

DOCUMENT NO. 91,773

THIS DEED, made this 16th day of January, 1978, by and between EDWARD R. PARRY, LAURENCE G. PARRY and GERALD F. PARRY, all of Queen Anne's County, State of Maryland, parties of the first part; and EDWARD R. PARRY and LAURENCE G. PARRY, individually and as Co-partners, trading as Parry Farms, both of the County and State aforesaid, parties of the second part;

WITNESSETH, that for and in consideration of the sum of ONE DOLLAR (\$1.00), and other valuable considerations, the receipt of which is hereby acknowledged, the said Edward R. Parry, Laurence G. Parry and Gerald F. Parry, do hereby grant and convey unto the said Edward R. Parry and Laurence G. Parry, individually and as Co-partners, trading as Parry Farms, as tenants in common, their assigns, in fee simple, the following described real estate, to wit:

ALL those two (2) farms or tracts of land, situate in the Sixth Election District of Queen Anne's County, Maryland, and more particularly described as follows, that is to say: TRACT NO. 1 - ALL that tract of land and farm situate, lying and being in the Sixth Election District of Queen Anne's County, State of Maryland, near Ashland Stations, on the Queen Anne's and Kent Railroad, adjoining the land of, or formerly of, Alfred Tucker, J. F. Coppage, Mrs. James Mullikin and the lands of others, called "White Marsh Addition", and sometimes called and known as "The Ashland Farm"; CONTAINING 232 Acres of land, more or less; TRACT NO. 2 - ALL those three (3) tracts or parcels of ground situate in Queen Anne's County, Maryland, the first containing 113 Acres, more or less; the second containing 71.29 Acres, more or less; and the third containing 3 Acres, more or less; AND BEING the same three (3) tracts or parcels of land (comprising TRACT No. 2 herein) together with TRACT NO. 1 hereinbefore described, which was granted and conveyed unto the said Edward R. Parry, Laurence G. Parry and Gerald F. Parry, the Grantors herein, as tenants in common, by Lloyd J. Andrew and Cecilia M. Andrew, his wife, by deed of conveyance bearing date January 8, 1973, and recorded in Liber C. W. C. No. 70, folio 48, a land record book for Queen Anne's County, State of Maryland, and to which said deed, and the record thereof, reference is herein and hereby made for a more complete description of said TRACT No. 1 and TRACT NO. 2 by metes and bounds, courses and distances; SAVING AND EXCEPTING THEREFROM, HOWEVER, the portions conveyed therefrom and set forth in the aforesaid Deed, and from TRACT No. 1, a parcel containing 1.10 Acres conveyed unto Albert F. Boyer and wife by Edward R. Parry, et al, by deed of conveyance bearing date December 4, 1973, and recorded in Liber C. W. C. No. 79, folio 683, of the land records aforesaid.

One or both tracts may be subject to right-of-way heretofore granted to the County Commissioners of Queen Anne's County for roadway and to the Eastern Shore Public Service Company for utilities.

BEING the same two tracts of land which were granted and conveyed unto Edward R. Parry, Laurence G. Parry and Gerald F. Parry, by Lloyd J. Andrew and Cecilia M. Andrew, his wife, by deed of conveyance bearing date January 8, 1973, and recorded in Liber C. W. C. No. 70, folio 48, a Land Record Book for Queen Anne's County, State of Maryland.

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

TO HAVE AND TO HOLD the farms or tracts of land, and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Edward R. Parry and Laurence G. Parry, as tenants in partnership, their heirs and assigns, in fee simple; SUBJECT to the lien of a Purchase Money Mortgage from Edward R. Parry, Laurence G. Parry and Gerald F. Parry, to Lloyd J. Andrew and Cecilia M. Andrew, his wife, bearing date January 8, 1973, and recorded in Liber C. W. C. No. 70, folio 51, a Land Record Book for Queen Anne's County, State of Maryland. AND ALSO SUBJECT TO a Deed of Trust from Edward R. Parry, Laurence G. Parry and Gerald F. Parry, individually; and Edward Richard Parry, Laurence Griffin Parry and Gerald Francis Parry, Co-partners, trading as Parry Farms, to J. B. Jarrell, Jr. and Edwin M. Poorman, Trustees for Denton Production Credit Association, bearing date January 5, 1977, and recorded in Liber C. W. C. No. 114, folio 55, of the Land Records of the County and State aforesaid.

AND the said Edward R. Parry, Laurence G. Parry and Gerald F. Parry, hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurance of the same as may be requisite.

WITNESS the hands and seals of said Grantors:

TEST: (as to Grantors)

Paul E. Troup

Edward R. Parry (SEAL)
Edward R. Parry

Paul E. Troup

Laurence G. Parry (SEAL)
Laurence G. Parry

Paul E. Troup

Gerald F. Parry (SEAL)
Gerald F. Parry

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 16th day of January, 1978, before me, the subscriber, a Notary Public, of the State and County aforesaid, personally appeared EDWARD R. PARRY, LAURENCE G. PARRY and GERALD F. PARRY, and each acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and notarial seal.



RECEIVED
CLERK, CIRCUIT COURT
1978 JAN 17 PM 12:27
QUEEN ANNE'S COUNTY

Virginia S. White
Virginia S. White
Notary Public
My commission expires July 1, 1978.

JAN 17-78 * 2 471 *****12.00
JAN 17-78 A #2 471 *****12.00