

DESCRIPTION OF THE HOWARD M. HISSEY LANDS, FIFTH DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of the public road leading from the herein described lands to U. S. Rte. 50, said point being the northeast corner of the lands of James A. Miliner, formerly a part of the herein described lands; and running, thence, by and with said Miliner lands S 57 15 W - 14.40' to a concrete monument, S 57 15 W - 1087.23' to a concrete monument, and S 57 15 W - 125' more or less to the mean high waters of Winchester Creek; thence, by and with the mean high waters of said creek the twenty-five following courses and distances:

- 1. N 61 13 10 W - 292.04'
- 2. N 03 14 50 E - 141.23'
- 3. S 89 26 00 W - 101.00'
- 4. N 18 05 30 W - 157.80'
- 5. S 84 12 00 W - 128.66'
- 6. N 11 24 00 W - 126.50'
- 7. N 42 21 50 W - 215.19'
- 8. N 77 58 50 W - 158.47'
- 9. N 05 26 30 E - 105.48'
- 10. N 32 54 20 W - 101.24'
- 11. N 22 37 10 W - 130.00'
- 12. N 14 02 10 E - 144.31'
- 13. N 50 11 40 E - 273.36'
- 14. N 33 05 10 E - 157.54'
- 15. N 65 55 30 W - 102.96'
- 16. N 28 31 20 W - 157.06'
- 17. N 43 35 30 W - 172.59'
- 18. N 11 18 40 W - 224.36'
- 19. N 85 44 00 E - 134.37'
- 20. N 69 19 30 E - 283.24'
- 21. S 89 40 20 E - 351.01'
- 22. S 51 52 50 E - 348.28'
- 23. S 33 00 10 E - 346.99'
- 24. S 82 28 30 E - 53.46'
- 25. S 46 53 50 E - 89.31'

to the lands of E. F. Herbert; thence, by and with said Herbert lands S 36 50 E - 4' more or less to a concrete monument and S 36 50 E - 210.21' to an iron pipe; thence, still by and with said Herbert lands and with the lands of Thorpe Nesbit S 41 12 20 E - 1549.32' to an iron pipe at the westernmost corner of the lands of Harry Johnson; thence, N 53 16 10 W - 75.66' to the northeast corner of a flare of U. S. Rte. 50; thence, across the end of said flare S 47 17 W - 25.00' to the aforementioned Miliner lands (This point is N 47 17 E - 25.00' from a State Roads Commission monument); thence, by and with said Miliner lands, generally along the centerline of the first mentioned public road, N 46 06 20 W - 445.34' and N 41 44 W - 152.80' to the place of beginning. Containing in all 58.481 acres of land, more or less.

Subject to a 21' right-of-way described in a deed from Howard M. Hissey to Thorpe Nesbit recorded in the Land Record Books of Queen Annes County, Liber CWC 8, folio 661

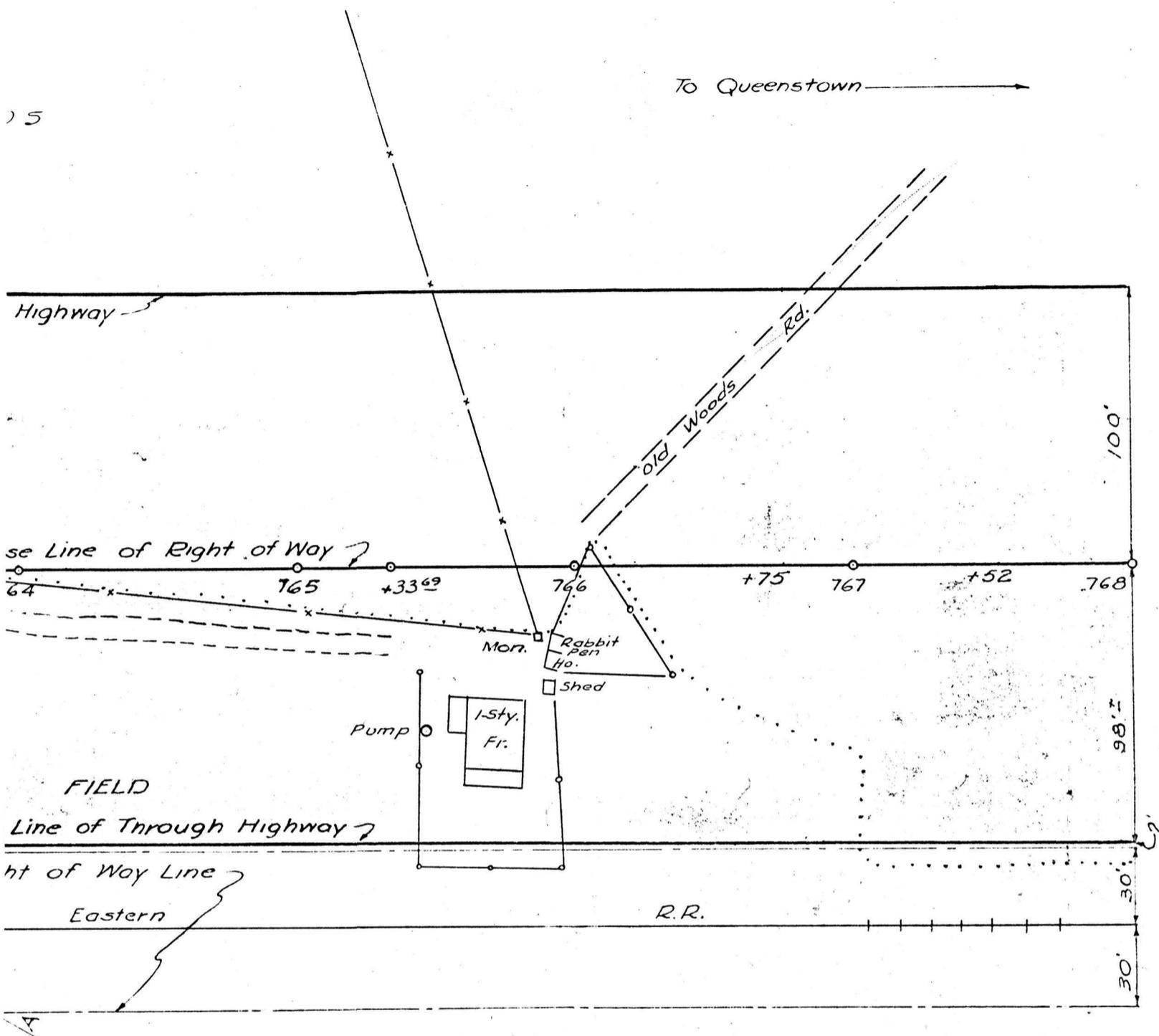
Being all of the remaining lands of those described in a deed from George H. Prouse to Howard M. Hissey, et. ux., dated May 12, 1927, and recorded in the Land Record Books of Queen Annes County, Liber BHT 6, folio 507.

May 28, 1968.

William R. Nuttle
Registered Surveyor.

15

To Queenstown →



SANGLASS, WIEMAN & ASSOCIATES CONSULTING ENGINEERS

| REVISIONS | |
|-----------|---------|
| REVISED: | 7-19-50 |

STATE ROADS COMMISSION OF MARYLAND

RELOCATION OF U.S. 50 - GRASONVILLE TO QUEENSTOWN

SCALE: 1"=50'
ISSUED: January 8, 1950

CONTRACT No. Q-168-2-2

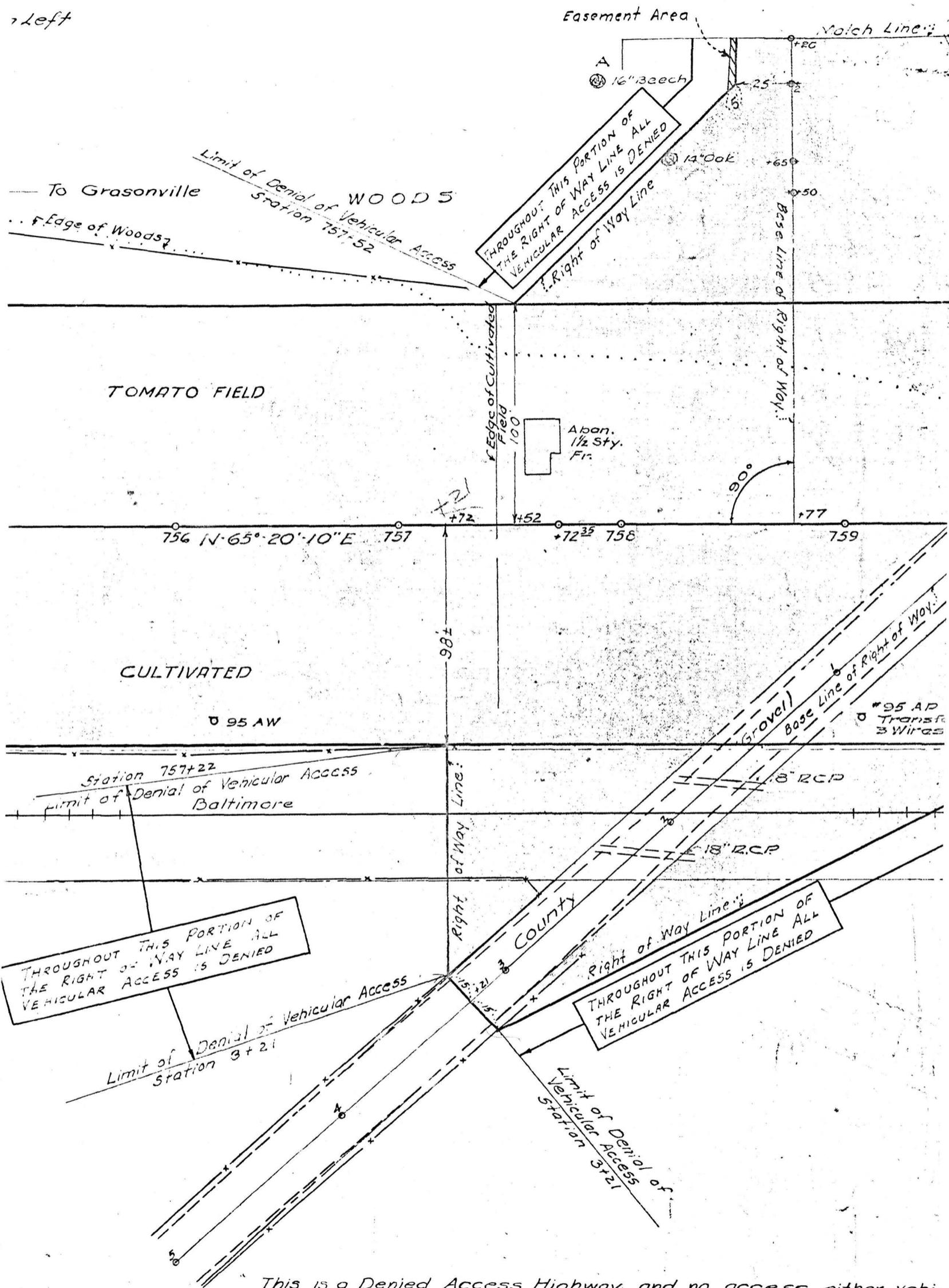
William A. ...
CHIEF DRAFTSMAN

PLAT No. 8140

NCE POINT
ER

Image structures for the proposed improve-
 structures at the following stations:

Left

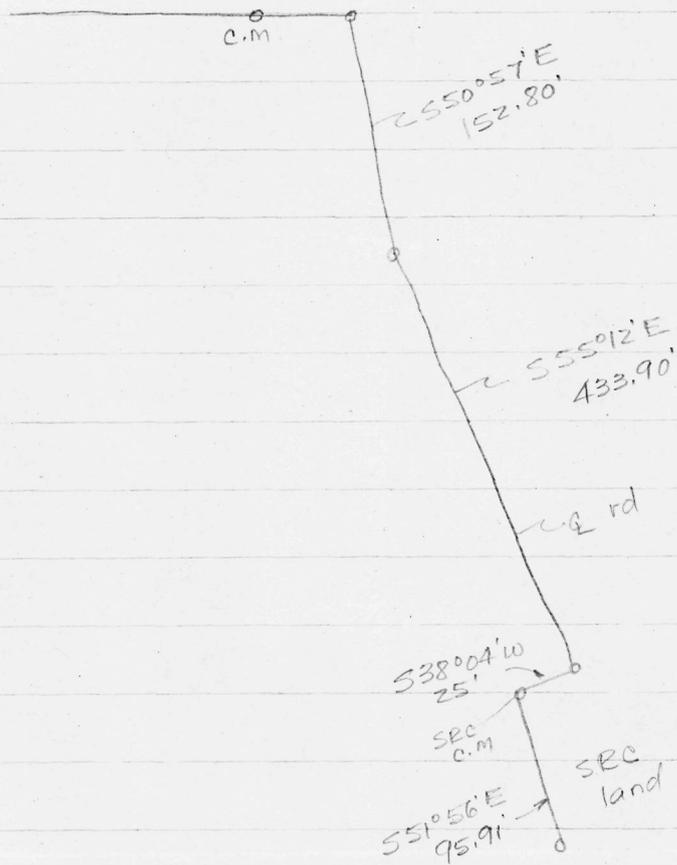


This is a Denied Access Highway and no access, either vehi-
 pedestrian and/or animal, will be permitted across the lines
 designated "Right of Way Lines of Through Highway" except
 means of such public road connections as the Commission
 may construct or permit to be constructed"

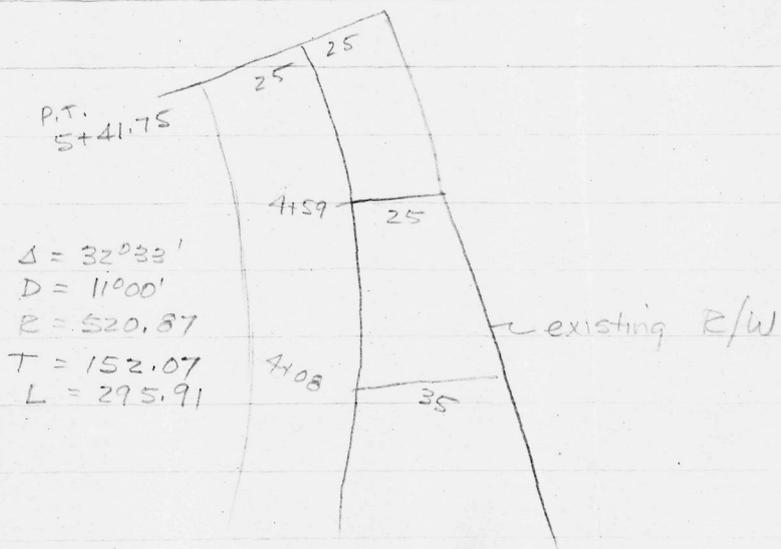
Hessley

S.R.C. 8139 - 8140

Plat by Woodford 1953
33026



S.R.C. Plat # 8140



$\Delta = 32^{\circ}33'$
 $D = 11000'$
 $R = 520.87$
 $T = 152.07$
 $L = 295.91$

THIS AGREEMENT OF SALE, Made this 5th day of
APRIL, 1968, by and between HOWARD
MILTON HISSEY and VIOLET ELLIOTT HISSEY, his wife, whose post
office address is Grasonville, Queen Anne's County, Maryland,
parties of the first part, hereafter referred to as Sellers; and
DONALD E. ZINN and ROBBIE JANETTE ZINN, his wife, whose post
office address is NORTH HOLLY DRIVE AMBERLEY ANNAPOLIS
ANNAPOLIS, Anne Arundel County,
Maryland, parties of the second part, hereafter referred to as
Purchasers.

WITNESSETH: that the Sellers do hereby bargain and
sell to the Purchasers and the Purchasers do hereby agree to buy
from the Sellers the following described property, to wit:

ALL that farm or tract of land situate, lying and being
in the Fifth Election District of Queen Anne's County, Maryland,
and described as follows: ALL that farm or tract of land called
"Fair Dealing Enlarged," "Winchester," "The Elijah Prouse Farm,"
"The Morgan J. Prouse Farm," "The George S. Prouse Farm," in the
section called Winchester and bordering on Winchester Creek
adjacent the land called "The Wadewood Farm," the lands of James
B. Hess and those of William Beecher and containing 77 acres of
land, more or less.

BEING all the same lands conveyed by George H. Prouse
to Howard M. Hissey, et. ux., by deed dated May 12, 1927, record-
ed among the Land Records of Queen Anne's County in Liber B.H.T.
No. 6 folio 507.

SAVING AND EXCEPTING therefrom all that part of said
lands conveyed by Howard M. Hissey, et. ux., unto James A.
Miliner, et. al., by deed dated May 2, 1953, recorded among the
Land Records of Queen Anne's County in Liber T.S.P. No. 10 folio
402, containing 13.522 acres of land, more or less, by survey of
Walter E. Woodford, Jr. and Wirt D. Bartlett, dated March 8,
1953.

AND FURTHER SUBJECT to a confirmatory deed of easement for a 21 foot wide right of way from Howard M. Hissey to Thorpe Nesbit recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 8 folio 661.

Included in the sale as a part of said premises are the fixtures and articles of personal property attached to or appurtenant to or used in connection with said premises, including, but not limited to, plumbing, heating and lighting fixtures, air conditioning fixtures and units, T.V. and F.M. antennas, bathroom and kitchen cabinets, mantels, door and window screens, door mirrors, venetian blinds, shades, awnings, storm doors and windows, water and gasoline tanks, window boxes, mail boxes, weather vanes, flag poles, pumps, trees, plants and shrubs all to the extent that they are located in or on the premises herein described and all of which the Sellers represent to be the owner and covenants to be free from all liens and encumbrances.

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, and also all and sundry riparian rights, marshes and flats, if any, appurtenance to the above described property, but subject to all easements, rights of way of public utility companies and rights of way of others, if any, as may now be publicly recorded among the Land Records of Queen Anne's County.

The Sellers make no warranties as to the quantity of land herein sold and to be conveyed, and the Purchasers agree to purchase the same at and for the price herein specified as said lands may now exist, the contents thereof being what they may.

Said parties further agree as follows, to wit:

1. The price to be paid by said Purchasers unto said Sellers for the aforesaid lands is NINETY THOUSAND DOLLARS (\$90,000.00) of which the sum of ONE THOUSAND DOLLARS (\$1,000.00) has been paid prior to the signing hereof to Tidewater Properties,

FROM: George H. Prouse (no marital status)

LIBER: BHT NR: 6 FOLIO: 217

Date Recorded: 5/12/27

Date Executed: do

TO: Violet May Prouse & Howard M. Prouse

Within six months?

Original examined?

Consideration: \$5.00

RECITALS: _____

GRANTING CLAUSE: ① d & c unto ② tpe t h & a in f. s.

✓ DESCRIPTION: All that farm or tract of land plat in 5ED Q. A. Co. Md & d a f; All that farm or tract of land called "Ayer's Dealing Enlarged", "Linchester", "The Elyah Prouse Farm", "The Morgan J. Prouse Farm", "The George S. Prouse Farm" in the section called Linchester & bordering on Linchester Creek adj the land called "The Oakwood Farm", the lands of James B. Hess & those of Linn Beecher & cont. 77 acres of land mol

TITLE REFERENCE: BHT 6/505 Madison Brown Jr. to ① 5/12/27

Together with the improvements and appurtenances, etc.?

HABENDUM: page

Covenant vs. encumbrances? _____ Special Warranty? Further Assurances?

Signed by all Grantors? Sealed by all Grantors? _____

Signed by all Grantors? Sealed by all Grantors?

All Signatures Witnessed? All Grantors Acknowledged?

Acknowledged before? HP Seal Affixed? Date? 5/12/27

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Page _____

#33,027

LIBER

TSP
10 PAGE 402

RECEIVED FOR RECORD May 11 1953

THIS DEED, made this 2nd day of May, 1953, by and between HOWARD M. HISSEY and VIOLET M. HISSEY, his wife, parties of the first part, hereinafter called GRANTORS; and JAMES A. MILINER and MILDRED J. MILINER, his wife, parties of the second part; and ARNOLD W. MILINER and DORIS V. MILINER, his wife, parties of the third part, hereinafter called GRANTEES.

WITNESSETH: that for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the parties of the second part, as tenants by the entireties, their assigns, the survivor of them and such survivor's heirs and assigns, in fee simple, an undivided one-half interest and estate, as tenants in common with the parties of the third part; and the said Grantors do also grant and convey unto the parties of the third part, as tenants by the entireties, their assigns, the survivor of them and such survivor's heirs and assigns, in fee simple, an undivided one-half interest and estate, as tenants in common with the parties of the second part, in and to the following described real estate, to wit:

ALL that parcel or tract of land, being formerly a part of lands owned by Howard Hissey, situate on U.S. Highway 50 near Grasonville, in the Fifth Election District of Queen Anne's County, Maryland, bounded on the south by said highway and lands of Mary C. Beecher, on the west by lands of James M. Beecher, lands of Mary C. Beecher, and Winchester Creek, on the north by lands retained by Howard Hissey, on the east by the County Road leading to lands of Howard Hissey from U.S. Highway 50, and more particularly described by metes and bounds, courses and distances, according to plat and Certificate of Survey thereof made by Walter E. Woodford, Jr., Surveyor, approved by Wirt D. Bartlett, on March 8, 1953, and recorded or intended to be recorded among the Land Records of Queen Anne's County immediately prior hereto, as follows, to wit:

BEGINNING at a concrete monument placed in the lower southwest corner, said monument marking the corner of herein described lands with State Roads Commission Right-of-way for U.S. Highway 50 and with lands of James M. Beecher, and running thence with lands of James M. Beecher and with lands of Mary C. Beecher north thirty-five degrees twenty-nine minutes west (N35 29'W) a distance of six hundred fifty-seven and eighty-nine one-hundredths feet (657.89 ft) to a stone; thence turning and running still with lands of Mary C.



Beecher south forty-eight degrees two minutes west ($S48^{\circ}02'W$) a distance of five hundred sixty-two and eighty-four one-hundredths feet (562.84 ft.) to a concrete monument; thence along the same course still with lands of Mary C. Beecher one hundred thirty-one and thirty-five one-hundredths feet (131.35 ft) to the mean high water of Winchester Creek; thence turning and running with mean high water of Winchester Creek north forty-one degrees fifty-eight minutes west ($N41^{\circ}58'W$) a distance of one hundred fifty and no-tenths feet (150.0 ft.) to lands retained by Howard Hissey; thence turning and running north forty-eight degrees two minutes east ($N48^{\circ}02'E$) a distance of one hundred twenty-five and seventy-seven one-hundredths feet (125.77 ft.) to a concrete monument; thence along the same course still with lands of Howard Hissey a distance of seven hundred eighty and seven one-hundredths feet (718.07 ft.) to a concrete monument; thence still with lands of Hissey along the same course three hundred seventy-three and four-tenths feet (373.40 ft.) to a concrete monument; thence along the same course fourteen and four-tenths feet (14.40 ft.) to a nail in the center of the County road leading to lands of Howard Hissey from U.S. Highway 50; thence turning and running with the center of said County road south fifty degrees fifty-seven minutes east ($S50^{\circ}57'E$) a distance of one hundred fifty-two and eight-tenths feet (152.80 ft.) to a nail; thence turning and running still with center of County road south fifty-five degrees twelve minutes east ($S55^{\circ}12'E$) a distance of four hundred thirty-three and nine-tenths feet (433.90 ft.) to a nail; thence turning and running south thirty-eight degrees four minutes west ($S38^{\circ}04'W$) a distance of twenty-five and no-tenths feet (25.00 ft.) to a State Roads Commission Right-of-way marker; thence turning and running coincident with the Right-of-way as shown on State Roads Commission Plat No. 8140, the following courses and distances: (1) south fifty-one degrees fifty-six minutes east ($S51^{\circ}56'E$) a distance of

ninety-five and ninety-one one-hundredths feet (95.91 ft.); (2) south forty-one degrees ten minutes east (S41 10'E) a distance of one hundred and no-tenths feet (100.00 ft.); (3) south thirty degrees ten minutes east (S30 10'E) a distance of one hundred and no-tenths feet to a State Roads Commission marker; (4) south twenty-four degrees forty minutes east (S24 40'E) a distance of forty-six and two-tenths feet (46.20 ft.) to a State Roads Commission marker; (5) south twenty degrees thirty-seven minutes west (S 20 37'W) a distance of one hundred forty-one and four-tenths feet (141.40 ft) to a State Roads Commission marker; (6) south sixty-five degrees twenty minutes west (S 65 20'W) a distance of four hundred fifty and seven-tenths feet (450.70 ft.) to a State Roads Commission marker; (7) along the same course one hundred forty-one and sixty-five one-hundredths feet (141.65 ft.) to the place of beginning;

CONTAINING thirteen and five hundred twenty-two one-thousandths (13.522) acres, more or less.

Bearings are referred to a magnetic meridian corrected for a declination of 7 50' west. Reference is made to plat entitled "Map of Property Purchased by James A. & Arnold W. Miliner", dated March 8, 1953.

BEING a part of the same land which by deed dated May 12, 1929 and recorded among the Land Records of Queen Anne's County in Liber B.H.T. No. 8, folio 507, was granted and conveyed by George A. Prouse to the aforesaid Grantors; and

BEING all of the land which by deed dated May 3, 1951 and recorded among the aforesaid Land Records immediately prior hereto, was granted and conveyed by the State Roads Commission, et. al. to the aforesaid Grantors; and

BEING a part of the same land which by deed dated October 19, 1950 and recorded among the aforesaid Land Records in Liber N.B.W. No. 7, folio 500, was granted and conveyed by C. P. Arrington, Treasurer, unto Howard M. Hissey.

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 above described land and premises unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of

them, and such survivor's heirs and assigns, to the extent of an undivided one-half interest and estate; and unto and to the proper use and benefit of the parties of the third part, as tenants by the entireties, their assigns, the survivor of them, and such survivor's heirs and assigns, to the extent of an undivided one-half interest and estate; and as between the respective parties of the second and third parts, each an undivided one-half interest and estate in and to the said real estate as tenants in common, their heirs and assigns, forever in fee simple.

SUBJECT to the legal operation and effect of certain easements and rights granted unto the State of Maryland, to the use of the State Roads Commission by the aforesaid grantors by deed dated September 26, 1950 and recorded among the aforesaid Land Records in Liber N.B.W. No. 8, folio 248; and by Harold A. Kimble et. ux. by deed dated June 15, 1950 and recorded among the said Land Records in Liber N.B.W. No. 6, folio 354; and

SUBJECT FURTHER to the legal operation and effect of an easement granted unto The Eastern Shore Public Service Company of Maryland by Harold A. Kimble et. ux. by grant dated September 9, 1949 and recorded among the said Land Records in Liber N.B.W. No. 4, folio 315.

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

WITNESS the hands and seals of the Grantors.

TEST:

Robert T. Newell

Howard M. Hissey (SEAL)
Howard M. Hissey

Violet M. Hissey (SEAL)
Violet M. Hissey



STATE OF MARYLAND QUEEN ANNE'S COUNTY to wit:

I HEREBY CERTIFY, that on this 2nd day of May, 1953, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared HOWARD M. HISSEY and VIOLET M. HISSEY, his wife, and they each acknowledged the foregoing deed to be their act.

AS WITNESS my hand and Notarial Seal.

Robert T. Newell
Notary Public