

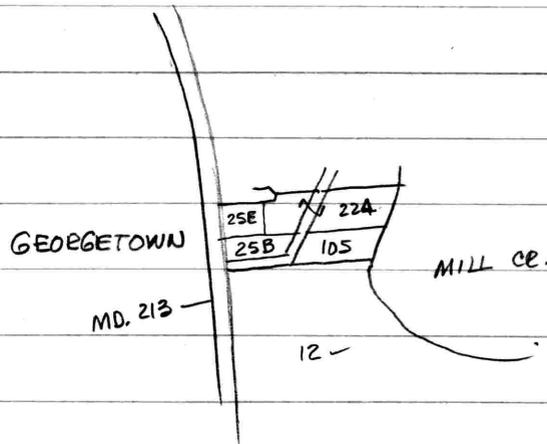
DESCRIPTION OF THE LEROY G. SIGLER LANDS, GEORGETOWN, FIRST DISTRICT,
KENT COUNTY, MD.

Beginning for the same at an iron pipe on the east side of Md. Rte. 213 (40' wide), said point being the southwest corner of the lands of George N. Dixon, Sr. and the northwest corner of the lands of Leroy G. Sigler; and running, thence, by and with said Dixon lands N 75 54 30 E - 125.60' to an iron pipe and the lands of Donald R. Reed; thence, by and with said Reed lands the four following courses and distances: (1) N 75 54 30 E - 82.40' to an iron pipe, (2) N 39 56 20 E - 81.93' to an iron pipe, (3) N 78 33 E - 181.80' to a concrete monument, and (4) N 78 33 E - 12' more or less to the mean high waters of Mill Creek; thence, by and with the mean high waters of said creek S 30 32 W - 76.29' and S 09 37 40 E - 66.56' to the lands of Richard A. Rosan; thence, by and with said Rosan lands S 74 42 50 W - 12' more or less to an iron pipe and S 74 42 50 W - 397.49' to an iron pipe and the east side of Md. Rte. 213; thence, by and with the east side of said road N 13 55 W - 90.00' to the place of beginning. Containing in all 1.027 acres of land, more or less.

November 18, 1985.

William R. Nuttle.

MAP 7



12	Richard A. Rosan	EHP 30/158 ✓
25B	Leroy G. Sigler	WHG 44/447 ✓
25E	George N. Dixon, Sr.	WHG 40/248
105	Leroy G. Sigler	WHG 33/69 ✓
224	Donald R. Reed	EHP 183/189 - my survey 0.932 Ac. subject to old R/W

Sigler WHG 33/69 Metcalf 1942

Lot 3 Begin SW cor. Lot 2 at E edge 10' R/W
 w/ R/W S26°54'W - 85.4 to N line of Lot 4
 w/s N77°15'E - 191'± to creek
 w/s N23°10'E - 74.5 to SE cor. Lot 2
 w/s S79°07'W - 182'± to begin

0.342 Ac.

Lot 4 Begin SW cor. Lot 3 on E side 10' R/W
 w/ R/W S26°54'W - 85.4 to Montello
 w/s N75°45'E - 235'± to creek
 w/s N03°15'W - 60' to SE cor. Lot 3
 w/s S79°15'W - 191'± to begin

0.355



GEO. N. DIXON, SR.

DONALD R. REED

MD. RTE. 213

I.P.

N75°54'30"E →
125.60'

I.P.

82.40'
208.00'

I.P.

N39°56'20"E →
81.93'

I.P.

N78°33'E →
181.80'

193.80±

C.M.

12±

S30°32'W - 76.29'

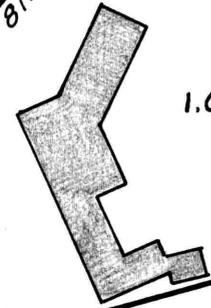
MILL CREEK

S09°37'40"E - 66.56'

12±

I.P.

409.49±



1.027 Acres±

397.49'

I.P.

N19°55'W - 90.00'

S74°42'50"W →

RICHARD A. ROSAN

PLAT OF A SURVEY OF THE
LEROY G. SIGLER LANDS
GEORGETOWN, KENT COUNTY, MD.

Scale 1" = 60' Nov. 1985.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe
C.M. = concrete monument

Sigler WHG 44/447

Begin E side Tnd. 213 (40')

w/ Burns N73°59'E - 155.00 to pt. at SW end of 12' private way

w/ way N 25° 40'E - 112.30 to hub & div. line

w/s S75°30'W - 227.40 " " on rd.

w/s S14°30'E - 90.00 to begin

0.400 Ac. ±

Rosan EHP 30/158 - "Monticello" det. Smith 1926

Begin pt on E side Main St., 465 S of ^E Front St

w/ Wilson N63°45'E - 423 to river

w/s S01°E - 97

S59°30'E - 412.5

inland S10°E - 198

S34°E - 148

S74°30'W - 651.7 to Main St.

w/s N2°15'W - 637.3 to begin

Oxton - WHG 40/248

Begin pt on E side Tnd 213

w/ rd. N14°30'W - 124 on new line

w/s N75°30'E - 125 to i.p.

S14°30'E - 124 " "

w/ write S75°30'W - 125 to begin

NOTICE TO PURCHASER: You are entitled to select your own attorney for title examination and your own title insurance company if appropriate.

Contract of Sale

(This is a legally binding Contract; if not understood, seek competent advice.)

This Agreement of Sale, made this 7th day of November

19 85, by and between Noel Bruce Walls, Personal Representative of the Estate of Ruth T. Sigler, Seller,

whose address is Box 49, Reynoldsville, Penna. 15851

and Richard M. Rosan and Nancy D. Rosan, his wife, Purchaser,

whose address is 825 Carroll St., Brooklyn, N. Y. 11215

Witnesseth, that the Seller does hereby bargain and sell unto the said Purchaser, and the latter does hereby purchase from the former, the following described property, situate in on Route US 213, East Side in Georgetown, Kent County, Maryland. viz:

BEING ALL THAT PROPERTY deeded to Leroy C and Ruth T. Sigler, Georgetown, Kent County, Maryland, namely a lot of 0.40 acres shown on Map 7, P 25B and recorded in Liber WHG 44, Folio 447; a lot of 0.01 acres and P/O RW shown on Map 7, Parcel 25F and recorded in Liber WHG 45, Folio 609 and an improved lot of ~~0.27~~ acres shown on Map 7, Parcel 105 and recorded among the land records of Kent County, First Election District in WHG 33, Folio 69 together with a ranch house located on the East side of US Route 213 in Georgetown, Kent County, Maryland.

with improvements thereon known as Ranch House

(including heating, plumbing and lighting fixtures, ~~stove~~ and ~~refrigerator~~, awnings, screens, storm doors and windows, venetian blinds, shades, smoke detector, TWO AIR CONDITIONERS

and all trees, shrubs and plants: as now installed on the premises, except as follows: no exceptions

at and for the price of One Hundred Twenty Five Thousand Dollars (\$125,000)
----- Dollars (\$ 125,000.00)

of which Ten Thousand Dollars ----- Dollars (\$ 10,000.00)

have been paid in the form of Check being held in Cooper-Barroll Realty Escrow A/C.

prior to the signing hereof, and the balance to be paid as follows: In

cash or certified check at time of settlement.

Bill: This is the property to be your Bill presented to Richard + Nancy Rosan + I'll collect for you. Jmm

Bill NDR

Bill NDR

RICHARD M. ROSAN NANCY D. ROSAN 825 CARROLL STREET BROOKLYN, NY 11215		11/2 1985 5954
PAY TO THE ORDER OF	<u>Cooper Barroll Realty</u>	\$ <u>10,000.00</u>
<u>Ten thousand and 00/100</u>		DOLLARS
Citibank, N.A. 114 Seventh Avenue Brooklyn, N.Y. 11215	CITIBANK	MEMO <u>Handwritten</u>
⑆021000089⑆ 202 00502895⑆ 5954		



PAUL BOGDANAW - Settlement
 Attorney -
 Settlement 11 AM FRIDAY 11/29/85

Settlement to be made on or before Thirty (30) days from date of acceptance by the seller.

Cost of all Documentary Stamps, Recordation Tax and Transfer Tax, Where required by Law, shall be paid for by the Purchaser.

It is understood and agreed by and between the parties that the Sellers shall, at their expense, have the property examined for termites and produce certification from a reputable exterminating company stating that the premises are free of termites, woodboring insects and structural damages caused by same on date of final settlement. Sellers agree to repair, at their expense, any structural damages caused by woodboring insects prior to settlement.

Rent, Water Charges, Taxes, Fuel, if applicable, and all other public charges on an annual basis against the premises shall be prorated as of date of final settlement, at which time possession shall be given.

And upon payment as above provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurances shall be executed at the Purchaser's expense by the Seller, which shall convey the property to the Purchaser. Title to be good and merchantable, free of liens and encumbrances except as specified herein and except: Use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood or the subdivision in which the property is located, and publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the property.

If the Purchaser shall fail to make full settlement, the deposit herein provided for may be forfeited at the option of the Seller, in which event the Purchaser shall be relieved from further liability hereunder unless the Seller notifies the Purchaser and the Agent in writing within 15 days from the date provided for settlement herein of his election to avail himself of any legal or equitable rights, other than the said forfeiture, which he may have under this Contract. In the event of forfeiture of the deposit, the Seller shall allow the Agent one half thereof as a compensation for his services.

It is agreed that the Seller shall cause the fire and casualty insurance policies now in force on the above described property to be endorsed at once so as to protect all parties hereto, as their interests may appear, and continue said insurance in force during the life of this Contract; the amount of fire insurance now in effect is \$56,000. The herein described property is to be held at the risk of the Seller until legal title has passed or possession given.

The principals to this Contract mutually agree that it shall be binding upon their respective heirs, executors, administrators or assigns; that this Contract contains the final and entire agreement between the parties hereto, and that they shall not be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained; time being of the essence of this agreement.

The Seller recognizes _____ as the Realtor negotiating this Contract and agrees to pay to said Realtor a brokerage fee for services rendered amounting to _____ % of the sales price, and the party making settlement is hereby authorized and directed to deduct the aforesaid brokerage fee from the proceeds of sale and pay same to Realtor. The entire deposit shall be held by the Realtor as agent for Seller in a special agency account until settlement hereunder is made.

J.D.D. III

Witness the hands and seals of the parties hereto the day and year first above written. Executed in Triplicate

Witness James H. Brown III
 Witness James D. Davis, III
 Witness James D. Davis, III

Neil Bruce Walls (Seal)
 Seller's Signature
 Neil Bruce Walls, Personal Rep.
Richard M. Sigler (Seal)
 Seller's Signature
Nancy H. Kossan (Seal)
 Buyer's Signature
 Richard M. Kossan
Nancy H. Kossan (Seal)
 Buyer's Signature
 Nancy H. Kossan