

DESCRIPTIONS OF THREE PARCELS OF THE FRED McNEIL LANDS, CENTREVILLE,  
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a point on the northwest side of Liberty Street (50' wide), said point being the easternmost corner of the herein described lands and the southernmost corner of the lands of the Town of Centreville; and running, thence, by and with the northwest side of Liberty Street S 46 17 37 W - 62.96' to Parcel 3 of this description; thence, by and with Parcel 3 N 46 29 30 W - 99.69' to the southernmost corner of Parcel 2 of this description; thence, by and with Parcel 2 N 52 30 30 E - 92.70' to the lands of the Town of Centreville; thence, by and with said town lands S 28 29 30 E - 91.00' to a concrete monument and S 28 29 30 E - 1.79' to the place of beginning. Containing in all 0.169 acres of land, more or less.

Subject to a 10' wide right-of-way lying northeast of and adjacent to the second line (N 46 29 30 W - 99.69') of this description.

PARCEL 2

Beginning for the same at an iron pipe at the end of the second line (N 46 29 30 W - 99.69') of Parcel 1, said point being the southernmost corner of Parcel 2, the northernmost corner of Parcel 3, and a corner of the lands of Bernard Dadds; and running, thence, by and with said Dadds lands N 40 10 35 W 99.49' to an iron pipe and N 49 20 30 E - 114.27' to a concrete monument and the lands of the Town of Centreville; thence, by and with said town lands S 28 29 30 E - 107.00' to the northernmost corner of Parcel 1; thence, by and with Parcel 1 S 52 30 30 W - 92.70' to the place of beginning. Containing in all 0.243 acres of land, more or less.

PARCEL 3

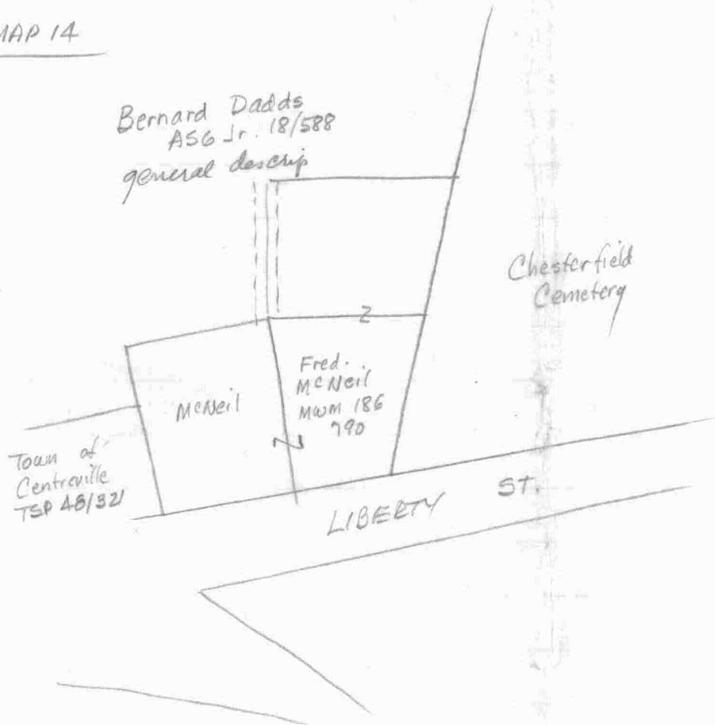
Beginning for the same at a point on the northwest side of Liberty Street (50' wide), said point being the easternmost corner of the herein described lands and the southernmost corner of the lands of Parcel 1 of this description; and running, thence, by and with the northwest side of Liberty Street S 41 22 10 W - 93.00' to an iron pipe and the lands of the Town of Centreville; thence, by and with said town lands and with the lands of Bernard Dadds N 46 26 10 W 99.89' to a concrete marker; thence, still by and with said Dadds lands N 41 29 20 E - 92.90' to an iron pipe at the westernmost corner of Parcel 1; thence, by and with Parcel 1 S 46 29 30 E - 99.69' to the place of beginning. Containing in all 0.213 acres of land, more or less.

Subject to one-half of a 12' wide right-of-way centered on the first line (N 40 10 35 W - 99.49') of the description of Parcel 2.

February 26, 1985.

William R. Nuttle

MAP 14



Centerville - TSP 48/321 - from jump.

Begin granite stone at cor. Town Commissioners (pumping station)

6.24± from existing curb

w/ Liberty  $N52^{\circ}47'20''E - 70\pm$  to C.M.

$N35^{\circ}42'40''W - 80\pm$  " "

$S52^{\circ}47'20''W - 70\pm$  " "

$S35^{\circ}42'40''E - 80\pm$  to begin

McNeil MWM 186/790

Parcel 1 - McCrow plat

Parcel 2

Begin @ Liberty 273'± from SW boundary of cemetery  
w/ adjacent property NW dir. 125'

SW 93' to @ st.

SE - 125' parallel with 1<sup>st</sup> line

w/ @ Liberty 93' to begin

the west by a 16-foot road running north and south, and containing one acre of land, more or less; being the same land which was granted and conveyed unto said William R. Horney by Charles E. South and Olevia S. South, his wife, by deed bearing even date and recorded or intended to be recorded among the land records of Queen Anne's County aforesaid immediately preceding this deed.

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

TO HAVE and TO HOLD said lot or parcel of land and premises unto and to the use of said Charles E. South and Olevia S. South, his wife, and their assigns, for and during the term of their joint lives, and unto the survivor of them, his and/or her assigns, for and during the term of his and/or her natural life, and no longer, and at and upon the death of the survivor of them, unto and to the use of said Amos B. South, his heirs and assigns, in fee simple, forever.

AND the said William R. Horney does hereby covenant that he has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that he will warrant specially the property hereby granted and conveyed; and that he will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor:

WILLIAM R. HORNEY (SEAL)  
(William R. Horney).

TEST: (as to Grantor).

HILDA T. SEWARD  
(Hilda T. Seward)

STATE OF MARYLAND, )  
QUEEN ANNE'S COUNTY, ) TO WIT:

I HEREBY CERTIFY that on this 20th day of October, 1939, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared William R. Horney and acknowledged the foregoing DEED to be his act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written:

HILDA T. SEWARD  
(Hilda T. Seward)  
Notary Public.

Notary  
Public  
Seal.

.....  
#19,684. QUEEN ANNE'S COUNTY, TO  
WIT: Be it remembered that on the Second day of November, in the year nineteen hundred and thirty nine, the following Deed was brought to be recorded, to wit:-

One-Fifty Cent and Five-Ten Cent  
Int. Rev. Stamps. Endorsed B.H.T.  
11/1/39.  
  
One-Fifty Cent, One-Twenty Cent and  
One-Ten Cent Recordation Tax Stamps.  
Endorsed B.H.T. 11/1/39.

ASG2/89

THIS DEED, made this second day of March, nineteen hundred and thirty eight, by and between Zadoc R. Collins of Queen Anne's County, in the State of Maryland, party of the first part, and Charles Medford Jump, of County and State aforesaid, party of the second part;

WITNESSETH that for and in consideration of the sum of eight hundred dollars (\$800.00), the receipt of which is hereby acknowledged, the said Zadoc R. Collins, does hereby grant and convey unto Charles Medford Jump, in fee simple, the following described property, to wit:-

All that lot and/or parcel of land improved by a frame dwelling house containing five dwellings, on the Northwest side of Liberty Street, in Centreville, beginning in the middle of Liberty Street at a point two hundred and seventy three feet more or less, from the southwest boundary of Chesterfield Cemetery and running back in a northwesterly direction with the dividing line between this property and the adjoining property one hundred and twenty-five feet to a point where a stone is to be placed; thence in a southwesterly direction ninety three feet with the dividing line between the adjoining property and the land hereby reserved to Z. R. Collins by Z. R. Collins, surviving partner of the firm of Wright and Collins, to the land formerly owned by James A. Slaughter, at a point one hundred and twenty five feet from the middle of Liberty Street, thence in a southeasterly direction, parallel with the first line, with the dividing line between the land hereby reserved and the land formerly owned by James A. Slaughter, deceased, one hundred and twenty five feet to the middle of Liberty Street, and thence in a northeasterly direction with Liberty Street ninety three feet to the place of beginning, containing eleven thousand, six hundred and twenty-five (11,625) square feet of land, more or less. This being the same land a part of Parcel #3, reserved and excepted to the said Z. R. Collins in a deed dated, October 7, 1936 from Z. R. Collins, surviving partner of the firm of Wright and Collins, to Nannie M. Wright and recorded in Liber W. H. C. #3, Folio 543, a land record book for Queen Anne's County, State of Maryland.

Together with the buildings and improvements thereon made or erected and all and every of the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

And the said Zadoc R. Collins, covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of said land as may be requisite.

Witness my hand and seal.

TEST:

KATHERINE C. MORRIS  
Katherine C. Morris

ZADOC R. COLLINS (SEAL)  
Zadoc R. Collins

State of Maryland, Queen Anne's County, to wit:

I hereby certify that on this 2nd day of March, 1938, before me, the subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, personally appeared Zadoc R. Collins and acknowledged the within and foregoing deed to be his act.

In Testimony Whereof I hereunto subscribe my name and affix my notarial seal the day and year above written.

KATHERINE C. MORRIS  
Katherine C. Morris  
Notary Public.

Notary  
Public  
Seal.

*Original to hands of Charles M. Jump  
Nov. 10, 1939. Centreville, Md.*

THIS DEED made this 18th. day of June in the year One Thousand Nine Hundred and Forty-nine by and between Bernard F. Dadds and Mary L. Dadds, his wife, of Queen Anne's County, State of Maryland, parties of the first part, The Queenstown Bank of Maryland, a body corporate, mortgagee, of Queen Anne's County aforesaid, party of the second part, and Spencer C. Hammond and Alyce P. Hammond, his wife, of the County and State aforesaid, parties of the third part;

WITNESSETH that for and in consideration of the sum of Five Dollars (\$5) and other valuable considerations, the receipts of which are hereby acknowledged, the said Bernard F. Dadds and Mary L. Dadds, his wife, and The Queenstown Bank of Maryland, a body corporate, mortgagee, do hereby grant, convey and release unto the said Spencer C. Hammond and Alyce P. Hammond, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or parcel of land being a part of the lands of Bernard F. Dadds, known as The Slaughter Property, situate, lying and being on the northwest side of South Liberty Street in the town of Centreville, Third Election District of Queen Anne's County in the State of Maryland, and which is contained within the following metes and bounds, courses and distances, to wit:

BEGINNING for the lot or parcel of land hereby surveyed at a point in the center of the concrete pavement on South Liberty Street (which said point of beginning is located by starting at a point in the center of the said concrete pavement on South Liberty Street at a point which is easterly twenty-five (25) feet from a granite monument set on the line of the Marvin Morris property, known as the Old Railroad Station Property, and the lands of Theodore James, thence along and with the center of the concrete pavement on South Liberty Street in a northerly direction, the following two distances; seventy (70) feet to a corner of the Theodore James Property and the Charles Jump Property, thence ninety-three (93) feet to a cross chiseled in the concrete, a corner of the Charles Jump Property and the Place of Beginning of the lot or parcel of land surveyed); thence along and with the lands of Charles Jump north thirty-two degrees and no minutes West (N 32° - 00'W), one hundred twenty-five and no tenths (125.0) feet to a concrete monument, a corner of the lands of Bernard F. Dadds; thence along and with the lands of Bernard F. Dadds north sixty-seven degrees and no minutes East (N67° - 00'E), ninety-two and seven tenths (92.7) feet to a concrete monument along the lands of the Town of Centreville; thence with and along the lands of the Town of Centreville, South fourteen degrees and no minutes East (S 14° - 00'E), one hundred eighteen and seven tenths (118.7) feet to a cross chiseled on the center of the concrete pavement on South Liberty Street; thence along and with the center of the concrete pavement on South Liberty Street South fifty-seven degrees and no minutes West (S 57° - 00'W), fifty-four and six tenths (54.6) feet to a cross chiseled on the center of the pavement on South Liberty Street, the Place of Beginning, containing two hundred six one-thousandths (0.206) acres more or less. BEING a part of the land which was granted and conveyed unto the said Bernard F. Dadds and Mary L. Dadds, his wife, by Nannie W. Wright by Deed of conveyance bearing date the 7th day of March 1938, and recorded in Liber W. H. C., No. 6A, folio 278, etc., a Land Record Book for Queen Anne's County, State of Maryland.

(For the plat and certificate of survey of the lot hereby conveyed, see the same which is recorded immediately following this deed.)

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

TO HAVE AND TO HOLD the said lot or parcel of land and premises (and no other) unto and to the use of the said Spencer C. Hammond and Alyce P. Hammond, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, free, clear and discharges from the lien and operation of the mortgage of The Queenstown Bank of Maryland, a body corporate.

RESERVING, however, unto the said Bernard F. Dadds and Mary L. Dadds, his wife, their heirs and assigns forever, to be used in common with the said Spencer C. Hammond and Alyce P. Hammond, his wife, and others, their heirs and assigns, forever, the right to ingress, egress and regress over and upon the strip of land described as follows, to wit: BEGINNING at the cross chiseled in the concrete pavement, which said point is also the beginning point for the lot of land above described and running thence North thirty-two (32°) degrees, West one hundred and twenty-five (125) feet to a concrete monument;

thence North sixty-seven (67) degrees East, ten (10) feet; thence South thirty-two (32) degrees East, one hundred and twenty-five (125) feet to the center of the said paved highway; and thence South fifty-seven (57) degrees West, ten (10) feet to the place of beginning, the outlines of which are also shown on said plat hereinbefore referred to, which plat will be recorded among the Land Records of Queen Anne's County immediately following this deed.

AND the said Bernard F. Dadds and Mary L. Dadds, his wife, except as to the mortgage of The Queenstown Bank of Maryland, bearing date February 24, 1948, and recorded in Liber A. S. G., Jr., No. 19, folio 126, etc., a Land Record book for Queen Anne's County aforesaid, and which is hereby released so far as the lot or parcel of land hereby granted and conveyed, (but no other) is concerned, does hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; and that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of said land as may be requisite.

AND THIS DEED FURTHER WITNESSETH that the said body corporate, The Queenstown Bank of Maryland, has constituted and appointed and does hereby constitute and appoint W. S. Cross, Vice-president, of Queen Anne's County aforesaid its true and lawful attorney for it and in its name and as its act and deed to acknowledge this deed before any person having authority in law to take acknowledged of deeds in order that the same may be recorded.

AS WITNESS the hands and seals of the parties of the first part; WITNESS the hand of the said body corporate, The Queenstown Bank of Maryland, mortgage, by W. S. Cross, its Vice-President, attested by and its seal affixed by W. I. Tuttle, its Cashier, the day and year first above written.

TEST: W. I. TUTTLE AS TO BERNARD F. DADDS (SEAL)  
Bernard F. Dadds

TEST: W. I. TUTTLE AS TO MARY L. DADDS (SEAL)  
Mary L. Dadds

ATTEST:

W. I. TUTTLE  
W. I. Tuttle, Cashier

The Queenstown Bank of Maryland,  
a body corporate, mortgagee

By: W. S. CROSS  
W. S. Cross, its Vice-president

Seal's  
Place.

STATE OF MARYLAND )  
 ) TO WIT:  
QUEEN ANNE'S COUNTY, )

I HEREBY CERTIFY that on this 18th. day of June in the year Nineteen Hundred and Forty--nine, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared W. Stedman Cross, the person named in the power of attorney contained in the foregoing deed, and in pursuance of the authority thereby conferred upon him, acknowledged the said foregoing DEED to be the act and deed of the said body corporate, The Queenstown Bank of Maryland, mortgagee.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written:

WASHINGTON I. TUTTLE  
Notary Public

Com ex May 1st, 1951

Notary  
Public  
Seal.

STATE OF MARYLAND, )  
 ) TO WIT:  
QUEEN ANNE'S COUNTY, )

I HEREBY CERTIFY that on this 18th. day of June, 1949, before me, the subscriber, a Notary Public of the State of Maryland in and for Queen Anne's County aforesaid, personally appeared Bernard F. Dadds and Mary L. Dadds, his wife, and acknowledged the foregoing DEED to be their act.

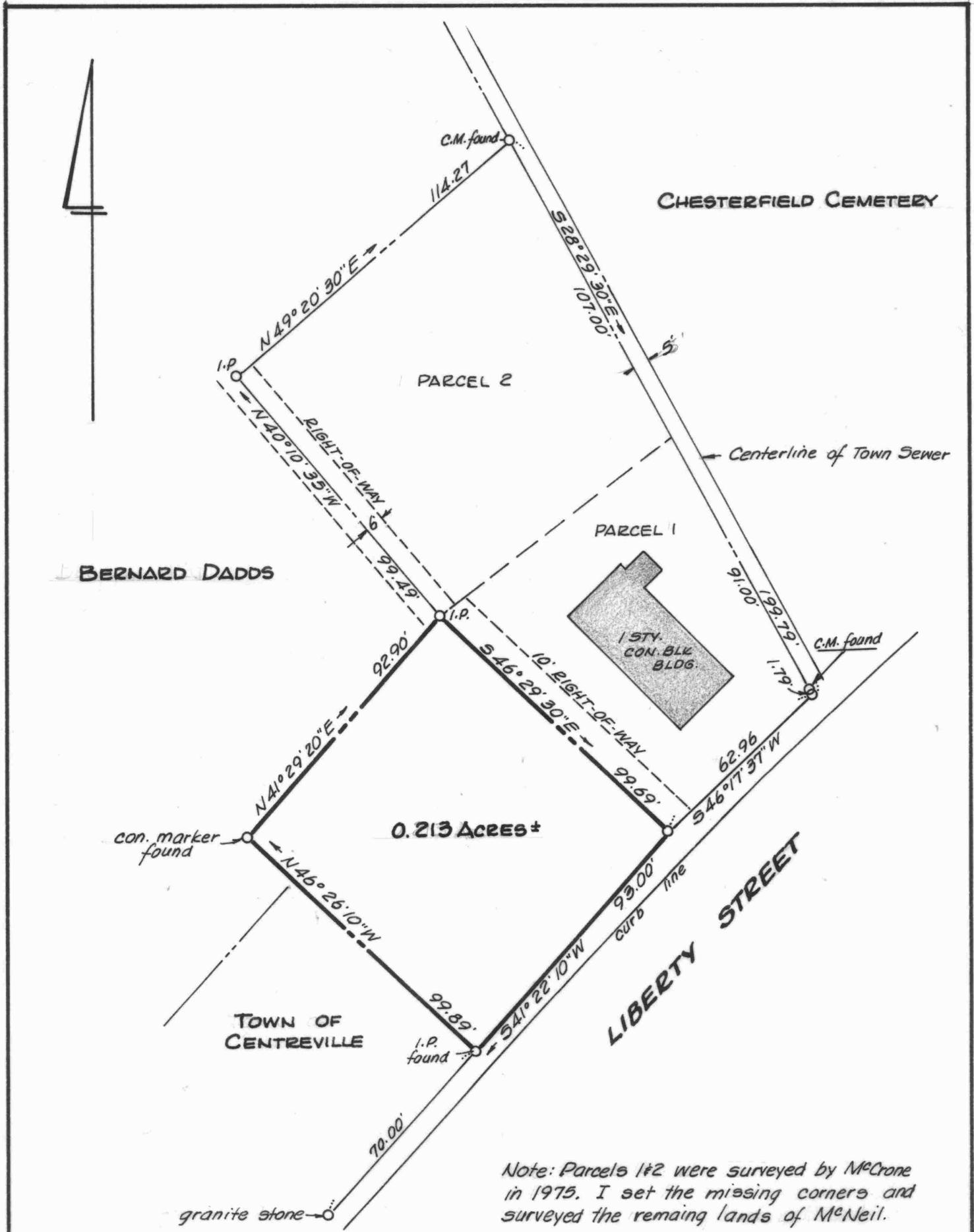
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written:

WASHINGTON I. TUTTLE  
Notary Public

Com. ex May 1st, 1951

Notary  
Public  
Seal.

.....  
#27,785. ^ QUEEN ANNE'S COUNTY, TO WIT: Be it remembered that on this Twenty First day of June, in the year nineteen hundred and forty nine, the following Plat was brought to be recorded, to wit:-



Note: Parcels 1&2 were surveyed by McCrone in 1975. I set the missing corners and surveyed the remaining lands of McNeil.

**PLAT OF A SURVEY OF PART OF THE  
FRED McNEIL LANDS  
CENTREVILLE, QUEEN ANNES CO., MD.**

Scale 1"=40' Feb. 1985.

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

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

