 291-1800

PRION DEED 496-736

P. 117

QUEEN ANNE'S COUNTY RECORDS CLERK (Land Records) [MSA, 26, 506, 7(1) SM 188, p. 0736, Printed 01/31/2007, image available as of 04/08/2005.

JUN 21 1995

*C.J. Langenfelder & Son, Inc.
8427 Belcocker Hgway
Belt St. 1110. 21237-0606
Attn: Kenneth R. London*

LIBERO 496 FOLIO 737

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

FRANCIS S. CARNES, JR. joins in the execution of this Deed for the express purpose of relinquishing any right, title or interest they may have in the herein described property.

WITNESS the hand and seal of the said Grantors.

TEST:

[Signature]

[Signature] (SEAL)
JOAN DENNY SEARLES

~~*[Signature]*~~

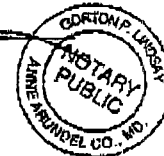
[Signature] (SEAL)
FRANCIS S. CARNES, JR.

STATE OF MARYLAND, COUNTY OF ANNAPOLIS, to wit:

I HEREBY CERTIFY that on this 15th day of May, 1995, before me, the subscriber a Notary Public of the State and County aforesaid, personally appeared JOAN DENNY SEARLES, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
NOTARY PUBLIC



My Commission Expires: 11/19/97

COOCH & BOWERS, P.A.
ATTORNEYS AT LAW
1000 WILSON BOULEVARD
SUITE 210
ANNAPOLIS, MARYLAND 21403
410-291-1999

9-26-80 - only married Joan Denny Seales
10.24 Alleged State Pa.
Barnett Square, Pa.

DOCUMENT NO. 103,214

REC. 167 JUL 406

THIS DEED, made this 27th day of June, 1980, by WALTER TRAPPNELL DENNY, of Queen Anne's County, in the State of Maryland;

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 Walter Trappnell Denny does hereby grant and convey unto JOAN DENNY SEARLES, of Chester County, in the Commonwealth of Pennsylvania, her heirs and assigns, in fee simple, ALL of his undivided one-half (1/2) interest of, in and to all of the following described real estate, to wit:

ALL that farm, tract or parcel or parcels of land situate, lying and being on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland, said property being more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey, as follows, to wit:

Parcel A - Beginning at the northeast corner thereof in the middle of the public road leading to the Love Point Wharf at a point opposite a stone along the edge of this road and on the dividing line between this property and the property of the Love Point Beach and Park Company, and running thence North 61° West, 78 rods to the Chesapeake Bay, thence with the waters of the said Chesapeake Bay South 38° 45' West, 54 rods, thence South 35° 30' West, 54 rods, thence South 27° 45' West, 98.4 rods to the lands of William E. Denny, thence with the lands of the said William E. Denny, South 82° 15' East, 152 rods to the middle of the aforesaid public road at a point opposite a stone on the division line, thence with the middle of the said public road, North 26° 15' East, 16 rods, thence North 8° 30' East, 143.5 rods to the place of beginning, containing 133.24 acres of land.

Parcel B - Beginning at a stone planted at the northwest corner of this tract at a corner of the property of the Maryland, Delaware and Virginia Railroad, and in a direct line with the first line of Parcel A, and running thence South 61° East, 39.2 rods to a tree, thence North 66° 15' East, 57.1 rods to the Chester River, thence South 2° 30' West, 102 rods to a stone, a corner for William E. Denny, thence South 2° 30' East, 26 rods to another corner for William E. Denny; thence with the Denny land, South 83° West, 106 rods to the Maryland, Delaware and Virginia Railway right of way, thence with the eastern edge of said right of way, North 8° 30' East, 117 rods, thence North 8° 45' East, 8 rods, thence North 19° 45' East, 8 rods, thence North 27° 30' East, 5.6 rods to the place of beginning, containing 73.354 acres of land.

SAVING AND EXCEPTING therefrom the parts of said lands which were conveyed by the three (3) following deeds: (a) deed from William E. Denny to the State of Maryland to the use of the State Roads Commission of Maryland acknowledged on June 10, 1929 and recorded among the land records of Queen Anne's County

P.117

Prior Deed 1/2 int MWM 167-406

in Liber B.H.T. No. 10, folio 32; (b) deed from William E. Denny to the State of Maryland to the use of the State Roads Commission of Maryland acknowledged on April 1, 1930 and recorded among said land records in Liber B.H.T. No. 11, folio 60; and (c) 3.908 acres, more or less, conveyed by T. Walter Denny and wife to Ruth H. Comper by deed dated December 20, 1966 and recorded among said land records in Liber C.W.C. No. 26, folio 78.

SAVING AND EXCEPTING also from this conveyance the part of said lands, improved by the main house and certain outbuildings, which is described by metes and bounds, courses and distances, according to the survey thereof made by John F. Douthirt, III, dated June 1, 1980, the plat of which is attached to the deed from Joan Denny Searles to Walter Trapnell Denny, for her interest in said part, bearing even date herewith and intended to be recorded immediately preceding the recording of this deed, as follows, to wit:

BEGINNING for the same at a point in or near the center of the Old Love Point Road (now abandoned), said point being the southeasternmost corner of the tract of land now being described, thence running for the outlines of said tract and binding on the lands now or formerly of Paul Mylander, North 80° 55' 22" West, 1100.34 feet to a pipe found and continuing the same course North 80° 55' 22" West, 1079.45 feet to the waters of the Chesapeake Bay, thence binding thereon North 34° 27' 39" East, 1300.89 feet and North 42° 27' 32" East, 47.36 feet, thence leaving said waters and running for a line of division now made South 80° 10' 21" East passing over a pipe at 1034.80 feet for a total distance of 1670.70 feet to a pipe set on the westernmost side of Love Point Road, as now laid out 40 feet wide, thence binding thereon South 9° 49' 39" West, 1009.97 feet, thence binding on or near the center of the aforementioned Old Love Point Road (now abandoned), South 27° 34' 38" West, 193.06 feet to the place of beginning. Containing 54.07 acres of land, more or less.

BEING part of the lands which are described in the Deed of Distribution to the said Walter Trapnell Denny and Joan Denny Searles from Walter Trapnell Denny and Joan Denny Searles, Personal Representatives of the Estate of Emily Peale Denny, dated March 8, 1979 and recorded on March 12, 1979 among the land records of Queen Anne's County in Liber M.W.M. No. 147, folio 483 and the other deeds therein referred to.

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

TO HAVE AND TO HOLD said undivided one-half (1/2) interest in said lot or parcel of land and premises unto and to the use of the said Joan Denny Searles, her heirs and assigns, in fee simple, forever.

(NOTE: A plat of survey made by John F. Douthirt, III, dated June 1, 1980, of that part of the land hereinabove described lying on the westernmost side of the present Love Point Road, containing 38.22 acres, more or less, is attached to this deed for reference purposes.)

LIBER 167 498

AND the said Walter Trapnell Denny does hereby covenant that he has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that he will warrant specially the property hereby granted and conveyed; that he will execute such further assurances of said land as may be requisite; and hereby certifies that there is no actual consideration paid or to be paid for this conveyance.

WITNESS the hand and seal of the said Grantor:

TEST:

Howard Wood Walter Trapnell Denny (SEAL)
(Walter Trapnell Denny)

MD 11-00 7 24074 111111
MD 11-00 A 24074 111111

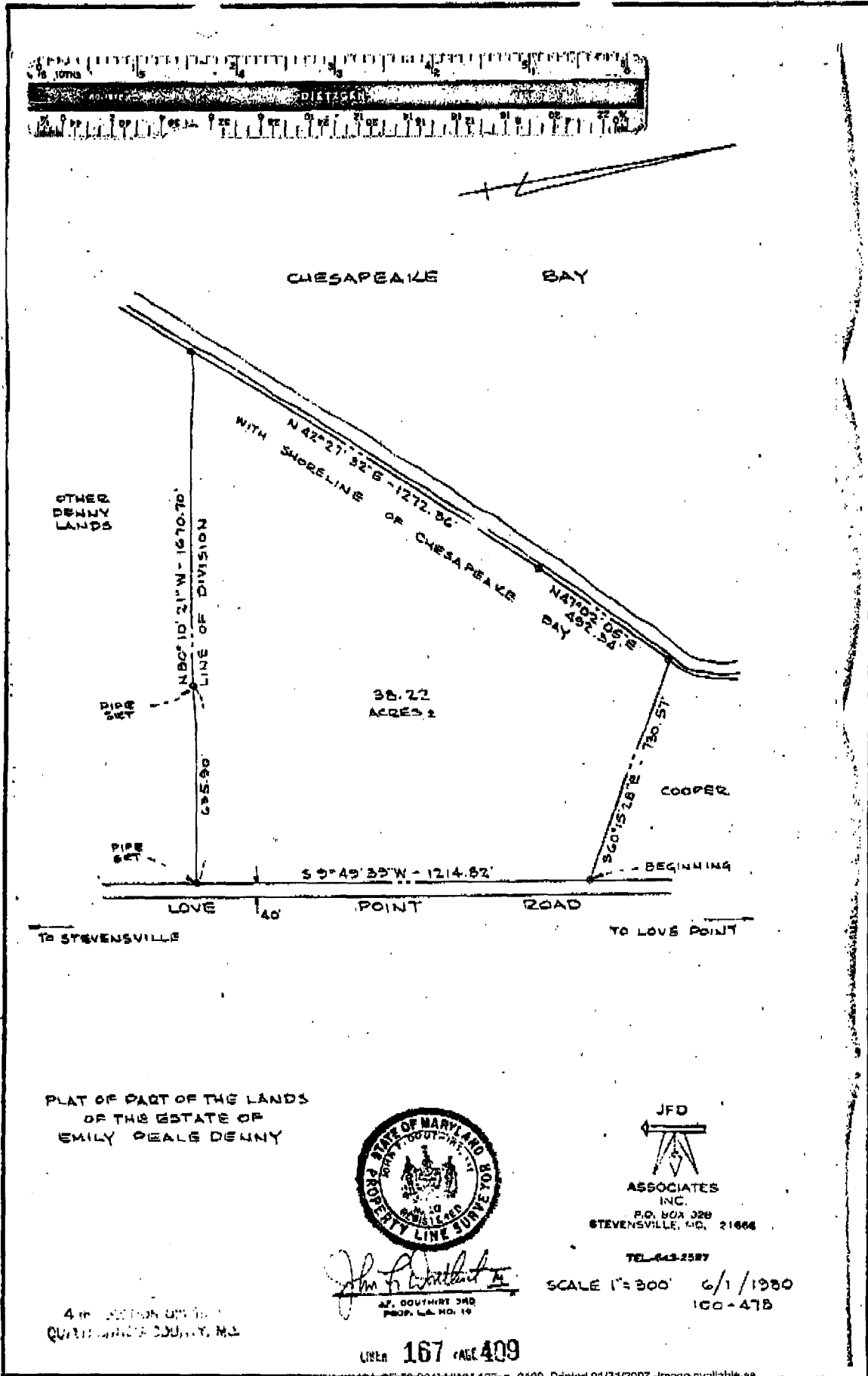
STATE OF MARYLAND
QUEEN ANNE'S COUNTY, TO WIT:

On this, the 27 day of June, 1980, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Walter Trapnell Denny known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official



Fred L. Lyles
Notary Public
My commission expires July 1, 1982



3-284-17 029. included Mrs. Joan Denny & Sons, 1024 Park Hill Rd., Kentwood Square, MD 17348

DOCUMENT NO. 99-143

THIS DEED OF DISTRIBUTION, made this 8th day of March, 1979, by WALTER TRAPNELL DENNY and JOAN DENNY SEARLES, Personal Representatives of the ESTATE OF EMILY PEALE DENNY, late of Queen Anne's County, Maryland, deceased;

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 Walter Trapnell Denny and Joan Denny Searles, Personal Representatives of the Estate of Emily Peale Denny, do hereby grant and convey an undivided 12.68185% interest in the following described real estate unto Walter Trapnell Denny, of Prince George's County, in the State of Maryland, his heirs and assigns, in fee simple, and an undivided 12.68185% interest in the following described real estate unto Joan Denny Searles, of Chester County, in the Commonwealth of Pennsylvania, her heirs and assigns, in fee simple, said real estate being described as follows, to wit:

ALL that farm, tract or parcel or parcels of land situate, lying and being on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland, said property being more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey, as follows, to wit:

Parcel A - Beginning at the northeast corner thereof in the middle of the public road leading to the Love Point Wharf at a point opposite a stone along the edge of this road and on the dividing line between this property and the property of the Love Point Beach and Park Company, and running thence North 61° West, 78 rods to the Chesapeake Bay, thence with the waters of the said Chesapeake Bay South 38° 45' West, 54 rods, thence South 35° 30' West, 54 rods, thence South 27° 45' West, 98.4 rods to the lands of William E. Denny, thence with the lands of the said William E. Denny, South 82° 15' East, 152 rods to the middle of the aforesaid public road at a point opposite a stone on the division line, thence with the middle of the said public road, North 26° 15' East, 16 rods, thence North 8° 30' East, 143.5 rods to the place of beginning, containing 133.24 acres of land.

Parcel B - Beginning at a stone planted at the northwest corner of this tract at a corner of the property of the Maryland, Delaware and Virginia Railroad, and in a direct line with the first line of Parcel A, and running thence South 61° East, 39.2 rods to a tree, thence North 66° 15' East, 57.1 rods to the Chester River, thence South 2° 30' West, 102 rods to a stone, a corner for William E. Denny, thence South 2° 30' East, 26 rods to another corner for William E. Denny, thence with the Denny land, South 53° West, 106 rods to the Maryland, Delaware and Virginia Railway right of way, thence with the eastern edge of said right of way, North 8° 30' East, 117 rods, thence North 8° 45' East, 8 rods, thence North 19° 45' East, 8 rods, thence North 27° 30' East, 5.6 rods to the place of beginning, containing 73.354 acres of land.

SAVING AND EXCEPTING therefrom the parts of said lands which were conveyed by the three (3) following deeds: (a) deed from William E. Denny to the State of Maryland to the use of the

CLEAR
1979 MAR 12 10 11:00
QUEEN ANNE'S COUNTY

-1-

MAR 12-79 * Z5806 *****00
MAR 12-79 A #25806 *****00

P.117

Prior Deed 25.363770 ut mwm 147-483

LIBER 147 PAGE 484

State Roads Commission of Maryland acknowledged on June 10, 1929 and recorded among the land records of Queen Anne's County in Liber B.H.T. No. 10, folio 32; (b) deed from William E. Denny to the State of Maryland to the use of the State Roads Commission of Maryland acknowledged on April 1, 1930 and recorded among said land records in Liber B.H.T. No. 11, folio 60; and (c) 3,908 acres, more or less, conveyed by T. Walter Denny and wife to Ruth H. Cooper by deed dated December 20, 1966 and recorded among said land records in Liber C.W.C. No. 26, folio 78.

BEING the same 25.3637% interest in said real estate remaining unto the said Emily Peale Denny at the time of her death which occurred on the 8th day of February, 1979, she having acquired an undivided 50% interest therein by deed from Agnes M. Morgan, unmarried, dated March 20, 1967 and recorded among said land records in Liber C.W.C. No. 27, folio 411, and an undivided 15.3637% interest therein by deed from Walter Trapnell Denny and Joan Denny Searles, Trustees of the Marital Trust under the Will of T. Walter Denny, deceased, dated September 7, 1977 and recorded among said land records in Liber C.W.C. No. 128, folio 323, and having conveyed equal undivided interests to her children, the said Walter Trapnell Denny and Joan Denny Searles, by the following deeds of gift: (1) a 6/100ths interest each by deed dated December 31, 1975 and recorded among said land records in Liber C.W.C. No. 100, folio 403; (2) a 13/200ths interest each by deed dated February 3, 1976 and recorded among said land records in Liber C.W.C. No. 101, folio 482; (3) a 5/200ths interest each by deed dated November 21, 1977 and recorded among said land records in Liber C.W.C. No. 128, folio 237; (4) a 1 2/3% interest each by deed dated January 23, 1978 and recorded among said land records in Liber C.W.C. No. 130, folio 638; and (5) a 3 1/3% interest each by deed dated January 16, 1979 and recorded among said land records in Liber M.W.M. No. 146, folio 24. (As a result of said deeds of gift and of the Deed of Distribution by Walter Trapnell Denny and Joan Denny Searles, Trustees of the Children's Trust under the Will of T. Walter Denny, deceased, dated February 14, 1979 and recorded among said land records in Liber M.W.M. No. 146, folio 692, by which an undivided 17.31815% interest was conveyed to each of said children and as a result of this conveyance each of said children is now the owner of an undivided 50% interest in said real estate.)

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

TO HAVE AND TO HOLD an undivided 12.68185% interest of, in and to said land and premises unto and to the use of the said Walter Trapnell Denny, his heirs and assigns; in fee simple, forever, and an undivided 12.68185% interest of, in and to said land and premises unto and to the use of the said Joan Denny Searles, her heirs and assigns, in fee simple, forever.

AND the said Walter Trapnell Denny and Joan Denny Searles, Personal Representatives as aforesaid, do hereby covenant that they will execute such further assurances of said land as may be requisite; and certify that there is no actual consideration paid or to be paid for this conveyance.

WITNESS the hands and seals of the said Grantors:

TEST:

Walter Trapnell Denny (SEAL)
(Walter Trapnell Denny)

Joan Denny Searles (SEAL)
(Joan Denny Searles)

STATE OF MARYLAND, PRINCE GEORGE'S COUNTY, TO WIT:

On this, the 9th day of March, 1979, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Walter Trapnell Denny known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Walter Trapnell Denny
Notary Public
My commission expires: July 1, 1982

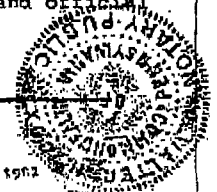


COMMONWEALTH OF PENNSYLVANIA, CHESTER COUNTY, TO WIT:

On this, the 5th day of March, 1979, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Joan Denny Searles known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Joan Denny Searles
Notary Public
My commission expires: January 1, 1982



DOCUMENT NO. 96 888

MAP 146 PAGE 692

J-2-14 ORIGINAL CONVEYED TO MRS. JOAN DENNY SEARLES 15140 Hall Rd. RD 1, Hyattsville, MD 20854

THIS DEED OF DISTRIBUTION, made this 14th day of February, 1979, by WALTER TRAPNELL DENNY and JOAN DENNY SEARLES, TRUSTEES of the Children's Trust Under the Will of T. Walter Denny, late of Queen Anne's County, Maryland, deceased;

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 Walter Trapnell Denny and Joan Denny Searles, Trustees as aforesaid, do hereby grant and convey an undivided 17.31815% interest in the following described real estate unto Walter Trapnell Denny, of Prince George's County, in the State of Maryland, his heirs and assigns, in fee simple, and an undivided 17.31815% interest in the following described real estate unto Joan Denny Searles, of Chester County, in the Commonwealth of Pennsylvania, her heirs and assigns, in fee simple, said real estate being described as follows, to wit:

ALL that farm, tract or parcel or parcels of land situate, lying and being on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland, said property being more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey.

BEING the same 34.6363% interest in said real estate which was granted to said Trustees by Walter Trapnell Denny and Joan Denny Searles, Personal Representatives of the Estate of T. Walter Denny, deceased, by Deed of Distribution dated March 18, 1976 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 117, folio 80. The above-mentioned Children's Trust has terminated as a result of the death of the life tenant, Emily Peale Denny, which occurred on the 8th day of February, 1979.

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

TO HAVE AND TO HOLD an undivided 17.31815% interest of, in and to said land and premises unto and to the use of the said Walter Trapnell Denny, his heirs and assigns, in fee simple, forever, and an undivided 17.31815% interest of, in and to said land and premises unto and to the use of the said Joan Denny Searles, her heirs and assigns, in fee simple, forever.

AND the said Walter Trapnell Denny and Joan Denny Searles, Trustees as aforesaid, do hereby covenant that they will execute such further assurances of said land as may be requisite; and certify that there is no actual consideration paid or to be paid for this conveyance.

-1-

P.117

34.6363% int MWM 146-692

WITNESS the hands and seals of the said Grantors:

TEST:

Catherine M. Hedges Walter Trapnell Denny (SEAL)
(Walter Trapnell Denny)

Catherine M. Hedges Joan Denny Searles (SEAL)
(Joan Denny Searles)

Trustees of the Children's Trust
Under the Will of T. Walter Denny,
deceased

FEB 14-79 * 25115 ***** 00
FEB 14-79 A #25115 ***** 00

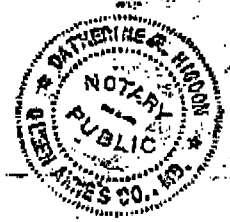
STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

On this, the 14th day of February, 1979, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Walter Trapnell Denny and Joan Denny Searles known to me (or satisfactorily proven) to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Catherine M. Hedges
Notary Public
My commission expires: 7/1/82

CLERK
1979 FEB 14 PM 12:43
QUEEN ANNE'S COUNTY



orig. ... of Queen Anne's County, Maryland ...

DOCUMENT NO. 9659

LIBER 146 PAGE 24

THIS DEED, made this 16th day of January, 1979, by EMILY PEALE DENNY, of Queen Anne's County, in the State of Maryland;

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 Emily Peale Denny does hereby grant and convey an undivided three and one-third per cent (3 1/3%) interest in the following described real estate unto JOAN DENNY SEARLES, of Chester County, in the Commonwealth of Pennsylvania, her heirs and assigns, in fee simple, and an undivided three and one-third per cent (3 1/3%) interest in the following described real estate unto WALTER TRAPNELL DENNY, of Prince George's County, in the State of Maryland, his heirs and assigns, in fee simple, said real estate being described as follows, to wit:

ALL that farm, tract or parcel or parcels of land situate, lying and being on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland, said property being more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey; BEING part of the undivided 15.3637% interest in said real estate which was granted to the said Emily Peale Denny by Walter Trapnell Denny and Joan Denny Soarles, Trustees of the Marital Trust under the Will of T. Walter Denny, late of Queen Anne's County, deceased, by deed bearing date the 7th day of September, 1977, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 126, folio 323.

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

TO HAVE AND TO HOLD an undivided three and one-third per cent (3 1/3%) interest of, in and to said land and premises unto and to the use of the said Joan Denny Searles, her heirs and

-1-

P.117

62/3 ink

mwm

146-24

assigns, in fee simple, forever, and an undivided three and one-third per cent (3 1/3%) interest therein unto and to the use of the said Walter Trapnall Denny, his heirs and assigns, in fee simple, forever.

AND the said Emily Peale Denny does hereby covenant that she has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that she will warrant specially the property hereby granted and conveyed; and that she will execute such further assurances of said land as may be requisite; and does hereby certify that there is no actual consideration paid or to be paid for this conveyance.

WITNESS the hand and seal of the said Grantor:

TEST:

Catherine M. Skidow Emily Peale Denny (SEAL)
(Emily Peale Denny)

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

On this, the 16th day of January, 1979, before me, the subscriber, a Notary Public of the State and County afore-said, personally appeared Emily Peale Denny known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Catherine M. Skidow
Notary Public
My commission expires: 7/1/82

RECORDED
CLERK, C.R.
1979 JAN 17 PM 2:01
QUEEN ANNE'S COUNTY



-2-

JAN 17-79 * 24340 ***** 00
JAN 17-79 A #24340 ***** 00

LIBER 130 PAGE 638

DOCUMENT NO. 7-852

THIS DEED, made this 23rd day of January, 1978, by EMILY PEALE DENNY, of Queen Anne's County, in the State of Maryland;

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 Emily Peale Denny does hereby grant and convey an undivided one and two-thirds per cent (1 2/3%) interest in the following described real estate unto JOAN DENNY SEARLES, of Chester County, in the Commonwealth of Pennsylvania, her heirs and assigns, in fee simple, and an undivided one and two-thirds per cent (1 2/3%) interest in the following described real estate unto WALTER TRAPNELL DENNY, of Prince George's County, in the State of Maryland, his heirs and assigns, in fee simple, said real estate being described as follows, to wit:

ALL that farm, tract or parcel or parcels of land situate, lying and being on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland, said property being more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey; BEING part of the undivided 15.3637% interest in said real estate which was granted to the said Emily Peale Denny by Walter Trapnell Denny and Joan Denny Searles, Trustees of the Marital Trust under the Will of T. Walter Denny, late of Queen Anne's County, deceased, by deed bearing date the 7th day of September, 1977, and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 126, folio 323.

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

TO HAVE AND TO HOLD an undivided one and two-thirds per cent (1 2/3%) interest of, in and to said land and premises unto and to the use of the said Joan Denny Searles, her heirs and assigns, in fee simple, forever, and an undivided one and two-thirds per cent (1 2/3%) interest therein unto and to the use of the said Walter Trapnell Denny, his heirs and assigns, in fee simple, forever.

-1-

3-1-78 Original mailed to: [illegible] 1978

P. 117

3 1/3% in CWC 130-638

AND the said Emily Peale Denny does hereby covenant that she has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that she will warrant specially the property hereby granted and conveyed; and that she will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

TEST:

Catherine M. Magdon

Emily Peale Denny (SEAL)
(Emily Peale Denny)

JAN 23-78 * 2 646 *****
JAN 23-78 A #2 516 *****

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

On this, the 23rd day of January, 1978, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Emily Peale Denny known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

RECEIVED
CLERK, CIRCUIT COURT
1978 JAN 23 PM 1:41
QUEEN ANNE'S COUNTY

Catherine M. Magdon
Notary Public
My commission expires: July 1, 1979



-2-

130 639

12-29-77 original mailed to Chester Glen Hall Rd. Dunroth Square Pa. 19388

DOCUMENT NO. 91093

THIS DEED, made this 21st day of November, 1977, by EMILY PEALE DENNY, of Queen Anne's County, in the State of Maryland;

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 Emily Peale Denny does hereby grant and convey an undivided five two-hundredths (5/200) interest in the following described real estate unto JOAN DENNY SEARLES, of Chester County, in the Commonwealth of Pennsylvania, her heirs and assigns, in fee simple, and an undivided five two-hundredths (5/200) interest in the following described real estate unto WALTER TRAPNELL DENNY, of Prince George's County, in the State of Maryland, his heirs and assigns, in fee simple, said real estate being described as follows, to wit:

All that farm, tract or parcel or parcels of land situate, lying and being on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland, said property being more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey; BEING part of the undivided 15.36374 interest in said real estate which was granted to the said Emily Peale Denny by Walter Trapnell Denny and Joan Denny Searles, Trustees of the Marital Trust under the Will of T. Walter Denny, late of Queen Anne's County, deceased, by deed bearing date the 7th day of September, 1977, and intended to be recorded among the land records of Queen Anne's County immediately preceding the recording of this deed, in Liber C.W.C. No. 126, folio 323.

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

TO HAVE AND TO HOLD an undivided five two-hundredths (5/200) interest of, in and to said land and premises unto and to the use of the said Joan Denny Searles, her heirs and assigns, in fee simple, forever, and an undivided five two-hundredths (5/200) interest therein unto and to the use of the said Walter Trapnell Denny, his heirs and assigns, in fee simple, forever.

P, 117

LIB. R 128 PAGE 237

10/200 int. CWC 128-237

LN 128 238

AND the said Emily Peale Denny does hereby covenant that she has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that she will warrant specially the property hereby granted and conveyed; and that she will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

TEST:

Howard Wood _____ *Emily Peale Denny* (SEAL)
(Emily Peale Denny)

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

On this, the 21st day of November, 1977, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Emily Peale Denny known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



RECEIVED
CLERK, CIRCUIT COURT
1977 NOV 21 AM 11:32
QUEEN ANNE'S COUNTY

Howard Wood
Notary Public
My commission expires: July 1, 1978

NOV 21-77 * 28677 *****
NOV 21-77 A 28677 *****

all persons named in this deed are the same as in the deed of 12-16-66

DOCUMENT NO. 90420

THIS DEED, made this 7th day of September, 1977, by WALTER TRAPNELL DENNY and JOAN DENNY SEARLES, TRUSTEES of the Marital Trust under the Will of T. Walter Denny, late of Queen Anne's County, Maryland, deceased, witnesseth:

WHEREAS, Emily Peale Denny has exercised the power and authority conferred upon her by the last sentence of Item Fourth (D) of the Will of T. Walter Denny, deceased, by requesting a conveyance by said trustees to her in fee simple of all of the 15.3637% interest in the hereinafter described real estate which is held by said trustees, wherefor this deed is executed.

NOW, THEREFORE, THIS DEED WITNESSETH that for and in consideration of the premises and the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the said Walter Trapnell Denny and Joan Denny Searles, Trustees of the Marital Trust under the Will of T. Walter Denny, deceased, do hereby grant and convey unto EMILY PEALE DENNY, of Queen Anne's County, in the State of Maryland, her heirs and assigns in fee simple, an undivided 15.3637% interest of, in and to the following described real estate, to wit:

ALL that farm, tract or parcel or parcels of land situate on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County in the State of Maryland, known as "White Farm", said property being more particularly described as two (2) parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey; BEING the same 15.3637% interest in said real estate which was granted to said Trustees by Walter Trapnell Denny and Joan Denny Searles, Personal Representatives of the Estate of T. Walter Denny, deceased, by Deed of Distribution dated April 29, 1976 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 104, folio 583.

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

-1-

LIBR 126 323

P.17

15 3637%

CWC 126-323

LIBER 126 PAGE 324

TO HAVE AND TO HOLD the said undivided 15.3637% interest of, in and to the above described farm, tract or parcel or parcels of land and premises unto and to the use of the said Emily Peale Denny, her heirs and assigns, in fee simple, forever.

AND the said Trustees do hereby covenant that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors:

TEST:

Alan D. Muller Walter Trapnell Denny (SEAL)
OCT-3-77 * 28257 *****
OCT-1-77 A #28257 *****
(Walter Trapnell Denny)

Karen L. Davidson Joan Denny Searles (SEAL)
Joan Denny Searles)

TRUSTEES

STATE OF MARYLAND, PRINCE GEORGE'S COUNTY, TO WIT:

On this, the 12th day of August, 1977, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Walter Trapnell Denny known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official



RECEIVED
CLERK CHIEF CLERK
ANN E. LANTZ
1977 OCT -3 AM 11:19 Notary Public
My commission expires: July 1978
QUEEN ANNE'S COUNTY

COMMONWEALTH OF PENNSYLVANIA, CHESTER COUNTY, TO WIT:

On this, the 7 day of Sept, 1977, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Joan Denny Searles known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Shelton S. Conroy
Notary Public
My commission expires:
Unionville, Pa 19375
My Commission Expires Dec 1, 1978

6-17-76 original mailed to Howard Wood, Esq. Lawyers Row, Centerville, Md. 21617

THIS DEED OF DISTRIBUTION, made this 14th day of April, 1976, by WALTER TRAPNELL DENNY and JOAN DENNY SEARLES, Personal Representatives of the Estate of T. Walter Denny, late of Queen Anne's County, Maryland, deceased;

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 Personal Representatives do hereby grant and convey unto WALTER TRAPNELL DENNY and JOAN DENNY SEARLES, Trustees of the Marital Trust Under the Will of T. Walter Denny, late of Queen Anne's County, Maryland, deceased, their successors and assigns, in fee simple, an undivided 15.3637% interest of, in and to the following described real estate, to wit:

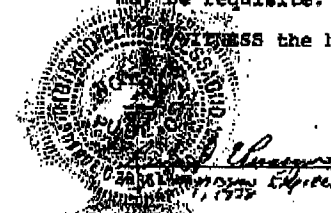
ALL that farm, tract or parcel or parcels of land situate on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County in the State of Maryland, known as "White Farm", said property being more particularly described as two (2) parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey, being part of the undivided one-half (1/2) interest in said real estate which was granted to T. Walter Denny by the deed from Agnes M. Mozgan, unmarried, dated March 20, 1967 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 27, folio 411.

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

TO HAVE AND TO HOLD the said undivided 15.3637% interest of, in and to the said lot or parcel of land and premises unto said Trustees, their successors and assigns, in fee simple, forever.

AND the said Personal Representatives do hereby covenant that they will execute such further assurances of said land as may be requisite.

IN WITNESS the hands and seals of the said Grantors:



Walter Trapnell Denny (SEAL)
(Walter Trapnell Denny)



Joan Denny Searles (SEAL)
(Joan Denny Searles)

Personal Representatives

STATE OF MARYLAND, PRINCE GEORGE'S COUNTY, TO WIT:

On this, the 14th day of April, 1976, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Walter Trapnell Denny known to me (or satisfactorily proven) to be the person described in the foregoing

P.117

104 PGE 583

15.3637%

CWC 104-583

LIBER 101 PAGE 482

DOCUMENT NO. 82769

THIS DEED, made this 3rd day of February, 1976, by EMILY PEALE DENNY, of Queen Anne's County, in the State of Maryland;

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 Emily Peale Denny does hereby grant and convey an undivided thirteen two-hundredths (13/200) interest in the following described real estate unto JOAN DENNY SEARLES, of Chester County, in the Commonwealth of Pennsylvania, her heirs and assigns, in fee simple, and an undivided thirteen two-hundredths (13/200) interest in the following described real estate unto WALTER TRAPNELL DENNY of Prince George's County, in the State of Maryland, his heirs and assigns, in fee simple, said real estate being described as follows, to wit:

ALL that farm, tract or parcel or parcels of land situate, lying and being on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland, said property being more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey; being part of the undivided one-half (1/2) interest in said real estate which was acquired by Emily Peale Denny by the deed from Agnes M. Morgan, unmarried, to T. Walter Denny and Emily Peale Denny, his wife, as equal tenants in common, by deed dated March 20, 1967 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 27, folio 411.

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

TO HAVE AND TO HOLD an undivided thirteen two-hundredths (13/200) interest of, in and to said land and premises unto and to the use of the said Joan Denny Searles, her heirs and assigns, in fee simple, forever, and an undivided thirteen two hundredths (13/200) interest therein unto and to the use of the said Walter Trapnell Denny, his heirs and assigns, in fee simple, forever.

AND the said Emily Peale Denny does hereby covenant that she has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that she will warrant specially the property hereby granted and conveyed; and that she will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

TEST:

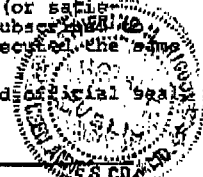
Catherine M. Heggie Emily Peale Denny (SEAL) (Emily Peale Denny)

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

On this, the 3rd day of February, 1976, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Emily Peale Denny known to me (or satisfied factorily proven) to be the person whose name is subscribed in the within instrument and acknowledged that she executed the same for the purposes therein contained.

In Witness whereof, I hereunto set my hand and official seal

Catherine M. Heggie Notary Public My commission expires: 7-1-78



RECEIVED FOR RECORD & RECORD IN LIBRARY FEB 11 1976

870 FEB -3 PM 2:56

4-76 original mailed to Secretary, Ed. Marshall St. Bennett Square, Md. 19318

P. 17

13/200-2 wt

LIBER 101-482

*Ms. Joan Denny Searles
48.8.1
John with Agnes M.
1934*

DOCUMENT NO. 24 422

THIS DEED, made this 31st day of December, 1975, by EMILY PEALE DENNY, of Queen Anne's County, in the State of Maryland;

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 Emily Peale Denny does hereby grant and convey an undivided six one-hundredths (6/100) interest in the following described real estate unto JOAN DENNY SEARLES, of Chester County, in the Commonwealth of Pennsylvania, her heirs and assigns, in fee simple, and an undivided six one-hundredths (6/100) interest in the following described real estate unto WALTER TRAFNELL DENNY of Prince George's County, in the State of Maryland, his heirs and assigns, in fee simple, said real estate being described as follows, to wit:

ALL that farm, tract or parcel or parcels of land situate, lying and being on both sides of the Stevensville-Love Point road and fronting both on the Chesapeake Bay and the Chester River on Kent Island in the Fourth Election District of Queen Anne's County, in the State of Maryland, said property being more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey; being part of the undivided one-half (1/2) interest in said real estate which was acquired by Emily Peale Denny by the deed from Agnes M. Morgan, unmarried, to T. Walter Denny and Emily Peale Denny, his wife, as equal tenants in common, by deed dated March 20, 1967 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 27, folio 411.

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

TO HAVE AND TO HOLD an undivided six one-hundredths (6/100) interest of, in and to said land and premises unto and to the use of the said Joan Denny Searles, her heirs and assigns, in fee simple, forever, and an undivided six one-hundredths (6/100) interest therein unto and to the use of the said Walter Trapnell Denny, his heirs and assigns, in fee simple, forever.

AND the said Emily Peale Denny does hereby covenant that she has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that she will warrant specially the property hereby granted and conveyed; and that she will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

Catherine M. Higdon *Emily Peale Denny*
(Catherine M. Higdon) (Emily Peale Denny)

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

On this, the 31st day of December, 1975, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Emily Peale Denny known to me (or satisfactorily proven) to be the person whose name is subscribed to this instrument and acknowledged that she executed the same for the purposes therein contained.



Catherine M. Higdon
Notary Public
My commission expires: 7-1-78

LIBER 100 PAGE 403

P.117

10/1/1975 *CWC 100-403*

PER-SAMPLE DEED - CODE - City or County - 0

Lo. 57367
Re. 1925 RECEIVED FOR RECORD Mar. 30, 1967

This Deed, Made this twentieth day of March,

in the year one thousand nine hundred and sixty-seven, by and between

AGNES M. MORGAN, unmarried, of Baltimore County, Maryland,

, of the first part, and

T. WALTER DENNY and EMILY PEALE DENNY, his wife, of Queen Anne's County, Maryland, of the second part.

Witnesseth, 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 Agnes M. Morgan, unmarried,

does hereby grant and convey unto the said T. Walter Denny and Emily Peale Denny, his wife, as equal tenants in common and not as tenants by entirety or joint tenants, their respective

heirs and assigns,

in fee simple, all that farm, tract or parcel ^{parcels} of / ~~part~~ of ground, situate, lying and being in

Queen Anne's County, State of Maryland, and described as follows, that is to say:--

Beginning/ends

ALL that farm, tract or parcel or parcels of land situate on both sides of the Stevensville-Love Point Road and fronting both on the Chesapeake Bay and the Chester River, on Kent Island, in the Fourth Election District of Queen Anne's County, known as "White Farm".

BEING all of the property which by Deed dated August 16, 1937, and recorded among the Land Records of Queen Anne's County in Liber W. H. C. No. 5A, Folio 278, was granted and conveyed by William E. Denny and Josephine M. Denny, his wife, to the said T. Walter Denny and Emily Peale Denny, his wife, in fee simple, said property being therein more particularly described as two parcels containing 133.24 acres and 73.354 acres, respectively, according to a survey of S. Chester Coursey.

AND BEING all and the same property which by Deed dated of even date herewith and recorded, or intended to be recorded, among the Land Records of Queen Anne's County immediately prior hereto, was granted and conveyed by T. Walter Denny and Emily Peale Denny, his wife, to the said Agnes M. Morgan, in fee simple.

LIBER 27 PAGE 411

P. 117

7/11/67 - Original mailed to Mylander & Co. Attorneys
QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) (MBA CE 58-21) ENC 3-0477 Printed 01/13/2007. Image available as of 04/07/2005.
Sube 482 - 7 N. Charles St.
Tollstation - Maryland 21201

Prior Deed CWC 27-411

LIBCR 27 PAGE 412

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 anywise appertaining, and particularly the riparian rights in and to the waters of the Chesapeake Bay and the Chester River.

To Have and To Hold the said lots 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 T. Walter Denny and Emily Peale Denny, his wife, as equal tenants in common and not as tenants by entireties or joint tenants, their respective heirs and assigns,

in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor.

Test:

Lillian W. Strohmer
Lillian W. Strohmer

Agnes M. Morgan [SEAL]
Agnes M. Morgan
[Signature]

State of Maryland, CITY OF BALTIMORE, to wit:
I Henry Carey, That on this 20th day of March, 1967,
before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared AGNES M. MORGAN, unmarried,
the within-named Grantor,
known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In Witness Whereof, I heretofore set my hand and official seal.

Lillian W. Strohmer
Lillian W. Strohmer
Notary Public



My Commission expires:

July 1, 1967

LIBER 27 PAGE 410

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 anywise appertaining, and particularly the riparian rights in and to the waters of the Chesapeake Bay and the Chester River.

To Have and To Hold the said lots 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 Agnes M. Morgan.

her heirs and assigns,

in fee simple.

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

Witness the hands and seals of said grantors.

Text:

Charles C. Atwater (handwritten signature) [SEAL] T. Walter Denny (handwritten signature) [SEAL] Emily Peale Denny (handwritten signature) [SEAL]

State of Maryland, City of Baltimore

, to wit:

I HEREBY CERTIFY, That on this 18th day of March, 1967, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared T. WALTER DENNY and EMILY PEALE DENNY, his wife, the within-named Grantors.

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires:

July 1, 1967

Lillian W. Strohmier (handwritten signature)



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4. All that tract, part of a tract and parcel of land in said First Election District called "Bennett's Addition", containing seventeen acres, twenty two rods and six perches of land, more or less, and being the same and all the land that was conveyed to said Bena Marcko and his wife, Elizabeth Marcko, as tenants by the entirety by H. E. W. Mitchell by deed dated the 19th. day of August, 1924, and recorded in Liber H. E. T. No. 2, a land record book for Queen Anne's County, folio 200, subject, nevertheless, to a mortgage from said Bena Marcko and Elizabeth Marcko, his wife, to H. E. W. Mitchell to secure fifteen hundred dollars and interest, dated August 19th., 1924, and recorded in the aforesaid liber on folios 291 &c., the balance now remaining due and owing on said mortgage being \$350.00 and interest from August 19th., 1927, together with all of the personal property on said farm, consisting of live stock and poultry and farm implements and machinery. The said Marcko hereby reserves unto himself the ownership and possession of said land and personal property for and during his natural life, provided, however, the said Bena Marcko pays all taxes, public dues and charges levied upon said property and keeps all buildings and improvements on said land repaired, and insured against loss by fire, provided further that should said Bena Marcko become disabled and unable to work, his children named above covenant and agree to take care of him for the balance of his life.

Witness my hand and seal.

Witness:-

BENA MARCKO (S&L)

KATHERINE C. MORRIS

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

I hereby certify that on this Sixteenth day of August, in the year nineteen hundred and thirty seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Bena Marcko, sometimes known as Bena Marcko and Bena Marcko, and acknowledged the within and aforesaid deed to be his act.

IN TESTIMONY WHEREOF I hereunto subscribe my hand and Notarial seal this day and year herein last above written.

KATHERINE C. MORRIS
NOTARY PUBLIC.

My Commission expires May 1-1938

Notary
Public
Seal.

.....
 18,432. QUEEN ANNE'S COUNTY, TO
 W I T: Do it remembered that on the Sixteenth day of August, in the year nineteen hundred and thirty seven, the following Deed was brought to be recorded, to wit:-

THIS DEED made this 16th day of August nineteen hundred and thirty-seven by William E. Denny and Josephine M. Denny, his wife, of Queen Anne's County, in the State of Maryland, witnesses:

THAT in consideration of the sum of sixteen thousand dollars (\$16,000.00), and other good and valuable considerations, receipt of which is hereby acknowledged, the said William E. Denny and Josephine M. Denny, his wife, do hereby grant and convey unto T. Walter Denny and Emily Paula Denny, his wife, of Queen Anne's County, Maryland as tenants by the entirety and not as tenants in common, their heirs and assigns, in fee simple, all of the following described real estate, to wit:

P. 117
Prior Deed

WHC 5A - 278

ALL of the farm, tract, part of a tract, or parcel of land, composed formerly of two tracts, now embraced in one farm, known as "The White Farm of William E. Denny", situate, lying and being on Kent Island in the Fourth Election District of Queen Anne's County, Maryland, near Love Point and on both sides of the public road leading from Love Point to Stevensville and on both sides of the right of way of the B. and E. Railroad Company, adjoining on the North the property of the Love Point Beach and Park Company and the B. and E. Railroad Company, on the East the Chester River, on the South the "William E. Denny Gore Farm" and the "Denny Brown Farm", and on the West the Chesapeake Bay, said farm containing two hundred and six acres of land, more or less, and consisting of two parcels, Parcel A containing one hundred and thirty-three and twenty-four one hundredths acres of land, more or less, and Parcel B containing one hundred and thirty-four one hundredths acres of land, more or less, according to a survey made thereof by S. Chester Coursey; the above described real estate being the same and all of the real estate described in and conveyed by a Deed to the said William E. Denny from Edwin H. Brown, Junior, and Bernard W. White, Trustees, dated September 13, 1916, and recorded in Liber W. F. W. No. 9, folio 315, etc, a Land Record Book for Queen Anne's County.

TOGETHER with the buildings and improvements thereupon erected, made or being and all of the rights, roads, ways, waters, privileges, appurtenances and advantages to the same belonging or in any wise appertaining.

AND THE said William E. Denny and Josephine W. Denny, his wife, do hereby covenant to warrant specially the title to the real estate hereinbefore described and to execute such other and further assurance thereof as may be requisite and necessary.

WITNESS the hands and seals of the Grantors the day and year herein first above written,

Witness: WILLIAM E. DENNY (SEAL)
 JOSEPHINE W. DENNY (SEAL)
 KATHERINE C. MORRIS

STATE OF MARYLAND,
 QUEEN ANNE'S COUNTY, to wit:

This is to certify that on this 16th day of August, 1937, before the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared William E. Denny and Josephine W. Denny, his wife, and did each acknowledge the within and foregoing Deed to be their respective act and deed.

In testimony whereof I hereunto set my hand and Notarial Seal affix the day and year herein last above written:

KATHERINE C. MORRIS
 NOTARY PUBLIC.

Notary
 Public
 Seal.

One-Ten Dollar, One-Five Dollar and
 One-One Dollar Int. Rev. Stamps.
 Endorsed 8/16/37 T.J.K. Jr.

Eight-Two Dollar Recordation Tax Stamps.
 Endorsed 8/16/37 T.J.K. Jr.