

2-15-79

Easton, Md. 21601

129 N. Washington St.

and mailed to Charles E. Wheeler, Esq.

*E. Hamner*

	Time 4:00 PM	
JAN 23-79 *	2 303	***4,033.50
JAN 23-79 B	2 303	***2,425.00
JAN 23-79 B	2 302	***1,600.50
JAN 23-79 B	2 301	*****8.00

THIS DEED, made this 22nd day of JANUARY, 1979, by DAVID M. BROWN.

WITNESSETH, that in consideration of the sum of FOUR HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$485,000.00), which sum includes the principal amount of any mortgage or deed of trust which may have been given or assumed by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said DAVID M. BROWN does hereby grant and convey unto EARL C. RAVENAL; his heirs and assigns, in fee simple, all that tract or parcel of ground, situate, lying and being in the Third Election District of Talbot County, Maryland, being a part of "The Wilderness Farm", and more particularly described in accordance with a Certificate of Survey, made by D. C. Kirby, Jr., Registered Land Surveyor, dated January 23, 1979, as follows:

BEGINNING for the same at a concrete monument on the southerly side of the public road leading from Trappe into Island Creek Neck, known as Island Creek Road, South side, said monument being at the northeasterly corner of the herein described land and bearing North 56 degrees 58 minutes 45 seconds West 836.86 feet with the said Island Creek Road from a stone on the westerly side of the land of Alexander W. Dann, Jr., known as "Martin Point" Farm, and from said place of beginning running by and with a new division line between the herein described land and the reserved land of David M. Brown the following three courses and distances: (1) South 35 degrees 36 minutes West 1214.00 feet to a concrete monument; thence (2) South 05 degrees 36 minutes West 797.70 feet to a concrete monument; thence (3) continuing South 05 degrees 36 minutes West 80 feet, more or less, 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 two courses and distances: (4) North 84 degrees 00 minutes 50 seconds West 1072.93 feet; thence (5) South 83 degrees 58 minutes 55 seconds West 593.28 feet; thence by and with a new division line between the herein described land and the reserved land of David M. Brown the following five courses and distances: (6) North 35 degrees 36 minutes East 177 feet, more or less, to a concrete monument; thence (7) continuing North 35 degrees 36 minutes East 1208.29 feet to a concrete monument; thence (8) North 71 degrees 45 minutes 45 seconds East 132.13 feet to a concrete monument; thence (9) South 84 degrees 54 minutes East 330.23 feet to a concrete monument; thence (10) North 35 degrees 36 minutes East 1214.00 feet to a concrete monument and the aforementioned Island Creek Road; thence by and with the said Island Creek Road the following two courses and distances: (11) South 57 degrees 14 minutes East 287.85 feet to the center of a driveway leading into the herein described land; thence (12) South 56 degrees 30 minutes East 287.69 feet to the place of beginning, containing 47.9945 acres of land, more or less.

BEING a part of the same property described in a Deed from Clayton Ewing to David M. Brown, dated January 11, 1979, and recorded among the Land Records of Talbot County in Liber J.T.B. No. 530, folio 412.

THE aforesaid property is designated on a plat, made by J.R. McCrone, Jr., Inc., Registered Land Surveyors, dated January, 1979, entitled "A PLAT SHOWING A PART OF THE WILDERNESS

FARM", and recorded among the Plat Records of Talbot County prior hereto.

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

TO HAVE AND TO HOLD the aforesaid 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 EARL C. RAVENAL, his heirs and assigns, in fee simple.

AND the said David M. Brown hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property granted; and that he will execute such further assurances of the same as may be requisite.

AS WITNESS the hand and seal of said Grantor the day and year first above written.

WITNESS:

John F. Hall

David M. Brown (SEAL)  
David M. Brown

STATE OF MARYLAND, TALBOT COUNTY, to wit:

I HEREBY CERTIFY, that on this 11th day of January, 1979, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared DAVID M. BROWN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing instrument and acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires:  
July 1, 1982.

John F. Hall  
Notary Public

