

1/10/74 Mailed to: Dorothy M. Beaman, Balto. Md.

NO CONSIDERATION
NO STAMPS
Dec. 13, 1973

138
Dorothy M. Beaman

FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 2-12

This Deed, Made this fifth day of October

in the year one thousand nine hundred and seventy-three by and between JOHN C. GILBERT and ANN K. GILBERT, his wife,

DEC 21 1973 B 21176 *****10.50
of the first part, and

BALTIMORE AREA COUNCIL, BOY SCOUTS OF AMERICA, INC., a Maryland Corporation,
of the second part.

Witnesseth, that 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 JOHN C. GILBERT and ANN K. GILBERT, his wife,

do hereby grant and convey unto the said BALTIMORE AREA COUNCIL, BOY SCOUTS OF AMERICA, INC., its assigns, forever,

~~hold and assigns~~

in fee simple, all that lot(s) of ground, situate, lying and being in the Fifth Election District of Harford County,

, State of Maryland, and described as follows, that is to say:—

Beginning for the same at an iron spike heretofore set at a chestnut stump, said point being also the beginning of that tract or parcel of land conveyed by and described in a deed from J. Joseph Mullhausen and Juanita A. Mullhausen, his wife, to John C. Gilbert and Ann K. Gilbert, his wife, dated April 6, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. 739, Folio 307, thence binding on the lands of Baltimore Area Council, Boy Scouts of America, Inc. as recorded among the Land Records of Harford County in Liber G.R.G. 848, Folio 381, North 05 degrees, 48 minutes, 47 seconds West 108.51 feet to a point in the center line of Peach Orchard Road, thence leaving the Lands of Baltimore Area Council, Boy Scouts of America, Inc. and running through and across the lands of the Grantor and binding on the center line of said Peach Orchard Road, two courses viz; South 76 degrees, 18 minutes, 27 seconds East 71.56 feet and South 73 degrees 05 minutes 09 seconds East 36.56 feet to a point in the outline of the lands of the Baltimore Area Council, Boy Scouts of America, Inc., thence leaving Peach Orchard Road and binding on the lands of Baltimore Area Council, Boy Scouts of America, two courses viz; South 49 degrees, 19 minutes, 23 seconds West 48.07 feet to a concrete monument heretofore set and South 49 degrees, 19 minutes, 23 seconds West 75.24 feet to the beginning hereof containing 0.128 acres more or less.

BEING a part of that tract or parcel of land conveyed by and described in a deed from J. Joseph Mullhausen and Juanita A. Mullhausen, his wife, to John C. Gilbert and Ann K. Gilbert, his wife, dated April 6, 1967 and recorded among the Land Records of Harford County in Liber G.R.G. 739, Folio 307.

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Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alloys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

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 BALTIMORE AREA COUNCIL, BOY SCOUTS OF AMERICA, INC., its assigns,

XXXXXXXXXXXX

in fee simple.

TRANSFERRED ON APPOINTMENT RECORDS
COMMISSION OF ALBANY COUNTY
ON 12/17/73

And the said party 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 hand and seal of said grantor s.

Test:

Raymond A. Currier

John C. Gilbert [SEAL]

Ann K. Gilbert [SEAL]

COUNTY OF ALBANY)
STATE OF NEW YORK)

ALL TAXES PAID
KATHERINE E. ANDERSON, TREAS.
12/18/73

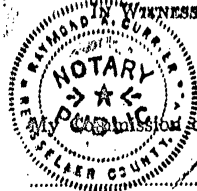
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, to wit:

I HEREBY CERTIFY, That on this fifth day of October, 1973, before me, the subscriber, a Notary Public of the State of New York, in and for ~~Massachusetts~~, personally appeared JOHN C. GILBERT and ANN K. GILBERT,

known to me (or satisfactorily proven) to be the person(s) whose name(s) 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.

WITNESS WHEREOF, I herunto set my hand and official seal.



Raymond A. Currier
Notary Public

RAYMOND A. CURRIER
Notary Public, State of New York
Residing in Rensselaer County
Commission Expires March 30, 1974

942 882

Rec'd for record 12/21 1973 at 11:31 A.M.
Same day recorded & examined, per
H. Douglas Chilcoat, Clerk

TO HARMON, WALKER & BERTRICH
CHIEFS OFFICE 12/19/73
K. E. ANDERSON, TREASURER