

DESCRIPTION OF A PROPERTY LINE AGREEMENT BETWEEN THE LANDS OF  
JESSE B. DOWNEY AND THE LANDS OF HALLIE A. SKIRVEN AND  
PATSY S. REIHL, FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe marking the southernmost corner of the lands of Lewis H. Cain, Sr., said point being S 40 45 10 E - 167.79', measured along the line between the lands of Cain and the lands of Jesse B. Downey, from an iron pipe on the southeast side of Md. Rte. 20; and running, thence, along the line of agreement between the lands of Cain and the lands of Skirven & Reihl, S 40 45 10 E - 73.81' to an iron pipe and S 21 39 20 W - 134.25' to an iron pipe at the easternmost corner of the lands of Stephen D. Hogans.

June 28, 1991.

William R. Nuttle.

LAW OFFICES  
RASIN, WRIGHT & WOOTTON  
COURT STREET  
P.O. BOX 228  
CHESTERTOWN, MARYLAND 21620

ALEXANDER P. RASIN, III  
ARTHUR M. WRIGHT  
EUGENIA COOPER WOOTTON

A. PARKS RASIN, JR. (1911-1975)  
(301) 778-3515

June 6, 1991

William R. Nuttle,  
Registered Surveyor  
Chestertown, Maryland 21620

Dear Bill:

The purpose of this letter is to request that you prepare and Adjustment of Boundary Line Survey along the lines which I have marked in red on the attached plat. This would convey approximately one-half (1/2) of the area in dispute to Downey and the other one-half (1/2) to Skirven and Reihl.

As you will recall, I called you in late May and we discussed the cost of this. You advised that the cost would be approximately \$275.00 plus a \$25.00 filing fee.

The parties have agreed to share the costs of your services.

Sincerely,



Alexander P. Rasin, III

APR, III:vtt  
Enclosure

October 26, 1988.

Mrs. Patsy Reihl  
Rte. 1, Box 206  
Rock Hall, Md. 21661

Dear Mrs. Reihl:

Last spring I surveyed the lands owned by you and Hallie Skirven in the Wesley Chapel area. The deed by which you acquired the property (EHP 104/159) contained many parcels, but the one that is important in this case is Parcel 6 of Parcel 2 for 9.9 acres. This I have outlined in yellow on the enclosed plat.

Shortly after I had completed the survey, I received a call from a Mr. Downey concerning land that I had included in your property that he thought was owned by Jesse B. Downey. He said that he would look up the deeds and get back to me. A little later Paul Bowman, an attorney here in town, asked me to try to straighten out the matter. I surveyed the Downey property in July and drew a plat showing the area included in both deed descriptions. A copy is enclosed.

A search of the land records shows the following sequence of events: In 1926 Robert Shallcross sold a 21-acre parcel to Warren G. Painter (or Paynter) by deed RRA 7/182. In 1934 Painter sold the 9.9-acre parcel to Hill, described as being part of the 21 acres. However, in 1938 Mr. Painter sold 27,675 square feet of land to Mr. Downey (RAS 20/444). This land is part of the 9.9 acres sold to Mr. Hill. In other words, Painter sold the same tract of land twice.

The sequence of conveyances seems to favor your ownership of the land in question, but Mr. Downey has apparently used at least part of this property for some time. I do not care to pass judgement on this one.

I apologize for the delay in notifying you of this. Let me know what you decide to do.

Sincerely yours,

PAS 20/444 Warren S. Painter to Jesse B. Downey 1938  
Part of RRA 7/182

Recd. Shalcross to Warren S. Painter 1926 (21 acres)

EHP 104/159 - Parcel 6 of Parcel 2 - 9.9 acres

being EHP 6/583 - Heel to Heel

" " 581 - Heel to Heel

" PAS 12/327 Painter to Heel

being part of RRA 7/182

recorded  
1934 - 9.9 acres



Ch# 2799

No. 7642

DATE 6/17/1991

RECEIVED FROM Wm Nuttle

DOLLARS \$ 25.00

FOR 40-91 Adj Agreement - Downey, Shewen & Reihl

Amount of Account	25	-	Paid Cash	
Amount Paid	25	-	Check	
Balance Due	—		Money Ord.	

KEST COUNTY PLANNING COMMISSION

Thank You

BY E Corral

Riehl  
EHP 10A/159

- ① 50X150 MS P398
  - ② 0.443 MS P393
  - ③ 9.9 " P. 32
- 

Call before going

639-7253

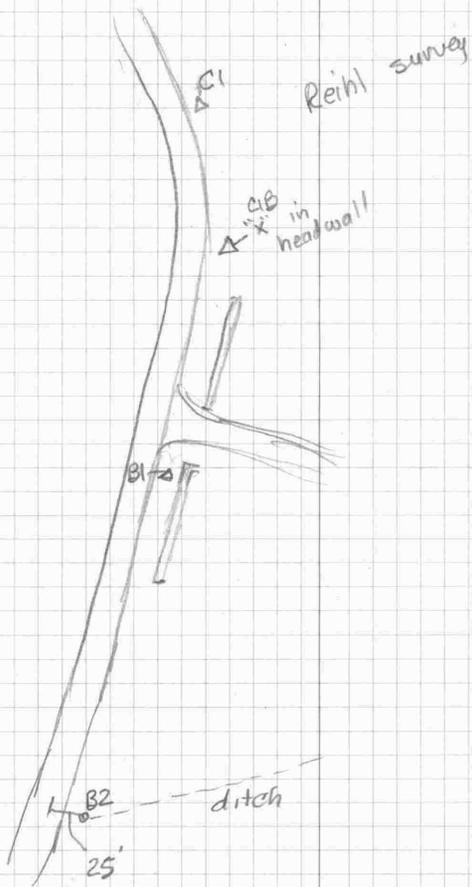
Pat Riehl & Halle  
Skirven  
next to Wesley  
Chapel

$$\begin{array}{r} 31.0 \\ 8.8 \\ \hline 2 \overline{) 22.2} \\ 11.1 \\ \hline 11.1 \\ 8.8 \\ \hline 19.9 \end{array}$$

$$\begin{array}{r} 31.4 \\ 9.0 \\ \hline 2 \overline{) 22.4} \\ 11.2 \\ \hline 11.2 \\ 9 \\ \hline 20.2 \end{array}$$

Jesse Downey  
Md. 20, next to Reihl

July 19, 1988



Reihl survey

AB in headwall

B1

B2

ditch

25'

TELEPHONE

NO. 448

C1B	C1	B1	L172°28'30"	126.02	0°10'
B1	"	"	L344°57'	—	0'
B1	C1B	Cor wall	R51°35'	6.35	
		⊥ rd.	L90°	20.4	
		BZ	R177°45'30"	196.57	⊕ 25'
					⊥ rd.
					0°35'

Corners Aug. 3, 1988

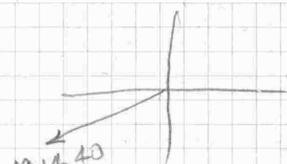
B1	B2	Z2	L139°07'38"	7.21	I.P. ≠ G.P.
C3	C4	Z1	R127°09'47"	125.97	" "
		Z3	L51°08'16"	99.06	" "
C4	C3	Z4	R32°08'48"	45.65	" "

			R127°09'47"	125.97	
			R117°18'	126.77	0°25'
			L82°58'34"	23.53 21.74	
				1.79	

			L51°08'16"	99.06	
			L53°57'	69.93	0°25'
			L170°29'24"	29.42	
				28.43 0.99	

Z1166 @ 07°20'

			L90°	73.81	
			L68°10'	74.85	
			R77°00'22"	32.91 28.17	
				4.74	



49 14 40

$L 90^{\circ} - 73.81$

$L 68^{\circ} 10' - 74.85$

ARTISERNE

NO. 448



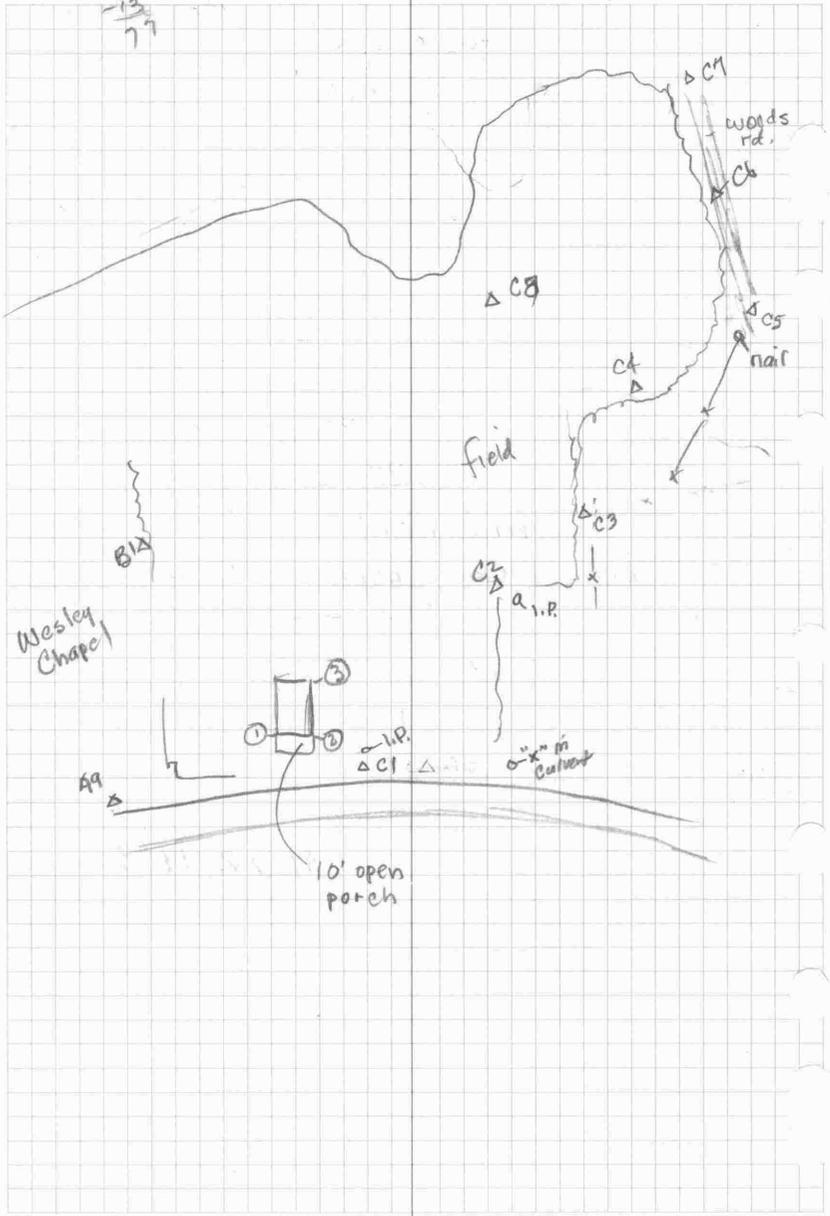
S & R Garage  
c/o Patsy Rehl  
Rte 1, Box 206  
R. H.

(73.81)

Skirven & Rehl  
near Wesley Chapel

May 2, 1988

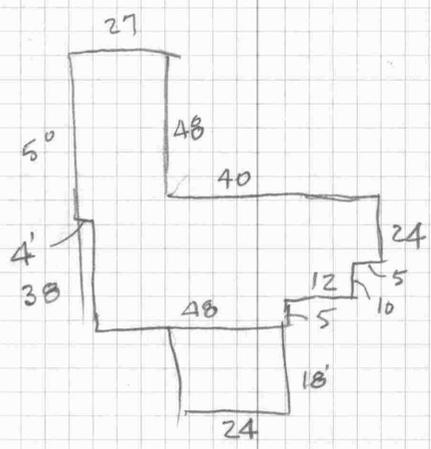
90  
12  
7



TELEPHONE

NO. 448

				189.72 189.73	0°25'
A9	B1	B1	0°		
		C1	R99°00'30"	270.46	0°10'
		"	R198°01'	—	
C1	A9	C2	R139°40'	244.15 244.16	0°30'
		"	R279°20'30"	—	
		①	R17°15'	108.89 108.90	0°55'
		②	R22°12'	89.68 89.70	01°10'
		③	R43°45'	121.24 121.26	0°55'
		well	R27°20'	77	
		I.P.	R128°22'	6.63	
		"X" in headwall	L177°41'30"	183.92 183.94	0°55'
C2	C1	C3	R179°14'30"	170.43 170.45	0°50'
		"	R358°29'	—	
		I.P.	L77°58'	9.75	
C3	C2	C4	L174°17'	168.66	0°
		"	L348°34'	—	
		ext. fence	180°	5' 331.81	
C4	C3	C5	L156°52'	331.82	0°30'
		"	L313°45'	—	
		fence post	L51°37'	76.9	
C5	C4	C6	R72°18'30"	345.01 345.02	0°30'
		"	R144°37'	—	
		nail	L39°54'	7.97	
C6	C5	C7	L176°20'	223.31 223.34	01°00'
		"	L352°40'30"	—	



TELTYPE

NO. 448

				442.33	
C7	C6	C8	R67°03'	442.36'	0°40'
		"	R134°06'30"	—	
		C.M.	R156°20'30"	88.84	0°15'
C8	C7	B1	L169°34'	<del>662.59</del> 662.62	0°35'
		"	L339°08'	—	
B1	C8	C1	R119°45'	—	
		"	R239°30'	—	
		A7 A8	L109°53'	245.37 245.39	0°40'
C1	A9	pt. $\phi$ 25' e	R05°53'	56.32	

Corners

May 12, 1988

C1	A9	Y4A	R93°57'21"	159.78	hit on Schrader I.P.
C3	C2	Y2	L141°07'16"	121.05	I.P. $\pm$ G.P.
		Y1	L90°22'11"	175.11	" "
	<sup>± G.P.</sup> I.P. set at	C5A			

L 90° 22' 11" - 175.11

L 90° 59' - 162.41

0° 20'

L 171° 35' 43" - 12.83

---

L 141° 07' 16" - 121.05

L 129° 27' - 118.33

0° 25'

R 90° 30' 56" -  $\frac{29.15}{24.49}$

4.66

---

R 93° 57' 21" - 157.78

R 90° 10' 30" - 155.54

01° 00'

L 100° 27' 27" - 10.58

INVERSE FROM POINT 1 TO 11

FROM POINT	TO POINT	BEARING	DISTANCE
1	2	S464200W	270.458
2	3	S062216W	244.141
3	4	S053656W	170.424
4	5	S112007W	168.654
5	6	S342759W	331.804
6	7	S731336E	344.998
7	8	S693336E	223.301
8	9	N023014W	442.348
9	10	N075554E	662.614
10	11	N521847W	189.729
11	12	S441136W	5460.53

> PRESS <@> FOR MENU OR MENU SELECTION: .

PRINT COORDINATES

POINT NUMBER	FROM POINT 1	TO POINT 11	NORTH COORD	EAST COORD
1			3915.15	3806.44
2			3729.67	3609.61
3			3487.03	3582.52
4			3317.43	3565.84
5			3152.06	3532.69
6			2878.5	3344.91
7			2778.94	3675.23
8			2700.96	3884.48
9			3142.88	3865.15
10			3799.16	3956.58
11			3915.15	3806.44

> PRESS <@> FOR MENU OR MENU SELECTION: .

# This Deed,

Made this 15 day of April in the year

one thousand nine hundred and ~~thirty seven~~ eight by and between Warren G. Painter.....

and Anna S. Painter, his wife of Kent County and State of Maryland, of the one part

and Jesse B. Downey and Myrtle T. Downey of the aforesaid County

and State of the other part.

Witnesseth, that in consideration of the sum of Five ( \$5.00) Dollars to them in hand paid, the receipt of which is hereby acknowledged.....

the said Warren G. Painter and Anna S. Painter, his wife ,.....

do grant and convey unto the said Jesse B. Downey and Myrtle T. Downey, his wife, as tenants by the entireties, and the survivor of them and the survivor's .....

heirs and assigns in fee simple, all lot or tract of land .....

..... situate, lying and being in the Fifth Election District of ..... Kent County aforesaid

and described as follows, that is to say,

BEGINNING for the same at a point set at the southwest corner of the land of John W. Coleman and the southeast corner of the land of Jesse B. Downey and running thence south by and with the land of J W Hill, 42½ degrees east 225 FEET; thence running south west course 86 FEET to a point;

thence north  $57\frac{1}{2}$  degrees west 225 FEET to a point in the line of what was formerly the Burton Vasant lot; thence north  $47\frac{1}{2}$  degrees east 160 FEET to the beginning point, and containing 27,675 square feet of land more or less, and being a part of the same land that was to the said Warren G. Painter and wife by Deed dated the sixth day of May 1926, and recorded among the Land Records for Kent County aforesaid in Liber R R A No 7, Folio 182.

Together with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtances and advantages, to the same belonging, or in any wise appertaining.

To Have and To Hold the said lot or tract of land the premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtances and advantages thereto, beionging or appertaining unto and to the proper use and benefit of the said Jesse B. Downey and Myrtle T. Downey, his wife, as tenants by the entireties, and the survivor of them and the survivor's heirs and assigns, in fee simple.

And the said Warren G. Painter and Anna S. Painter, his wife.....

..... covenant that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said Land as may be requisite.

Witness the hand and seals of the said grantors.

TEST

John W. Harman

Warren G. Painter [SEAL]

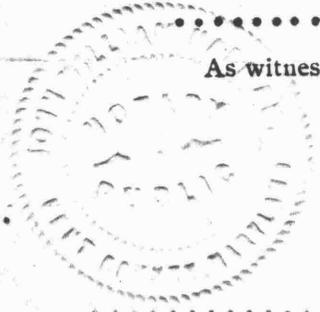
Anna S. Painter [SEAL]

State of Maryland, Kent County, to wit:

I Hereby Certify. That on this 15 day of ~~October~~ April in the year one thousand nine hundred and thirty eight before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, aforesaid personally appeared Warren G. Painter and Anna S. Painter and they acknowledged the foregoing Deed to be their act.

As witness my hand and notarial seal

John W. Harman Notary Public



DEED

FROM

Warren G. Painter and Anna S. Painter TO

Jesse B. Downey and Myrtle T. Downey

Received for Record Aug. 30th 1938

at o'clock M. Same day.

recorded in Liber P.A. No. 20

folio 444 etc., one of the Land Records of

Kent County

and examined per Robert A. Shallenney, Clerk.

Cost of Record, \$1.50

[KENT NEWS PRINT

1.50 10 10 42

EHP 104/159 (cont.)

SW dir. 50

NW " 150 to rd.

w/s 50 to begin

Parcel 6

Begin SE cor. herein at stone on div. line of Hadaway

N75°15'W - 653 to poplar

N19°50'E - 374 to post.

N43°W - 126

w/ SE side 10' alley N47°30'E - 565 to Hill

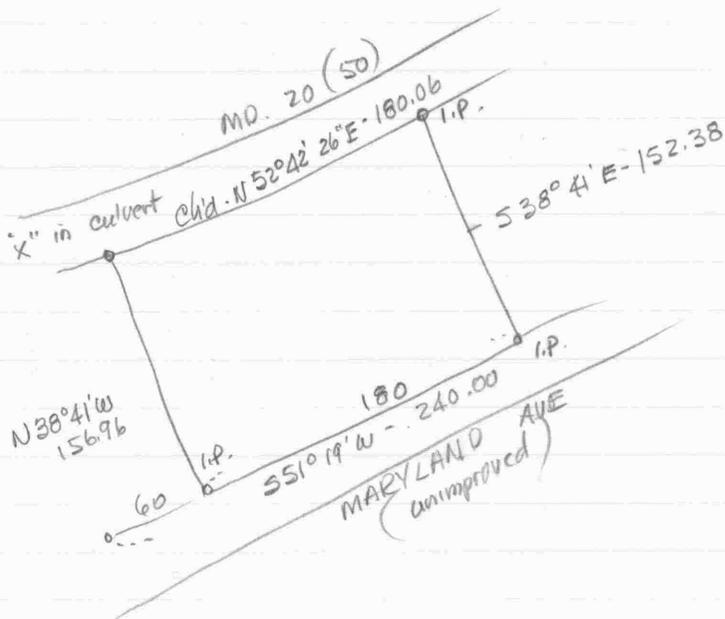
w/s S21°30'E - 482

N81°E - 81 to Hadaway

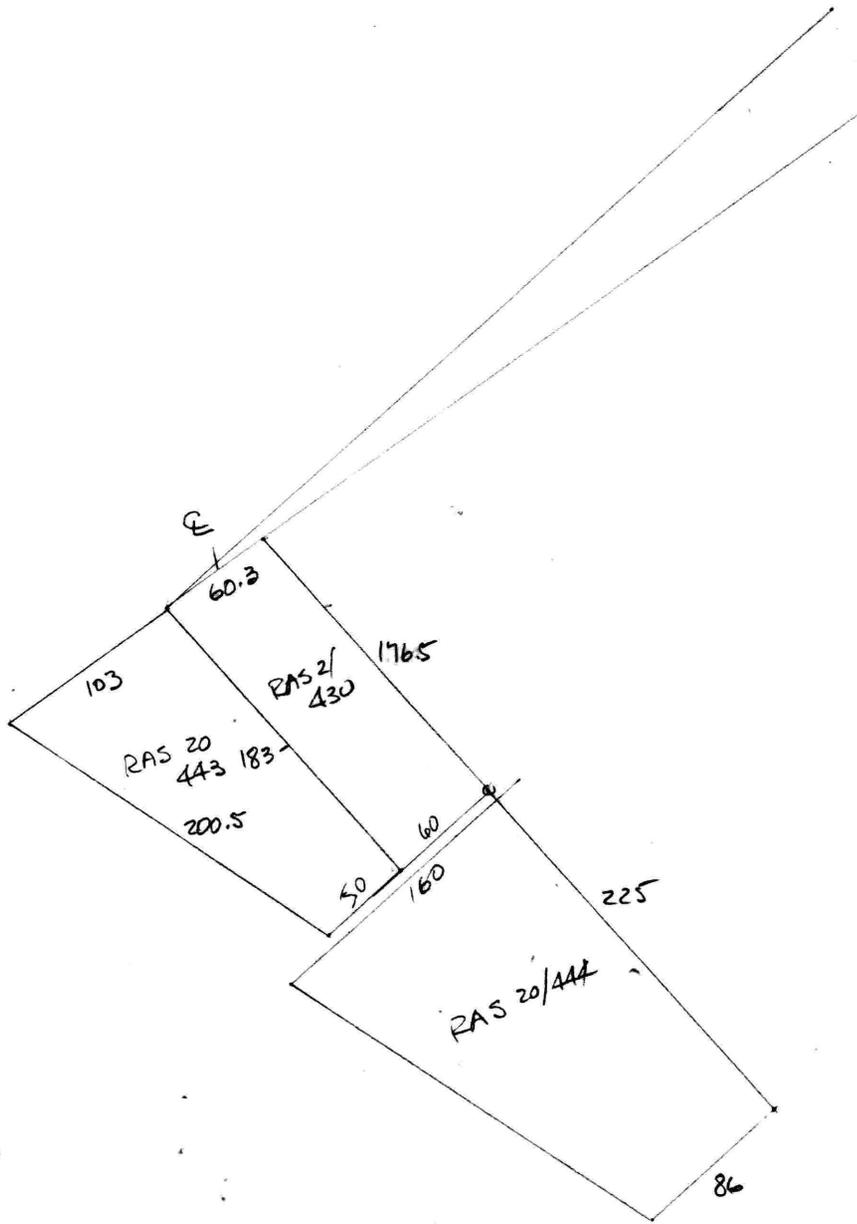
w/s S09°30'W - 567 to begin

9.9 acres.

Jacquette EHP 219/269



Schrader 1986



Jesse Downey

July 20, 1988

3729.67

3609.61

	C1B	B1	L172° 28' 30" S56° 31' 59" W	126.02			3609.03	3470.79
			R177° 45' 30"				3539.54	3365.66
	B1	B2	S54° 17' 37" W	196.56			3424.82	3206.05
D	B2	Y2	S54° 49' 48" E	336.35			3231.08	3481.00
	C2A	Z1	S49° 14' 50" W	120			3490.11	3573.27
			Z1				3411.77	3482.37
	Intersect		N40° 45' 10" W	167.79				
			B2					
			N55° 38' E	202.06				
			Z2				3538.88	3372.84
	Z1	Z3	S40° 45' 10" E	225			3241.33	3629.25
	Z3	Z4	S49° 14' 50" W	86			3185.18	3564.10
D	Z4	Y2	N61° 05' 10" W	94.93				
	B2	Z2	N55° 38' E	202.06	590.32			
	Z2	Z3	S40° 45' 10" E	392.79	<u>1.355 Ac.</u>			
	Z3	Z4	S49° 14' 50" W	86				
	Z4	Y2	N61° 05' 10" W	94.93				
	Y2	B2	N54° 49' 50" W	336.35				
D	B1	Z2	S84° 45' 01" E	7.21				
	C3	Z1	N41° 30' 06" W	125.97				
	C3	Z3	S39° 48' 09" E	99.06				
	C4	Z4	N43° 28' 55" E	45.65				



Skruven & Reihl

May 3, 1988

	C5A	Y2	N 21° 39' 20" E	370.82				3231.08	3481.00
D	Y2	Y1	N 41° 10' 40" W	136.00					
	Y2	Y3	N 41° 10' 40" W	126.00				3325.92	3398.04
	Intersect	Y3	N 49° 14' 50" E	419.96					
		C1A	S 40° 45' 10" E	162.36					
		Y4						3600.07	3716.17
	X5	X3	S 55° 54' 30" E	453.26	587736				
	X3	C7A	S 11° 24' 40" W	952.25	13,493 Ac.				
	C7A	C5A	N 73° 59' 30" W	654.40					
	C5A	Y2	N 21° 39' 20" E	370.82					
	Y2	Y3	N 41° 10' 40" W	126.00					
	Y3	Y4	N 49° 14' 50" E	419.96					
	Y4	C1A	N 40° 45' 10" W	162.36					
	C1A	X5	N 45° 56' 20" E	244.99					
	C3	Y2	S 44° 29' 40" W	121.05					
	C3	Y3	N 87° 06' 13" W	168.02					
	C2	Y4	N 49° 46' 32" E	175.04					
	Y4	Y4A	N 40° 45' 10" W	10				3607.65	3709.64
D	C2	Y4A	N 46° 30' 10" E	175.24					
	C2	Y1	S 51° 12' 17" W	245.14					
	C3	Y1	N 84° 45' 15" W	175.11					
	C1	Y4A	S 39° 20' 39" E	157.78				3729.67	3609.61

	Intersect		Y4A N49°14'50"E	289.67				
			X5 S55°54'30"E	172.49				
			Y6					
	Y4A	Y5	N49°14'50"E	60			3646.82	3755.09
	C1	C1C	R05°53'	56.32			3763.89	3654.34
D	Y5	C1C	N40°42'54"W	154.45				
	Y5	Y7	N40°45'10"W	154.45			3763.82	3654.27
D	Y7	C1A	S47°14'51"W	60.04				
D	Y7	X5	N45°30'52"E	184.97				
	C1A	Y7	N47°14'50"E	60.04	9204			
	Y7	Y5	S40°45'10"E	154.45	0.211 Ac.			
	Y5	Y4A	S49°14'50"W	60				
	Y4A	C1A	N40°45'10"W	152.36				
	Y7	X5	N45°30'50"E	184.97	33372			
	X5	Y6	S55°54'30"E	172.49	0.766 Ac.			
	Y6	Y5	S49°14'50"W	229.67				
	Y5	Y7	N40°45'10"W	154.45				
	Y6	X3	S55°54'30"E	280.77	549199			
	X3	C7A	S11°24'40"W	952.25	12.608Ac.			
	C7A	C5A	N73°59'30"W	654.40				
	C5A	Y2	N21°39'20"E	370.82				
	Y2	Y1	N41°10'40"W	136.00				
	Y1	Y6	N49°14'40"E	709.71				

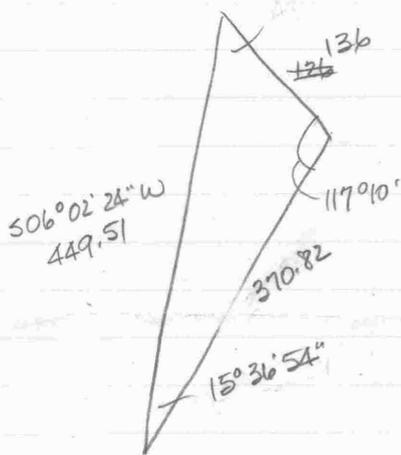
1:21 244  
 .12 -.08

(6)

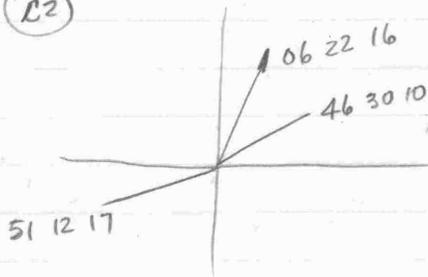
119 45	359 60
<u>109 53</u>	<u>229 38</u>
229 38	130 22

- A-B-NORTH - 189.72      5189.72    5000
- B-C N49°38'W - 245.37      5348.64    4813.05
- D A-C N 28°12'04" W - 395.60
- D A9-A7 S 80°30'57"E - 395.64

A9-B1 - S 52°18'50"E      3915.15      3806.44

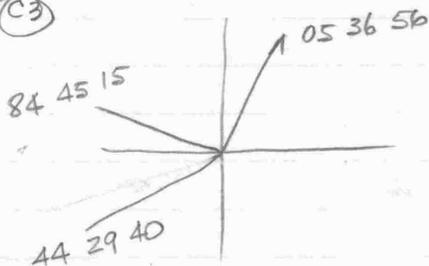


(C2)



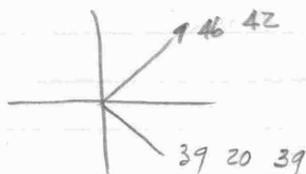
C2-C1 - Y4A  
 R40°07'54" 175.24  
 - Y1  
 L135°09'59" 245.14

(C3)



C3-C2 - Y2  
 L141°07'16" - 121.05  
 - Y1  
 L90°22'11" - 175.11

(C1)



R93°57'21" - 157.78

Skirven &amp; Reihl

May 3, 1988

near Wesley Chapel

	A9	C1	S 46° 42' W	270.46	1: 21, 244	0.12		3915.15	3806.44
							0.08	3729.67	3609.61
	C1	C2	S 06° 22' 16" W	244.14				3487.03	3582.52
	C2	C3	S 05° 36' 56" W	170.42				3317.43	3565.84
	C3	C4	S 11° 20' 07" W	168.65				3152.06	3532.69
	C4	C5	S 34° 27' 59" N	331.80				2878.50	3344.91
	C5	C6	S 73° 13' 36" E	345.00				2778.94	3675.23
	C6	C7	S 69° 33' 36" E	223.30				2700.96	3884.48
	C7	C8	N 02° 30' 14" W	442.35				3142.88	3865.15
	C8	B1	N 07° 55' 54" E	662.61				3799.16	3956.58
	B1	A9	N 52° 18' 47" W	189.73				3915.15	3806.44
	C1	C1A	R 128° 22' S 04° 55' 58" E	6.63				3723.06	3610.18
	C1	C1B	L 177° 41' 30" S 49° 00' 31" W	183.92				3609.03	3470.79
	C2	C2A	L 77° 58' N 71° 35' 46" W	9.75				3490.11	3573.27
	C4	C4A	L 51° 37' N 40° 16' 53" W	76.9				3210.73	3482.97
	C5	C5A	L 39° 54' N 05° 25' 59" W	7.97				2886.43	3344.16
	C7	C7A	R 156° 20' 30" N 86° 46' 49" E	88.84				2705.95	3973.18
								3639.37	4161.59
D	X3	C7A	S 11° 24' 42" W	952.25					
	C7A	C5A	N 73° 59' 26" W	654.40	(653)				
	C5A	C4A	N 23° 10' 20" E	352.75	374				
	C2A	C1B	N 40° 45' 12" W	156.99	156.96				
	C1B	C1A	N 50° 42' 52" E	180.09	180.06				
	C1A	X5	N 45° 56' 21" E	244.99				3893.43	3786.23
	C2A	Y1	S 49° 14' 50" W	240				3333.44	3391.46
D	Y1	C5A	S 06° 02' 24" W	449.51					

MAP 51



30	Lewis H. Cain, Sr.	162/106	10,400
31	Richard S. Jacquette	WHG 7/408	
32	Hallie A. Skirven	EHP 104/159	9.9 ac.
✓ 29	Stephen Dennis Hogans	" 141/162	4.02
✓ 25	Wm. Lesley Simms	" 165/40	11.93
393	Hallie A. Skirven	" 104/159	2.5
394	Jesse B. Downey	RAS 20/444	
397	Jas. & Andrew Jacquette	EHP 219/269	
398	Skirven	EHP 104/159	

Hallie A. Skirven & Patsy Skirven Reihl EHP 104/159

Parcel 4

Begin @ rd from Edesville to Rock Hall at point  
 SW 106.75 from S side of private road called Kent Ave.  
 S 42 1/2° E - 159.5  
 S 47 1/2° W - 60  
 N 42 1/2° W - 158.5 to state rd  
 wfs N 46 1/2° E - 60.1 to begin

Parcel 5

Begin pt on NE side Clark R.H. Rd. at SW cor. 30' avenue  
 which lies between lot to be conveyed. and lot sold by Warren Painter  
 to Hilda Hill  
 w/ave SE dir. 150' (cont)

Hogans - EHP 141/162

Begin steel fence post on S side road on line of div. fence with Jesse Downey w/ fence & ditch S 57° 00' E - 352 to stake at beginning of water bed on S side of ditch

Bye 1946

of Herman Hill S 21° 30' W - 371 to @ ditch 1' south of marked gum at N side Woods Road

N 74° 35' W - 442 to stone marker

w/ Hill N 42° 15' W - 82 to stone at NW ~~cor.~~ line of 10' easement or R/W

N 42° 15' W - 104 to stone on S side state rd.

w/s N 51° 10' E - 82

N 54° E - 400 to begin

5 ac. ±

SIMNS  
SIMMS - EHP 165/40

Parcel 2 Begin stone at NE cor. herein at cor. Walter Selby and on line of Walter Hadaway

w/ N side private rd. N 77° 30' W - 61.04 to E line of 2-acc lot

w/s S 32° 03' W - 20.72 to Wm. Coleman

w/s S 62° 40' E - 74.20 to Hadaway

w/s N 06° 33' E - 38.40 to begin

11.32 ac.

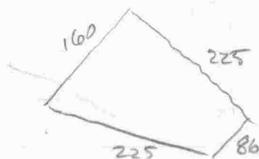
Downey - RAS 20/444

Begin SW cor. John Coleman @ SE cor. <sup>Jesse</sup> Downey w/ Hill ? 42 1/2° E - 225'

SW - 86'

N 57 1/2° W - 225 to Vansant

N 47 1/2° E - 160 to begin



*This Deed*, Made this 27<sup>th</sup>

day of October

one thousand nine hundred and twenty-eight by and between Warren G. Painter and Anna S. Painter, his wife, and the Peoples Bank of Chestertown, Maryland, all

of Kent County and State of Maryland of the one part and Jesse B. Downey and Myrtle T. Downey, his wife, of the County and State aforesaid of the other part -----

*Witnesseth*, that in consideration of the sum of One Hundred and Fifty Dollars the said Warren G. Painter and Anna S. Painter and the Peoples Bank of Chestertown, Maryland, (which unites with the said Warren G. Painter and Anna S. Painter in this deed for the purpose of releasing the mortgage which it holds from the said Warren G. Painter and Anna S. Painter on the land hereinafter described), -----

do grant and convey unto the said Jesse B. Downey and Myrtle T. Downey as tenants by the entireties, and the survivor of them and the survivor's

heirs and assigns, in fee simple, all that tract or parcel of land ----- situate, lying and being in the Fifth Election District of Kent County, aforesaid, and described as follows, that is to say  
*Beginning* for the same in the middle line of the State road leading from Edesville to Rock Hall at the northwest corner of the lot herein described and also to southwest corner of a lot recently conveyed to John William Coleman and running with the said Coleman lot south 42 $\frac{1}{2}$  deg east 176.5 feet; then south 47 $\frac{1}{2}$  deg west 60 feet; then north 42 $\frac{1}{2}$  deg west 183 feet to the said State road; then with the same north 54 deg east 60.3 feet to the place of beginning, containing about 10,700 square feet of land and being a part of the land conveyed to the said Warren G. Painter and wife by R. A. Shallcross and wife by deed dated the 6th day of May, 1926, and recorded among the Land Records for Kent County aforesaid in Liber R.R.A. No 7 Fol 182.



State of Maryland,

KENT COUNTY

to wit:

I Hereby Certify, that on this twenty seventh day of October the year one thousand nine hundred and twenty eight

October

in

before me, the subscriber, a

Notary Public

of the State of Maryland, in and for

Kent County

aforsaid, personally appeared

Warren G. Painter

and

Anna S. Painter

acknowledged the foregoing Deed to be their act

Herbert A. White  
Notary Public



State of Maryland:

Kent County.,

to wit:

I hereby certify that on this 3rd day of October, 1928 before me the subscriber, a notary public in and for the County and State aforsaid personally appeared Chas. F. Wheatley cashier of The Peoples Bank of Chestertown, Md. the Attorney named in the aforsaid deed, and by virtue, and in pursuance of the authority therein conferred upon him, acknowledged the aforsaid deed to be the act of the said, The Peoples Bank of Chestertown, Maryland.

*[Handwritten signature]*  
h.p.

DEED

FROM 14/28/28

Warren G. Painter

Anna S. Painter

TO

Jesse B. Downey

Myrtle T. Downey

491  
468  
579  
164  
730

Received for Record See 12th 1928

at 10 o'clock A.M. Same day

recorded in Liber R.A.S. No. 2

Folio 430 etc., one of the Land Records of Kent County,

and examined per

Robert A. Shallcross, Clerk.

Cost of Record, \$ 2.00 Pd

Chestertown Transcript Job Print.



# This Deed,

Made this *2nd* day of **August** in the year

one thousand nine hundred and ~~thirty-seven~~ *eight* and between **Burton Vansant .....**

and **Thelma Vansant, his wife...** of Kent County and State of Maryland, of the one part

and **Jesse B. Downey and Myrtle T. Downey** of the aforesaid County and State of the other part.

**Witnesseth**, that in consideration of the sum of **ONE HUNDRED ( \$100.00 ) DOLLARS** to them in hand paid, the receipt of which is hereby acknowledged

the said **Burton Vansant and Thelma Vansant, his wife ,,,.....**

do grant and convey unto the said **Jesse B. Downey and Myrtle T. Downey his wife, as tenants by the entireties, his ,her or their.....**

heirs and assigns in fee simple, all **that tract or parcel of land.....**

..... situate, lying and being in **Fifth Election District of .....** Kent County aforesaid

and described as follows, that is to say,

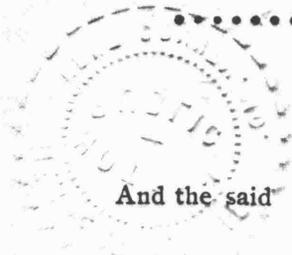
**Beginning for the same on the southeastern side of the concrete State Road at a point distant southwesterly 466.95 feet from the southwest side of the private road called Kent Ave.; the said beginning also being the northwest corner of Lot number 8 and running thence with said lot #8 south 42½ degrees east 183 feet to the northwest side of Maryland**



Together with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtances and advantages, to the same belonging, or in any wise appertaining.

To Have and To Hold the said tract or parcel of land.... the premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtances and advantages thereto, beionging or appertaining unto and to the proper use and benefit of the said Jesse B. Downey and Myrtle T. Downey, his wife, as tenants by the entireties, his, her or their.....

..... heirs and assigns, in fee simple.



And the said Burton Vansant and Thelma Vansant, his wife.....

..... covenant that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said Land as may be requisite.

Witness the hands and seal of the said grantors.

TEST

*Herbert A. Vane*.....

*Burton Vansant* [SEAL]  
*Thelma M. Vansant* [SEAL]

State of Maryland, Kent County, to wit:

I Hereby Certify. That on this 2nd day of August in the year one thousand nine hundred and thirty seven before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, aforesaid personally appeared Burton Vansant and Thelma Vansant..... and they acknowledged the foregoing Deed to be their..... act.

As witness my hand and notarial seal

Herbert A. Urie Notary Public



DEED

FROM

Burton Vansant

TO

Thelma Vansant  
Jesse B. Downey  
and  
Myrtle T. Downey

Received for Record

Aug. 30th 1937

at..... o'clock..... M. Same day.

recorded in Liber P.A. 8 No. 20

folio 443 etc., one of the Land Records of

and examined per

Robert A. Shallenbarger, Clerk

Cost of Record, \$ 1.50

[KENT NEWS PRINT

2-10

DESCRIPTION OF THE JESSE B. DOWNEY LANDS, FIFTH DISTRICT,  
KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southeast side of Md. Rte. 20, said point being the northernmost corner of the herein described lands and the westernmost corner of the lands of Lewis H. Cain, Sr.; and running, thence, by and with said Cain lands S 40 45 10 E - 167.79' to an iron pipe on the northwest side of a 10' alley and the lands of Skirven & Reihl; thence, by and with said Skirven & Reihl lands S 40 45 10 E - 73.81' to an iron pipe and a line of agreement between the herein described lands and those of Skirven & Reihl; thence, by and with said line of agreement S 21 39 20 W - 134.25' to an iron pipe and the lands of Stephen D. Hogans; thence, by and with said Hogans lands N 54 49 50 W - 336.35' to an iron pipe on the southeast side of Md. Rte. 20; thence, by and with said road N 55 38 E - 202.06' to the place of beginning. Containing in all 1.061 acres of land, more or less.

Subject to the rights of others, if any, to the use of an unimproved 10' alley across the property.

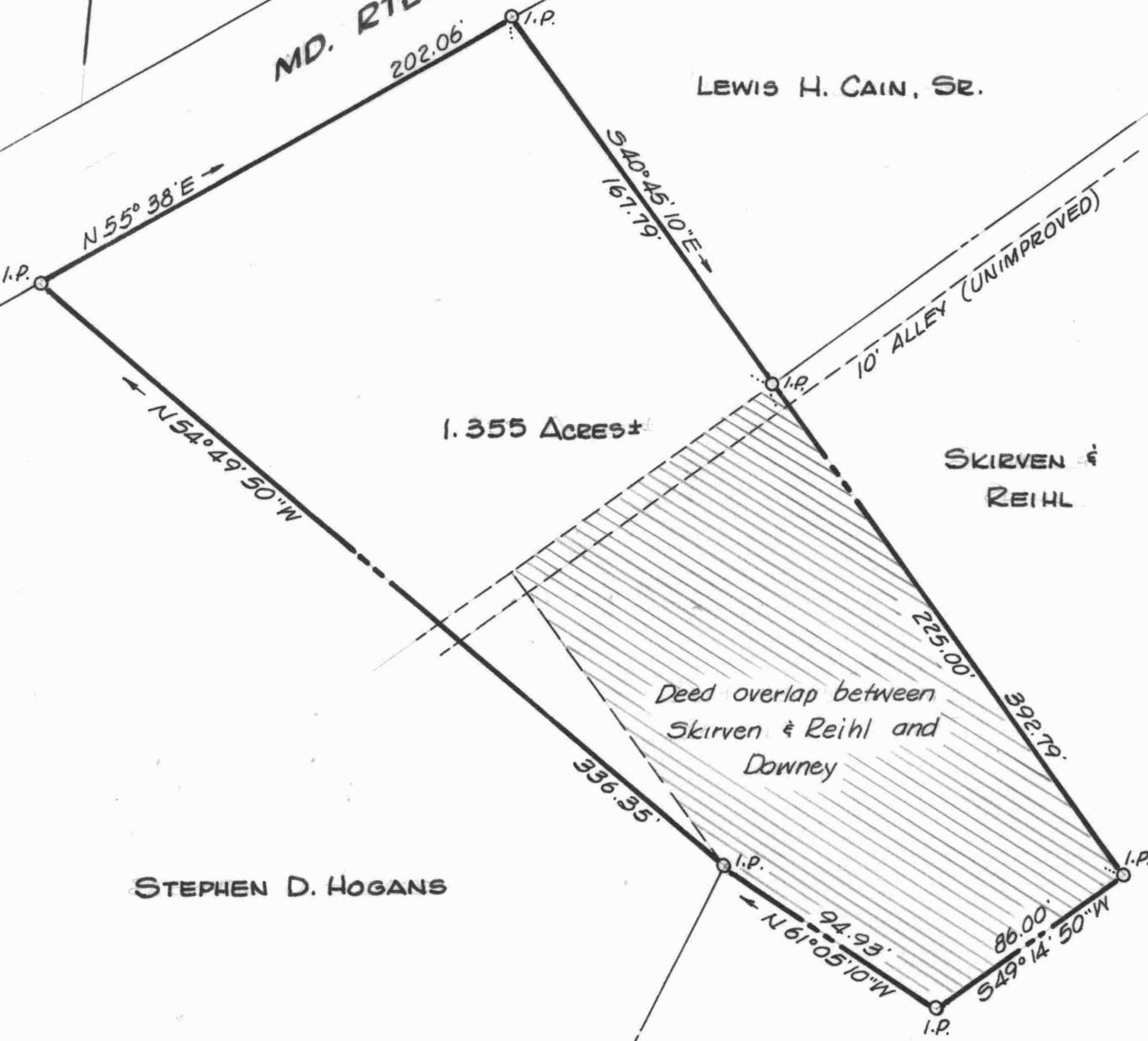
February 8, 1992.

William R. Nuttle.



MD. RTE. 20

LEWIS H. CAIN, SR.



1.355 Acres±

SKIRVEN & REIHL

Deed overlap between Skirven & Reihl and Downey

STEPHEN D. HOGANS

SKIRVEN & REIHL

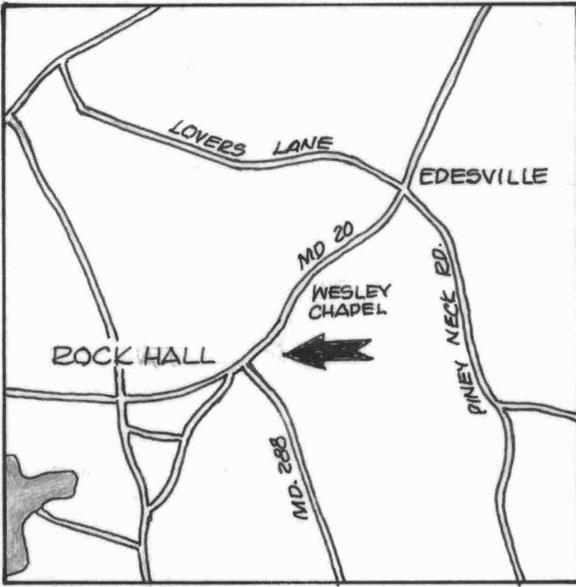


**PLAT OF A SURVEY OF THE  
JESSE B. DOWNEY LANDS**

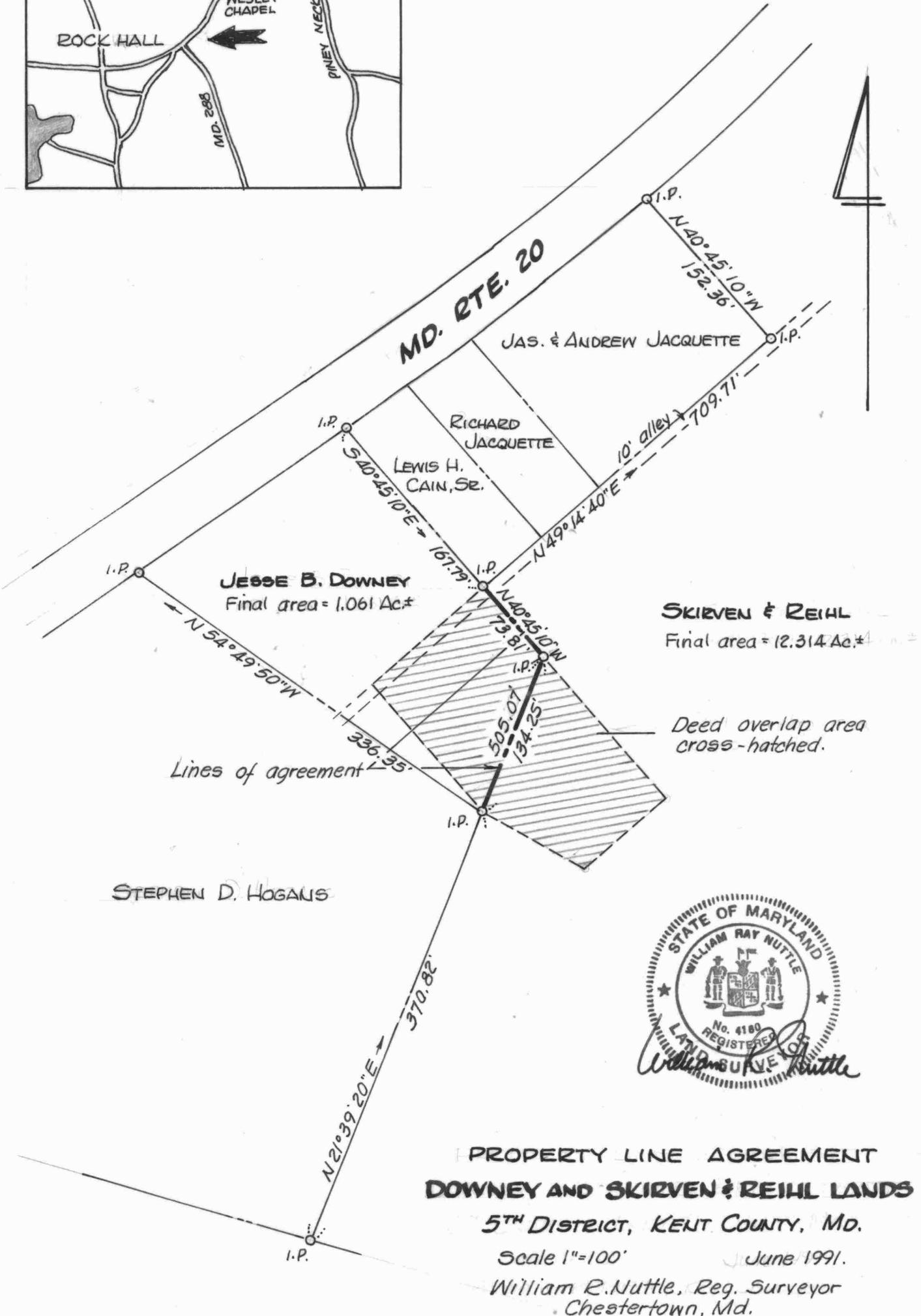
5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=60' July 1988  
William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

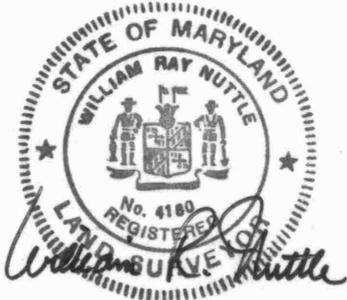
I.P. = iron pipe



APPROVED BY:  
 \_\_\_\_\_  
 Kent County Director of Planning  
 \_\_\_\_\_  
 Kent County Health Officer



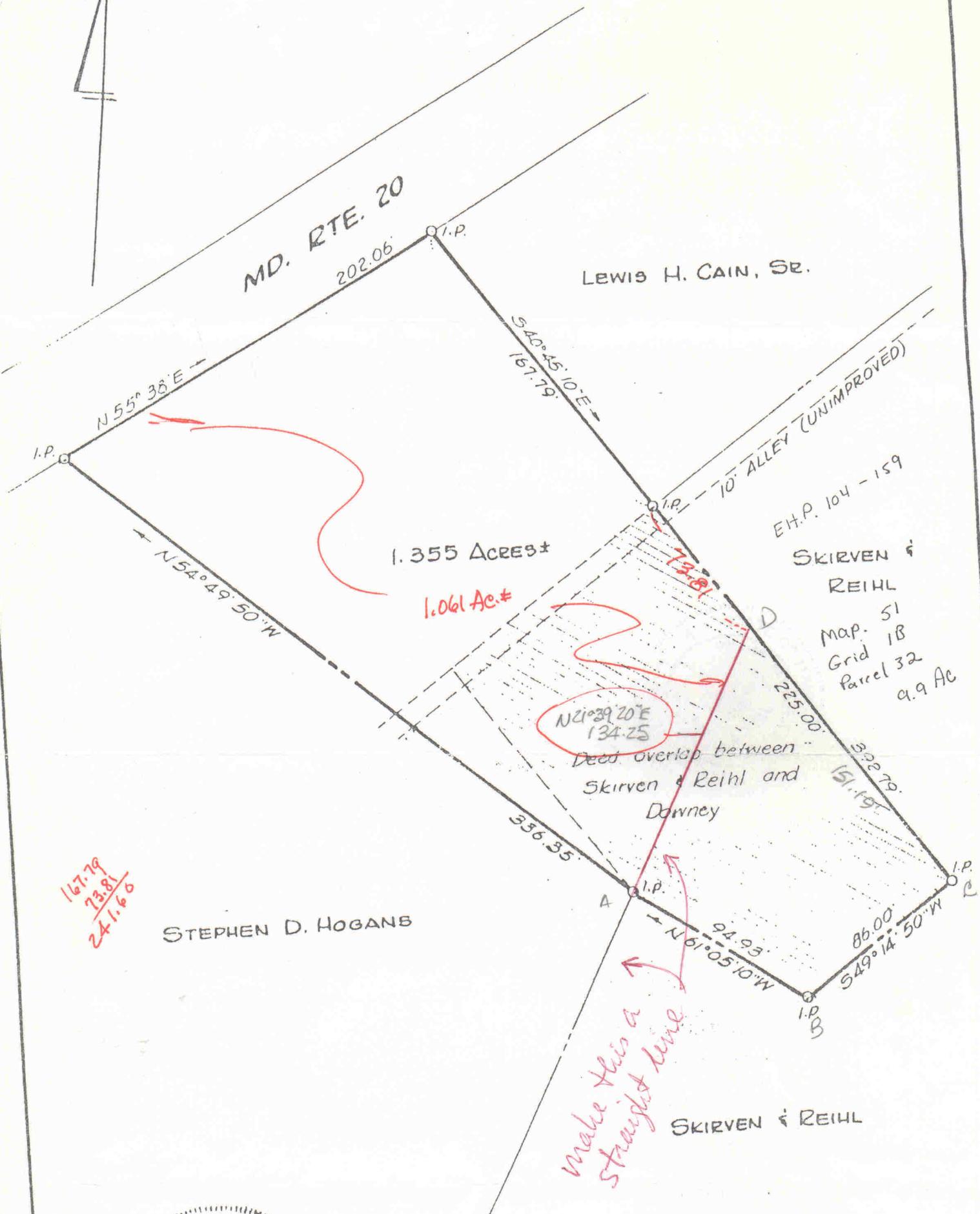
STEPHEN D. HOGANIS



**PROPERTY LINE AGREEMENT  
 DOWNEY AND SKIRVEN & REIHL LANDS**

5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.  
 Scale 1"=100' June 1991.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

I.P. = iron pipe



167.79
73.81
241.60

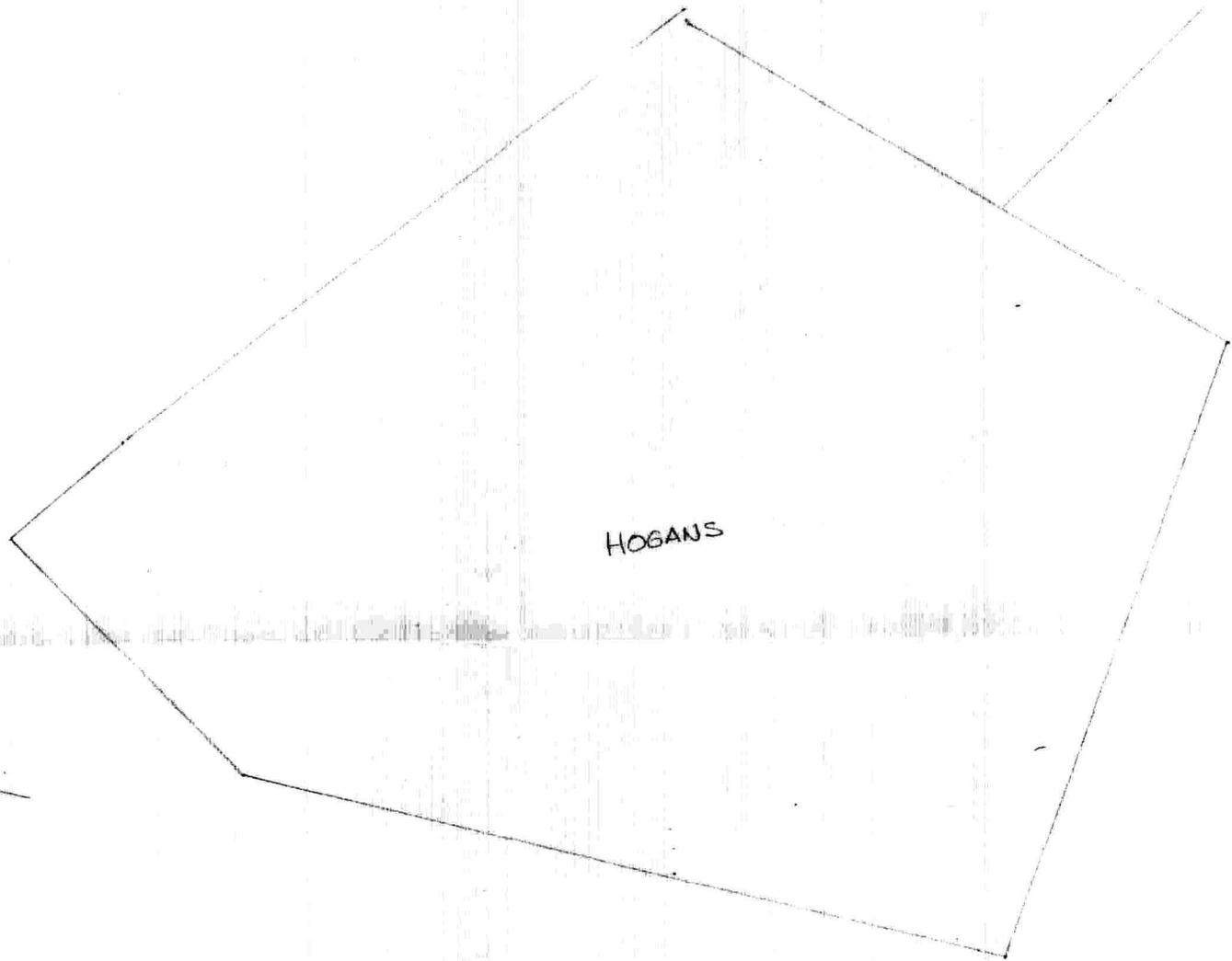
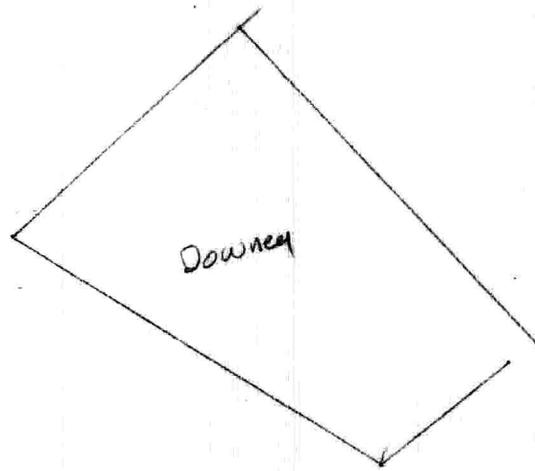
STEPHEN D. HOGANS



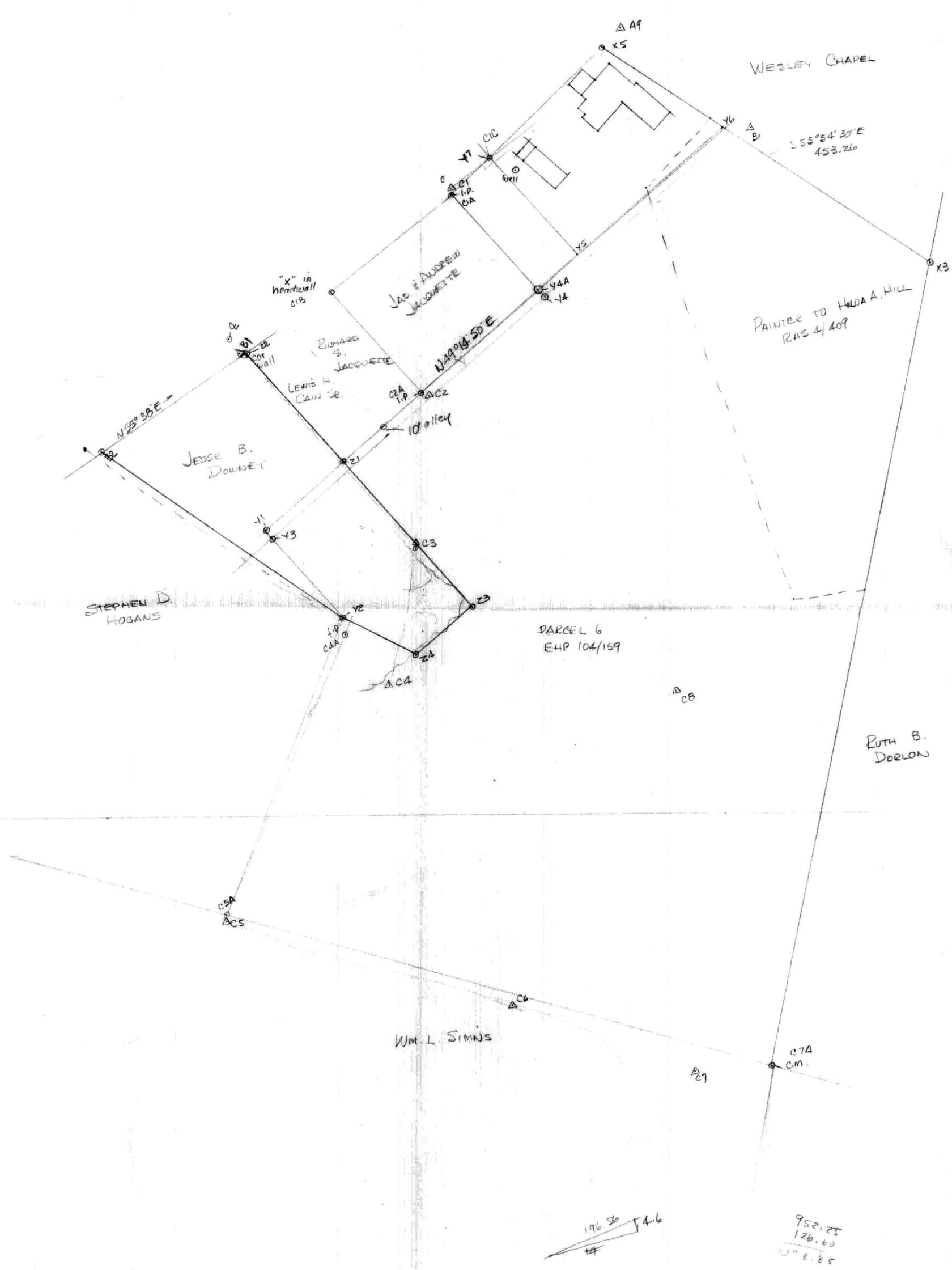
### PLAT OF A SURVEY OF THE JESSE B. DOWNEY LANDS

5<sup>TH</sup> DISTRICT, KENT COUNTY, Md.  
 Scale 1"=60' July 1988.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

I.P. = iron pipe



146  
86  
60



196.56  
 4.6

952.25  
 126.60  
 1078.85