

NO EXAMINATION OF TITLE MADE: Marvin D. Anderson

THIS DEED, Made this 14th day of February in the year
Nineteen Hundred Seventy-five, by and between ALBERT L. MORELAND
and MARGARET E. MORELAND, his wife, and WILLIAM E. TUCKER, II,
and JANET M. TUCKER, his wife, parties of the first part, and PETER
A. CASTRUCCIO, SADIE M. CASTRUCCIO, and RICHARD A. AUGENTE,
Joint Tenants, parties of the second part, all of Anne Arundel
County in the State of Maryland.

WITNESSETH: That for and in consideration of the sum of
Ten (\$10.00) Dollars and other good and valuable considerations
paid by the said parties of the second part unto the said parties
of the first part, the receipt whereof is hereby acknowledged, the
said parties of the first part have bargained and sold and by
these presents do grant and convey unto the parties of the second
part, as Joint Tenants thereof, and not as tenants in common, and
unto the survivors and survivor of them, their, his, or her heirs
and assigns, in fee simple, subject to the covenant and condition
hereinafter set forth, the following described property.

ALL of that tract, piece, and parcel of ground situate, lying,
and being in the First Assessment District of Anne Arundel County
in the State of Maryland, which is more particularly described by
metes and bounds as follows, according to a plat and description
thereof prepared in January, 1975, by Purdum & Jeschke, surveyors,
without a field survey being made, that is to say:

BEGINNING for the same at a point located at the beginning
of the North 02 degree 04 minute 10 second East 473.96 foot line
of the conveyance from Robert H. Mollohan and Helen Holt Mollohan,
his wife, to the parties of the first part herein, by deed dated
August 25, 1966, and recorded among the Land Records of Anne
Arundel County, in Liber L.N.P. No. 2002, folio 454; thence
running from said beginning point so fixed and with all of said
line North 02 degrees 04 minutes 10 seconds East 473.96 feet;
thence continuing with the outlines of said conveyance, South 41

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degrees 20 minutes 50 seconds East 1,400.41 feet; thence South 80 degrees 43 minutes East 138.19 feet; thence South 02 degrees 12 minutes West 193.00 feet; thence South 49 degrees 28 minutes East 124.00 feet; thence South 62 degrees 39 minutes 10 seconds East 359.32 feet; thence South 05 degrees 37 minutes 50 seconds East 272.25 feet; thence South 39 degrees 46 minutes 10 seconds West 474.37 feet; thence North 79 degrees 23 minutes 50 seconds East 137.63 feet; thence South 31 degrees 13 minutes 50 seconds West 125.75 feet; thence South 09 degrees 14 minutes 20 seconds East 543.10 feet; thence South 69 degrees 25 minutes West 215.19 feet; thence South 46 degrees 39 minutes 10 seconds West 176.52 feet; thence South 58 degrees 53 minutes 50 seconds West 374.71 feet to a point on the easternmost outlines of the electrical transmission right-of-way (400 feet wide) which by deed recorded among the Land Records of Anne Arundel County in Liber M.S.H. No. 2407, folio 589 was granted and conveyed by the parties of the first part herein to Bankers Trust Company, Trustee, and Baltimore Gas and Electric Company; thence binding along said easternmost outline North 30 degrees 57 minutes 08 seconds West 1,818.01 feet; thence leaving the outlines of said right-of-way and running through the abovementioned conveyance from Mollohan to Moreland, et al., North 59 degrees 02 minutes 52 seconds East 214.48 feet; thence North 02 degrees 04 minutes 10 seconds East 1,013.87 feet to the point of beginning, containing 64.3 acres of land, more or less.

TOGETHER with, and including, all and every the right, title, interest, rights, ways, easements, and estate of the parties of the first part herein in and to that tract of ground, which lies within the metes and bounds of the parcel of ground hereinbefore described by metes and bounds, and which has been described as containing approximately nineteen acres of land, more or less,

as the same is described in the Indenture dated February 4, 1970, from the parties of the first part herein to Bankers Trust Company and another, which is recorded among the Land Records of Anne Arundel County in Liber M.S.H. No. 2329, folio 270 (and which does not lie within the aforesaid transmission right-of-way (400 feet wide) of the Baltimore Gas and Electric Company which the parties of the first part herein conveyed by the aforesaid deed recorded as aforesaid in Liber M.S.H. No. 2407, folio 589). Subject, nevertheless, to all of the rights, title, interest, and estate acquired in and to said nineteen acres, more or less, by the grantees named in said Indenture dated February 4, 1970, recorded as aforesaid in Liber M.S.H. No. 2329, folio 270.

TOGETHER with, and subject to, the use in common (for all purposes of ingress to and egress to and from the tract of land hereby conveyed and the Solomons Island Road (Maryland Route 2) by the parties of the second part herein and by the owners, from time to time, of the tract of land described as containing 14.7 acres, more or less (which by deed bearing even date herewith and recorded or intended to have been recorded among the land records of Anne Arundel County simultaneously herewith and immediately prior to the recording of these presents the parties of the first part herein conveyed unto Theodore S. Lehmann, Jr. and Janet F. Lehmann, his wife), and by their respective heirs, personal representatives, licensees, and assigns, forever, as appurtenant to both the tract of land hereby conveyed to the parties of the second part herein and the said tract of land hereinbefore described as containing 14.7 acres, more or less, and also by all other persons and parties (if any) now having the like right of use, in common, of the same) of a right-of-way and easement area Fifty (50) feet wide throughout over and through which now runs a portion of an existing private road leading in a westerly direction from the southwesternmost side or line of the property hereby conveyed in fee-simple through and across the aforesaid electrical transmission line right-of-way area (400 feet wide) of the Baltimore Gas and Electric Company which was conveyed by the

aforesaid Indenture or deed recorded among the land records of Anne Arundel County in Liber M.S.H. No. 2407, folio 589, for a distance of approximately four hundred (400) feet, more or less, or until the same touches and intersects the existing private road and right-of-way next hereinafter referred to and described; but the grant of the use of the foregoing by the parties of the first part herein is limited by the extent, if any, that the parties of the first part herein have the right, by these presents, to grant, assign, set-over, and transfer such use.

TOGETHER with, and subject to, the use in common (for all of the aforesaid purposes, by the parties of the second part herein and their respective heirs, personal representatives, and assigns, forever, as appurtenant to the tract of land hereby conveyed, and also by all other persons and parties having already acquired from the parties of the first part herein the like right-of use, in common, of each and all and every of the rights-of-way, private

road or roads, and easement areas which are more particularly described in and the use in common of which were granted and assigned by the parties of the first part herein to Richard A. Augente by the deed dated June 26, 1973, which is recorded among the Land Records of Anne Arundel County in Liber W.G.L. No. 2601, folio 353, to which said deed reference is hereby made for a more complete description of such additional rights-of-way, private road or roads, and easement areas, which said more complete description thereof is made a part hereof by reference thereto as fully as if textually reproduced herein.

BEING a part of the same property which was conveyed from Robert H. Mollohan and Helen Holt Mollohan, his wife, to the said parties of the first part herein by deed dated August 25, 1966, and recorded among the Land Records of Anne Arundel County in Liber L.N.P. No 2002, folio 454.

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

Subject, nevertheless, to, and by causing this deed to be recorded, the parties of the second part herein hereby and thereby subject the title to the land hereby conveyed to, the following restrictive covenant and condition, which shall run with and bind such title for the benefit of all of the other owners, from time to time, of all of the tracts and parcels which comprise the said whole original parcel conveyed as aforesaid from Robert H. Mollohan and wife, and which said covenant shall also be personally binding upon the parties of the second part and upon their assigns, the survivors and survivor of them, and their, his or her heirs, personal representatives, and assigns, during all of the periods of time that any of them own and hold the fee-simple title to the land hereby conveyed, viz:

That no house trailer(s) shall ever be kept, built, placed, installed, or used, anywhere on the property hereby conveyed.

TO HAVE AND TO HOLD the above described property with its appurtenances, and especially the use in common of the said portions of the aforesaid roads and rights of way thirty feet wide, forty feet wide, and fifty feet wide, respectively, unto and to the proper use and benefit of the said parties of the second part, as Joint Tenants thereof, and not as tenants in common, their assigns, and unto the survivors and survivor of them, their, his, or her heirs and assigns, in fee simple. Subject, nevertheless, to the aforesaid covenants and conditions.

AND the said parties of the first part hereby covenant that (except as anywhere in this deed otherwise provided) they will warrant specially the property hereby conveyed and that they will execute such other and further assurances thereof as may be requisite, but the parties of the first and second parts herein do hereby covenant and agree that such covenants of special warranty and further assurances on the part of the parties of the first part herein shall not and do not apply to the restrictions, access, easements, and rights-of-way mentioned or referred to herein, nor do the parties of the first part herein warrant the status, legal operation, or effect upon the property now conveyed of any ordinances, laws, rules, or regulations now or hereafter enacted or promulgated which may now or at any time hereafter regulate or limit the use, enjoyment, or improvements (if any) which may be made of or built upon said lands; and these covenants of special warranty and further assurances are not intended to and shall not apply with respect to so much of the said property as lies within the metes and bounds of the tract of ground which the parties of the first part herein conveyed, as aforesaid, to Bankers Trust Company, and another, by the aforesaid Indenture dated February 4, 1970, which is recorded among the Land Records of Anne Arundel County in Liber M.S.H. No. 2329, folio 270.

WITNESS the hands and seal of the parties of the first and second parts.

WITNESS:

Marvin G. Aderson
(as to ALM & MEM)

Albert L. Moreland (SEAL)
Albert L. Moreland

Margaret E. Moreland (SEAL)
Margaret E. Moreland

Marvin G. Aderson
(as to WET, II, & JMT)

William E. Tucker, II (SEAL)
William E. Tucker, II

Janet M. Tucker (SEAL)
Janet M. Tucker

Marvin G. Aderson
(As to PAC, SMC, & RAA)

Peter A. Castruccio (SEAL)
Peter A. Castruccio

Sadie M. Castruccio (SEAL)
Sadie M. Castruccio

Richard A. Augente (SEAL)
Richard A. Augente

Joint Tenants

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, TO WIT:

I HEREBY CERTIFY that on this 14th day of February, 1975, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared ALBERT L. MORELAND and MARGARET E. MORELAND, his wife, and WILLIAM E. TUCKER, II, and JANET M. TUCKER, his wife, and PETER A. CASTRUCCIO, SADIE M. CASTRUCCIO and RICHARD A. AUGENTE, Joint Tenants, and they each acknowledged the foregoing deed to be their respective act and deed.

WITNESS my hand and seal Notarial.

My Commission Expires
July 1, 1978

Andrea Patterson
Notary Public

Mailed to Anderson & Anderson

