

PARCEL NO. 1: ALL that lot, piece or parcel of land situate, lying and being in the Fourth Election District, Caroline County, State of Maryland, and located south of, but not bordering, Maryland Avenue, in Preston, Maryland, and starting for the outbounds, thereof, at a pipe, said pipe being at the west corner of other land of the grantor, being Parcel No. 2 described herein, and at the west corner of the property, now or formerly of A. Fletcher Sisk, as recorded in Book TCH No. 94, page 371, Land Record Book of Caroline County, thence (1) with the said Sisk property North 29 degrees 31 minutes West, 37 feet to a marble marker at the property now or formerly of S. Clark Harrison; thence (2) with the said Harrison property North 60 degrees 9 minutes East, 4 feet to a pipe; and (3) North 29 degrees 31 minutes West, 63 feet to a pipe; thence (4) parallel with Maryland Avenue North 60 degrees 9 minutes East, 52 feet to a pipe; thence (5) South 24 degrees 6 minutes East, 100.2 feet to a pipe; thence (6) South 58 degrees 39 minutes West, 49 feet to the place of beginning, CONTAINING 5,200 SQUARE FEET OF LAND, more or less.

TOGETHER WITH a right-of-way privilege over a 12 foot right-of-way, said right-of-way to extend from the beginning of Line No. 4 described above to Maryland Avenue across land conveyed by the executors of the Estate of S. Elbert Douglas to The Protestant Episcopal Church of the Diocese of Eastern, Maryland, and bordering the property of S. Clark Harrison, all of which is more fully shown on a plat dated May 13th, 1964 and recorded among the Land Records of Caroline County, Maryland at Liber 153, folio 116.

PARCEL NO. 2: BEGINNING on the west side of Railroad Avenue at the southeast corner of the lands now or formerly of Sarah M. Fletcher and running thence with the said Sarah M. Fletcher's land westerly about 85 feet to the lands formerly of S. Elbert Douglas, being Parcel No. 1 described herein; thence with said Douglas' line southerly 38 degrees and 10 inches to the line now or formerly of Albert W. Sisk; thence easterly in a straight line to and with the outer edge of a cement sidewalk 86 feet and 4 inches to Railroad Avenue; thence with said Avenue 37 feet and 3 inches to the place of beginning. CONTAINING about 3,300 SQUARE FEET OF LAND, more or less.

PARCELS No. 1 and 2 BEING the same land described in a deed from John A. Smith and Mary C. Smith, his wife, to James A. Covey, Jr. dated May 23rd, 1986 and recorded among the Land Records of Caroline County, Maryland at Liber FDM 226, folio 277.

IT FURTHER BEING the same land described in a deed from James A. Covey, Jr. to James O. Stallings and Nina M. Stallings, his wife, of even dated herewith and intended to be recorded simultaneously hereto.