SC 5593-4-521

ESC/gm/8/20/80/1&2/

PLAT # 311
FOR SOUTHEY F. MILES IV
& HUGH Y. REINHOFF
FILE# 931 AUG 1968

LIBER 112 PAGE 144

12:00
SAT.
JOHN
GUTTING

THIS DEED, Made this 27th day of August, 1980, by and between JOHN P. HARDING, of Kent County, State of Maryland, of the first part, and BERNARD E. FINNESON and BARBARA R. FINNESON, his wife, of Delaware County, State of Pennsylvania, of the second part.

WITNESSETH, That in consideration of the sum of Seventy-Five Thousand ($75,000.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said John P. Harding does grant and convey unto the said Bernard E. Finneson and Barbara R. Finneson, his wife as tenants by the entireties, and to the survivor of them, and to the survivor's heirs and assigns, in fee simple.

AUG 27-80 A 29271 ****750.00
AUG 27-80 A 29270 ****247.50
AUG 27-80 A 29269 *****15.00

ALL that lot of ground situate in Kent County, State of Maryland, and described as follows, that is to say: ALL those two pieces or parcels of land situate, lying and being in the Third Election District of Kent County, Maryland, a part of the subdivision known as "Fishing Valley", and more particularly described as follows:

PARCEL NO. 1: BEGINNING for the same at a point on the southerly side of a 40 ft. joint right-of-way, where it intersects the southeasterly outline of that conveyance from David H. Hunter to Leeman E. Snodgrass, M.D. by deed dated April 4, 1956, and recorded among the Land Records for Kent County, Maryland, in Liber W.H.G. No. 44, Folio 197; thence from said beginning point so fixed and binding on the southerly side of said joint right-of-way (as shown on a plat of Fishing Valley, recorded among the Land Records of Kent County, Maryland, in Plat Tube #3), north 72 degrees 08 minutes East 292.63 feet to an iron pipe; thence leaving said right-of-way and running for a new line of division through that conveyance from Leeman E. Snodgrass, M.D. to David H. Hunter, by deed dated February 16, 1952, and recorded among the Land Records for Kent County, Maryland, in Liber W.H.G. No. 22, Folio 209, the following nine (9) courses and distances: South 50 degrees 05 minutes 10 seconds West 22.89 feet to a point, South 57 degrees 31 minutes 40 seconds West 39.12 feet to a point, South 62 degrees 18 minutes 30 seconds West 68.78 feet to an iron pipe set, South 66 degrees 19 minutes 20 seconds East

RECEIVED
AUG 27 1 49 PM '80
CLERK-CIRCUIT COURT
KENT COUNTY

RECEIVED FOR TRANSFER
THIS 27th DAY OF Aug. 19 80
Frances D. Buckley SECRETARY
SUPERVISOR OF ASSESSMENTS KENT CO MD.

mailed to Bernard E. Finneson 9/15/80

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CHESTERTOWN, MD. 21620
TELEPHONE 778-2112

158.06 feet to an iron pipe set South 31 degrees 35 minutes 50 seconds West 383.17 feet to an iron pipe set, North 46 degrees 31 minutes 40 seconds West 120.49 feet to an iron pipe set, South 01 degree 12 minutes 40 seconds East 34.10 feet to a point, South 21 degrees 32 minutes 30 seconds West 40.85 feet to a point, South 28 degrees 25 minutes 10 seconds West 70.35 feet to an iron pipe set on the northeasterly side of a 40 ft. joint right-of-way; thence binding on the northeasterly side of said right-of-way, North 20 degrees 45 minutes West 176.55 feet to a point and North 20 degrees 50 minutes West 37.08 feet to a point in the southeasterly outline of the aforesaid conveyance from David H. Hunter to Leeman E. Snodgrass; thence binding on said outline North 24 degrees 11 minutes East 242.29 feet to the place of beginning. Containing 2.48 acres of land, more or less, as surveyed by J. R. McCrone, Jr., Inc., Engineers and Surveyors, in August, 1968.

SAVING AND EXCEPTING that conveyance to David H. Hunter from Southey F. Miles, IV, and Hugh Young Rienhoff, by deed dated September 10, 1968, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 28, Folio 699, etc., being a lot of ground 30 feet by 30 feet.

PARCEL NO. 2: BEGINNING for the same at an iron pipe found on the southwesterly side of a 40 ft. joint right-of-way at the end of the North 57 degree 52 minutes East 359.85 ft. line of that conveyance from David H. Hunter, Single, to Leeman E. Snodgrass, Divorced by deed dated February 16, 1952, and recorded among the Land Records of Kent County, Maryland, in Liber W.H.G. No. 22, Folio 207; thence from said beginning point so fixed and binding on the southwesterly side of said right-of-way South 20 degrees 45 minutes East 26.35 feet to the southeasterly corner of Part 3 of that conveyance from Leeman E. Snodgrass, M.D. to David H. Hunter, by deed dated February 16, 1952, and recorded among the Land Records of Kent County, Maryland in Liber W.H.G. No. 22, Folio 209, thence still binding on the southwesterly side of said 40 ft. joint right-of-way, South 21 degrees 00 minutes East 71.25 feet to an iron pipe; thence leaving said right-of-way and running for new lines of division through Part 1 of W.H.G. No. 22, Folio 209, the following 13 courses and distances: South 39 degrees 25 minutes West 33.85 feet to an

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CHESTERTOWN, MD. 21620
TELEPHONE 778-6118

iron pipe, South 16 degrees 07 minutes West 50.00 feet to an iron pipe, South 30 degrees 05 minutes West 50.00 feet to an iron pipe, South 44 degrees 43 minutes West 50.00 feet to an iron pipe, South 54 degrees 08 minutes West 50.00 feet to an iron pipe, South 22 degrees 07 minutes West 50.00 feet to an iron pipe, South 36 degrees 55 minutes West 50.00 feet to an iron pipe, South 50 degrees 20 minutes West 50 feet to an iron pipe, South 34 degrees 48 minutes West 50.00 feet to an iron pipe, South 14 degrees 46 minutes East 50.00 feet to an iron pipe, South 15 degrees 04 minutes West 23.00 feet to an iron pipe, South 35 degrees 40 minutes West 31.00 feet to an iron pipe, and North 70 degrees 15 minutes West 108.4 feet to a point in the mean high water line of Still Pond Creek. Thence leaving said new line of division and binding on the mean high water line of Still Pond Creek in a northerly direction 285 feet, more or less, to the southerly outline of the aforesaid Leeman E. Snodgrass lands; thence leaving said mean high water line and binding on said outline, North 73 degrees 20 minutes East 65 feet, more or less, to a point on top of a bank; thence still binding on said outline North 57 degrees 52 minutes East 359.85 feet to the place of beginning. Containing 2.19 acres of land, more or less, as surveyed by J. B. Metcalfe, October, 1960, and described by J. R. McCrone, Jr., in August, 1968.

BEING the same parcel of land conveyed to the said John P. Harding by John P. Harding and Cristina H. Harding, by deed dated December 5, 1979, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 98, Folio 331, etc.

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

TO HAVE AND TO HOLD the said tract or parcel 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 Bernard E. Finneson and Barbara R. Finneson, his wife, as tenants by the

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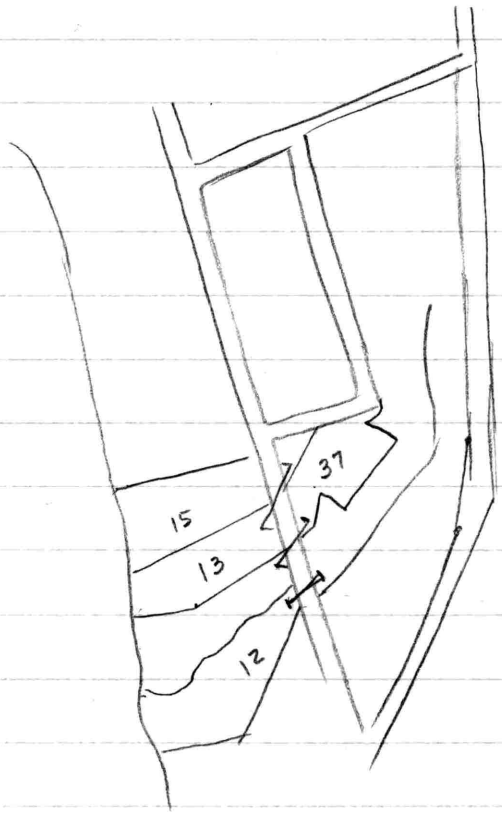
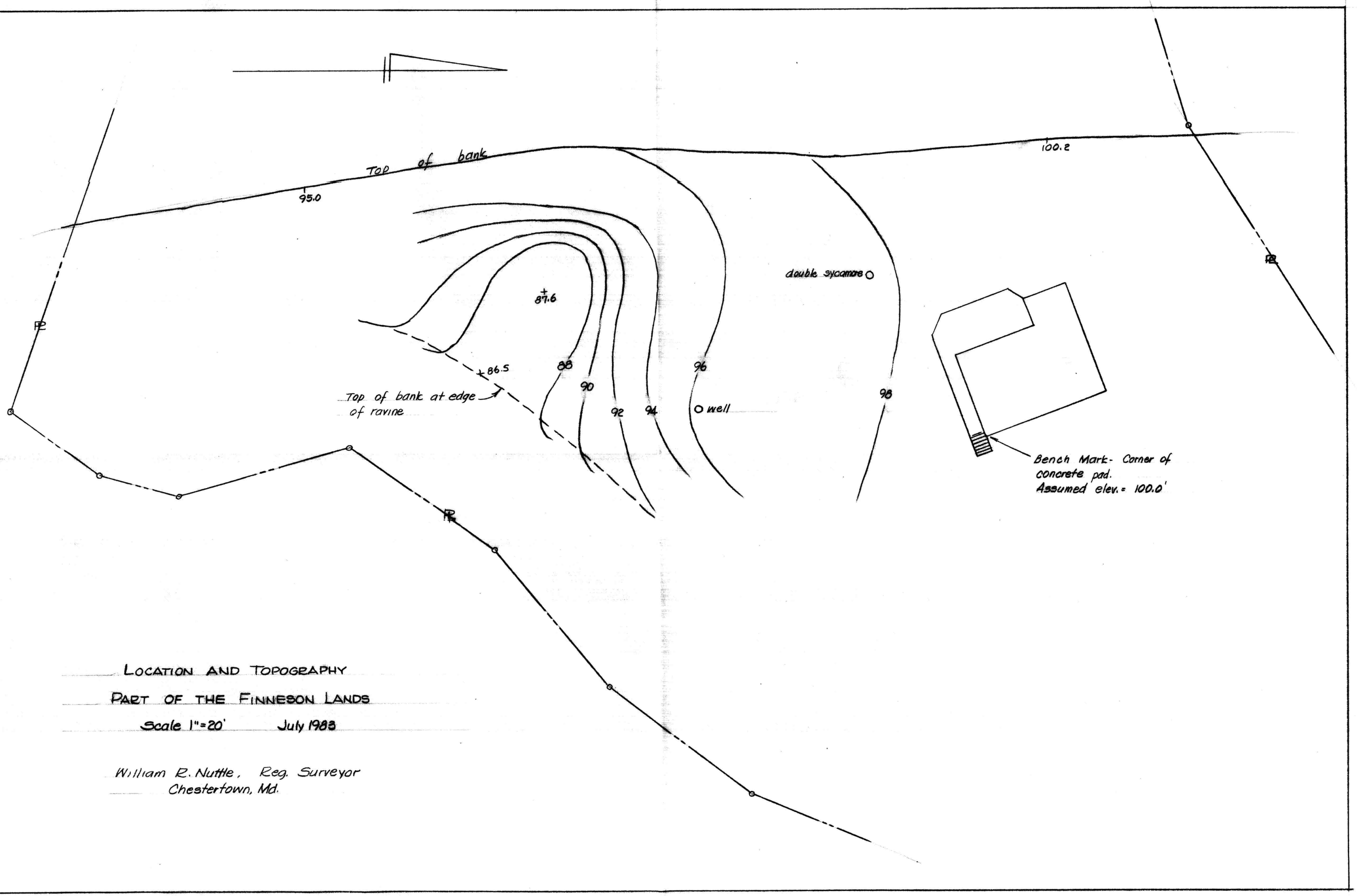
MAP 11



13 -	Thea D.W. Childs	EHP 76/653	
12	David H. Hunter	WHG 22/209	
37	Bernard E. Finneson	EHP 112/144	4.67


Top of bank
95.0
100.2
87.6
86.5
88
90
92
94
96
98
double sycamore
well
Top of bank at edge of ravine
Bench Mark- Corner of concrete pad.
Assumed elev. = 100.0'
LOCATION AND TOPOGRAPHY
PART OF THE FINNESON LANDS
Scale 1"=20'
July 1983
William R. Nuttle, Reg. Surveyor
Chestertown, Md.