

RECEIVED FOR RECORD Nov 3 1955

THIS DEED, made this second day of November, 1955, by Louise Merrick Marshall and Randolph Marshall, her husband, of Lynchburg, Virginia, but of Queen Anne's County at the time of the signing of these presents, and Elizabeth George Merrick, single-lady, and Marion Merrick Brower and Frank W. Brower, her husband, all of Queen Anne's County, State of Maryland.

WHEREAS, Annie George Merrick, late of Queen Anne's County, Maryland, deceased, died at Centreville, Maryland, on October 23rd, 1955, testate, leaving surviving her as her only children and heirs at law Louise Merrick Marshall, Elizabeth George Merrick and Marion Merrick Brower; and

WHEREAS, the said Annie George Merrick was one of the children of Joseph E. George, late of Queen Anne's County, deceased, who died in the year 1911 leaving a last will and testament and codicil thereto the same being of record in the office of the Register of Wills of Queen Anne's County in Liber E. W. T. No. 2, folio 11, etc., a Will Record Book for Queen Anne's County; and

WHEREAS, pursuant to the terms of the said will and codicil of the said Joseph E. George, Commissioners were appointed by the Circuit Court for Queen Anne's County, in Equity, in a Cause therein entitled "Martha O. Roe, et., vs. Dudley O. Roe, et al.," being Chancery No. 2461, to divide, partition and allot certain and divers properties unto those entitled thereof, all as shown in detail by said chancery proceedings; and

WHEREAS, in said Chancery Cause No. 2461, under "Division B", the said Commissioners allotted unto the said Annie George Merrick for life and at her death unto her heirs certain and divers properties therein set forth and described, which division and allotment was finally ratified by the aforesaid Court on April 4th, 1923, and the said Annie George Merrick thereupon and forthwith entered into the possession and enjoyment of all said properties so allotted unto her as aforesaid until the date of her death on October 23rd, 1955, which said properties so allotted unto her as aforesaid (except a parcel and tract of land in Kent County that has been sold) are hereinafter described; and

WHEREAS, the said Louise Merrick Marshall, Elizabeth George Merrick and Marion Merrick Brower, being the only children and heirs at law of the said Annie George Merrick, late of Queen Anne's County, deceased, became and are now vested in fee simple of the properties allotted unto the said Annie G. Merrick as aforesaid for life; and

WHEREAS, the said Louise Merrick Marshall, Elizabeth George Merrick and Marion Merrick Brower are preparing to make division of the said properties amongst themselves and are entering into this deed for this purpose.

NOW, THEREFORE, THIS DEED WITNESSETH: That, in consideration of the premises and of the sum of One Dollar, the said Louise Merrick Marshall and Randolph Marshall, her husband, Elizabeth George Merrick, single-lady, and Marion Merrick Brower and Frank W. Brower, her husband, do hereby grant and convey unto Frances C. Legg, her heirs and assigns, in fee simple, the following described properties and real estate, to wit:

Original delivered to John Palmer Smith, City 4/15/55  
QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) TSP 24, p. 0552, MSA\_CE58\_166. Date available 04/07/2005. Printed 01/08/2015.

PARCEL NO. ONE.

ALL that tract or parcel of land and farm called "SHENOCK" or the "ELLIOTT FARM", situate, lying and being in the First Election District of Queen Anne's County State of Maryland, lying on the west side of the public road leading from Swilersville to Kirby's Landing and Millington and a short mile from said town of Swilersville, adjoining the lands of or formerly of N. Virginia Sudler on the north, Joseph E. George on the west, J. S. Joslin on the south, and containing Two Hundred and Fifteen (215) Acres of land, more or less. Being the same tract of land described as Farm No. 11 in "Division B" in Chancery No. 2461; and being the same tract of land and property conveyed unto Joseph E. George by William H. Bians by deed dated April 27, 1899, and recorded in Liber W. N. C. #9, folio 300, etc., a land record book for Queen Anne's County; and

PARCEL NO. TWO.

ALL that tract of land and farm called "ROCKEY" or "ROAKBY" or "ROCKBY" or by whatsoever name or names the same may be called or known, being part of "Harris Pastures" combined in one farm, situate, lying and being in the First Election District of Queen Anne's County State of Maryland, and contained within the following metes and bounds, courses and distances to wit: BEGINNING at a stone set in the ground under a large Hickory tree on the road from Dixon's Tavern to Church Hill and at the point where the road leading from Beaver Dam to Swilersville intersects said road, and running thence South 66 deg. 30 min. east, 121-1/5 perches; thence North 27 deg. east, 11-3/5 perches; thence South 35 deg. east, 56-4/5 perches; thence South 45 deg. East 20-2/5 perches; thence North 27 deg. 30 min. east, 86-4/5 perches to intersect the public road from Dixon's Tavern to Peter's Corner, thence South 67 deg. 30 min. east, 40 perches; thence North 22 deg. 30 min. east, 11 perches, thence South 67 deg. 30 min. east, 49-3/5 perches to a stone on the side of the road, thence South 8 deg. 30 min. west, 145-8 perches to a stone on the side of the road leading from Dixon's Tavern to Templeville, thence with said road North 56 deg. west, 37-3/5 perches, thence North 43-5/4 deg. west, 30-2/5 perches, thence South 26 deg. 30 min. west, 69-2/5 perches, thence South 23 deg. 30 min. west, 10-4/5 perches, thence North 67 deg. 30 min. west, 26 perches, thence South 24 deg. 45 min. west, 5-3/5 perches, thence North 67 deg. 15 min. west, 223-2/5 perches, thence North 24 deg. 15 min. east 136 perches to the beginning, containing Two Hundred and Seventy-nine (279) Acres of land, more or less. Being the same tract of land described as Farm No. 12 in "Division B" in Chancery No. 2461; and being the same property conveyed unto Joseph E. George by William J. Price, Assignee, by deed dated December 28th, 1900, and recorded in Liber J. E. O. No. 1, folio 304, a land record book for Queen Anne's County; and

PARCEL NO. THREE.

ALL that tract or part of a tract of land and farm called "Lord's" and "Providence", formerly known as the "Stoops Farm", and more recently known as the "Massey Farm", and sometimes called "The Ralph Farm", situate, lying and being in the Second Election District of Queen Anne's County State of Maryland, adjoining the lands of or formerly of David Burlock (now the lands of William H. Larrison and wife), the lands of or formerly of the heirs of S. S. F. Rochester, the lands of or formerly of the devisees of John Brown, the lands of or formerly of Rev. George Barton, John F. Odwin, et al., located on the right or easterly side of the public road leading from Church Hill to Foreman's

Branch and on the south side of the public road from L. B. to the last described public road, containing Two Hundred Ten (210) Acres and Seventeen and nine-tenths (17.9) Perches of land, more or less. Being the same tract of land described as Farm No. 13 in "Division B" in Chancery No. 2161; and being the same property conveyed unto Joseph E. George by George W. Smith, Assignee and Trustee, by deed dated September 8th, 1897, and recorded in Liber W. H. C. No. 6, folio 481, a land record book for Queen Anne's County; and

PARCEL NO. FOUR,

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 Station on the Queen Anne's and Kent Railroad, adjoining the lands of or formerly of Alfred Tucker, J. F. Coppage, Mrs. James Mullikin, et al., and called "White Marsh Addition", containing Two Hundred and Thirty-two (232) Acres of land, more or less. Being the same tract of land described as Farm No. 14 in "Division B" in Chancery No. 2161; and being the same property conveyed unto Joseph E. George by Phil H. Tuck, Attorney, by deed dated April 4th, 1900, and recorded in Liber W. H. C. No. 10, folio 393, a land record book for Queen Anne's County; and being Parcel No. 1 in said deed; and

PARCEL NO. FIVE,

All that tract, parts of tracts, parcels of land, and farm, called and known as "THE McCallister Farm" or by whatsoever name or name the same may be called and known, situate, lying and being in the Second Election District of Queen Anne's County State of Maryland, and lying on the public road leading from Church Hill to Ashland Station, and on the public road leading from Starkey's Corner to Tilghman's Station, in the apex formed by the junction of the said two roads, and containing Two Hundred and Seventeen (217) Acres of land, more or less. Being the same tract of land described as Farm No. 16 in "Division B" in Chancery No. 2161; and being the same property conveyed unto Joseph E. George by Philamon S. Kopper, Attorney, by deed dated August 4th, 1904, and recorded in Liber J. E. C. No. 6, folio 426, a land record book for Queen Anne's County.

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

TO HAVE AND TO HOLD the above described properties and premises unto and to the proper use and benefit of the said Frances C. Legg, her heirs and assigns, in fee simple.

AND the said Grantors 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 assurances to and of the same as may be requisite or necessary.

WITNESS the hands and seals of the said Grantors.

TEST: as to all signatures:-

Helen E. Pardee  
Helen E. Pardee.

Louise Merrick Marshall (SEAL)  
Louise Merrick Marshall

Randolph Marshall (SEAL)  
Randolph Marshall

Elizabeth George Merrick (SEAL)  
Elizabeth George Merrick

Marion Merrick Brower (SEAL)  
Marion Merrick Brower

Frank W. Brower (SEAL)  
Frank W. Brower

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

I HEREBY CERTIFY, that on this second day of November, in the year nineteen hundred and fifty-five, before me, the Subscriber, a Notary Public of the State of Maryland, in and for Queen Anne's County, duly commissioned and qualified, personally appeared Louise Merrick Marshall and Randolph Marshall, her husband, Elizabeth George Merrick, single-lady, to me personally known and known to be a single-lady, and Marion Merrick Brower and Frank W. Brower, her husband, the Grantors above named, and they each acknowledged the foregoing DEED to be their respective act.

Witness my hand and notarial seal.

Helen E. Pardee  
Helen E. Pardee.  
Notary Public.

My commission expires: May 6, 1957

