

LIBERO 359 FOLIO 162

DEED

[Signature]

9/1/50

THIS DEED, made this 5th day of February, 1986 . by and between J.D. MURRAY and ROBERT E. FORD, trading as CHESAPEAKE BEACH PARK ASSOCIATES (hereinafter referred to as "the Developers") and the CHESAPEAKE STATION HOMEOWNERS ASSOCIATION, INC. as 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 any way appertaining (all of which land, improvements thereon and appurtenances there- to as hereinafter referred to collectively as "the Property").

TO HAVE AND TO HOLD the Property unto and for 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 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

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RCRD TAX 1.55
STAT TAX .50

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instrument, entitled "Declaration of Covenants, Easements, Charges and Liens" dated June 10, 1982 and recorded among the Land Records of Calvert County, and the First Amendment to the Declaration of Covenants, Easements, Charges & Liens dated contemporaneously herewith and to be recorded among the said Land Records simultaneously herewith, (hereinafter collectively referred to as the "Declaration")

(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 the Property and the Community 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 real property as designated on the Plat at Plat Book ABE2, Folio 2; 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.

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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 sealed this Deed, and have caused it to be executed and sealed by their duly authorized representatives the day and year first above written.

WITNESS:

CHESAPEAKE BEACH PARK ASSOCIATES

Albata L Adams

J. D. Murray

(SEAL)

Albata L Adams

Robert E. Ford

(SEAL)

ATTEST:

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

J. D. Murray
Secretary

By: J. D. Murray President (SEAL)

This is to Certify that the Taxes on Property Description within have been paid to and including 1984 1984 P.C. G.W. M.H.E.
Jessie Jo Bowen
Treasurer

Agricultural Transfer Tax in the

Amount of \$ N/A

Signature Sharon K. Sauré

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. McCREADY
Supervisor

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STATE OF MARYLAND)
COUNTY OF Prince George's) SS

I HEREBY CERTIFY, That on this 5th day of February, 1986, before me, the subscriber, a Notary Public of the State of Maryland, in and for Prince George's County, personally appeared J. D. MURRAY and ROBERT E. FORD, Partners of CHESAPEAKE BEACH PARK ASSOCIATES, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they 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.

Don M. [Signature]
NOTARY PUBLIC

My Commission Expires 7/1/86



STATE OF MARYLAND)
COUNTY OF Prince George's) SS

I HEREBY CERTIFY, That on this 5th day of February, 1986, before me, the subscriber, a Notary Public of the State of Maryland, in and for Prince George's 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 having the authority to do so, 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.

Don M. [Signature]
NOTARY PUBLIC

My Commission Expires 7/1/86



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SCHEDULE A

DESCRIPTION OF OPEN SPACE

TOWNHOUSE SECTION THREE

BEING ALL THAT OPEN SPACE containing 0.1523 acres more or less and generally described as west of C Street and South of Lot 91 and north of Lot 108 as shown on Plat IV, Townhouse Section Three, Chesapeake Station, and recorded among the Plat records of Calvert County, Maryland at A.B.E. # 2, Folio # 2.