

DESCRIPTION OF THE WILLIAM EDGAR LIPSCOMB LANDS, ^{Kennedyville} ~~GALENA~~,
FIRST DISTRICT, KENT COUNTY, MD.
^{2nd}

Beginning for the same at an iron pipe on the southeast side of the concrete walk on the southeast side of U.S. Rte. 213, said point being the northernmost corner of the herein described lands and the westernmost corner of the lands of Lewis H. Smith; and running, thence, by and with said Smith lands and with the lands of Brendan Howard S 50 48 50 E - 159.27' to an iron pipe and the lands of Carl C. Leonard; thence, by and with said Leonard lands S 39 31 50 W - 48.00' to an iron pipe and N 51 32 20 W - 158.55' to an iron pipe at the southeast side of the concrete walk on U.S. Rte. 213; thence, by and with the southeast side of said walk N 38 40 50 E - 50.00' to the place of beginning. Containing in all 0.179 acres of land, more or less.

March 21, 1974.

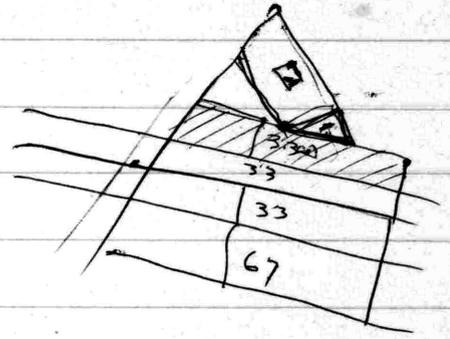
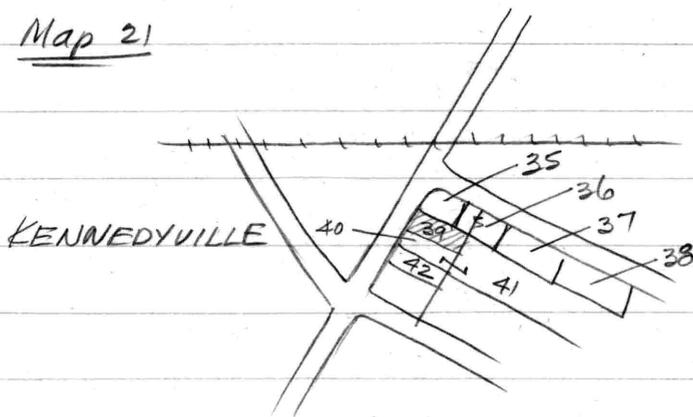
William R. Nuttle.

Wm. Edgar & Mary L. Lepscomb

RAS 15/101

R-21-39-E1

Map 21



- | | | |
|------|---------------------------------|------------|
| ✓ 35 | Lewis H. Smith | WHG 20/306 |
| ✓ 36 | Brendan Howard | EHP 49/39 |
| 37 | Eugene J. Mills | WHG 43/171 |
| ✓ 39 | Lepscomb | RAS 15/101 |
| 40 | Wm. Clever, Jr. (scratched out) | RAS 34/34 |
| 41 | Carl C. Leonard | EHP 26/508 |
| 42 | Oleiver W. Atwell | WHG 15/181 |

Lepscomb - RAS 15/101

Begin S side U.S. 213 in center at eastern boundary of Rachel Hill

with rd. 50 to Joe Weaver

" Weaver 160' S to Rachel Hill

" Hill 50'

" " 160' to begin

Smith - WHG 20/306

Begin on line of RR on W side new st. and 30' from S side Main St.

S 45 1/2° E - 130 with west side new st.

S 46 1/2° W - 50' " Lot 2

N 45 1/2° W - 160

N 46 1/2° E - 20 with S side Main St.

East 42' with S side RR to begin

(cont.)

Smith (cont.)

S&E - Begin post set $S43^{\circ}20'E - 27.75$ from
 hub to mark inter of S side new st. & RR
 with new st. $S43^{\circ}20'E - 100.60$ to post
 $S47^{\circ}45'W - 50$ to Hossinga
 with same $N43^{\circ}20'W - 99$
 " new line $N45^{\circ}55'E - 50$ to begin

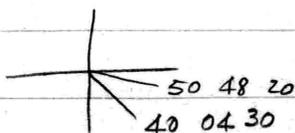
Howard - EHP 49/39

Parcel 1 - same descrip as S&E of Smith
 Parcel 2 - Begin NE cor. at SE cor. M.P. Parsonage
 and SW side new st.
 with Pennington $S43^{\circ}10'E - 255$ to stone &
 Lockwood
 " same $S56^{\circ}W - 51.5$ to stone
 " Hill $N43^{\circ}10'W - 249.5$ to SW cor. Parsonage
 " same $N49^{\circ}15'E - 51.5$ to begin

Leonard EHP 26/508

Begin at NE cor. at inter & state rd. & Nickerson
 with same $S43^{\circ}19'E - 179.5$
 $N47^{\circ}44'E - 48$ to Parsonage
 with John Redmile $467'5"$ to Sallie Lockwood
 $S56^{\circ}26'W - 165'4"$ to Comley
 with same: Johnson $N34^{\circ} - 231'$
 with Attwell $N40^{\circ}4'W - 201'9"$ to W side lane
 $N48^{\circ}4'E - 9\frac{1}{2}$ to E lane
 $N40^{\circ}W - 191'3"$ with E lane to E rd.
 with E rd $N46^{\circ}48'E - 51'2"$ to begin

43 19
 46 48
 90 07



50 47 80
 40 04 30
 10 43 50

*and William Edgar Lipscomb
H. E. L.
25. E. L.
M. J. J.*

THIS AGREEMENT, made this 28th day of November, 1973,
by and between MARY L. LIPSCOMB, of Kent County, State of
Maryland, SELLER, and HARVEY CLINTON LEONARD, of Kent County,
State of Maryland, BUYER.

WITNESSETH, that the said Seller does hereby bargain and
sell unto the Buyer, and the said Buyer does hereby purchase from
the Seller, upon the terms and conditions hereinafter set forth,
the following described real estate, to wit:

ALL that piece or parcel of land, situate, lying and being in
the Second Election District of Kent County, aforesaid, and
described as follows, that is to say:-

BEGINNING FOR THE SAME AT a point on the South side of the
Public Road leading from Kennedyville to Locust Grove formed
by the intersection of the Eastern boundary line of the Rachel
Hill Property with said road in the centre thereof and running
thence along said road 50 feet to the lands of Joseph Weer;
thence with said Weer land 160 feet South to the lands of Rachel
Hill; thence with said Rachel Hill land 50 feet to the Eastern
boundary of said Rachel Hill land; thence Northerly by and with
said Rachel Hill land 160 feet to the place of beginning (the
said Hill lands forming an L Shaped boundary on two sides of the
lands hereby intended to be conveyed) containing one-fourth of
an acre of land, more or less.

BEING the same piece or parcel of land conveyed by S. Scott
Beck, Assignee, to the said Mary L. Lipscomb, et al, by deed
dated the 24th day of December, 1935, and recorded among the
Land Records for Kent County, Maryland, in Liber R.A.S. No. 15,
folio 101.

WHEREAS the Buyer agrees to accept the description of said
property as contained in said deed for the purchase price of
Nine Thousand Dollars (\$9,000.00), of which Five Hundred Dollars
(\$500.00) has been paid prior to the signing of this agreement,
and of which Five Hundred Dollars (\$500.00) is to be paid at the
time of signing of this agreement.

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

SUBJECT TO THE FOLLOWING CONDITIONS AND CONTINGENCIES:

(1) The Seller agrees that the above described property is
to be turned over to the said Buyer at the time of settlement in
it's present condition.

(2) It is further agreed between the parties that this
contract is contingent upon the Buyer receiving money for
settlement of his farm, and in the event that the Buyer cannot
obtain settlement of his farm, this contract shall be null and
void.

(3) It is further agreed between the parties that settlement
cannot be held until said Buyer receives money from settlement
of sale of his farm.

(4) At and for the price of Nine Thousand Dollars (\$9,000.00), of which Five Hundred Dollars (\$500.00) has been paid prior to the signing hereof, and Five Hundred Dollars (\$500.00) to be paid at the signing hereof, and the balance to be paid as follows: by cash or certified check in the amount of Eight Thousand Dollars (\$8,000.00) at the date of final settlement.

(5) Settlement shall be on or before ninety (90) days from date of settlement of Buyer's farm.

AND UPON PAYMENT as provided of the unpaid purchase money, a deed for the property containing covenants of special warranty and further assurances shall be executed at the Buyer's expense, by the Seller, which shall convey the property by a good and merchantable title to the Buyer, free of liens and encumbrances except as specified herein, but subject, however, to all applicable taxes and assessments, if any, title to be such as will be insurable by a reputable title company at regular rates at the expense of the Buyer.

RECORDING COSTS, title papers, transfer tax and revenue stamps shall be at the expense of the Buyer. Rent, ground rent, insurance, taxes and all other public charges on an annual basis shall be apportioned as of the date of settlement.

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

This contract contains the final and entire Agreement between the parties hereto, and they mutually agree that it shall be binding upon their respective heirs, executors, administrators or assigns, and that they shall not be bound by any terms and conditions or representations not herein written; time being of the essence of this agreement.

WITNESS the hands and seals of the parties hereto the day and year first above written.

WITNESS as to Seller:

L. Mildred Dulin Mary G. Lipscomb (SEAL)
Mary W. Lipscomb
L. Mildred Dulin William Edgar Lipscomb (SEAL)
William Edgar Lipscomb

WITNESS as to Buyer:

Marion Lee Moore Harvey Clinton Leonard (SEAL)
Harvey Clinton Leonard

Subscribed and sworn before me this
28th day of November, 1973

Robert A. Moore
Robert A. Moore, Notary Public



centerline of tracks

NOW OR FORMERLY PENNSYLVANIA R.R.

U.S. RTE. 213

NEW STREET

L. H. SMITH

BRENDAN HOWARD

E. J. MILLS

BR. DWG.

GAR.

0.179 ACRES±

CARL C. LEONARD

PLAT OF A SURVEY OF THE
WM. EDGAR LIPSCOMB LANDS
KENNEDYVILLE, KENT COUNTY, MD.

Scale 1"=40' Mar. 1974.

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

I.P. = iron pipe

for Harvey C. Leonard

