

Lo. 71,007  
Liber 49265 RECEIVED FOR RECORD Jan. 8, 1973 2:55 P.M.

THIS DEED, made this 8th day of January, 1973, by and between LLOYD J. ANDREW and CECILIA M. ANDREW, his wife, of Queen Anne's County, State of Maryland, parties of the first part; and EDWARD R. PARRY, LAURENCE G. PARRY and GERALD F. PARRY, of Bucks County, State of Pennsylvania, parties of the second part;

- WITNESSETH, that for and in consideration of the sum of FIVE DOLLARS (\$5.00), and other valuable considerations, the receipt of which is hereby acknowledged, the said Lloyd J. Andrew and Cecilia M. Andrew, his wife, do hereby grant and convey unto the said Edward R. Parry, Laurence G. Parry and Gerald F. Parry, as tenants in common, their heirs and 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 lands 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; BEING the same farm or tract of land which was granted and conveyed unto the said Lloyd J. Andrew and Cecilia M. Andrew, his wife, The Grantors herein, by J. Merrick Marshall and Frances A. Marshall, his wife, by deed of conveyance bearing date August 12, 1959, and recorded in Liber T. S. P. No. 49, folio 474.

TRACT NO. 2 - ALL those three tracts or parcels of ground situate in Queen Anne's County, in the State of Maryland, and described as follows, that is to say: BEGINNING for the first parcel thereof, being a farm or tract of land situate in the Sixth Election District of Queen Anne's County on the South side of the public road from Centreville to Hayden Station by way of the Brick School House, at present composed of three tracts of land, as follows: (1) A farm or tract of land, known as "Kents Reserve or The John Porter farm of Wm. T. Cook", beginning for the same in the middle of the public road leading from Centreville to Hayden's Station on the Queen Anne's and Kent Railroad, opposite to and one perch from a stone planted on the South side of the road at the end of the divisional line between said land hereby conveyed and the land above described as the land once of William C. Tucker; and running thence and with the road, North 71½ degrees East, 13 perches; thence South 85½ degrees East, 20 perches to a point; thence South 69½ degrees East, 15.3 perches to a stone in the woods; thence North 69 degrees East, 42 perches to a hickory tree to the land of devisees of Joseph F. George; thence South 21 degrees East, 222 perches to a point on the North side of the public road leading from Hayden's Station aforesaid to Carville's Station on said Railroad; thence with the North side of said road, South 42½ degrees West, 10.3 perches to a point; thence North 24½ degrees West, 13.6 perches to



a point; thence South  $72\frac{1}{2}$  degrees West, 47.2 perches to a point; thence South  $76\frac{1}{2}$  degrees West, 27.4 perches to a point, to said land once of the said William C. Tucker; thence North 19 degrees West, 93.4 perches with division line of the said William C. Tucker's land; thence North  $22\frac{1}{2}$  degrees West, 132.6 perches to the place of beginning; CONTAINING 113 Acres of land, more or less, and which is the tract firstly described in the deed to Howard Cook from William H. Cook, et al, dated February 27, 1939, and recorded in Liber A. S. G., Jr. No. 1, folio 26, etc.: (2) BEGINNING for the second parcel thereof, being all that lot or tract of land known as, "Cook's part of the Shallcross Farm"; beginning for the same at a stone located on the West side of the above mentioned public road, where the "Earle Land" adjoins the "Bishop Land", and running thence with the "Bishop Land", North  $40\text{-}\frac{3}{4}$  degrees West, 37 rods to a point near a stream; thence with the stream and the "Bishops' Land", North 5 degrees East, 10.6 rods; thence North  $22\frac{1}{4}$  degrees East, 8.9 rods; thence North  $5\text{-}\frac{3}{4}$  degrees East, 10.6 rods; thence North  $5\text{-}\frac{3}{4}$  degrees West, 10.16 rods; thence North  $27\frac{1}{4}$  degrees West, 11.44 rods; thence North  $14\frac{1}{4}$  degrees West, 9.88 rods; thence North  $39\frac{1}{4}$  degrees West, 10.6 rods; thence North  $34\text{-}\frac{3}{4}$  degrees West, 5 rods to a point within a triangle formed by three notched trees; thence North  $48\frac{1}{4}$  degrees East, 16 rods; thence North  $33\frac{1}{4}$  degrees East, 6 rods; thence North  $84\text{-}\frac{3}{4}$  degrees East, 14 rods; thence North  $41\text{-}\frac{3}{4}$  degrees East, 12 rods to a cedar post; thence with other lands of Howard E. Cook, South  $45\text{-}\frac{3}{4}$  degrees East, 6 rods to a stone; thence North  $84\text{-}\frac{3}{4}$  degrees East, 75 rods; thence North  $68\text{-}\frac{3}{4}$  degrees East, 50 rods; thence South  $24\frac{1}{4}$  degrees East, 14.2 rods to a stone on the West side of a public road (which runs parallel with the railroad); thence with the West side of the road, South  $44\text{-}\frac{3}{4}$  degrees West, 187 rods to the point of beginning; CONTAINING 71.29 Acres of land, more or less, and being the same land secondly described in the deed from William H. Cook, et al, to Howard Cook, dated February 27, 1939, and recorded in Liber A. S. G., Jr. No. 1, folio 26, etc.: (3) BEGINNING for the third parcel thereof, being all that small lot of land, with tenant house thereon, beginning at a point in the middle of the public road leading from the Brick School House at Hayden's Station, and running South 87 degrees 30 minutes East, 22 rods; thence South 68 degrees 45 minutes East, 18 rods to a stone at the corner of the other land of Howard E. Cook; thence North 70 degrees 15 minutes East, 43.7 rods to a Hickory tree along the line of the George land, at a corner of the Cook land; thence with the George land, North 18 degrees 45 minutes West, 16.5 rods to the middle of the aforesaid road; thence running along the middle of the aforesaid road to the point of beginning; CONTAINING three (3) Acres of land, more or less; BEING the same land conveyed to Howard Cook by William H. Cook and wife, by deed dated June 29, 1942, and recorded in Liber A. S. G., Jr. No. 6, folio 310, etc.

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BEING the same farms or tracts of land which were granted and conveyed unto the said Lloyd J. Andrew and Cecilia M. Andrew, his wife, the Grantors herein, by Howard E. Cook, single man, by deed of conveyance bearing date October 3, 1946, and recorded in Liber A. S. G., Jr. No. 15, folio 239; SAVE AND EXCEPTING, HOWEVER, from Tract No. 2 above described, all that portion thereof (a lot 105 feet by 210 feet) conveyed unto Lloyd J. Andrew, Jr. and Bessie M. Andrew, his wife, by the said Lloyd J. Andrew and Cecilia M. Andrew, his wife, by deed dated May 15, 1961, and recorded in Liber T. S. P. No. 60, folio 326; also the portion thereof conveyed by Lloyd J. Andrew and wife to the State Roads Commission of Maryland by deed dated August 3, 1954, and recorded in Liber T. S. P. No. 17, folio 171; and the portion, if any, conveyed unto the State Roads Commission of Maryland by Annie G. Merrick, et al, by deed dated August 28, 1954, and recorded in Liber T. S. P. No. 17, folio 577; and from Tract No. 1 and Tract No. 2, above described, the portion thereof conveyed by Lloyd J. Andrew and Cecilia M. Andrew, his wife, to the State Roads Commission of Maryland by deed dated October 11, 1965, and recorded in Liber C. W. C. No. 20, folio 115.

ALL LIBERS, above mentioned, being Land Record Books for Queen Anne's County, Maryland, unless otherwise specified.

One or both tracts may be subject to rights-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.

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 any-wise 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, Laurence G. Parry and Gerald F. Parry, as tenants in common, their heirs and assigns, in fee simple.

AND the said Lloyd J. Andrew and Cecilia M. Andrew, his wife, 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)

Virginia S. White  
Virginia S. White

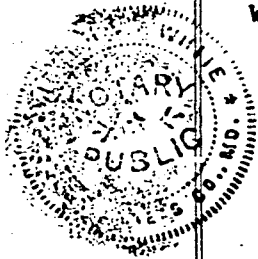
Lloyd J. Andrew (SEAL)  
Lloyd J. Andrew  
Cecilia M. Andrew (SEAL)  
Cecilia M. Andrew

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

I HEREBY CERTIFY, that on this 8th day of January, 1973, before me, the subscriber, a Notary Public, of the State and County aforesaid, personally appeared LLOYD J. ANDREW and CECILIA M. ANDREW, his wife, and each acknowledged the foregoing Deed to be their respective act.

WITNESS my hand and notarial seal.

Virginia S. White  
Virginia S. White, Notary Public  
My commission expires July 1, 1974.



TAX 21,650.00 49265  
STATE PROPERTY TAXES JAN - 8 '72