

NOV 21-77 \* 23144 \*\*\*3,225.20  
NOV 21-77 B 23144 \*\*\*2,230.00  
NOV 21-77 B 23143 \*\*\*981.20  
NOV 21-77 B 23142 \*\*\*\*\*14.00

Time 12:25 PM.

THIS DEED, Made this 21st day of November, in the year nineteen hundred and seventy-seven, by R. SWANN, INC., a body corporate of the State of Maryland.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, receipt of which being hereby acknowledged, the said R. Swann, Inc., a body corporate as aforesaid, does hereby grant and convey unto GEORGE D. BRENNAN, his heirs and assigns, in fee simple, all that lot, piece or parcel of land situate, lying and being in the Chapel Election District of Talbot County, Maryland, being more particularly described according to a plat entitled: "PLAT SHOWING 'ROSS FARM' SURVEYED FOR GEORGE D. BRENNAN, ET UX, 4TH ELECTION DISTRICT, TALBOT COUNTY, MARYLAND", Scale 1" = 200' dated Sept. 1977, and prepared by J.R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors; said plat intended for record among the Plat Records of Talbot County just prior to the recordation of these presents, said property being more particularly described as follows:

Beginning for the same at a point on the southerly shore of Tuckahoe Creek, said Point being the most easterly corner of the land described in a deed from Anthony J. Pan and Analda A. B. Pan to George D. Brennan and Mary A. Brennan, dated July 15, 1974, and recorded in the Land Record Books of Talbot County, Maryland, under Liber 485, Folio 601 and bearing South 59 degrees 31 minutes 50 seconds East 125 feet, more or less, from a Concrete Monument, and from said Place of Beginning running (1) by and with the mean high-water line of the said Tuckahoe Creek and the many meanderings thereof, generally, South 46 degrees 32 minutes 32 seconds East 214.74 feet to the land of Lawrence W. Sellers and Joan D. Sellers (Liber 495, Folio 406); thence by and with the said Sellers land the following three courses and distances: (2) South 77 degrees 55 minutes 50 seconds West 35 feet, more or less, to a Concrete Monument; thence (3) continuing South 77 degrees 55 minutes 50 seconds West 300.80 feet to a Concrete Monument; thence (4) South 41 degrees 14 minutes East 50.00 feet to the easterly end of a 50-foot-wide right-of-way; thence (5) continuing by and with the said Sellers land and the land of Larry Sewell and Janet L. Sewell (Liber 435, Folio 276), continuing South 41 degrees 14 minutes East 438.77 feet to a Concrete Monument; thence continuing by and with the said Sewell land the following two courses and distances: (6) North 48 degrees 46 minutes East 332.40 feet to a Concrete Monument; thence (7) continuing North 48 degrees 46 minutes East 35 feet, more or

Easton, Md. 21601 12-8-77

Box 621 Rt. 3

and mailed to George D. Brennan

Examined

less, to the aforementioned Tuckahoe Creek; thence (8) by and with the mean high-water line of the said Tuckahoe Creek and the many meanderings thereof, generally, South 39 degrees 54 minutes 26 seconds East 238.06 feet to the land of B. Brannan Reath, 2nd and Dorothy Fisher Reath (Liber 435, Folio 279); thence by and with the said Reath land and other land of B. Brannan Reath 2nd (Liber 433, Folio 154 and Liber 405, Folio 408) the following five courses and distances: (9) South 48 degrees 46 minutes West 64 feet, more or less, to a Concrete Monument; thence (10) continuing South 48 degrees 46 minutes West 297.89 feet to a Concrete Monument; thence (11) South 41 degrees 14 minutes East 465.00 feet to a Concrete Monument; thence (12) North 48 degrees 46 minutes East 100.00 feet to a Concrete Monument; thence (13) continuing North 48 degrees 46 minutes East 175 feet, more or less, to the aforementioned waters of Tuckahoe Creek; thence (14) by and with the mean high-water line of the said Tuckahoe Creek and the many meanderings thereof, generally, South 67 degrees 06 minutes 43 seconds East 1900.98 feet to the waters of the Choptank River; thence by and with the mean high-water line of the said Choptank River and the many meanderings thereof, generally, the following three courses and distances: (15) South 54 degrees 56 minutes 32 seconds West 1387.16 feet; thence (16) South 28 degrees 23 minutes 06 seconds West 1359.19 feet; thence (17) South 83 degrees 43 minutes 49 seconds West 895.36 feet to Beaver Creek and the land of Thomas H. Eaton and Catharine M. Eaton (Liber 420, Folio 84 and Liber 434, Folio 515); thence by and with the said Eaton land the following thirteen courses and distances: (18) by and with the center of the said Beaver Creek and the many meanderings thereof, generally, North 44 degrees 41 minutes 13 seconds West 1141.04 feet; thence (19) North 24 degrees 16 minutes 49 seconds West 95 feet, more or less, to a Point; thence (20) North 17 degrees 43 minutes 11 seconds East 280.50 feet to an Iron Post; thence (21) North 28 degrees 46 minutes 49 seconds West 66.00 feet to an Iron Post; thence (22) South 65 degrees 43 minutes 11 seconds West 66.00 feet to an Iron Post; thence (23) North 36 degrees 46 minutes 49 seconds West 272.25 feet to a Cross Cut in the Root of a hickory tree; thence (24) North 12 degrees 46 minutes 49 seconds West 99.00 feet to an Iron Post; thence (25) North 02 degrees 46 minutes 49 seconds West 280.50 feet to an Iron Post; thence (26) North 61 degrees 16 minutes 49 seconds West 165.00 feet to a 30-inch-diameter Hickory Tree; thence (27) North 41 degrees 46 minutes 49 seconds West 1386.00 feet to a Concrete Monument; thence (28) South 53 degrees 13 minutes 11 seconds West 305.25 feet to a Concrete Monument; thence (29) North 46 degrees 18 minutes 22 seconds West 1788.30 feet to a Concrete Monument; thence (30) North 35 degrees 12 minutes 41 seconds West 1082.44 feet to a Point on the southerly side of the public road leading in an easterly direction from Maryland Highway No. 328 - known as Fox Road; said Point bears South 35 degrees 12 minutes 41 seconds East 11.78 feet from a Concrete Monument; thence by and with the southerly side of the said Fox Road the following seven courses and distances: (31) North 85 degrees 15 minutes 36 seconds East 77.37 feet; thence (32) North 87 degrees 41 minutes 36 seconds East 208.37 feet; thence (33) North 86 degrees 54 minutes 36 seconds East 204.00 feet; thence (34) North 76 degrees 16 minutes 36 seconds East 337.70 feet; thence (35) North 85 degrees 11 minutes 36 seconds East 1053.18 feet to the center of a 50-foot-wide right-of-way; thence (36) continuing North 85 degrees 11 minutes 36 seconds East 13.53 feet; thence (37) North 75 degrees 35 minutes 36 seconds East 102.70 feet to the easterly end of the said Fox Road; thence (38) by and with the easterly end of the said Fox Road, North 07 degrees 43 minutes 11 seconds West 6.60 feet to a Concrete Monument and the aforementioned land of George D. Brennan and Mary A. Brennan; thence by and with the said Brennan land the following

six courses and distances: (39) North 82 degrees 16 minutes 36 seconds East 292.19 feet to a 12 inch diameter Gum Tree; thence (40) South 82 degrees 00 minutes 26 seconds East 992.03 feet to a Concrete Monument; thence (41) South 50 degrees 22 minutes 47 seconds East 199.81 feet to an Iron Rod; thence (42) South 37 degrees 22 minutes 29 seconds East 1158.53 feet to an Iron Post in a Gully; thence (43) South 59 degrees 31 minutes 50 seconds East 187.25 feet to a Concrete Monument; thence (44) continuing South 59 degrees 31 minutes 50 seconds East 125 feet, more or less, to the Place of Beginning, containing 334.968 Acres of Land, more or less;

BEING SUBJECT TO the following rights-of-way: ONE: A 50-foot-wide right-of-way leading from the land of Lawrence W. Sellers to the public road known as Fox Road, the centerline of said right-of-way being more particularly described by courses and distances as follows: Beginning for the same at a Point which bears South 48 degrees 46 minutes West 25.00 feet from the end of the 4th Course of the above description and running thence (1) North 41 degrees 14 minutes West 99.28 feet; thence (2) South 46 degrees 35 minutes West 717.68 feet; thence (3) North 41 degrees 30 minutes West 2623.29 feet to the said Fox Road; TWO: A 20-foot-wide right-of-way leading to the easterly end of the aforementioned 50-foot-wide right-of-way, the centerline of said 20-foot-wide right-of-way being more particularly described by course and distance as follows: Beginning for the same at a Point which bears South 48 degrees 46 minutes West 25.00 feet from the end of the 11th Course of the above description and running thence North 41 degrees 14 minutes West 1141.77 feet to the end of the 50-foot-wide right-of-way described above; THREE: A 15-foot-wide right-of-way for the use of the B. Brannan Reath land, the northeasterly side of said right-of-way being more particularly described by course and distance as follows: Beginning for the same at the end of the 11th Course of the above description and running thence North 41 degrees 14 minutes West 465.00 feet; FOUR: A 15-foot-wide right-of-way for the use of the Larry Sewell land, the northeasterly side of said right-of-way being more particularly described by course and distance as follows: Beginning for the same at the end of the 5th Course of the above description and running thence North 41 degrees 14 minutes West 123.00 feet; and

Being the same land described in a deed from I. Reuben Swann and Hilda May Swann to R. Swann, Inc., dated November 2, 1976, and recorded in the Land Record Books of Talbot County, Maryland, under Liber 508, Folio 186.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, waters, ways, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said lot or parcel of ground 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 George D. Brennan, his heirs and assigns, in fee simple.

AND the said R. Swann, Inc., a body corporate as aforesaid, hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber said property hereby conveyed; and that it will execute such other and further assurances of same as may be requisite.

AS WITNESS the hand of I. Reuben Swann, President of R. Swann, Inc., the grantor corporation.

ATTEST:

I. SWANN, INC.

Myra W. Williams

By: I. Reuben Swann  
I. Reuben Swann,  
Its President

STATE OF MARYLAND, TALBOT COUNTY, to wit:

I Hereby Certify that on this 21st day of November, 1977, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared I. Reuben Swann, who acknowledged himself to be the President of the grantor corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing in my presence, the name of the said corporation by himself as such officer.

As Witness my hand and Notarial Seal.

My Commission  
expires July 1, 1978

