

**PLAT OF A SURVEY OF PART OF THE
DORIS D. MAGUIRE LANDS**

6TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 100' March 1975.

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

I.P. = iron pipe

BRYANT M. CAWLEY
TSP 3/226
28.00 A.
P/O.P.3

ELIZABETH W. FYLAND
W/R NSD 1/70
388 A.
P.11

JAMES R.
SKINNER
CWC 54/29
29.88 A.
P. 21

DORIS D. MAGUIRE
CWC 72/161
76.79 A.
P. 10

BRYANT M.
CAWLEY
CWC 15/435
53.33 A. *R/W
P.23

ERNEST D.
FUCHS, ETAL
CWC 79/200
42.60 A.
P. 24

MAP 46-P. 21

4" DIA. TREE

DITCH

6.25 R/W

Z
Z

BASE MAP CONSTRUCTED :

FROM 19 QUAD

PLANIMETRY REV. TO :

MAP DRAWN : AUG. - 72

1106

COPYRIGHT - MAP DIVISION - 1967
MD. DEPT. OF ASSESS. & TAX.

1109

1112

748

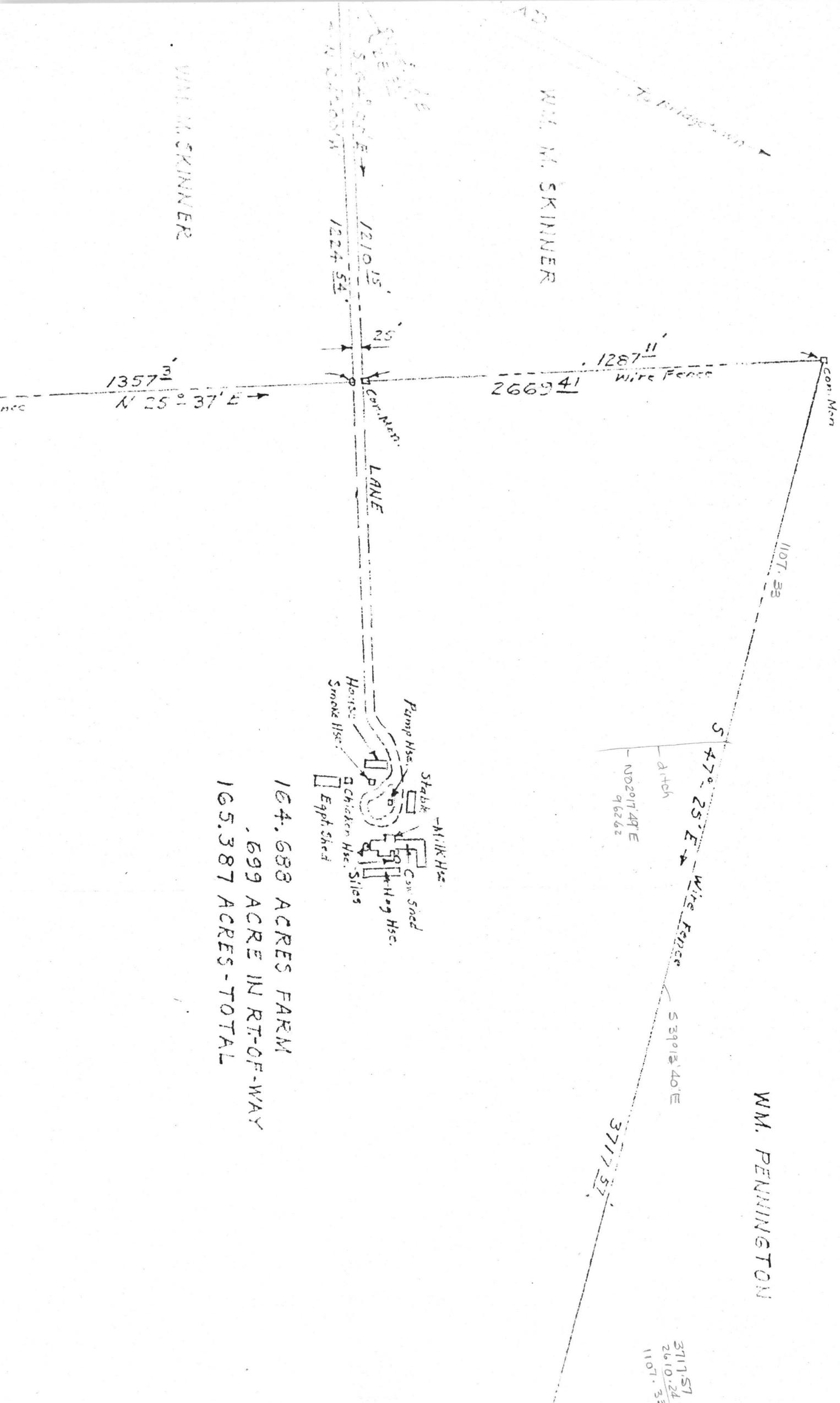
Office

FRITCH BAKER

W.M. M. SKINNER

W.M. M. SKINNER

W.M. PENNINGTON



164.688 ACRES FARM
 .699 ACRE IN RT-OF-WAY
 165.387 ACRES - TOTAL

3717.57
 2610.24
 1107.33

M. PENNINGTON

3717.57

"N"

Mag. Mer. Aug. 4, 1855

Con. Mon.

1845.58

CHARLES M. WEST

AY

S 49° 04' W

Wire Fence

Con. Mon.

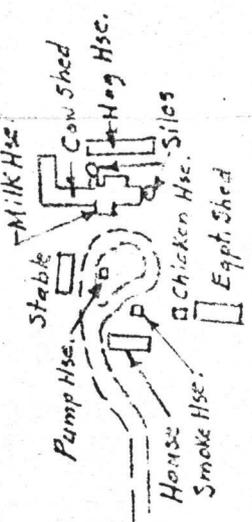
523.02

TAYLOR FARM

MAP SHOWING SURVEY OF
A TRACT OF LAND
CALLED "THE HERMAN CALLAHAN FARM," A PART
OF "HAWKINS PHARSALIA" OR PART OF "THE
MARGARET WRIGHT FARM"

FOR
GEORGE B. SHARPE

City Elect. Distr. - Queen Anne's Co., Maryland
Scale 1" = 300' Aug. 4, 1855 - Sher. F. Bartlett, Esq.
R.D. 197



164.688 ACRES FARM
 .699 ACRE IN RT.-OF-WAY
 165.387 ACRES-TOTAL

M. SKINNER

LANE
 1210 15'
 1224 54'

1357 1/2
 N 25° 37' E

Old Marble Man.
 Wire Fence

N 62° 11' W
 Wire Fence

2823 02'

HORSEY REDDEN

TAYLOR FARM

549° 04' W
 Corn Men.

C/ OF

6/3

ENOSH BAKER

Cor. Mon

To Bridgetown

WM. M. SKINNER

PUBLIC ROAD

1287' 11" Wire Fence
2669' 41"

S 55° 56' E
2885'

S 64° 00' E → 1210' 15"

← N 64° 00' W 1224' 54"

Cor. Mon

LANE

Stake
25'

25'

WM. M. SKINNER

1357' 3" N 25° 37' E →

Wire Fence

Old Marble Mon.

To Rithsburg

HORSEY REDDEN

JOHN W.
NELSON JR.
CWC 53/69
154.28 A.
P. 14

ERNEST R. MYERS
CWC 52/170
304.34 A.
P. 2

BRYAN CAWLEY
TSP 3/226
104 A.
P. 3

MAP 46 P. 19

OTTO CAHALL
BHT 3/135
63 A.
P. 9

RUTHSBERG

MAP 46 P. 20

ELIZABETH W. F
W/R NSD 1/
388 A.
P. 11

P. 22

MAP 46-P. 21

JAMES R.
SKINNER
CWC 54/29
29.88 A.
P. 21

41" DIA TREE

DORIS D. MAGUIRE
CWC 72/161
76.79 A.
P. 10

BRYANT M.
CAWLEY
CWC 75/435
53.33 A. *R/W
P. 23

ERNEST D
FUCHS, ETAL
CWC 79/200
12.60 A

*See
map
No. 47*

No. 72,216
B. 52386 RECEIVED FOR RECORD June 25, 1973 3:10 P.M.

THIS DEED, made this 25th day of June, 1973, by and between DORIS D. MAGUIRE of Queen Anne's County, State of Maryland, and MARCIA ELIZABETH MAGUIRE of Mercer County, State of New Jersey, parties of the first part; and BRYANT M. CAWLEY and DOLORES M. CAWLEY, his wife, of Queen Anne's County, State of Maryland parties of the second part;

WITNESSETH, that for and in consideration of the sum of FIVE DOLLARS (\$5.00), and other valuable considerations, the receipt of which is hereby acknowledged, the said Doris D. Maguire and Marcia Elizabeth Maguire do hereby grant and convey unto the said Bryant M. Cawley and Dolores M. Cawley, his wife, as tenants by the entireties, their assigns and to the survivor of them, his or her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that tract or parcel of land situate East of, but not adjacent to, Maryland State Route 304 leading from Ruthsburg to Centreville, in the Sixth Election District of Queen Anne's County, Maryland, and described, according to the Certificate of Survey of Paul J. Yoash and James R. Kinnamon, dated May 14, 1973, as follows: BEGINNING at a point at which a "tax ditch" crosses the division line between the lands of Doris D. Maguire and lands of Donald E. Dean; THENCE: (1) with a new division line (established by this survey) along the center of the aforementioned "tax ditch" between the land herein described and land of Doris D. Maguire, the following eleven (11) courses: (A) by tangent line, North six degrees, twenty one minutes, twenty five seconds West, seventy one and ninety eight one hundredths feet (N 06° 21' 25" W, 71.98 feet); (B) by curve right, having arc length of one hundred sixty seven and eighty five one-hundredths feet (167.85 feet); and having radius of eight hundred ninety seven and thirty seven one-hundredths feet (897.37 feet); and having chord bearing North five degrees, three minutes, thirty nine seconds East, one hundred sixty seven and nineteen one-hundredths feet (N 05° 03' 39" E, 167.19 feet); (C) by tangent line, North seventeen degrees, eight minutes, forty six seconds East, one hundred eighty three and twenty one one-hundredths feet (N 17° 08' 46" E, 183.21 feet); (D) by curve left, having arc length of one hundred sixty seven and six one-hundredths feet (167.06 feet); and having radius of two hundred thirty four and four one-hundredths feet (234.04 feet); and having chord bearing North five degrees, three minutes, fifty seven seconds West, one hundred sixty three and fifty four one-hundredths feet (N 05° 03' 56" W, 163.54 feet); (E) by tangent line, North twenty three degrees, forty five minutes, ten seconds West, two hundred fifteen and fifty five one-hundredths feet (N 23° 45' 10" W, 215.55 feet); (F) by curve right, having arc length of two hundred twenty seven and eighty two one-hundredths feet (227.82 feet); and having radius of one hundred ninety four and ten one-hundredths feet (194.10 feet); and having chord bearing North twelve degrees, seventeen minutes, thirty five seconds East, two hundred fourteen and ninety seven one-hundredths feet (N 12° 17' 35" E, 214.97 feet):



Original mailed to Hunter, Route 1, Box 75, Centreville, Md.
August 16, 1973

feet (N 43° 29' 54" E, 273.02 feet); (H) by curve left, having arc length of three hundred forty four and twenty six one-hundredths feet (344.26 feet); and having radius of two hundred fifty three and sixteen one-hundredths feet (253.16 feet); and having chord bearing North six degrees, fifty three minutes, twenty four seconds East, three hundred eighteen and forty four one-hundredths feet (N 06° 53' 24" E, 318.44 feet); (I) by tangent line, North thirty four degrees, twenty five minutes, zero seconds West, five hundred and zero one-hundredths feet (N 34° 25' 00" W, 500.00 feet); (J) by curve right, having arc length of one hundred thirty three and thirty nine one-hundredths feet (133.39 feet); and having radius of two hundred eight and seventeen one-hundredths feet (208.17 feet); and having chord bearing North eighteen degrees, thirty four minutes, fifty two seconds West, one hundred thirty one and twelve one-hundredths feet (N 18° 34' 52" W, 131.12 feet); (K) by tangent line, North two degrees, seventeen minutes, forty nine seconds East, nine hundred sixty two and sixty two one-hundredths feet (N 02° 17' 49" E, 962.62 feet); to the point at which the center of the "tax ditch" meets the corner of lands of this parcel, Bryant Cawley, Doris D. Maguire and Elizabeth W. Ryland; THENCE: (2) with the land of Elizabeth W. Ryland and passing through a forty two inch (42 inch) diameter persimmon tree at five hundred ninety two and seventy three one-hundredths feet (592.73 feet), South thirty nine degrees, thirteen minutes, forty seconds East, two thousand six hundred ten and twenty four one-hundredths feet (S 39° 13' 40" E, 2,610.24 feet); to a wooden fence corner post; THENCE: (3) still with land of Elizabeth W. Ryland and passing over an iron pipe at one thousand seven hundred fifteen and eighty nine one-hundredths feet (1,715.89 feet), South fifty six degrees, forty two minutes, forty three seconds West, one thousand eight hundred forty five and fifty eight one-hundredths feet (S 56° 42' 43" W, 1,845.58 feet); to a concrete marker and land of Donald E. Dean; THENCE: (4) with the land of Donald E. Dean, North sixty four degrees, thirty two minutes, seventeen seconds West, sixty two and forty six one-hundredths feet (N 64° 32' 17" W, 62.46 feet); to the center of the aforementioned "tax ditch" and the point of beginning; CONTAINING FIFTY THREE AND THREE HUNDRED TWENTY NINE ONE-THOUSANDTHS (53.329) ACRES OF LAND.

The herein described parcel of land is more particularly shown upon a Map by Paul J. Yeash entitled, "MAP SHOWING A PORTION OF THE DORIS D. MAGUIRE FARM SURVEYED FOR BRYANT CAWLEY AND LOCATED IN SIXTH ELECTION DISTRICT QUEEN ANNE COUNTY, MARYLAND. SCALE 100' to 1", MAY 1973", which said Map is about to be recorded among the Land Records of Queen Anne's County simultaneously with this Deed.

BEING a part of the farm or tract of land which was granted and conveyed unto the said Doris D. Maguire and Marcia Elizabeth Maguire, as joint tenants, by Basil Wadkovsky, Trustee, by deed of conveyance bearing date March 23, 1973, and recorded in Liber C. W. C. No. 72, folio 161, a land record book for the County and State aforesaid

TOGETHER with a right-of-way hereby granted unto the Grantees herein, their heirs and assigns, to be used in common with the Grantors herein, their heirs and assigns, and others as a means of ingress and egress to and from the property above mentioned and described, over the lands of said Grantors, from and to Maryland State Route 304; said right-of-way being shown by notes and bounds, courses and distances on the "Right-of-Way Insert" on the aforesaid Map; said right-of-way being twenty five (25) feet in width along its first course, and twenty (20) feet in width from the end of said first course to the property above mentioned and described.

ALSO 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 land and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Bryant M. Cawley and Dolores M. Cawley, his wife, as tenants by the entireties, their assigns and to the survivor of them, his or her heirs and assigns, in fee simple.

AND THE said Doris D. Maguire and Marcia Elizabeth Maguire 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 hereby granted and conveyed; and that they will execute such further assurance of the same as may be requisite.

WITNESS the hands and seals of said Grantors:

TEST: (as to Grantors)

Virginia S. White

Doris D. Maguire (SEAL)
Doris D. Maguire

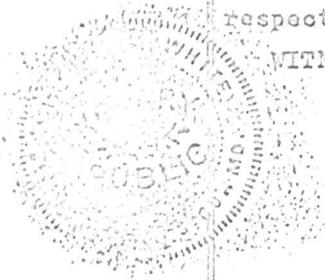
Virginia S. White

Marcia Elizabeth Maguire (SEAL)
Marcia Elizabeth Maguire

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

I HEREBY CERTIFY, that on this 25th day of June, 1973, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared DORIS D. MAGUIRE and MARCIA ELIZABETH MAGUIRE, and each acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and notarial seal.



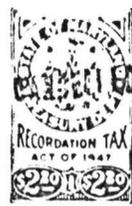
Virginia S. White
Virginia S. White
Notary Public
My commission expires July 1, 1974.

No. 70850
RECEIVED FOR RECORD Dec 18 1972 2:45 P.M.

THIS DEED, Made this 18th day of December, 1972, by and between FRANKLIN GANNON and HELEN MAE GANNON, his wife, of Queen Anne's County, State of Maryland, parties of the first part; and DORIS D. MAGUIRE, of Ann Arundel County, State of Maryland, of the second part.

WITNESSETH, that for and in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Franklin Gannon and Helan Mae Gannon, his wife do hereby grant and convey unto Doris D. Maguire, her heirs and assigns, in fee simple, all the following described real estate, to wit:

ALL that lot of land or farm situats, lying and being in the Sixth Election District of Queen Anne's County, Maryland, on the East side of the public road from Ruthsburg to Bridgetown but not adjacent to the said public road, being separated from said public road by the land of or formerly of William M. Skinner and wife, and connected with said public road by a road over and across the land of or formerly William Skinner and wife, and more particularly described as follows, to wit: BEGINNING at a stake in the Easterly right-of-way line of the public road leading from Ruthsburg to Bridgetown and being the Southwest corner of lands of William M. Skinner, and running thence by and with the South line of the lands of the said William M. Skinner South 64 degrees and no minutes East 1,210.15 feet, (being the Northern side of the twenty-five (25) foot right-of-way herein described) to a concrete monument; thence by and with the East line of lands of the said William M. Skinner North 25 degrees and 37 minutes East 1,287.11 feet to a concrete monument in the South line of lands now or formerly owned by Enoch Baker; thence by and with the South line of lands now or formerly owned by Enoch Baker and lands of William Pennington South 47 degrees and 25 minutes East 3,717.57 feet to a concrete monument in a line of lands now or formerly owned by Charles M. West; thence by and with the West line of the lands now or formerly of Charles M. West, South 49 degrees and 4 minutes West 1,845.58 feet to a concrete monument in a line of the lands of the Taylor Farm; thence by and with the North line of the Taylor Farm and lands now or formerly owned



1/9/73 Original mailed to Grant's Contracting, Md.

by Horsey Redden, North 62 degrees and 11 minutes West 2,823.02 feet to an old marble monument, and being the Southeast corner of lands of William M. Skinner; thence by and with the East line of lands of the said William M. Skinner North 25 degrees and 37 minutes East 1,357.3 feet to a stake in the South line of the twenty-five (25) foot wide right-of-way leading from the public road to the tract herein described, and being the Northeast corner of lands of William M. Skinner; thence by and with the North line of lands of William M. Skinner, and being the Southern boundary of the twenty-five (25) foot right-of-way, North 64 degrees and no minutes West 1,224.54 feet to a stake in the Easterly right-of-way line of the public road leading from Ruthsburg to Bridgetown; thence by and with the Easterly right-of-way line of the said public road North 55 degrees and 56 minutes East 28.85 feet to a stake, the place of beginning-- Containing 164.688 Acres in the tract, and 0.699 of an Acre in the right-of-way or a total area of 165.387 Acres. BEING the same and all of the land granted to the said George B. Sharp and Hansen Sharp, his wife, by Herman Callahan Jr., and Jeanne Callahan, his wife, by deed dated September 8, 1955, and recorded among the Land Records in Liber T.S.P. No. 24, Folio 10.

SAVING AND EXCEPTING, however, the two parts thereof, which are described by metes and bounds, courses and distances, according to the survey made by Evans, Hagan & Holdenfer, Inc., dated March 13, 1971, the plat of which is recorded among the land records of Queen Anne's County in Liber C.W.C. No. 54, Folio 25, as follows, to wit:

EXCEPTED PARCEL NO. 1: BEGINNING for the same at a concrete monument heretofore set at the beginning of the 2nd line of the land which by deed dated October 23, 1965 and recorded among the land records of Queen Anne's County in Liber C.W.C. No. 18, Folio 161, was conveyed by George B. Sharp and Hansen Sharp, his wife, to Franklin Gannon and Helen Mae Gannon, his wife, Thence leaving said place of beginning and running and binding on the 2nd and part of the 3rd line of the herein mentioned deed the two following courses and distances respectively: (1) North 25 degrees 37 minutes East 1,287.11 feet to a pipe now set at the end of said 2nd line; thence (2) South 47 degrees 25 minutes East 522.75 feet to a pipe now set. Thence leaving said 3rd line and running for new lines of division thru the land of which this parcel is a part the two following

courses and distances Viz: (3) South 25 degrees 37 minutes West 1,134.86 feet to a pipe now set on the northerly side of a 25.00 foot right of way heretofore laid out. Thence (4) North 64 degrees West 500.00 feet to the place of beginning.

EXCEPTED PARCEL NO. 2: BEGINNING for the same at a point which is South 25 degrees 37 minutes West 25.00 feet from the end of the 3rd line of Excepted Parcel No. 1 as described above; thence (1) South 25 degrees 37 minutes West 1,376.23 feet to the center of a ditch there situate and to intersect the 5th line of the herein mentioned deed and passing over a pipe now set 8.64 feet from end of said line, thence running and binding with a part of the said 5th line and with the center of said ditch, (2) North 62 degrees 11 minutes West 500.35 feet to the end of said 5th line. Thence running and binding on the 6th line of the herein mentioned deed, (3) North 25 degrees 37 minutes East 1,357.30 feet to end of said 6th line and the south side of said 25 foot right of way. Thence (4) South 64 degrees East 500 feet to the place of beginning. The two excepted parcels and the portion of the said 25 foot right of way lying between them contain 29.875 acres of land, more or less.

BEING part of the same land which was granted to the Mortgagors by the abovementioned deed from George B. Sharp and wife.

SUBJECT to the rights and ingress and egress and appurtenant to the said excepted parcels upon, over and across the 25 foot strip of land first above described which extends from Maryland Route No. 304 to and between said excepted parcels of land, by deed to James Roy Skinner and wife dated March 31, 1971, and recorded in said Liber C.W.C. No. 54, Folio 29.

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.

TO HAVE AND TO HOLD the said lot and parcel of land and premises unto and to the use of the said Doris D. Maguire, her heirs and assigns, in fee simple, forever.

AND the said parties of the first part do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever

to encumber the property hereby granted and conveyed; 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.

WITNESS the hands and seals of the said Grantors:

WITNESS:

Franklin Gannon *Franklin Gannon* (SEAL)
Franklin Gannon
Helen Mae Gannon (SEAL)
Helen Mae Gannon

STATE OF MARYLAND, KENT COUNTY, to wit:

ON this 18th day of December, 1972, before me, the subscriber, a Notary Public of the State of Maryland, in and for Kent County, personally appeared FRANKLIN GANNON and HELEN MAE GANNON, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal

B. J. Kelly
Notary Public



My commission expires

July 1, 1974

TAX \$ 265.00 REC # 48942 DEC 18 '72 *Charles W. Reed*
STATE PROPERTY TRANSFER CLERK

DESCRIPTION OF A PART OF THE DORIS D. MAGUIRE LANDS,
SIXTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe marking the northernmost corner of the herein described lands, the easternmost corner of the lands of James R. Skinner, and on the line of the lands of Elizabeth W. Ryland; and running, thence, by and with said Ryland lands S 47 25 E - 619.71' to the center of a drainage ditch and the lands of Bryant M. Cawley; thence, by and with the centerline of said ditch, which forms the division line between said Cawley lands and the lands of Doris D. Maguire, S 05 53 30 E - 150.18' to a new division line between the herein described lands and other lands of Maguire; thence, by and with said new division line the five following courses and distances: (1) N 62 14 50 W - 12.00' to an iron pipe, (2) N 62 14 50 W - 216.39' to an iron pipe, (3) N 40 07 30 W @ 195.40' to an iron pipe, (4) N 11 30 30 W - 175.99' to an iron pipe, and (5) N 47 25 W - 165.85' to an iron pipe and the lands of James R. Skinner; thence, by and with said Skinner lands N 25 37 E - 31.37' to the place of beginning. Containing in all 1.557 acres of land, more or less.

March 3, 1975.

William R. Nuttle.