

DEEDTHIS DEED, made this 15th of June, 1982

by and between J.D. MURRAY and ROBERT E. FORD, trading as
CHESAPEAKE BEACH PARK ASSOCIATIES (hereinafter referred to as
"the Developers") and the CHESAPEAKE STATION HOMEOWNERS ASSOCIATION,
INC. a non-stock corporation organized and existing under the laws
of Maryland (hereinafter referred to as "the Association"),

WITNESSETH, That for and in consideration of the
payment by the Association to the Developers of the sum of
Ten Dollars (\$10.00), and for other good and valuable consideration,
the receipt and adequacy of which are hereby acknowledged, the
Developers hereby grant and convey unto the Association and its
successors and assign, in fee-simple, all of the land, situate
and lying in Calvert County, Maryland which is more particularly
described in Exhibit A hereto.

TOGETHER WITH any and all improvements thereon and
any and all rights, alleys, ways, waters, privileges, appurtenances
and advantages, to the same belonging or in anyway appertaining
(all of which land, improvements thereon and appurtenances thereto
as hereinafter referred to collectively as "the Property").

TO HAVE AND TO HOLD the Property unto and to the
proper use and benefit of the Association and its successors and
assigns, in fee-simple, subject to the operation and effect of
any and all instruments and matters of record.

Without limiting the generality of the foregoing
provisions of this Deed, the Developer and the Association each
hereby acknowledge to and agree with each other, for themselves
and their respective heirs, personal representatives, successors

RECD FEE 22.50
RCRD TAX 1.65
STAT TAX .05
DEED 2860205 #
#31921 C001 R01 T16:00
CA06/15/82

Agricultural Transfer Tax in the
Amount of \$ N/A
Signature Dudley R. McCreedy

THIS IS TO CERTIFY THAT THE PROPERTY
DESCRIBED WITHIN HAS BEEN TRANSFERRED
ON THE ASSESSMENT RECORDS OF CALVERT
COUNTY, AND THE DESCRIPTION DOES ☒
DOES NOT ☐ AGREE WITH THE CURRENT
ASSESSMENT ROLLS.

Dudley R. McCreedy
DUDLEY R. McCREADY
Supervisor

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and assigns, (1) that the title to the property which is, by this Deed, being conveyed to the Association is encumbered by, and is being conveyed subject to the operation and effect of an instrument, entitled "Declaration of Covenants, Easements, Charges and Leins" (hereinafter referred to as the "Declaration") dated *June 10*, 1982 and recorded among the Land Records of Calvert County, or to be recorded among the said Land Records simultaneously herewith, made by the Developers; (2) that the provisions of the Declaration constitute, and have been so recorded as part of, a general plan or scheme of development and use for all of that real property, situate and lying in the said county which is therein and hereafter referred to as the "Community", as from time to time constituted, including the Property (but not for any real property which is not contained within the Community, as from time to time constituted); (3) that the provisions of the Declaration are and shall be covenants which run with, and bind upon, benefit and burden the title to both completely as if the said provisions were set forth at length in this Deed (and for that purpose such provisions are hereby incorporated herein by reference); (4) that the Property constitutes all of the open space as designated on plats and at Plat Book ABE 1, Folio 183 and Plat Book ABE 1, Folio 184 and (5) that the Developers and the Association shall, by their mutual execution and delivery of this Deed, be bound by the operation and effect of the said provisions (including by way of illustration, rather than of limitation, those requiring the Association and its successors and assigns as owner of the Property to utilize the Property in accordance with the provisions of the Declaration.

The Developers hereby covenant that it is seized of, and will warrant specially, the title to the Property which is hereby granted, and that it will execute such further assurances of the same as may be requested.

IN WITNESS WHEREOF, the Developers and the Association have executed and ensealed this Deed, and have caused it to be executed and ensealed on their respective behalves by their duly authorized representatives, the day and year first above written.

WITNESS:

CHESAPEAKE BEACH PARK ASSOCIATES

John D. Murray (SEAL)

By: John D. Murray

John D. Murray (SEAL)

JOHN D. MURRAY

Robert E. Ford (SEAL)

ROBERT E. FORD

ATTEST:

CHESAPEAKE STATION HOMEOWNERS ASSOCIATION, INC., a non-stock corporation organized and existing under the laws of Maryland.

Dorothy Logan
Secretary

John D. Murray (SEAL)

By: John D. Murray,
President

STATE OF MARYLAND)
COUNTY OF Anne Arundel)

SS:

I HEREBY CERTIFY, That on this 15th day of June, 1982, before me, the subscriber, a Notary Public of the State of Maryland, in and for Anne Arundel County, personally appeared JOHN D. MURRAY, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and in my presence signed and sealed the same.

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

K. E. L. K. K. K.
NOTARY PUBLIC
My commission expires:
July 1, 1982

STATE OF MARYLAND)
COUNTY OF Anne Arundel)

SS:

I HEREBY CERTIFY, That on this 15th day of June, 1982, before me, the subscriber, a Notary Public of the State of Maryland, in and for Anne Arundel County, personally appeared ROBERT E. FORD, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and in my presence signed and sealed the same.

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

K. E. L. K. K. K.
NOTARY PUBLIC
My commission expires:
July 1, 1982

THIS IS TO CERTIFY THAT THE TAXES ON
PROPERTY DESCRIBED WITHIN HAVE BEEN
PAID TO AND INCLUDING 12 11
JESSIE JO BOWEN
TREASURER

STATE OF MARYLAND)

SS:

COUNTY OF Anne Arundel

I HEREBY CERTIFY, That on this 15th day of

June, 1982, before me, the subscriber, a Notary Public of the State of Maryland, in and for Anne Arundel County, personally appeared JOHN D. MURRAY, Partner of CHESAPEAKE BEACH PARK ASSOCIATES, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and in my presence signed and sealed the same.

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

K. Ellen Kroll
NOTARY PUBLIC
My commission expires:
July 1, 1982

STATE OF MARYLAND)

SS:

COUNTY OF Anne Arundel

I HEREBY CERTIFY, That on this 15th day of

June, 1982, before me, the subscriber, a Notary Public of the State of Maryland, in and for Anne Arundel County, personally appeared JOHN D. MURRAY, President of CHESAPEAKE STATION HOMEOWNERS ASSOCIATION, Inc., known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and in my presence signed and sealed the same.

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

K. Ellen Kroll
NOTARY PUBLIC
My commission expires:
July 1, 1982

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EXHIBIT A

DESCRIPTION OF 3 PARCELS OF LAND
BEING THE "OPEN SPACE"
CHESAPEAKE STATION - PLAT II
LOCATED IN CHESAPEAKE BEACH
THIRD DISTRICT, CALVERT COUNTY, MARYLAND

PARCEL 1 - 0.1667 ACRES +

BEING all of that land shown as Open Space containing 0.1667 acres, more or less and generally described as being located east of "C" Street, north of Band Shall Court and South of Accident Court also known as Arcade Court.

PARCEL 2 - 0.2970 ACRES +

BEING all of that land shown as Open Space containing 0.2970 acres, more or less and generally described as being located east of "C" Street, north of Carousel Way and south of Band Shall Court.

PARCEL 3 - 4.9878 ACRES+

BEING all of that land shown as Open Space containing 4.9678 acres, more or less and generally described as east of "C" Street, adjoining the Chesapeake Bay and south of the Plat boundary with Plat One, Chesapeake Station.

THE above-described 3 parcels all being as shown on "Plat Two - Chesapeake Station" as recorded among the Plat Records of Calvert County, Maryland in Plat Book A.B.E. No. 1 at Plat 183.

DRIG. TO Chesapeake Beach Park Assoc.

JUL 14 1982

Box 48A

Dwight MD 20736