

DESCRIPTION OF A PART OF THE RUTH B. GADD LANDS,  
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

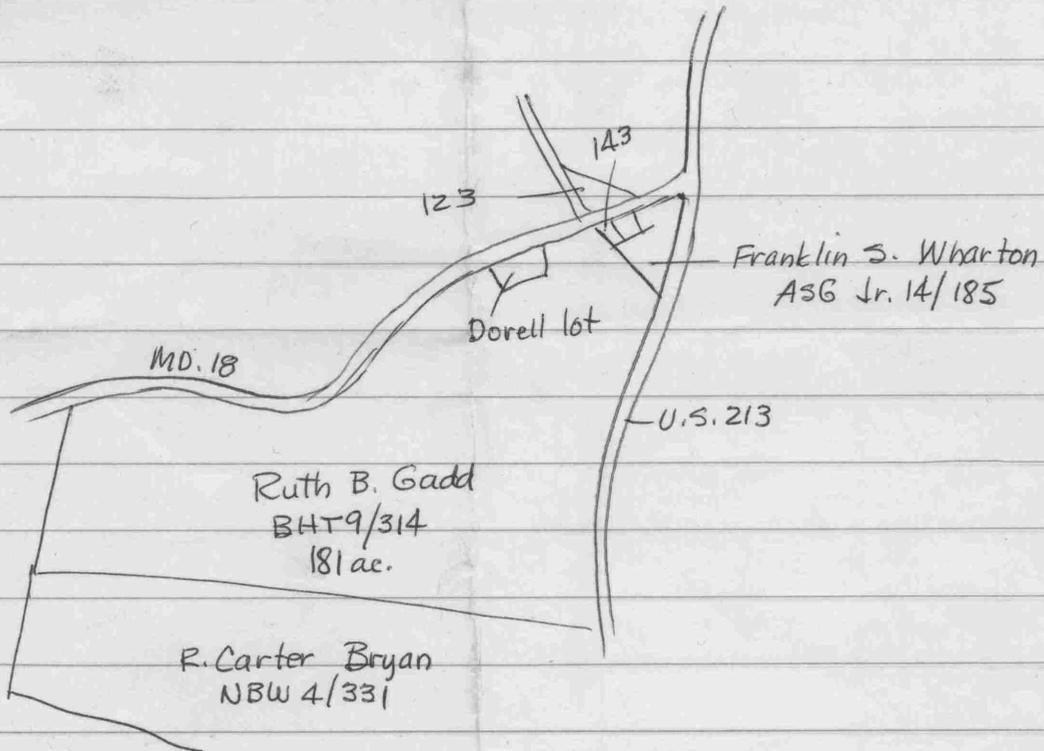
Beginning for the same at an iron pipe on the southeast side of Md. Rte. 18 (16.5' from the centerline of paving), said point being the northernmost corner of the herein described lands, and said point being S 71 33 W - 352.00' from a concrete monument marking the northernmost corner of the lands of Ruth B. Gadd and the westernmost corner of the lands of Charles D. Gannon; and running, thence, by and with a new division line between the herein described lands and other lands of Gadd the three following courses and distances: (1) S 17 21 30 E - 140.00' to an iron pipe, (2) S 72 38 30 W - 339.19' to an iron pipe, and (3) N 17 21 30 W - 140.00' to an iron pipe and the southeast side of Md. Rte. 18; thence, by and with the southeast side of said road N 72 16 E - 165.99' and N 73 00 E - 173.21' to the place of beginning. Containing in all 1.094 acres of land, more or less.

November 12, 1970.

William R. Nuttle.

Gadd

Tax Map 44



143 Chas. D. Cannon CWC 17/62

BHT 9/314 M. Emma Rolph to A. Sydney Gadd, Jr.  
March 21, 1929

----- with Dorell lot  $S 19^{\circ} E - 121.5'$

$N 72^{\circ} \frac{1}{2}' E - 336'$

$N 17^{\circ} \frac{1}{2}' W - 137'$  to rd.

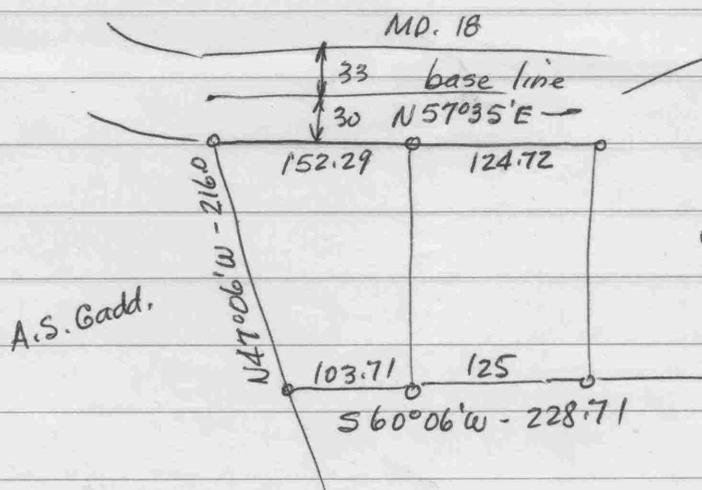
with rd.  $N 65^{\circ} \frac{3}{4}' E - 267'$  to stone at Jacobs

" Jacobs  $S 49^{\circ} 20' E - 1067'$  to stone on W side

U.S. 213

352  
267  
85

CWC 17/62 - Survey by S & B 1965



See plats 6196 - 30' from E  
4728  
6084 - 30' from E on  
S side

o = c.m.

# Contract of Sale

Approved by the Maryland Association of Real Estate Boards

This Agreement of Sale, made this 15 day of August,  
 1970, by and between Ruth B. Gadd, widow, Seller,  
 whose address is Centreville, Queen Anne's County, Maryland  
 and William H. Jarrell and Clara B. Jarrell, his wife, Purchaser,  
 whose address is Centreville, Queen Anne's County, Maryland,

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~~ **ALL that lot or parcel of land, improved by a frame residence, situate, lying and being in the Third Election District of Queen Anne's County, fronting on Maryland Route #18, and more particularly described, as follows:**  
 BEGINNING at a point on the East side of Maryland Route #18, said point being 352 feet Southerly from the intersection of the Cannon property, Maryland Route #18 and other lands of the Seller, thence in a Southerly direction along and with Maryland Route #18 a distance of 340 feet, more or less, to a point, thence in an Easterly direction a distance of 140 feet to a point, thence in a Northerly direction and parallel with the front line a distance of 340 feet to a point, thence in a Westerly direction and parallel to the second line a distance of 140 feet to the place of beginning; containing 47,600 square feet of land, more or less. (Said parcel to be surveyed by a registered surveyor prior to settlement and markers to be placed at the corners at the cost of the buyers.)

with improvements thereon known as frame dwelling,  
 (including heating, plumbing and lighting fixtures, stove and refrigerator, awnings, screens, storm doors and windows, venetian blinds, shades,  
 and all trees, shrubs and plants: as now installed on the premises, except as follows:

at and for the price of Sixteen Thousand  
00/100 Dollars (\$16,000.00),  
 of which Ten  
00/100 Dollars (\$10.00)  
 have been paid in the form of Check

prior to the signing hereof, and the balance to be paid as follows: By cash or certified check upon date of settlement. This Contract is contingent upon the Purchasers securing a purchase money mortgage for the full purchase price of \$16,000. payable in 180 monthly installments of \$148.33 each, including interest thereon at 7 1/2%, per annum.

Possession to be delivered to the Purchasers on the date of execution of this Contract of Sale.

All taxes and insurance to be adjusted as of Possession date.

Settlement to be on or before November 16, 1970.

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 settlement as herein agreed, the deposit herein provided for may be forfeited at the option of the Seller; in the event of any such forfeiture of the deposit, the Realtor shall be entitled to one-half thereof as a compensation for his services, said amount not to exceed the amount of the full commission, as hereafter specified.

Ground rent, rent, water rent, taxes (including Metropolitan District or County Sanitary Commission charges for sewer and water, if any) and all other public charges on an annual basis against the premises shall be apportioned as of date of settlement, at which time possession shall be given, unless otherwise agreed upon herein. Cost of all documentary stamps required by law, recordation tax and transfer tax, where required by law, shall be <sup>paid by the Buyers.</sup> ~~divided equally between the parties hereto.~~

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 \$..... 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 Ashley Bros. Real Estate as the Realtor negotiating this contract and agrees to pay to said Realtor a brokerage fee for services rendered amounting to 0 % of the sales price, plus one-half of the amount of the annual ground rent, if any; 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.

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

Executed in triplicate.

Witness — As to Seller's Signature

Ruth B. Gadd (SEAL)  
Ruth B. Gadd's Signature

Witness — As to Seller's Signature

..... (SEAL)  
Seller's Signature

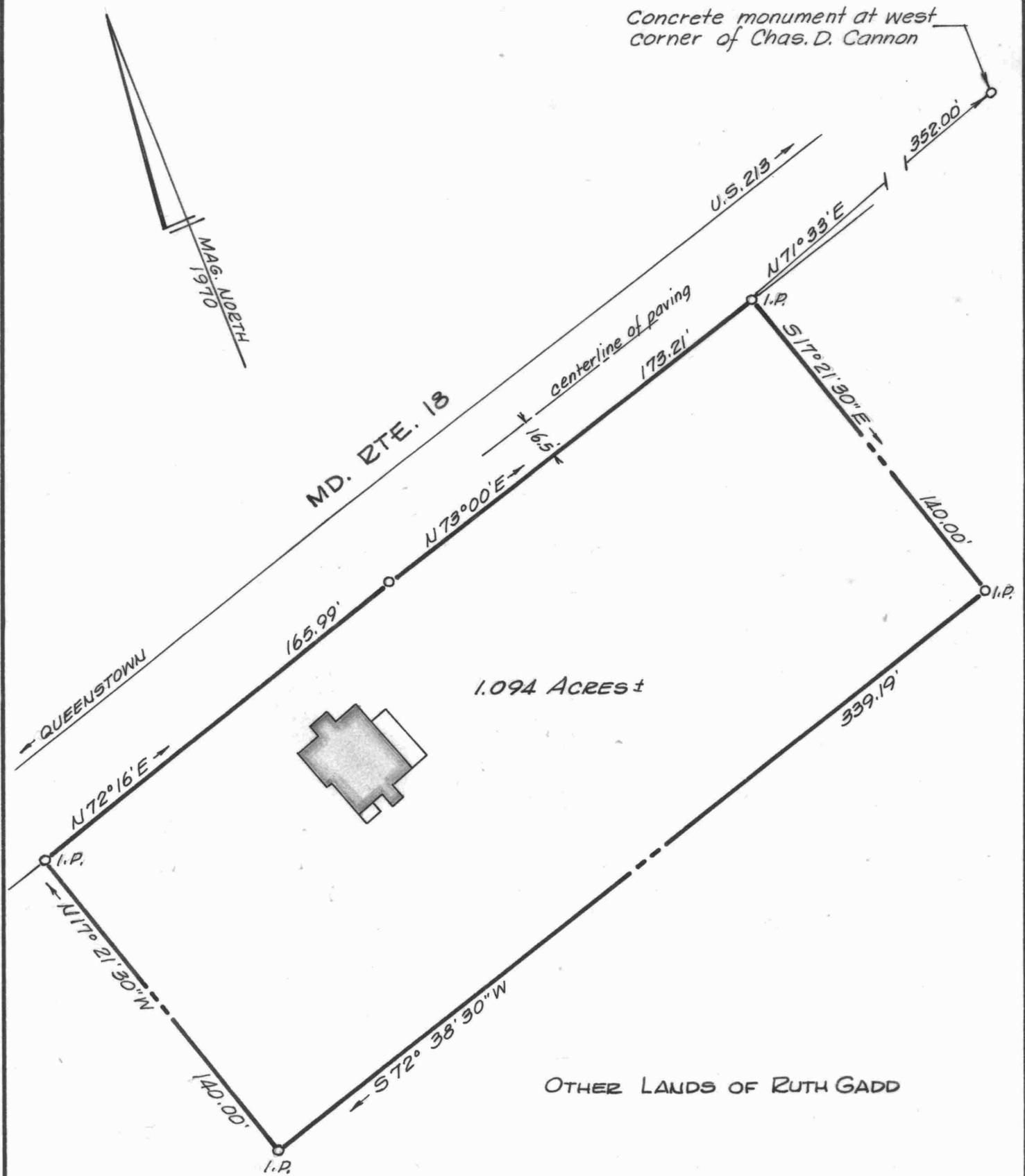
Witness — As to Buyer's Signature

William H. Jarrell (SEAL)  
Buyer's Signature

Witness — As to Buyer's Signature

Clara B. Jarrell (SEAL)  
Buyer's Signature  
Clara B. Jarrell, his wife.

Concrete monument at west corner of Chas. D. Cannon



1.094 ACRES ±

OTHER LANDS OF RUTH GADD

PLAT OF A SURVEY OF A PART OF THE  
 RUTH B. GADD LANDS  
 3<sup>RD</sup> DISTRICT, QUEEN ANNES CO., MD.  
 Scale 1"=50' Nov. 1970.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

I.P. = iron pipe

for William H. Jarrell