

DESCRIPTION OF THE REMAINING LANDS OF AMBULITTER CORP.,  
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the southeast side of Md. Rte. 305 (30' wide), said point being the northwest corner of the herein described lands and the northeast corner of the lands of E. B. Duffee, Jr. (formerly a part of the Ambulitter Corp. lands); and running, thence, by and with the southeast side of said road N 52 38 30 E - 550.22', along a curve the chord of which is N 64 45 30 E - 287.15', and N 76 51 20 E - 556.23' to a concrete monument at the intersection of the southeast side of Md. Rte. 305 and the centerline of an old road; thence, by and with the centerline of said abandoned road the seven following courses and distances: (1) S 79 49 E 288.07', (2) N 85 28 10 E - 174.33', (3) N 88 33 50 E - 257.74', (4) N 84 45 E - 204.01', (5) N 68 08 30 E - 173.79', (6) N 56 36 10 E - 109.89', and (7) N 43 51 E - 88.71' to an iron pipe and the lands of D. F. Andrew; thence, by and with said Andrew lands S 18 37 30 W - 98.48' to an iron pipe; thence, still by and with said Andrew lands and with the lands of William H. Dean S 01 02 20 W - 943.07' to a concrete monument; thence, still by and with said Dean lands S 12 42 40 E - 262.00' to a concrete monument and the right-of-way line on the northwest side of U. S. Rte. 301; thence, by and with the northwest side of said road along an arc the radius of which is 171,987.3' and the chord of which is S 35 50 50 W - 515.16' and S 35 46 20 W - 1426.40' to a concrete monument on the northwest side of the Pennsylvania Railroad lands (338' from the centerline of the tracks); thence, by and with the northwest side of said railroad S 55 03 10 W - 558.05' to the lands of N. I. Wood (formerly a part of the Ambulitter Corp. lands); thence, by and with said Wood lands N 32 35 50 W - 1408.52'; thence, still by and with said Wood lands and with the aforementioned Duffee lands N 56 08 E - 884.81'; thence, still by and with said Duffee lands N 33 52 W - 405.00', S 56 08 W - 300.81', and N 33 52 W - 696.10' to the place of beginning. Containing in all 107.439 acres of land, more or less.

Saving and Excepting all of those lands conveyed by Ambulitter Corp. to the State Highway Administration for the widening and relocation of Md. Rte. 305 included in the above description.

January 23, 1975.

William R. Nuttle.

DESCRIPTION OF A PART OF THE AMBULITTER CORP. LANDS,  
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the southeast side of Md. Rte. 305 (30' wide), said point being the northernmost corner of the herein described lands and the northwest corner of the lands of E. B. Duffee, Jr. (formerly a part of the Ambulitter Corp. lands); and running, thence, by and with said Duffee lands S 33 52 E - 15.00' to an iron pipe, S 33 52 E - 668.90', S 56 08 W - 234.00', and S 33 52 E - 405.00' to a new division line between the herein described lands and other lands of Ambulitter Corp.; thence, by and with said new division line S 56 08 W - 150.00' and S 32 35 50 E - 1408.52' to the northwest side of the lands of the Pennsylvania Railroad; thence, by and with said railroad lands, 33' from and parallel to the tracks, S 55 03 10 W - 849.70' to the lands of Joseph Mullikin; thence, by and with said Mullikin lands N 37 58 40 W - 831.90', N 13 01 20 E - 26.40', and N 37 28 40 W - 1434.00' to the lands of Edward Walls; thence, by and with said Walls lands N 23 50 20 E 398.69' to the southeast side of Md. Rte. 305; thence, by and with the southeast side of said road the three following courses and distances: (1) along a curve the chord of which is N 73 47 E 59.79', (2) along a curve the chord of which is N 57 35 20 E - 252.62', and (3) N 52 38 30 E - 750.31' to the place of beginning. Containing in all 60.000 acres of land, more or less.

February 15, 1973.

William R. Nuttle.

DESCRIPTION OF A PART OF THE AMBULITTER CORPORATION LANDS,  
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the southeast side of Md. Rte. 305 (30' wide), said point being N 52 38 30 E - 750.31' from the point of curve at the end of the 4th line (N 57 35 20 E 252.62') in the deed from Baldwin to Ambulitter Corp.; and running, thence, by and with the southeast side of Md. Rte. 305 N 52 38 30 E - 200.37' to a new division line between the herein described lands and other lands of Ambulitter; thence, by and with said new division line the seven following courses and distances: (1) S 33 52 E - 15.00' to an iron pipe, (2) S 33 52 E - 681.10' to an iron pipe, (3) N 56 08 E - 534.81' to an iron pipe, (4) S 33 52 E - 405.00' to an iron pipe, (5) S 56 08 W - 734.81' to an iron pipe, (6) N 33 52 W - 1073.90' to an iron pipe, and (7) N 33 52 W - 15.00' to the place of beginning. Containing in all 10.000 acres of land, more or less.

September 2, 1972.

William R. Nuttle.

DESCRIPTION OF THE THOMAS I. BALDWIN, et. al. LANDS,  
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a large stone at the northwest corner of the herein described lands, said point being the southernmost corner of the lands of William Walls and on the line of the lands of Charles Mullikin; and running, thence, by and with said Walls lands N 52 46 20 E - 330.00 to a concrete monument; thence, by and with the lands of others N 37 13 40 W - 21.45 and N 52 46 20 E - 75.39 to the southeast side of Md. Rte. 305; thence, by and with said Md. Rte. 305, along a 15' from the centerline of paving, the four following courses and distances: (1) along a curve the chord of which is N 57 35 20 E - 252.62, (2) N 52 38 30 E - 1500.90, (3) along a curve the chord of which is N 64 45 30 E - 287.15 and (4) N 76 51 20 E - 556.23 to a concrete monument in the centerline of an abandoned road; thence, by and with the centerline of said road the seven following courses and distances: (1) S 79 49 E - 288.07, (2) N 85 28 10 E - 174.33, (3) N 88 33 50 E - 257.74, (4) N 84 45 E - 204.01 (5) N 68 08 30 E - 173.79, (6) N 56 36 10 E - 109.87, and (7) N 43 51 E - 88.71 to an iron pipe and the lands of D. F. Andrew; thence, by and with said Andrew lands S 18 37 30 W - 98.48 to an iron pipe and S 01 02 20 W - 786.73 to an iron pipe and the lands of Wm. H. Dean; thence, by and with said Dean lands S 01 02 20 W - 156.34 to a concrete monument and S 12 42 40 E - 262.00 to a concrete monument and the northwest side of U.S. Rte. 301 (100' from the centerline); thence, by and with the northwest right-of-way line of said U.S. Rte. 301 as shown on SRC Plats 11939 - 11942 along an arc the radius of which is 171,987.3' and the chord of which is S 35 50 50 W - 515.16 and S 35 46 20 W - 1426.40 to a concrete monument and the northwest right-of-way line of the Pennsylvania Railroad (33' from the centerline of tracks); thence, by and with said railroad right-of-way S 55 03 10 W - 1407.75 to a large cedar fence post and the lands of Joseph Mullikin; thence, by and with said Joseph Mullikin lands N 37 58 40 W - 831.90 to a concrete monument and N 13 01 20 E - 26.40 to a concrete monument; thence, still by and with said Joseph Mullikin lands and

Page 2:

with the aforementioned Charles Mullikin lands N 37 28 40 W -  
1584.00 to the place of beginning. Containing in all 177.874  
acres of land, more or less.

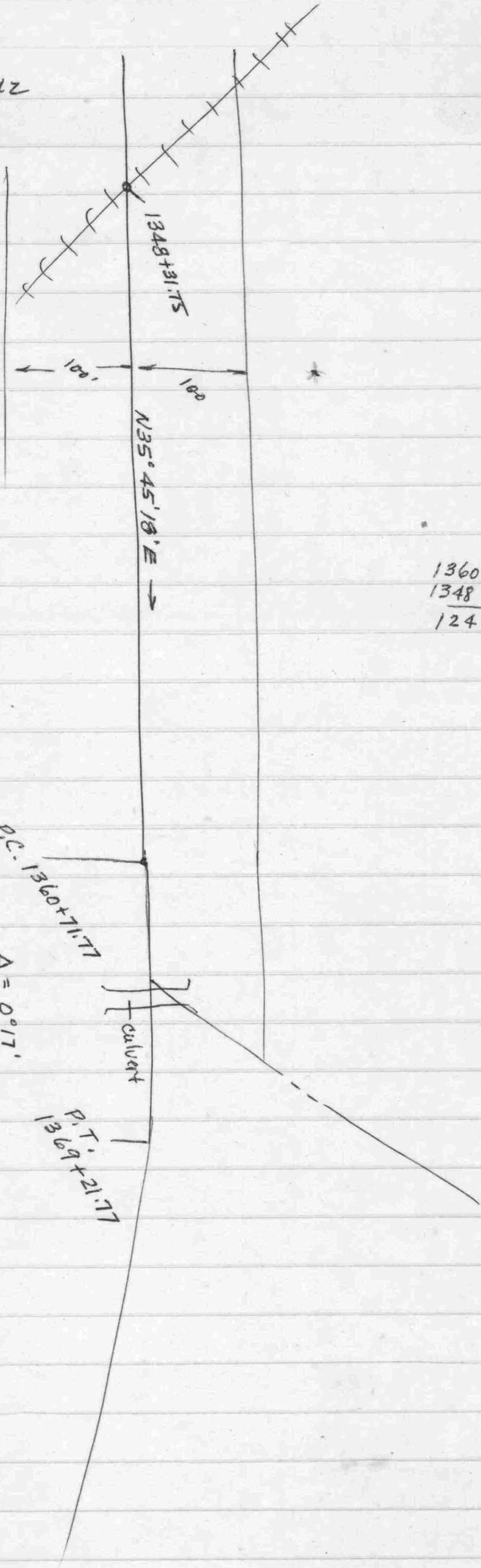
Being the same lands described in a deed from Francis  
K. C. Campbell, et. ux., to Thomas I. Baldwin, et. al.,  
dated June 3, 1965 and recorded in the Land Record Books of  
Queen Annes County, liber CWC 15, folio 353.

William R. Nuttle  
Registered Surveyor

March 6, 1967.

Raymond

SEC Plats 11939-11942



$1360\ 71.77$   
 $1348\ 31.75$   
 $\hline$   
 $1240.02$

P.C. 1360+71.77

Culvert

P.T. 1369+21.77

$\Delta = 0^{\circ}17'$   
 $D = 0^{\circ}02'$   
 $R = 171887.3$   
 $T = 425.00$   
 $L = 850.00$   
 $E = 0.52$

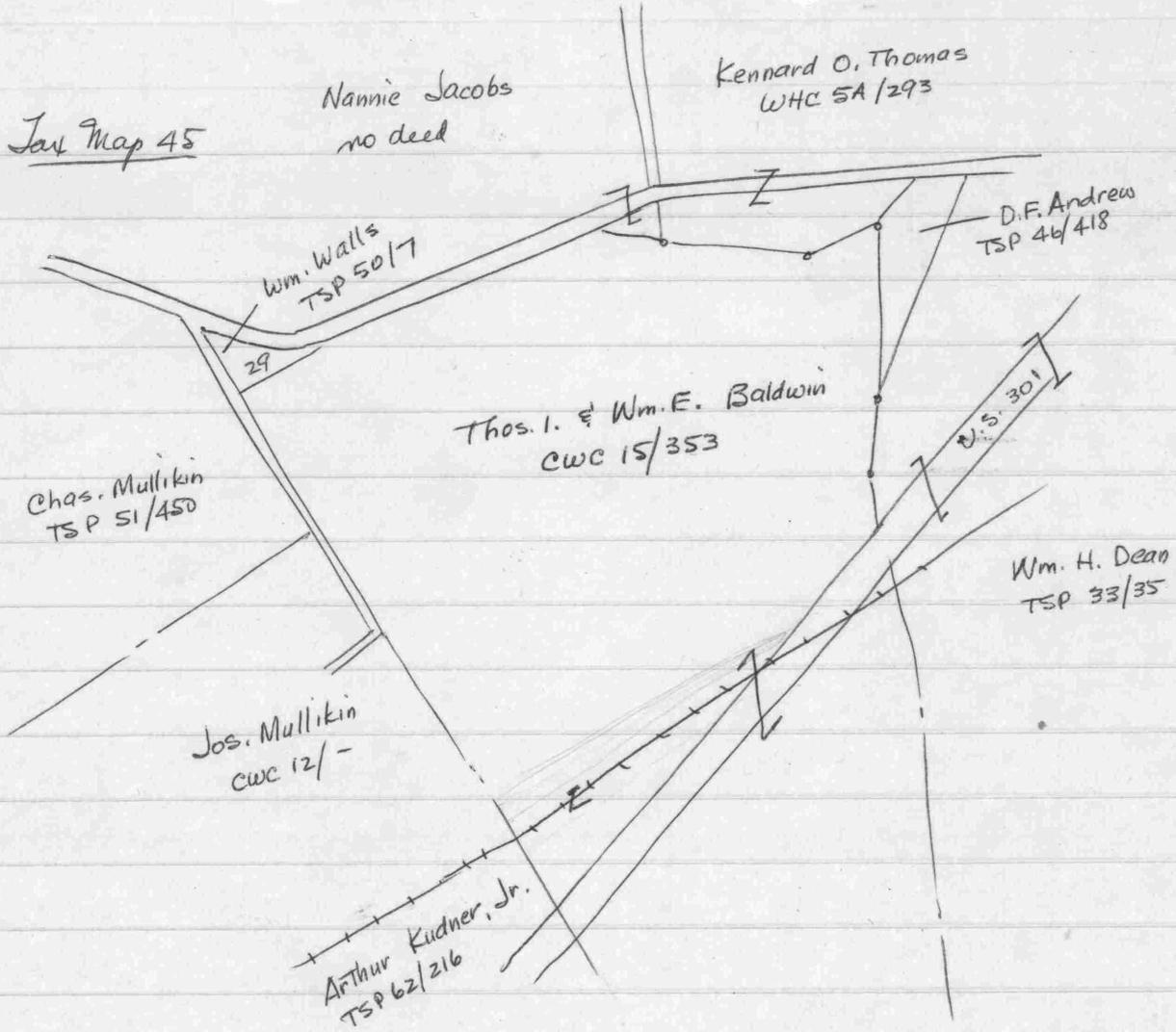
Raymond

Jax Map 45

Nannie Jacobs  
no deed

Kennard O. Thomas  
WHC 5A/293

3rd Dist



CWC 15/353 Frances K C Campbell, et. ux. to Thos. I. Baldwin  
 & Wm. E. Baldwin Jr. June 3, 1965

Begin at stone at NW cor. of farm  
 (S 29°30'E - 96.1584.0 fds to stone

S 21°W - 1.6<sup>26.40</sup>

S 30°E - 135.3 to stone on Cole line (cor. also for belt)

N 44°E - 30.5 to stone

S 41°E - 67.2 " "

N 43°15'E - 55 " "

S 49°E - 6.3 " " and Robinson

N 02°45'W - 64 to cedar

N 10°E - 48.7 to stone

N 06°15'E - 35 " " on N side R.R.

N 02°45'W - 58.4 to stone

N 11°E - 59.2<sup>976.80</sup> to edge pub. rd.

S 75°15'W - 23<sup>379.5</sup>

N 83°W - 37<sup>610.5</sup>

N 73°W - 25<sup>412.5</sup>

S 81°15'W - 33.8<sup>557.7</sup>

S 60°45'W - 121<sup>1996.5</sup>

S 29°15'E - 1.3<sup>21.45</sup>

S 60°45'W - 20<sup>330</sup> to begin

281.29

Being Parcel "F" in  
 Equity Case "Wm. McK Jacobs  
 vs. Ann McK Jacobs - Equity 3349

S ½ E - R.R. (4.5 acres)  
 S ½ E SRC TSP 17/419

TSP 51/450

Begin at stone at NW cor Harper

N 60° 45' E - 20 sds.

N 67° 15' W - 125.2 ---

N 52° 30' E - 153.2 to Harper

N 29° 30' W - 37 to begin

WMC 5A/293 - gen. descrip - mentions small part of S side rd.

S & E WMC 5A/163

Survey by Elliott 1937

Begin at pt. on S side of state road (Cent to Carville) and E old Cent to Carville Rd.

Part of Wright Chance or Weedman farm

with E old rd and with 11<sup>th</sup> - 15<sup>th</sup> lines of Palmer Farm

S 71° 27' E - 600'

N 70° 09' E - 100'

N 68° 26' E - 400

N 72° 28' E - 100'

N 76° 48' E - 408' to S edge state rd.

with S edge rd S 85° 30' W - 1531 to begin

TSP 46/418

Begin at iron pin on S E/W Qmd. 305, said point being 1203'± from inter Qmd. 305 and 301

with Dean S 15° 46' W - 1081.48 to I.P.

" Harper farm N 01° 02' E - 787.03 " "

" Thomas lands N 18° 32' E - 98.82 to iron pin

" " N 21° 22' E - 120.25 " " "

" rd. N 76° 43' E - 210.00' to begin

Check S & E 5A/163 and see who got it  
Check for. Multiple deed description

Rainwood

WHC 5A/163 Lena Covington to Chas. M. Sterne

June 19, 1937

Chas. Sterne owned "Palmer Farm" at this time (?)

from <sup>59</sup> CWC 13/90

to Fletcher	ASG 7/83
Hollis	" 81
Haymaker	NBW 8/260
Chance	TSP 8/290

Conveyances from Sterne

Note McKenney owned Harper farm at this time - Dec. 1935

1935-36	WHC 2A/293	290 deed - Clayton Cann mtg.	} - Sterne got Dean property
1942	ASG Jr. 7/81	Hollis - agreement on Hollis lot surrounded by Sterne lands	
	" 83	Fletcher - convey Dean farm to Fletcher	
	NBW 8/260	Haymaker 2 parcels - does not apply	
	TSP 8/290	Chance small lot	
	TSP 2A/456	ESPS R/W	

Raymond

TSP 33/35

Begin at stone

N 85° 17' W - 1206 to marked red oak

N 24° 31' W - 412 to cedar post., cor for Cole farm  
and Harper farm

with Harper N 02° 13' W - 1058' to cedar

N 10° 51' E - 808 to stone

N 07° E - 567 to stone on N edge RR. Plw

N 02° 08' W - 966 to chert. stake

N 10° 45' E - 992 to stone on S side pub. rd.

(abandoned)

with Q rd. N 32° 50' E - 99' to stake

" N 42° 10' E - 134 " S side pub. rd.

-----

Raymond

CWC 15/353 Frances Kent Jacobs Campbell et al  
to Thos. I. Baldwin et. al June 3, 1965  
277.79 acres

Frances Jacobs got land from Equity Case

S. Chester Coursey survey farm in 1915 -  
plat on record in Judgement in Efterso WFW 3/166  
(McKenney Estate) - north lines shown as E pub. rd.  
277.79 acres

S & E - Conveyance to SRC TSP 17/419

all lands within R/W on Plats 11939-11942

ALSO all land south of R/W - 82.51

ALSO triangular bounded by rd.,  
railroad, and Millikin - 6 acres approx.

82.51  
6  
88.51

277.79  
88.51  
189.28  
- 4.5  
184.78

277.79	original tract
- 82.51	south of road
- 6	triangular piece
- 4.5	railroad
- ?	301 R/W
<hr/> 184.78	- total

ASG Jr. 3/458 - Judgement in Extension

"F" - Tract known as C.C. Harper Farm - farm 17 of  
see will record FR 2/29 McKenny

TSP 62/216 McCrow survey

---- with R.R. (33' from E)  $N55^{\circ}02'50''E - 973.11$

with Jacobs  $S38^{\circ}17'40''E - 422.91$

A technical survey map of a land parcel. The parcel is an irregular polygon with a total area of 107.5 acres. It is bounded by MD. RTE. 305 to the north, U.S. RTE. 301 to the east, and the Pennsylvania R.R. to the south. A north arrow is located in the upper left corner. A dashed line indicates an internal boundary or feature within the parcel.

MD. RTE. 305

107.5 ACRES±

U.S. RTE. 301

PENNSYLVANIA R.R.

**AMBULITTER CORP LANDS**  
3<sup>RD</sup> DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=500'

Original given to Raimond

THIS AGREEMENT OF SALE, made this 12<sup>th</sup> day of DECEMBER 1966, by and between WILLIAM E. BALDWIN, JR., and DOROTHY M. BALDWIN, his wife, THOMAS I. BALDWIN and PEGGY A. BALDWIN, his wife, all of Millersville, Maryland, and all hereafter referred to as "Sellers", and AMBULITTER CORP., a body corporate of the State of MARYLAND, hereafter referred to as "Buyer".

WITNESSETH, that the Sellers do hereby bargain and sell unto the Buyer, and the latter does hereby purchase from the former, the following described property, situate in the Third Election District of Queen Anne's County, Maryland, and described as follows:

ALL of that tract of land or farm known as the "C. C. Harper Farm", bounded on the north by Maryland Route 305 and the lands now or formerly of Kennard Thomas; on the east by the lands now or formerly of D. F. Andrew and William Dean and by U. S. Route 301, on the south by the railroad, and on the west by the lands now or formerly of Charles Mullikin, Joseph C. Mullikin, and William Walls, containing 175 acres of land, more or less.

BEING the same land conveyed to Thomas I. Baldwin and William E. Baldwin, Jr., by deed dated June 3, 1965, and recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 15, folio 353.

The terms and conditions of this Agreement of Sale are as follows:

1. The full purchase price to be paid by the Buyer to the Sellers is Sixty-Five Thousand Dollars (\$65,000.00), payable as follows:

(a) Six Thousand Five Hundred Dollars (\$6,500.00) paid prior to the signing hereof by check to Max C. Sherman, Jr., and Charles E. Anthony, Jr., real estate brokers, to be held in escrow for the parties pending the discharge of this contract.

(b) The balance of Fifty-eight Thousand Five Hundred Dollars (\$58,500.00) to be paid in cash at the time of settlement.

2. Settlement for the property shall be made on or before the ninetieth (90th) day following the date hereof or the first day thereafter which is not a Saturday, Sunday or legal holiday, time being of the essence of this Agreement. At the time of settlement and payment of the unpaid purchase price, a deed for the property, containing covenants of special warranty and further assurances will be executed by the Sellers at the Buyer's expense. Such deed shall convey a good and merchantable title to the property to the Buyer, free of liens and encumbrances, except use and occupancy restrictions of public record which are generally applicable to properties in the immediate neighborhood in which the property is located, publicly recorded easements for public utilities, and any other easements which may be observed by an inspection of the property. Taxes and all other public charges against the property shall be apportioned as of the date of settlement. The cost of this Contract of Sale, all documentary stamps required by law, recordation taxes and fees, and transfer taxes shall be paid by the Buyer.

3. At the time of final settlement and the payment of the purchase price, the Buyer shall receive full possession of the brick residence and adjacent yards, and the Sellers' possession of the farmland, being full possession subject only to the existing farm tenancy of F. Bennett Carter for the calendar year 1967 and remainder of calendar year 1966; excepting only that the Sellers reserve the landowners' share of the small grain crop now growing, which crop is excluded from this sale.

4. If the Buyer shall fail to make settlement as herein agreed, the amount heretofore paid pursuant to Paragraph 1 (a) may be forfeited at the option of the Sellers, and after such forfeiture this Agreement shall be null, void and of no further

effect. This paragraph shall not be construed as prohibiting the Sellers from electing to pursue other legal or equitable remedies upon failure of the Buyer to make settlement as provided herein.

5. The Sellers recognize Max C. Sherman, Jr., and Charles E. Anthony, Jr., as the realtors negotiating this Agreement of Sale, and they agree to pay to said realtors the brokerage commission set forth in their listing agreement of even date herewith.

6. The Sellers shall have all existing fire and extended coverage policies, if any, so endorsed as to protect all parties hereto, as their interests may appear and continue said insurance in force until settlement.

7. The parties hereby bind themselves and their heirs, executors, administrators and assigns for the faithful performance of this Agreement.

8. This Agreement contains the final and entire agreement between the parties hereto; and neither they nor their heirs, executors or assigns shall be bound by any terms not expressly herein written.

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

WITNESS:

\_\_\_\_\_

William E. Baldwin, Jr. (SEAL)  
William E. Baldwin, Jr.

\_\_\_\_\_

Dorothy M. Baldwin (SEAL)  
Dorothy M. Baldwin

\_\_\_\_\_

Thomas I. Baldwin (SEAL)  
Thomas I. Baldwin

\_\_\_\_\_

Peggy A. Baldwin (SEAL)  
Peggy A. Baldwin

ATTEST (as to corporate seal)

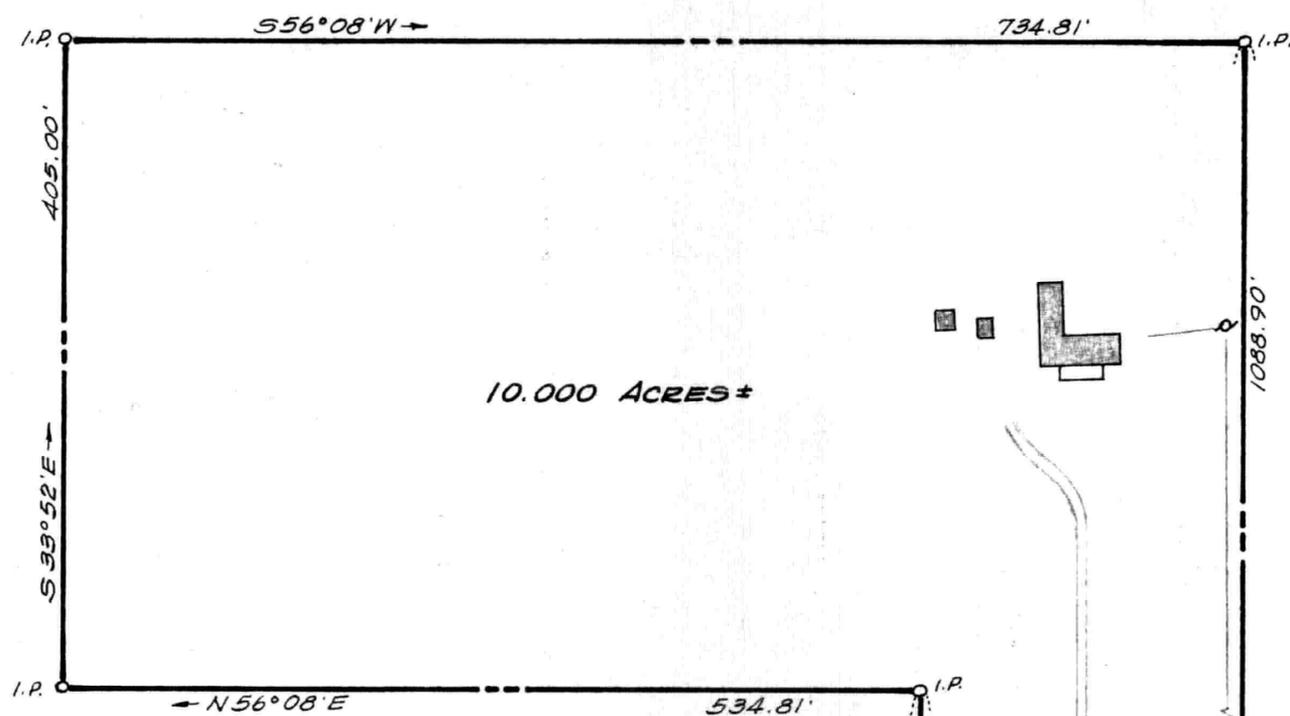
AMBULITTER CORP.

Charles W. Wilson  
Secretary

By: Christina J. ...  
President



OTHER LANDS OF AMBULITTER CORP.



10.000 ACRES±

OTHER LANDS OF AMBULITTER CORP.

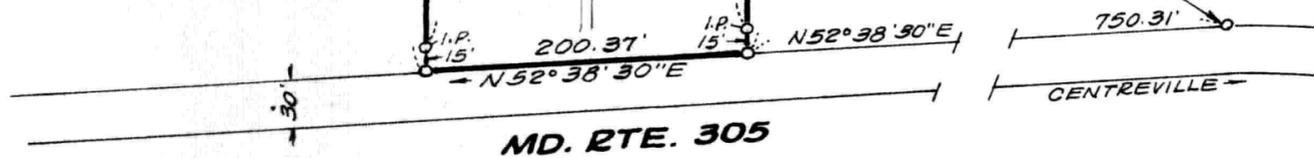
OTHER LANDS OF AMBULITTER CORP.

PLAT OF A SURVEY OF PART OF THE  
AMBULITTER CORP. LANDS  
3<sup>RD</sup> DISTRICT, QUEEN ANNES Co., MD.

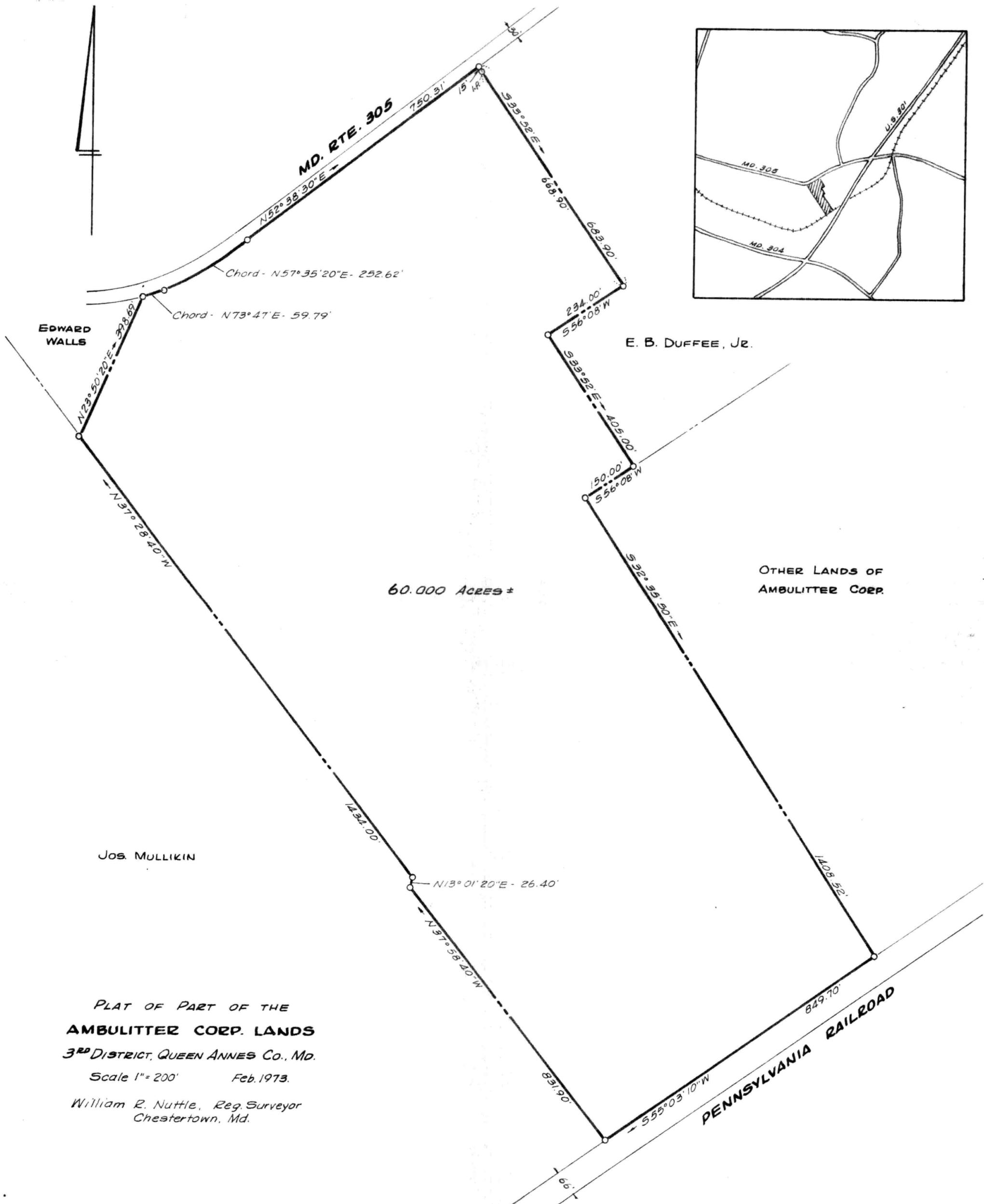
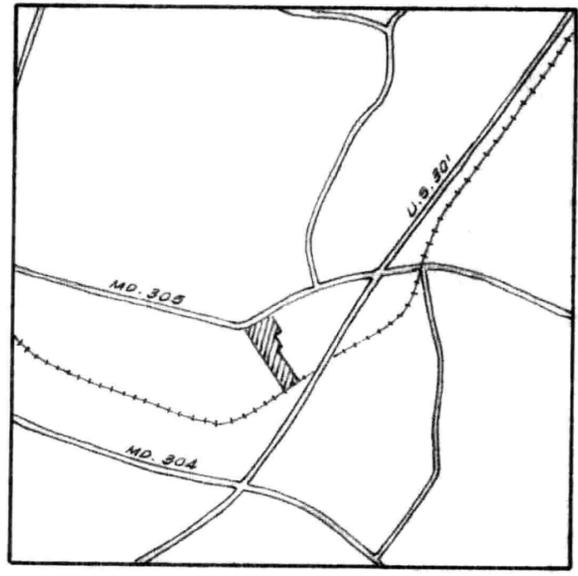
Scale 1"=100' Aug. 1972.

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

End of 4<sup>th</sup> line (N57°35'20"E-  
252.62') in deed from Baldwin  
to Ambulitter.



I.P. = iron pipe



MD. RTE. 305

EDWARD WALLS

E. B. DUFFEE, JR.

OTHER LANDS OF  
AMBULITTER CORP.

60.000 ACRES ±

JOS MULLIKIN

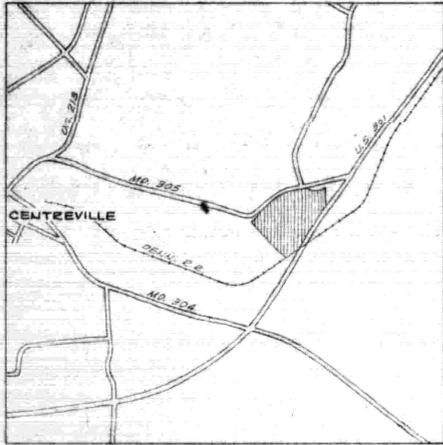
PENNSYLVANIA RAILROAD

PLAT OF PART OF THE  
AMBULITTER CORP. LANDS

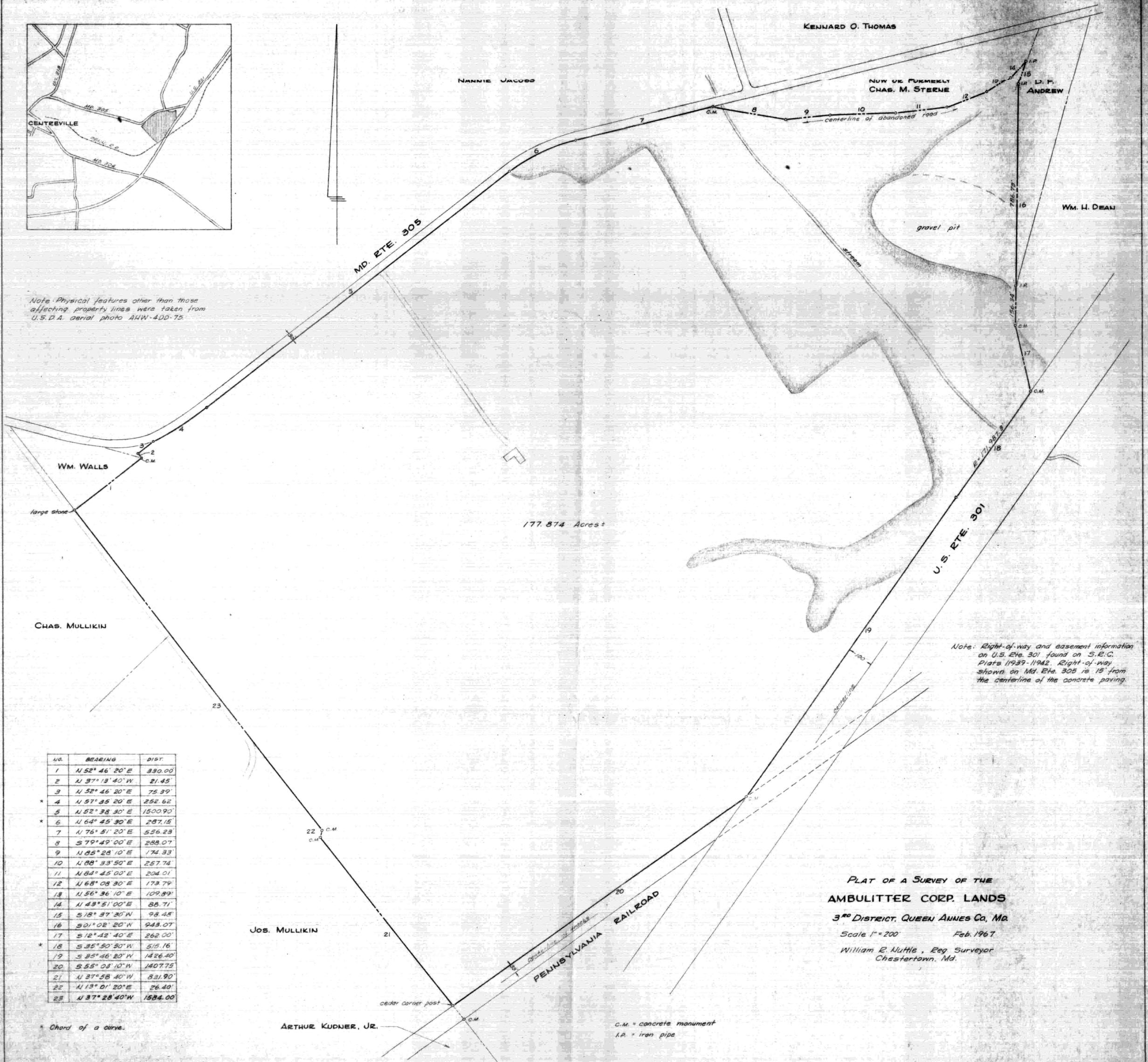
3<sup>RD</sup> DISTRICT, QUEEN ANNES Co., MD.

Scale 1" = 200' Feb. 1973.

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



Note: Physical features other than those affecting property lines were taken from U.S.D.A. aerial photo AHW-4DD-75.



177.874 Acres ±

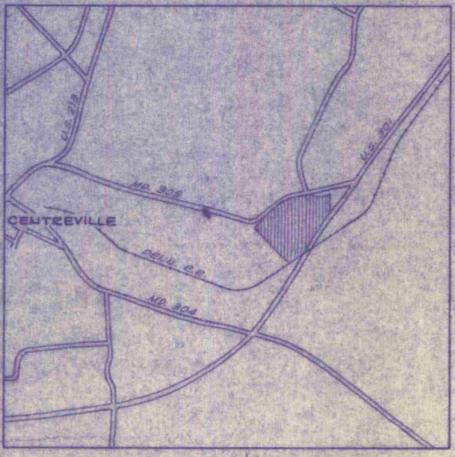
Note: Right-of-way and easement information on U.S. Ete. 301 found on S.E.C. Plats 11935-11942. Right-of-way shown on Md. Ete. 305 is 15' from the centerline of the concrete paving.

NO.	BEARING	DIST.
1	N 52° 46' 20" E	330.00
2	N 37° 13' 40" W	21.45
3	N 52° 46' 20" E	75.39
* 4	N 51° 35' 20" E	252.62
5	N 52° 38' 30" E	1500.90
* 6	N 64° 45' 30" E	287.15
7	N 76° 51' 20" E	556.23
8	S 79° 49' 00" E	263.07
9	N 85° 28' 10" E	174.33
10	N 88° 33' 50" E	257.74
11	N 84° 45' 00" E	204.01
12	N 68° 08' 30" E	173.79
13	N 56° 36' 10" E	109.89
14	N 43° 51' 00" E	88.71
15	S 18° 37' 30" W	98.48
16	S 01° 02' 20" W	943.07
17	S 12° 42' 40" E	262.00
* 18	S 35° 50' 50" W	515.16
19	S 35° 46' 20" W	1426.40
20	S 55° 03' 10" W	1407.75
21	N 37° 58' 40" W	831.90
22	N 13° 01' 20" E	26.40
23	N 37° 28' 40" W	1534.00

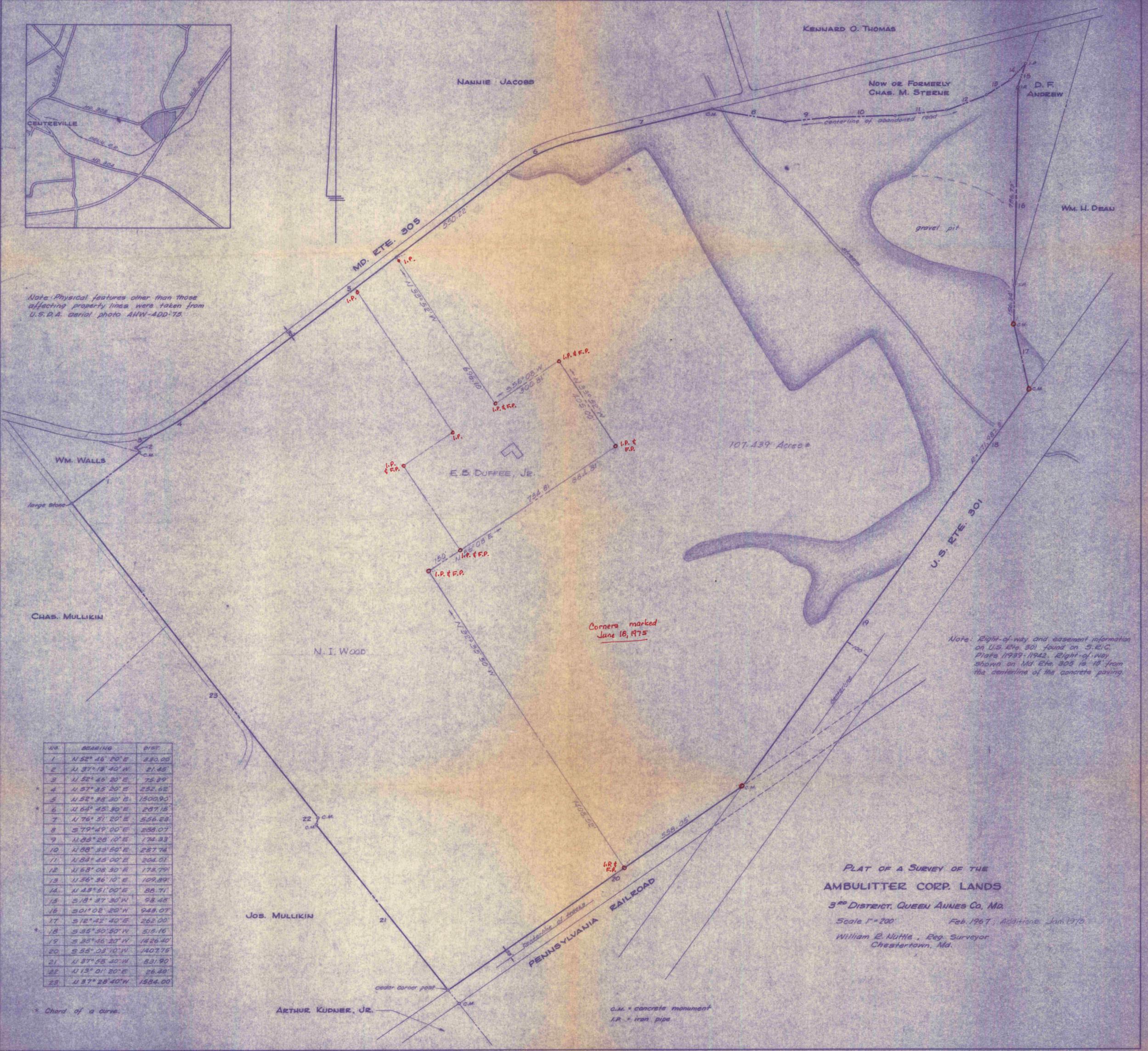
\* Chord of a curve.

PLAT OF A SURVEY OF THE  
 AMBULITTER CORP. LANDS  
 3<sup>RD</sup> DISTRICT, QUEEN ANNES CO, MD.  
 Scale 1" = 200' Feb. 1967  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

c.m. = concrete monument  
 i.p. = iron pipe



Note: Physical features other than those affecting property lines were taken from U.S.D.A. aerial photo AHW-ADD-75.



NO.	BEARING	DIST.
1	N 52° 46' 20" E	330.00
2	N 37° 18' 40" W	21.45
3	N 52° 46' 20" E	75.39
4	N 57° 35' 20" E	252.62
5	N 52° 38' 30" E	1500.90
6	N 64° 45' 30" E	287.15
7	N 76° 51' 20" E	556.22
8	S 79° 49' 00" E	288.07
9	N 85° 28' 10" E	174.33
10	N 88° 33' 50" E	257.74
11	N 84° 46' 00" E	204.01
12	N 68° 08' 30" E	173.79
13	N 56° 36' 10" E	109.89
14	N 43° 51' 00" E	86.71
15	S 18° 37' 30" W	93.48
16	S 01° 02' 20" W	949.07
17	S 12° 42' 40" E	262.00
18	S 35° 50' 50" W	515.15
19	S 35° 46' 20" W	1426.40
20	S 55° 08' 10" W	1407.75
21	N 37° 58' 40" W	831.90
22	N 13° 01' 20" E	26.20
23	N 37° 28' 40" W	1534.00

\* Chord of a curve.

Corners marked June 18, 1975

Note: Right-of-way and easement information on U.S. Ete. 301 found on S.E.C. Plat 11939-11942. Right-of-way shown on Md. Ete. 305 is 13' from the centerline of the concrete paving.

**PLAT OF A SURVEY OF THE  
AMBULITTER CORP. LANDS**

3<sup>RD</sup> DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 200' Feb. 1967; Additions Jan. 1975

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

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