

Maryland State Archives
Mail Log System
08/09/2007

Tracking No. 08-2490

Scott, William
Land Acquisiton Specialist
Department of General Services
300 W. Preston Street Room 601
Baltimore, MD 20785
410-767-4088

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

Staff: ECP

Subject: Parcel 40 Chain of Title

Parcel 40



Tk Love Point Beach Park Co., Inc

Lots 279-287
DWFWS/480/481

Deed
PHT 5-163
1-27-26
4-11-26

Lots 286, 287
293 + 294
DWFWS/480/481
Deed
PHT 5-250
4-15-26
5-21-26

→ Roy H. King ←

Roy deceased
5/13/21

Intestate

Leaving as his only 3 heirs at law:

① 1.297 ACRES
being all of lots
295, 184, 287,
292, 291, 280
+ part of lot
279
"The Love Point
Beach & Park
Company, Inc
LFWWS/480/481

Phillip L. King
Robert H. King
Richard H. King

② 0.435 ACRES
Being part of
lots 286 + 287
+ All of lots
293 + 294
DWFWS/480/481

Deed
333-532
8-5-09
8-15-09

C.J. Langenfelder & Son, Inc

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation QUEEN ANNE'S COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
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Account Identifier: District - 04 Account Number - 035453

Owner Information

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

Location & Structure Information

Premises Address	Legal Description
PIER AVE STEVENSVILLE 21666	LOTS 279 THRU 287 LOVE POINT STEVENSVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
40	12	40		4034				3	

Special Tax Areas	Town Ad Valorem Tax Class	Enclosed Area	Property Land Area	County Use
	01		1.29 AC	

Primary Structure Built	Stories	Basement	Type
0000			Exterior

Value Information

	Base Value	Value As Of	Phase-In Assessments	
			As Of	As Of
Land:	55,000	317,200	01/01/2006	07/01/2007
Improvements:	0	0		
Total:	55,000	317,200	142,400	229,800
Preferential Land:	0	0	0	0

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: KING, RAY H	Date: 08/15/1989	Price: \$160,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: MWM/ 333/ 532	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 **Special Tax Recapture:**
 Exempt Class: * NONE *

Document

154490
King, Ang

333 532

THIS DEED, made this 5th day of August, 1989, by and between PHILLIP L. KING, ROBERT M. KING, AND RICHARD H. KING, Parties of the first part, hereinafter called "GRANTORS"; and C. J. LANGENFELDER & SON, INC., a Maryland corporation, of Queen Anne's County, State of Maryland, Party of the second part, hereinafter called "GRANTEE".

WITNESSETH, that for and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Parties of the First Part do hereby grant and convey unto The Party of the Second Part, a Maryland corporation, its successors and assigns, in fee simple, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO

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

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

TO HAVE AND TO HOLD the land and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said C. J. Lengenfelder & Son, Inc., a Maryland corporation, its successors or assigns, in fee simple, forever.

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

WITNESS the hand and seal of said Grantors:

TEST:

[Signature]

[Signature] (SEAL)
Philip L. King

[Signature]

[Signature] (SEAL)
Robert M. King

[Signature]

[Signature] (SEAL)
Richard H. King

THOMPSON & THOMPSON
ATTORNEYS AT LAW
P.O. BOX 400
100 NORTH CHARLES STREET
CENTREVILLE, MARYLAND 21617

1989 AUG 15 AM 10:39
QUEEN ANNE'S COUNTY

DEED ON
RECOR FEE 30.00
POSTAGE .50
RECORD TAX 1056.00
TRAN TAX 800.00
SUBTOTAL 1876.50

p.40

AUG 24 1989

8427 Patuxent Highway, P.O. Box 9606
Suite 110 21287-0606

777 577

Union DEPT

DBA 333 - 534

King-EKA

EXHIBIT A

ALL those lots or parcels of land, situate, lying and being in the Fourth Election District, Queen Anne's County, Maryland and more particularly described as follows, to wit:

PARCEL NO. ONE:

BEGINNING FOR THE SAME at an iron rod set at a point intended to be at the intersection of the division line between the lands of Frederick V. Wilhelm (see T.S.P. 21/501) and the lands of Roy H. King (see B.H.T. 5/183) of which the herein described is a part with the northeasternmost right-of-way line of Somerset Avenue a forty (40) foot wide right-of-way unimproved at this time. Said beginning point being also at the intersection of the division line between Lots 273 and 285 with the northeasternmost right-of-way line of the aforesaid Somerset Avenue as indicated on a plat entitled, "The Love Point Beach and Park Company, Inc." and recorded among the land record books of Queen Anne's County, Maryland in Liber W.F.W. 5/480.

THENCE, leaving said beginning point so fixed and binding on a line intended to be the centerline of a ten (10) foot Reservation and intended to be the division line between the lands of Frederick V. Wilhelm and the herein described lands North 53 degrees 42 minutes 27 seconds East 347.11 feet to an iron rod set on the approximate mean high water line of Lake Mattapex.

THENCE, leaving the aforementioned Wilhelm Lands and binding on the aforesaid approximate mean high water line South 32 degrees 35 minutes 10 seconds East 185.88 feet to an iron rod set.

THENCE, leaving the aforesaid approximate mean high water line and binding on the northernmost right-of-way line of Lake Road a thirty (30) foot wide right-of-way unimproved at this time South 84 degrees 42 minutes 32 seconds West 372.63 feet to an iron rod set on the aforementioned Somerset Avenue.

THENCE, leaving Lake Road and binding on the aforesaid Somerset Avenue north 22 degrees 32 minutes 10 seconds West 130.22 feet to the place of beginning. Containing in all 1.297 acres of land, more or less, as surveyed by McCrone, Incorporated, Registered Professional Engineers and Land Surveyors in August of 1988.

BEING OR INTENDED TO BE all of Lots 285, 284, 283, 282, 281, 280, and a portion of Lot 279 as indicated on a plat entitled, "The Love Point Beach and Park Company, Inc." and recorded among the land record books of Queen Anne's County, Maryland in Liber W.F.W. 5/480. Also, being or intended to be that conveyance from The Love Point Beach and Park Company, Inc., to Roy H. King by a deed dated April 12, 1938 and recorded among the land record books of Queen Anne's County, Maryland in Liber B.H.T. 5/183. Roy H. King died on or about May 15, 1931, intestate, leaving as his only heirs at Law three (3) sons, namely: Phillip L. King, Robert M. King and Richard R. King, the Grantees herein.

NOT WITHSTANDING the foregoing description of 1.297 Acres, there is no intention by this deed to abandon the individuality of the separate lots conveyed by deed recorded at B.H.T. 5/183 as aforesaid.

LIBER 333 535

PARCEL NO. TWO:

BEGINNING FOR THE SAME at an iron pipe found at the intersection of the division line between the lands of Thomas A. Brown, Jr. (see M.W.M. 712/691) and the lands of the herein described Roy H. King (see B.H.T. 5/250) with the southwesternmost right-of-way line of Kent Avenue a forty (40) foot wide right-of-way unimproved at this time. Said beginning point being further located at the intersection of Lots 295 and 294 with the southwesternmost side of the aforesaid Kent Avenue as shown on a plat entitled, "The Love Point Beach and Park Company, Inc." and recorded among the land record books of Queen Anne's County, Maryland in Liber W.F.W 5/480.

THENCE, leaving said beginning point so fixed and binding on the southwesternmost right-of-way line of the aforesaid Kent Avenue South 41 degrees 25 minutes 00 seconds East 165.70 feet to an iron rod set on the northwesternmost right-of-way line of Lake Road a thirty (30) foot wide right-of-way unimproved at this time.

THENCE, leaving the aforesaid Kent Avenue and binding on the aforesaid Lake Road the following two (2) courses and distances: South 60 degrees 17 minutes 06 seconds West 120.50 feet to an iron rod set and South 84 degrees 28 minutes 11 seconds West 10.81 feet to an iron rod set on the approximate mean high water line of Lake Mattopex.

THENCE, leaving Lake Road and binding on the aforesaid mean high water line North 37 degrees 44 minutes 39 seconds West 138.58 feet to an iron rod set.

THENCE, leaving the aforesaid approximate mean high water line and binding on the division line between the aforementioned Brown Lands and the herein described lands North 48 degrees 35 minutes 00 seconds East 119.52 feet to the place of beginning passing in transit an iron pipe found 100.84 feet from the end thereof. Containing in all, 0.435 acres of land, more or less, as surveyed by McCrone, Incorporated, Registered professional Engineers and Land Surveyors in August of 1988.

BEING OR INTENDED TO BE, a portion of Lots 286 and 287 and all of Lots 283 and 294 as indicated on a plat entitled, "Love Point Beach and Park Company, Inc." and recorded among the land record books of Queen Anne's County, Maryland in Liber W.F.W. 5/480. Also being or intended to be the remainder of that conveyance from the Love Point Beach and Park Company, Inc. to Roy H. King by a deed dated May 21, 1928 and recorded among the land record books of Queen Anne's County, Maryland in Liber B.H.T. 1/250. Roy H. King died on or about May 15, 1931, intestate, leaving as his only heirs at law three (3) sons namely: Phillip L. King, Robert M. King and Richard H. King, the Grantors herein.

NOT WITHSTANDING the foregoing description of .435 acres, there is no intention by this deed to abandon the individuality of the separate lots conveyed by deed recorded at B.H.T. 5/250 as aforesaid.

TAXES LEVIED AS OF 8-15-89
PAID TO 6-30-89
D. N. Julian
TREASURER QUEEN ANNE'S CO.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Queen Anne's County
J. C. [Signature] 8-15-89

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

THIS DEED, made this 23rd. day of January in the year nineteen hundred and twenty six, by The Love Point Beach and Park Company, Inc., a body corporate, duly incorporated under the laws of the State of Maryland.

WITNESSETH, That for and in consideration of the sum of five Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said The Love Point Beach and Park Company, Inc., a body corporate, does hereby grant and convey unto Roy H. King, of Baltimore City, State of Maryland, his heirs and assigns in fee simple, all those lots, or parcel of land, situate, lying and being at Love Point in the Fourth Election District of Queen Anne's County, Maryland, designated and described on Plat showing Lots of The Love Point Beach and Park Company, Inc., as made by Morse and Cockey, Consulting Engineers, bearing date of July the fifth, 1911, and recorded in Liber W.F.W. No. 5, folios No. 450 and 461, a Land Record Book for Queen Anne's County, the lots hereby conveyed being Lots Nos. 279, 280, 281, 282, 283, 284 and 285 and for better and fuller description reference is hereby made to the Plat above mentioned which said Plat is recorded in Liber W.F.W. No. 5, folio 460 and 461 a land record book for Queen Anne's County.

Together with the right to use in common with others, all avenues, streets, alleys, lanes and rights or way laid out on said aforesaid Plat; and together with all rights, and appurtenances thereto attached or in any wise appertaining.

TO HAVE AND TO HOLD the aforesaid land and improvements thereon and appurtenances and advantages thereto attached unto and to the proper use and benefit of Roy H. King, his heirs and assigns forever.

And this deed further witnesseth that the said body corporate, The Love Point Beach and Park Company, Incorporated, has constituted and appointed and by these presents does hereby constitute and appoint Howard E. Price to be its true and lawful attorney for it and in its name as and for its corporate act to acknowledge this deed before any person having authority by law to take the said acknowledgment in order that the same may be properly executed and recorded.

And the said body corporate, The Love Point Beach and Park Company, Incorporated does hereby warrant specially the land hereby granted and conveyed and covenants to execute such and further assurances of title to this land as may be now or might hereafter become necessary.

In witness whereof the said body corporate, The said Love Point Beach and Park Company, Inc., has caused its President to execute these presents and its corporate seal being attested by its Secretary to be hereunto attached.

Corporate Seal's Place.

The Love Point Beach and Park Company
By J. E. G. Legg
President.

Attent:

Chas. E. Tucker
Secretary.

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

I hereby certify that on this 23rd. day of January, in the year nineteen hundred

Deed of Land, v. matter of Queen Anne's County, No. July 30, 1911

P.40

PRIOR JUL BHT 5-163

25.1

.....
11, 899. QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that
on the 21st. day of May, in the year nineteen hundred and twenty six, the following
Deed was brought to be recorded, to wit:

THIS DEED, made this 15th. day of April, in the year Nineteen Hundred and Twenty-
six, by the Love Point Beach and Park Company, Incorporated, a body corporate, duly
incorporated under the Laws of the State of Maryland.

Witnesseth, that for and in consideration of the sum of five dollars (\$5.00)
and other good and valuable consideration, the receipt of which is hereby acknowledged,
the said Love Point Beach and Park Company, Incorporated, a body corporate, does hereby
grant and convey unto Roy K. King, his heirs and assigns, in fee simple, all those lots
or parcels of land, situate, lying and being at Love Point in the Fourth Election Dis-
trict of Queen Anne's County, Maryland, designated and described on a plat showing lots
of Love Point Beach and Park Company, Incorporated, as made by Morse and Conroy, Con-
sulting Engineers bearing date of July the fifth, Nineteen Hundred and Eleven, and
recorded in Liber W. F. W. No. five, folios 480 and 481, a land record book for
Queen Anne's County. The lots hereby conveyed being lots No. 286-287-298-299 on
said plat, to which plat reference is hereby made for a fuller and more particular
description.

Together with the right to use, in common with others, all avenues, streets,
alleys, lanes, and rights of way laid out on said aforesaid Plat; and together with
all rights, and appurtenances thereto attached or in anywise appertaining thereto.

TO HAVE AND TO HOLD the aforesaid lots and improvements therein and appurtenances
and advantages thereto attached unto and to the proper use and benefit of Roy K.
King and his heirs and assigns forever. And this deed further witnesseth that
the said body corporate, The Love Point Beach and Park Company, Incorporated, has
constituted and appointed and by these presents do hereby constitute and appoint
Charles E. Tucker of Centreville, Queen Anne's County, Maryland, ^{to} be its true and
lawful attorney for it and in its name and as and for its corporate act and deed
to acknowledge this deed before any person having authority by law to take the
said acknowledgment in order that the same may be properly executed and recorded.
And the said body corporate, The Love Point Beach and Park Company, Incorporated,
does hereby warrant especially the property hereby granted and conveyed and covenants
to execute such other further assurances of title to said land as may be or might
hereafter become requisite or necessary.

In witness whereof the said body corporate, The Love Point Beach and Park Company,
Incorporated, has caused these presents to be signed by J. H. C. Legg, its President,
and its corporate seal duly attested by its Secretary to be hereto attached the day
and year first above written.

Test: Lida Hopkins

The Love Point Beach & Park Co.
Incorporated.

Attest: Chas. E. Tucker
SCT.

By J. H. C. Legg
President.

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

I hereby certify that on this 15th. day of April, in the year nineteen
hundred and twenty six, before me, the subscriber, a Notary Public of the State

Copy of deed of record in Liber W. F. W. No. 5, folios 480 & 481

Ray H. King d.o.b. 5/17/31

Phillip L. King

Robert M. King

Nickel H. King

FR: 1-22-26 TO: 8-15-89

Joe

ASB 7-8-134 rlu jnc

Price \$1.5M WEST

273-532 0

CAP

Joe

BHTS-163 D

CAP lots 279-285 @ WRS/400

" " 250 0

CAP lots 206, 207, 292+294 @ WRS/400

Frank

Alice

Gene