

23. *H* THIS DEED, Made this 26th day of NOVEMBER, in the year one thousand nine hundred and fifty-two, by and between CHARLES C. THOMAS and ROSE THOMAS, his wife, of Anne Arundel County, State of Maryland, parties of the first part, and CHESAPEAKE TERRACE, INCORPORATED, a corporation of the State of Maryland, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, its successors and assigns, in fee simple, all the right, title and interest of the parties of the first part in all the land they own situate in the Fourth Election District of Anne Arundel County, State of Maryland, and particularly all the following parcels of land situate in the Fourth Election District of Anne Arundel County, State of Maryland, described as follows, that is to say:

BEGINNING for the first thereof at a marked tree on the line of the Philadelphia, Baltimore and Washington Railroad and running north 42-1/2 degrees east 532.125 feet, north 48 degrees east 429 feet, north 52 degrees 30 minutes east 2081.25 feet to a stake on the line of said Railroad, south 49-1/2 degrees east 375.375 feet to a stake, south 23 degrees west 858 feet to a stone, south 5-1/2 degrees west 763.125 feet to a stone, south 5-1/2 degrees west 1270.5 feet to a stone, north 63-1/3 degrees west 2365.5 feet to the marked tree on the line of the Railroad, the starting point of said survey. Containing 80.695 acres, more or less.

SAVING AND EXCEPTING THEREFROM all that parcel of land which by Deed dated April 14, 1942 and recorded among the Land Records of Anne Arundel County in Liber J.R.H. No. 257, folio 426, was granted and conveyed by The Bloede Farm Corporation to Trustees of the Forks African Methodist Episcopal Zion Church of America, said parcel containing 6.37 acres, more or less.

*Does church own
acres?*

Rel to: Eric Larn 2/3-53-

BEGINNING for the second thereof, all that tract containing 375 acres, more or less, described in a Deed from John C. Leonard and wife to the Patuxent Sand and Gravel Company, Incorporated, dated January 8, 1915 and recorded among the Land Records of Anne Arundel County in Liber G.W. No. 114, folio 272.

BEGINNING for the third thereof at the northeasternmost corner of a twenty-nine acre lot of ground heretofore conveyed by Joseph Brager et al to the Washington, Baltimore and Annapolis Electric Railway Company, by deed dated April 23, 1907 and recorded among the Land Records of Anne Arundel County in Liber G.W. No. 54, folio 412, thence with a line of the land so conveyed, south 81 degrees west 913 feet, thence north 16 degrees west until it intersects the land formerly owned by the Patuxent Sand and Gravel Company, Incorporated, thence along said line in a northeasterly direction for the distance of 913 feet, thence south 14 degrees east to the first beginning.

BEGINNING for the fourth thereof in the southeasterly line of the land of The Philadelphia, Baltimore and Washington Railroad Company at the distance of 113 feet measured southeastwardly from Survey Station 1023 plus 06, in the line established as the center line of the railroad of The Philadelphia, Baltimore and Washington Railroad Company and in the southwesterly extremity of the strip of land conveyed by the Patuxent Sand and Gravel Company, Incorporated to The Philadelphia, Baltimore and Washington Railroad Company, by Deed dated November 29, 1919 and recorded among the Land Records of Anne Arundel County in Liber W.M.W. No. 11, folio 391, extending thence by land formerly of the Patuxent Sand and Gravel Company, Incorporated as follows, viz:

- (1) south 12 degrees 55 minutes west 23 feet, (2) south 16 degrees 8 minutes west 155 feet, (3) south 30 degrees 14 minutes west 150 feet, (4) south 24 feet, (5) south 65 degrees west 22 feet, (6) south 21 feet, (7) south 23 degrees 35 minutes west 132 feet, (8) south 30 degrees west 167 feet, (9) south 39 degrees 40 minutes west 145 feet, (10) south 43 degrees 30 minutes west 107 feet to a point opposite Survey Station 1032 plus 05 in said center line, thence northeastwardly by other land

of the said Railroad Company, parallel with the said center line and 113 feet distant southeastwardly therefrom curving toward the left with a radius of 3932.83 feet, a distance of 925.6 feet to the place of beginning. Containing .413 acres, more or less.

BEING the same property which by Deed dated May 31, 1944 and recorded among the Land Records of Anne Arundel County in Liber J.H.H. No. 397, folio 337, was granted and conveyed by Straw Man, Inc. to Charles C. Thomas, in fee simple, and being all of the property owned by the said Charles C. Thomas, situate in the Fourth Election District of Anne Arundel County, State of Maryland.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, unto and to the use of the said CHESAPEAKE TERRACE, INCORPORATED, its successors and assigns, in fee simple.

AND the said parties of the first part covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of the said land as may be requisite.

WITNESS the hands and seals of the said grantors.

WITNESS:

Charles C. Thomas (SEAL)
Charles C. Thomas

James H. Ridgely, Jr.
JAMES H. RIDGELY, JR.

Rose Thomas (SEAL)
Rose Thomas

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 26th day of NOVEMBER 1952, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared CHARLES C. THOMAS and ROSE THOMAS, his wife, the within named parties of the first

part, and they acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and Notarial Seal.

James H. Ridgely, Jr.
Notary Public
JAMES H. RIDGELY, JR.



Recorded: December 3, 1952 at 11.40 A.M.