

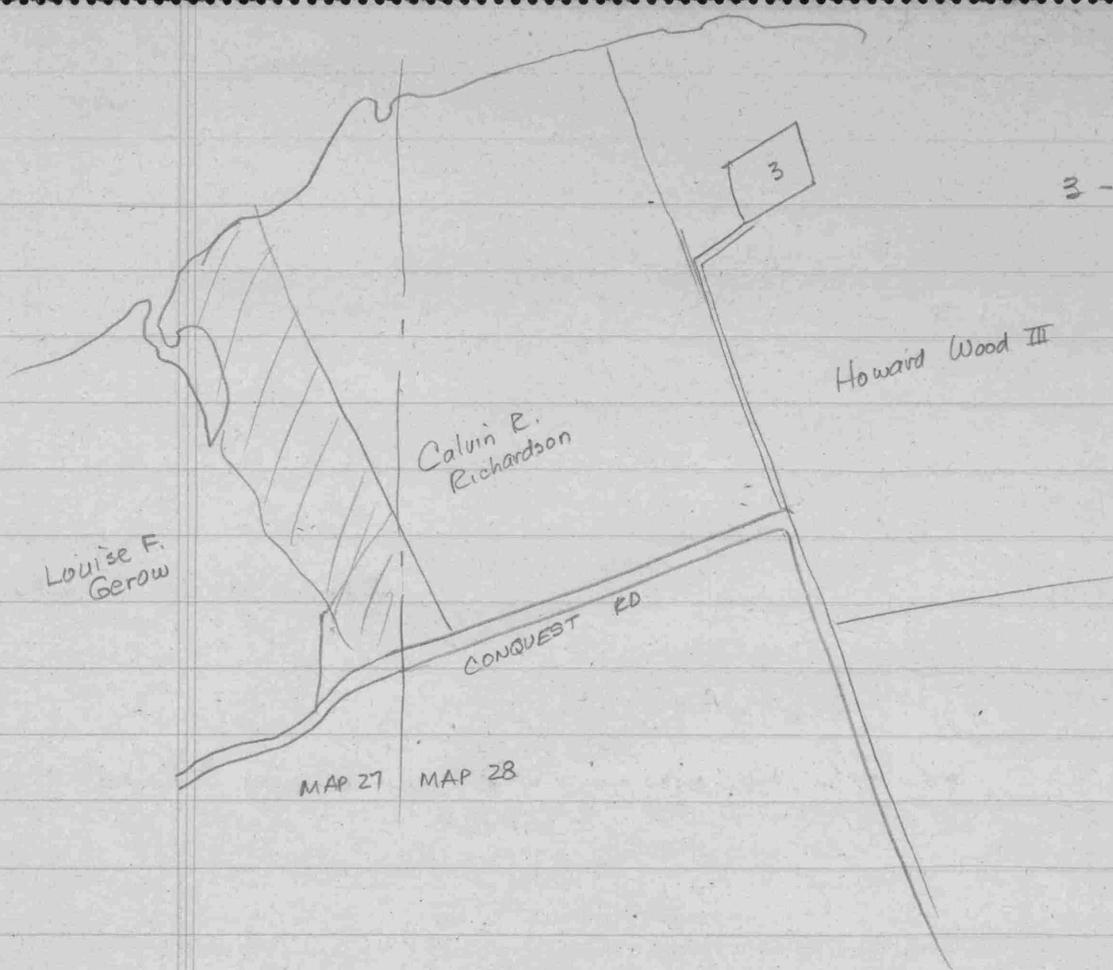
DESCRIPTION OF PART OF THE CALVIN R. RICHARDSON LANDS,
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the division line between the lands of Calvin R. Richardson and the lands of Howard Wood, III, said point being N 48 30 W - 2500.00' from the intersection of said division line and the extension of the northwest side of Conquest Road (50' wide); and running, thence, by and with a new division line between the herein described lands and other lands of Richardson S 41 30 W - 1750.00' and N 48 30 W - 800' more or less to the mean high waters of the Chester River; thence, by and with the mean high waters of said river in a northeasterly direction 1830' more or less to the aforementioned Wood lands; thence, by and with said Wood lands S 48 30 E. - 1220' more or less to the place of beginning. Containing in all 39.0 acres of land, more or less.

June 1, 1976.

William R. Nuttle.

Note: This description is based upon an aerial photo and the Richardson deed description, and does not represent a survey by me.



3 - Howard J. Wood III
et al.

Howard Wood III

Louise F.
Gerow

Calvin R.
Richardson

CONQUEST RD

MAP 27 MAP 28

No. 67958
Re 43572 RECEIVED FOR RECORD Jan 31 1972 4:55 PM

THIS DEED, made this 31st day of January, 1972, by CALVIN S. RICHARDSON, of Queen Anne's County, in the State of Maryland, herein called "Grantor";

WITNESSETH, that for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said CALVIN S. RICHARDSON, does hereby grant and convey unto CALVIN RAY RICHARDSON and BEVERLY RICHARDSON, his wife, of Queen Anne's County, State of Maryland, herein called "Grantees", as tenants by the entireties and not as tenants in common, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple, all of the following described real estate, to wit:

ALL that farm or tract of land situate, lying and being in the Third Election District of Queen Anne's County, in the State of Maryland, in Spaniard's Neck, adjoining lands of Phebe W. Wood, once of Blanchard Emory, the Stewart Emory Farm of Kenneth Wilson and wife, once of William McKenney, the Francis A. Emory Farm of Kenneth Wilson and wife, and lands of Lloyd T. Emory, Jr. known as "Poplar Grove", once of Henrietta T. Emory, and being all that part of a tract of land called "Poplar Grove" on the right of the public road leading from the land once known as the Perkins Farm of Francis A. Emory to Spaniard's Point, which is contained within the following metes and bounds, courses and distances, to wit: BEGINNING at a stone in the third line of the tract called "Poplar Grove" as conveyed to Edward B. Emory by Isabel Emory by deed dated January 15, 1881, and recorded among the land records of said Queen Anne's County in Liber J.W. No. 11, folio 475, opposite the fence on the southeast side of said road, which fence is the divisional line between the lands hereinafter conveyed and that part of said Poplar Grove heretofore purchased by said Henrietta T. Emory of John B. Brown and Edwin H. Brown, Attorneys, (said stone being at end of thirty-five perches in said third line) and running thence with said third line north forty-eight degrees and one half of a degree west, two hundred and twenty nine perches to Chester River, thence down the river south forty six degrees west, eighteen perches, thence south sixteen degrees and three fourths of a degree west, seventy three perches, thence



3778.5'

south thirty nine degrees and one fourth of a degree west, twelve perches, thence north fifty four degrees west, eight perches, thence south twenty eight degrees and three fourths of a degree west, twenty seven perches, thence south eighty four degrees and one half of a degree west, thirteen perches and six tenths of a perch, thence south forty seven degrees and three fourths of a degree west, eleven perches and one half of a perch, thence south forty degrees and one half of a degree east, four perches and one half of a perch, thence south thirty one degrees and one half of a degree west, thirty four perches, thence south sixty one degrees and one fourth of a degree west, twenty four perches and eight tenths of a perch to the land formerly of said Francis A. Emory, thence with said land and the said land formerly of William McKenney, south forty five degrees east, one hundred and fifty eight perches and six tenths of a perch, thence south thirty eight degrees west, forty two perches, thence south six degrees west, three perches and four tenths of a perch to the south east side of Spaniard's Point road, thence with said road north fifty two degrees east, two hundred and sixty eight perches and eight tenths to the place of beginning, containing two hundred and forty eight acres, two roods and thirty five perches of land.

4036.7

SAVING AND EXCEPTING, however, the lot or parcel of land conveyed therefrom by Alfred Green and wife to Annie McK. Jacobs by deed dated December 6, 1915, and recorded among said land records in Liber W.F.W. No. 8, folio 168, described in said deed as follows: BEGINNING for the same at the end of the fourth line of the tract of land or farm known as "Parcel No. 6, "S.R. Emory Farm ", allotted to be held in trust for the benefit of the said Annie McK. Jacobs, in Chancery Proceedings No. 2120 in the Circuit Court for Queen Anne's County in Equity, said beginning being also a corner for the "Poplar Grove Farm" of Alfred Green and running from thence South 43 deg. 15 min. east 11.4 rods to the middle of the public road; thence with the middle of the

public road South 54 deg. west 44.6 rods to the middle of the third line of the S. R. Emory Farm; thence North 42 deg. 15 min. west 1 rod to the end of the third line of the "S.R. Emory Farm"; thence with the fourth line of said farm North 41 deg. east 44.6 rods to the place of beginning, containing one and seven tenths acres of land.

SUBJECT to the legal effect of the grant for road purposes from Calvin S. Richardson and wife to County Commissioners of Queen Anne's County, dated August 11, 1954, and recorded among said land records in Liber T.S.P. No. 17, folio 357.

BEING the same and all of the land which is described as "Parcel No. One" in the deed to Calvin S. Richardson from Frances C. Legg, single, dated July 28, 1955 and recorded among said land records in Liber T.S.P. No. 23, folio 187.

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

SUBJECT, however, to the following rights, reserved by the Grantor during his life:

1. The Grantor is to have the right to occupy one bedroom of the dwelling, personally, with right of access to and from the same, at such time or times as he may desire.
2. The Grantor shall have the right to hunt waterfowl and game of all kinds on said property.
3. The Grantor shall have the right to obtain a reconveyance of one building site not exceeding five acres of his choice, with right of ingress and egress, in such location as he may lay out in accordance with County ordinances, to be surveyed and reconveyed at his cost.
4. No part of the property shall be sold without the consent of the Grantor.

TO HAVE and TO HOLD the above described land and premises, subject to said reservations, unto and to the use of the said Calvin Ray Richardson and Beverly Richardson, his wife, as tenants by the entireties and not as tenants in common, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple forever.