

"EXHIBIT DEED"

DEED

CHARLES E. SPENCER : Be it remembered that on this 5th, day of
 AND : September A. D., 1924, at 9:45 o'clock
 MARY H. SPENCER : A. M., the following Deed or Instrument of
 TO : writing was received to be recorded and is
 CLIFFORD T. SAPPINGTON : accordingly enrolled as follows, to wit:-
 _____ : THIS DEED, Made this first day of August, in
 U.S. INTERNAL REVENUE : the year One Thousand Nine Hundred and Twenty
 STAMP \$3.00 : Four, by Charles E. Spencer and Mary H. Spencer
 _____ : his wife, of Hudson County in the State of
 New Jersey.

WITNESSETH, that in consideration of the sum of Twenty Five Hundred and seventy Five Dollars (\$2575.00) the receipt of which is hereby acknowledged, the said Charles E. Spencer and Mary H. Spencer, his wife, do hereby grant and convey unto Clifford T. Sappington of Talbot County and State of Maryland, his heirs and assigns, in fee simple, all and singular, that lot, piece or parcel of land, situate, in the town of Oxford, Talbot County, and State of Maryland, upon the Tred Avon River and particularly bounded and described as follows:

BEGINNING at a stone at the south east corner of the premises, at the north line of Pleasant Street, and running thence south seventy nine degrees, ten minutes West One Hundred and twenty Five feet and nine tenths of a foot to the Tred Avon River; thence by said river, measuring on the line of shore, north twenty five degrees, fifty four minutes west ninety one feet; thence north seventy two degrees, seven minutes east one hundred and fifty feet and six tenths of a foot; and thence south ten degrees fifty minutes east one hundred and six feet and four tenths of a foot, to the place of beginning containing thirteen thousand four hundred and twenty six square feet of land, more or less, less any erosion by the river waters since the year 1916.