

#39285

THIS DEED

RECFEE	14.00
RECTAX	8118.00
TRFTAX	9000.00
TRFTAX	3300.00
CTYTAX	9000.00
CTYTAX	9000.00
CTYTAX	6100.00
POST	.50
TOTL	44532.50
5830CHEK	44532.50
03 01989	7-10A10:57

MADE this 7th day of July, 1989 by  
 and between WALTER A. JOHNSTON, GRANTOR and SYLVAN C.  
 HERMAN, GRANTEE.

WITNESSETH, That in considertaion of the sum of  
 \$2,460,000.00 and other good and valuable consideration, the  
 said Grantor hereby grant ~~and convey~~ convey unto the Grantee in fee  
 simple ~~as follows in Exhibit A~~ all that property situate in  
 Talbot County, State of Maryland, described as:

Lot No. 2A, Lot No. 3A and Lot No. 4A as shown on a  
 plat entitled "Marengo" dated October, 1977, and  
 recorded among the Plat Record Books of Talbot  
 County, Maryland, under Liber No. 44, Folio 33. Lot  
 No. 4A being more fully described as follows:

BEGINNING for the same at an Iron Rod on the  
 northerly side of a 50 foot wide private road  
 leading from the southerly end of the public road  
 known as Marengo Road into "Marengo" Subdivision,  
 said Road being at the southeasterly corner of Lot  
 No. 5A as shown on a plat entitled "Marengo", dated  
 October, 1977 and recorded in the Plat Record Books  
 of Talbot County, Maryland under Liber 44, Folio 33,  
 and from said Place of beginning running (1) by and  
 with the said Lot No. 5A, North 14 degrees 00  
 minutes East 63 feet, more or less, to the waters of  
 Hunting Creek; thence by and with the mean  
 high-water line of the said Hunting Creek and the  
 many meanderings thereof, generally, the following  
 four courses and distances: (2) North 79 degrees  
 43 minutes 13 seconds East 217.15 feet; thence (3)  
 South 63 degrees 26 minutes 06 seconds East 174.41  
 feet; and (4) South 28 degrees 00 minutes 02  
 seconds East 749.77 feet; thence (5) South 06  
 degrees 07 minutes 21 seconds West 581.32 feet to  
 the waters of Miles River; thence by and with the  
 mean high-water line of the said Miles River and the  
 many meanderings thereof, generally the following  
 two courses and distances: (6) North 16 degrees 32  
 minutes 56 seconds West 547.69 feet; thence (7)  
 North 56 degrees 44 minutes 44 seconds West 710.94  
 feet to Lot No. 3A of the said "Marengo"  
 Subdivision; thence by and with the said Lot No. 3A  
 the following two courses and distances: (8) North  
 14 degrees 00 minutes East 32 feet, more or less, to  
 an Iron Rod; thence (9) continuing North 14 degrees  
 00 minutes East 186.23 feet to the aforementioned  
 private road; thence (10) by and with the southerly  
 end of the said private road and the arc of a curve,  
 deflecting to the left, the chord of which bears  
 North 14 degrees 00 minutes East 94.33 feet and  
 which has an arc length of 190.91 feet and a radius  
 of 50.00 feet to the place of beginning, containing  
 9.407 Acres of Land, more or less.

Each of said lots has an interest in and to a 50  
 foot wide right-of-way leading from each of said  
 lots to the southerly end of the public road known  
 as Marengo Road, the easterly side of said

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 672, p. 0212, MSA\_CE91\_609, Date available 01/14/2005. Printed 03/24/2022.



right-of-way being more particularly described by courses and distances as follows: Beginning for the same at the end of the 9th Course of the above description and running thence (1) by and with the arc of a curve, deflecting to the left, the chord of which bears North 14 degrees 00 minutes East 94.33 feet and which has a radius of 50.00 feet; thence (2) South 84 degrees 36 minutes 38 seconds West 112.16 feet; thence (3) by and with the arc of a curve, deflecting to the right, the chord of which bears North 80 degrees 29 minutes 04 seconds West 83.78 feet and which has a radius of 162.85 feet; thence (4) North 65 degrees 34 minutes 45 seconds West 128.33 feet; thence (5) by and with the arc of a curve, deflecting to the right, the chord of which bears North 49 degrees 20 minutes 37 seconds West 82.03 feet and which has a radius of 146.70 feet; thence (6) North 33 degrees 06 minutes 29 seconds West 1705.95 feet; thence (7) by and with the arc of a curve, deflecting to the right, the chord of which bears North 12 degrees 53 minutes 57 seconds East 33.48 feet and which has a radius of 23.27 feet; thence (8) North 58 degrees 54 minutes 23 seconds East 830.00 feet; thence (9) North 29 degrees 53 minutes 43 seconds East 99.00 feet; thence (10) North 58 degrees 54 minutes 23 seconds East 1268.95 feet; thence (11) by and with the arc of a curve, deflecting to the left, the chord of which bears North 40 degrees 15 minutes 26 seconds East 206.88 feet; thence (12) North 21 degrees 36 minutes 38 seconds East 410.40 feet; thence (13) North 33 degrees 10 minutes 58 seconds West 1.26 feet to the said Marengo Road.

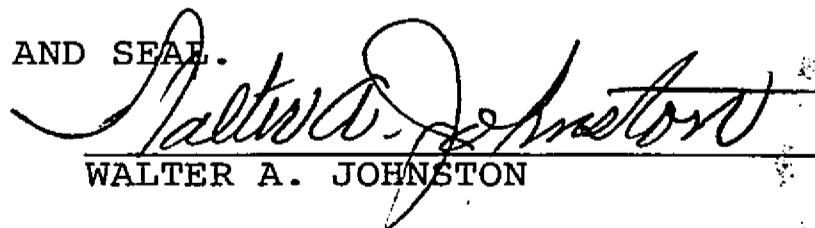
Being the same lots of ground that were conveyed by deed dated the 5th day of March 1984 and recorded among the Land Records of Talbot County in Liber 584 at folio 397.

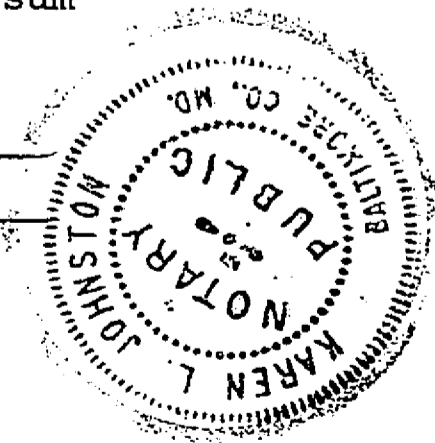
TOGETHER with the buildings and improvements thereupon erected, made or being; and all the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining, and subject to covenants, easements and conditions of record, if any.

AND the said Grantor covenants that he will warrant specially the property hereby conveyed; and that he will execute such further assurances of said property as may be requisite.

AND by the execution of this Deed the Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, is in the sum total of \$2,460,000.00.

WITNESS HIS HAND AND SEAL.

  
WALTER A. JOHNSTON



THIS IS TO CERTIFY  
HEREIN HAS BEEN  
RECORDED IN THE

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Signatu

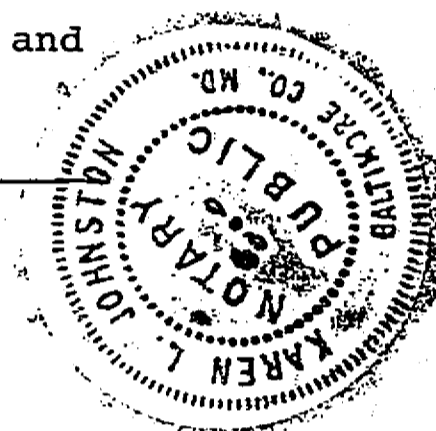


State of Maryland  
County of Baltimore ; to wit:

On this 7th day of July, 1989, before me, the undersigned officer personally appeared Walter A. Johnston, known to me or satisfactorily proven to be the person who is subscribed to the within instrument and acknowledged that he has executed the same for the purposes therein contained.

In Witness whereof, I have hereunto set my hand and official seal.

Karen L. Johnston  
Notary Public



My Commission Expires: 7-1-90

This is to certify that this instrument was prepared under the supervision of Wheeler & Korpeck, attorneys duly admitted to practice before the Court of Appeals of Maryland.

W.T. Wheeler  
W.T. WHEELER

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED  
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT  
RECORDS OF TALBOT COUNTY.

HENRY V. TRIPPE, JR.  
SUPERVISOR OF ASSESSMENTS

PER BLEND A W. ARMISTEAD, FIN. OFFICER

BT 7/10/89

CERTIFICATION IS MADE THAT ALL TAXES  
DUE ON THE PROPERTY INDICATED IN  
THIS DEED HAVE BEEN PAID.

FINANCE OFFICER OF TALBOT COUNTY

BLEND A W. ARMISTEAD, FIN. OFFICER

DATE BT 7/10/89

Agricultural Transfer Tax

In the Amount of \$ -0-

Signature BLEND A W. ARMISTEAD, FIN. OFFICER

BT 7/10/89

AFTER RECORDING PLEASE RETURN TO:

WHEELER & KORPECK  
932 Bonifant Street  
Silver Spring, Maryland 20910