

DESCRIPTION OF THE FRANKLIN T. HOGANS LANDS,  
KINGSTOWN, SECOND DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a nail and cap in the paving at the intersection of the southwest side of Md. Rte. 213 (50' wide) and the northwest side of a 40' road connecting Md. Rte. 213 with old U.S. Rte. 213; and running, thence, by and with the northwest side of said 40' road S 29 17 50 W - 113.50' to a concrete monument on the northeast side of said old road; thence, by and with the northeast side of said old U.S. Rte. 213 (30' wide) N 65 39 10 W - 200.70' to a steel rod and other lands of Hogans; thence, by and with said other lands of Hogans N 29 17 50 E - 152.50' to an iron pipe and the southwest side of Md. Rte. 213; thence, by and with the southwest side of said road along a curve the radius of which is 1320' more or less and the chord of which is S 54 30 50 E - 201.13' to the place of beginning. Containing in all 0.599 acres of land, more or less.

May 7, 1993.

William R. Nuttle.

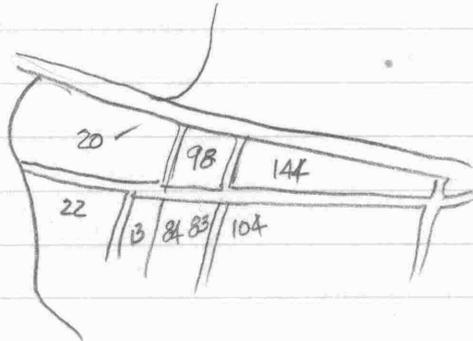
DESCRIPTION OF THE FRANKLIN T. HOGANS LANDS,  
KINGSTOWN, SECOND DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the southwest side of Md. Rte. 213 (50' wide), said point being the ~~e~~easternmost corner of the herein described lands and the northernmost corner of other lands of Hogans; and running, thence, by and with said other lands of Hogans S 29 17 50 W - 152.50' to a steel rod on the northeast side of Old U.S. Rte. 213; thence, by and with the northeast side of said road along a curve the radius of which is 990' more or less, defined by the two following chords: (1) N 63 51 30 W - 123.95' and (2) N 55 58 W - 120.00' to an iron pipe; thence, N 37 04 E - 11.02' to an iron pipe, N 54 25 10 W - 47.95' to an iron pipe, and N 54 25 10 W - 5' more or less to the mean high waters of the Chester River; thence, by and with the mean high waters of said river N 45 34 10 E - 64.58', N 45 42 30 W - 12.01', and N 41 18 40 E - 103.34' to the corner of a bulkhead and the right-of-way line of Md. Rte. 213; thence, by and with the southwest side of Md. Rte. 213 S 57 23 30 E - 33.15' to an iron pipe, S 57 23 30 E - 105.14' to an iron pipe, and along a curve the radius of which is 1320' more or less and the chord of which is S 49 28 30 E - 130.92' to the place of beginning. Containing in all 1.128 acres of land, more or less.

May 7, 1993.

William R. Nuttle.

MAP 9



- 20 Hogans mwm 149/500 ✓
- 22 H. Earl Cooper mwm 209/202
- 98 Hogans mwm 169/195 ✓
- 144 Co-Comm. WHC 2A/153

onc 28/169 Check TSP 27/208

ASG 7/195 - gen descrip

BHT1 - 3098, 4327, 4345, 4664, 4687

TSP 2 10879 X

TSP 4 18586 - 92, 24028 X

Co-Comm. WHC 2A/153

Begin SW R/W (50') line of state road, said pt.  
4998 from face of S abutment of bridge measured  
along E of rd.

561°40'E - 582.3

521°10'W - 42.2 to NE side old rd. (30')

W/S N68°00'W - 592.0 to outlet rd. (40')

N26°57'E - 106.9 to begin



MAP 3098 - TRACING - no data

1937

THIS DEED, made this 3rd day of November, 1980, by and between MARGARET T. KANE, of Queen Anne's County, State of Maryland, of the first part; and FRANKLIN T. HOGANS and SUZANNE C. HOGANS, his wife, of Kent County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Forty Thousand (\$40,000.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Margaret T. Kane does grant and convey unto the said Franklin T. Hogans and Suzanne C. Hogans, his wife, as tenants by the entireties, and to the survivor of them, and to the survivor's heirs and assigns, in fee simple.

ALL that lot or parcel of land situate, lying and being in the Second Election District of Queen Anne's County, State of Maryland, on the southerly side of the State Road No. 213, and more particularly described as follows, to wit:

BEGINNING for the same at a point where the southerly line of the aforementioned state road (50' wide) and the westerly line of the road known as a connecting road (40' wide) intersect, said point of beginning is referenced as follows: 459.80 feet measured southeasterly along the center line of the aforementioned State Road No. 213 from the west face of the easterly abutment of the Chester River Bridge, thence from said point South 26 degrees 57 minutes West 25.10 feet to the point of beginning, and running (1) thence with the westerly line of the connecting road South 26 degrees 57 minutes West 113.50 feet to a point on the Northerly line of the old macadam road leading to the easterly end of the site of the old Chester River Bridge, (2) thence with the northerly line of said road North 68 degrees 00 minutes West 200.70 feet to a point on the dividing line of the other lands now or formerly of George E. Kellas, conveyed to him by deed from Ida Skipper Parks Holden dated January 18, 1943, and recorded among the Land Records of Queen Anne's County in Liber A.S.G.Jr. No. 7, Folio 195, (3) thence by and with said division line North 26 degrees 57 minutes East 152.50

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CHESTERTOWN, Md. 21620  
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*MM*  
LIBER 165 FOLIO 195

11/25/80 original mailed to Granton.

feet to a concrete monument on the southerly line of the aforementioned State Road No. 213, (4) thence by and with the line of the State Road along the chord of an arc of a curve in said road South 56 degrees 51 seconds East 202.0 feet to the place of beginning, containing 0.613 acres of land, more or less, according to a plat and survey thereof by J. B. Metcalf, Registered Surveyor, dated November, 1954.

EXCEPTING all that 20 foot wide right-of-way which is mentioned in the deed from Ethel M. Manimen unto George E. Kellas, dated September 5, 1947, and recorded among the Land Records of Queen Anne's County, Maryland, in Liber A.S.G.Jr., No. 18, Folio 89, as being parallel with and contiguous to the third line of the above described property, and which constitutes the only means of ingress and egress which the said George E. Kellas and Katherine B. Kellas have to their adjacent property purchased from Ida Skipper Parks Holden as aforesaid.

BEING the same property which was conveyed from Shore Oil Supply, Inc., et al, to Margaret T. Kane, by deed dated August 22, 1979, and recorded among the Land Records for Queen Anne's County, Maryland, in Liber M.W.M. No. 154, Folio 54.

SUBJECT to a Trimming Agreement to Delmarva Power & Light Company dated May 15, 1978, and recorded among the Land Records for Queen Anne's County, Maryland, in Liber C.W.C. No. 141, Folio 85.

SUBJECT to a Right-of-Way to Delmarva Power & Light Co. dated September 27, 1979, from Margaret T. Kane, and recorded among the Land Records for Queen Anne's County, Maryland, in Liber M.W.M. No. 157, Folio 794.

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 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 Franklin T. Hogans and Suzanne C. Hogans, his wife, as tenants by the entireties, and to



THIS DEED, made this 4th day of May, 1979, by and between KELLAS, INC., a body corporate of the State of Maryland, of the first part; and FRANKLIN T. HOGANS of Kent County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of One Hundred Seventy-eight Thousand (\$178,000.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Kellas, Inc. does grant and convey unto the said Franklin T. Hogans, his heirs and assigns, in fee simple, ALL that tract of land situate, lying and being in the Second Election District of Queen Anne's County and described as follows:

ALL that tract of land situate in Queen Anne's County, State of Maryland, at or near the end of the Chester River Bridge being on the South bank of Chester River at or near the foot of Chester River Bridge and lying between the old and new State Roads, which leads from Chestertown to Centreville and is bounded on the Northwest by the Southeast side of the Chester River, on the Southwest by the old portion of Macadam Road leading from Chestertown to Centreville, on the Southeast by property conveyed by Holden to Manimen (ASG Jr. 5, folio 245) and on the Northeast by the present State Road from Chestertown to Centreville. Together with the 20 foot right of way excepted in the conveyance TSP 27, folio 208.

BEING the same property conveyed to Kellas, Inc. by George E. Kellas and Katherine B. Kellas, his wife, by deed dated April 27, 1967, and recorded among the Land Records for Queen Anne's County, Maryland, in Liber C.W.C. No. 28, folio 169, 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 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 Franklin T. Hogans, his heirs and assigns, in fee simple.

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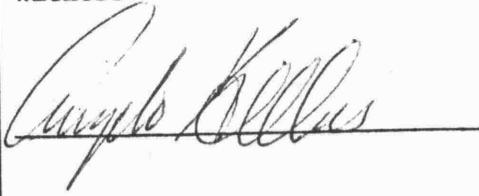
CLERK  
1979 MAY -7 7 11:08  
QUEEN ANNE'S COUNTY

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted and that it will execute such further assurances of the same as may be requisite.

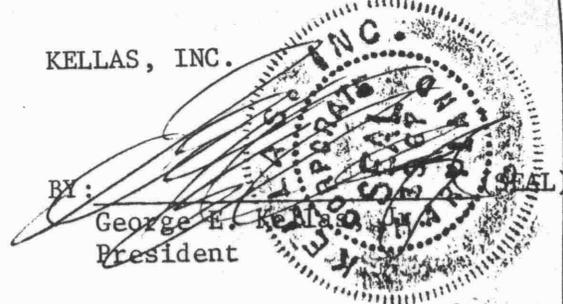
MAY -7-79 x 27992 \*\*\*1,485.4  
MAY -7-79 A 27992 \*\*\*\*890.0  
MAY -7-79 A 27991 \*\*\*\*587.4  
MAY -7-79 A 27990 \*\*\*\*\*8

WITNESS the corporate seal of the said Kellas, Inc., the above named Grantor, and the signature of George E. Kellas, Jr., its President, the day and year first above written.

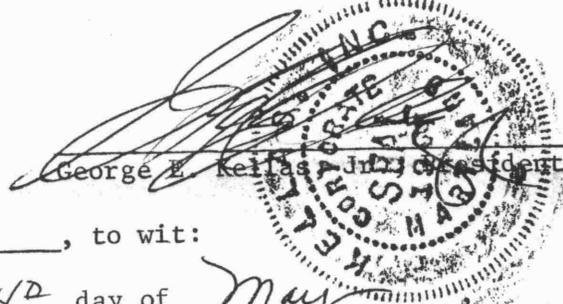
Witness:



KELLAS, INC.

BY:   
George E. Kellas, Jr.  
President

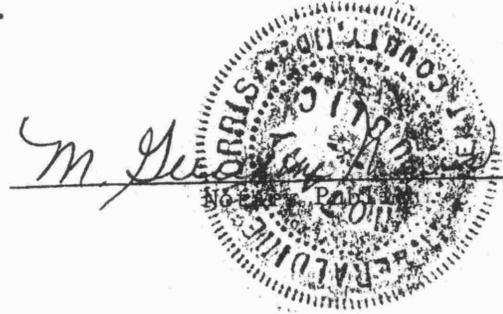
I, George E. Kellas, Jr., President of Kellas, Inc., a Maryland Corporation, hereby certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the corporation.

  
George E. Kellas, Jr., President

STATE OF MARYLAND, COUNTY OF Bend, to wit:

I HEREBY CERTIFY, that on this 4<sup>th</sup> day of May, 1979, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared George E. Kellas, Jr., President of Kellas, Inc., and he, as such President, being authorized so to do, executed the foregoing Deed for the purposes therein contained, by signing the name of the said Kellas, Inc. by himself as President.

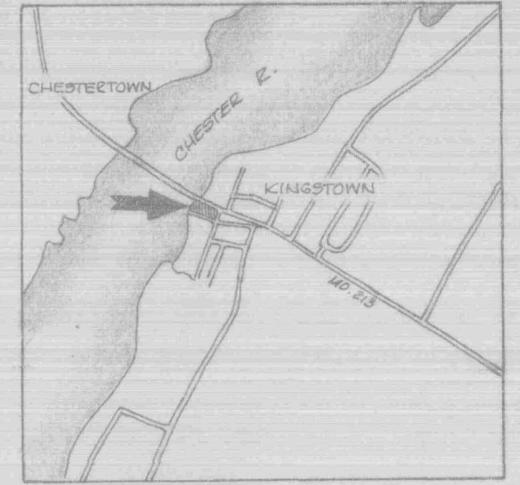
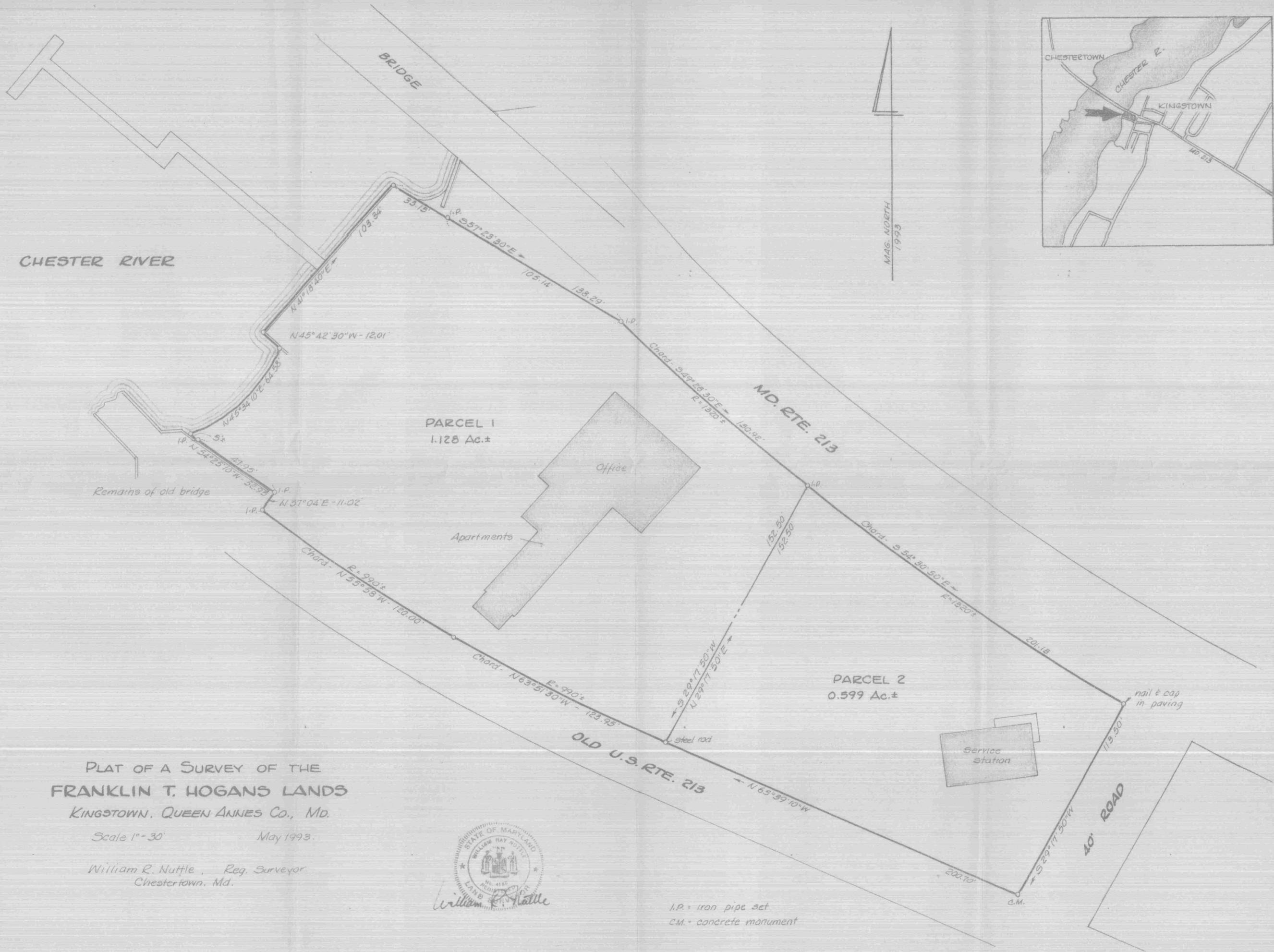
AS WITNESS my hand and Notarial Seal.

  
Notary Public

My commission expires:

July 1, 1982.

LAW OFFICES OF  
ERNEST S. COOKERLY  
CHESTERTOWN, MD. 21620  
TELEPHONE 778-2112



MAG. NORTH  
1993

**PLAT OF A SURVEY OF THE  
FRANKLIN T. HOGANS LANDS**

KINGSTOWN, QUEEN ANNES CO., MD.

Scale 1" = 30'      May 1993.

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



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