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CKH:djc

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DEED

THIS DEED, made this 21st day of January, 1991, by J.D. MURRAY and ROBERT E. FORD, trading as CHESAPEAKE BEACH PARK ASSOCIATES, a Joint Venture (hereinafter referred to as the "Grantor") to the CHESAPEAKE STATION HOMEOWNERS ASSOCIATION, INC., a non-stock corporation organized and existing under the laws of Maryland (hereinafter referred to as the "Grantee").

WITNESSETH, That for and in consideration of the payment by the Association to the Developers of the sum of No Dollars (\$00.00), which is the actual consideration paid or to be paid, including any deed of trust or mortgage to be made or assumed by the Grantee herein, the Grantor does hereby grant and convey unto the Grantee, its successors and assigns, in fee simple, all those lots of ground situate and lying in Calvert County, Maryland which are described in Exhibit A hereto and made a part hereof

BEING part of the same lots or parcels of ground which by Deed dated December 19, 1978 and recorded among the Land Records of Calvert County, Maryland at Liber ABE 241, Folio 94 were granted and conveyed by Chesapeake Beach Park, Inc. unto Chesapeake Beach Park Associates, a Joint Venture.

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 thereto 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 easements, covenants, conditions and restrictions of public record.

The Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the Property hereby conveyed; that it 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 Grantor has executed and sealed this Deed the day and year first above written.

I HEREBY CERTIFY that this instrument was prepared or caused to be prepared by the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.


CYNTHIA K. HITT

(Signatures of Grantor contained on page 2).

REC'D 12:00
53875 11/24/91 10:10
11/24/91

CALVERT COUNTY CIRCUIT COURT (Land Records) ABE 545, p. 0892, MSA-CE4_664, Date available 07/05/2004. Printed 06/11/2018.

WITNESS:

CHESAPEAKE BEACH PARK ASSOCIATES,
a Joint Venture

Dennis Styer _____ (SEAL)
J. D. Murray

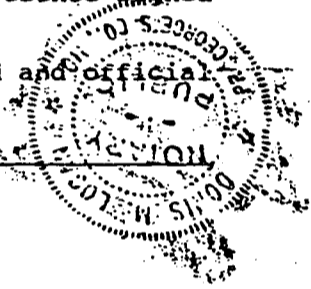
(as to each) _____ (SEAL)
Robert E. Ford

STATE OF MARYLAND)
) SS
COUNTY OF PRINCE GEORGE'S)

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, Partner of CHESAPEAKE BEACH PARK ASSOCIATES, a Joint Venture, 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.

My Commission Expires: Dennis Styer
7-1-86 NOTARY PUBLIC

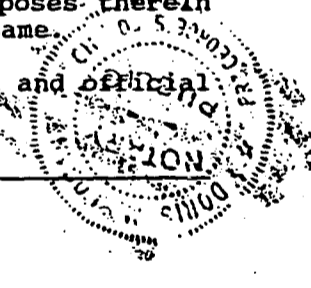


STATE OF MARYLAND)
) SS
COUNTY OF PRINCE GEORGE'S)

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 ROBERT E. FORD Partner of CHESAPEAKE BEACH PARK ASSOCIATES, a Joint Venture, 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.

My Commission Expires: Dennis Styer
7-1-86 NOTARY PUBLIC



SCHEDULE A

DESCRIPTION OF OPEN SPACE
TOWNHOUSE SECTIONS ONE AND TWO

BEING ALL THAT OPEN SPACE (as defined in The Declaration of Covenants, Easements, Charges and Liens dated June 10, 1982 as amended by the First Amendment to the Declaration of Covenants, Easements, Charges and Liens dated on or about February 5, 1986 including but not limited to parking areas) containing 1.729 acres more or less as shown on Plat Three Townhouse Sections 1 and 2, Chesapeake Station recorded among the Plat Records of Calvert County at ABE 1, Folio 184.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Calvert County

Slw 1-23-91
By Date

AGRI. TRANS TAX

\$ 7.17
S. Walker
(CLERK)

This is to Certify that the Taxes on Property
Description within have been paid to and
including 1992-2000
Jessie Jo Bowen
Treasurer