

DEED

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THIS DEED, made this 15th day of December, 1986, by and between THE ARUNDEL CORPORATION, a Maryland corporation, Grantor, and CROMWELL FOUNTAIN ASSOCIATES, a Maryland General partnership, Grantee.

WITNESSETH, that in consideration of the sum of SIX HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED TWENTY DOLLARS AND NO CENTS (\$632,520.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the said Grantor does hereby grant and convey to the Grantee, its successors and assigns, in fee simple, that lot of ground situate in Anne Arundel County, State of Maryland and described on the attached Exhibit A.

BEING part of that lot of ground which, by Deed dated August 19, 1953 and recorded among the Land Records of Anne Arundel County in Liber JHH No. 777, folio 277, was granted and conveyed by Frank B. Cromwell unto the Grantor herein, SAVING AND EXCEPTING those parcels of land described in:

(a) A Deed from the Grantor to the State of Maryland for the use of the Department of Motor Vehicles, dated July 14, 1965 and recorded among the Land Records of Anne Arundel County in Liber LNP No. 1882, folio 87;

(b) A Confirmatory Deed from the Grantor to the State of Maryland for the use of the Department of Motor Vehicles, dated July 24, 1967 and recorded among the Land Records of Anne Arundel County in Liber MSH No. 2097, folio 511;

(c) A Deed from the Grantor to the State of Maryland to the use of the State Roads Commission of Maryland, dated June 14, 1971 and recorded among the Land Records of Anne Arundel County in Liber MSH No. 2417, folio 545; and

(d) A Deed from the Grantor to Chesapeake Centre, Ltd., dated September 28, 1984 and recorded among the Land Records of Anne Arundel County in Liber EAC No. 3799, folio 687.

RECORD TAX

22.00
4431.00

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the above described lot of ground and premises to the said Grantee, its successors and assigns, in fee simple.

TRANS. TAX
COUNTY TAX

3162.60
6325.20

AND the said 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 property hereby granted; and that it will execute such further assurances of the same as may be requisite.

POSTAGE

.50
117933 0055 R02 113:4

WE HEREBY CERTIFY THAT THE PROPERTY INDICATED IN THIS DEED OF ASSESSMENT FOR UNDER

- 1 -

KENNETH H TSCHANRE

2200/4431.00 / 3162.60 / 6325.20 / 50

IN WITNESS WHEREOF, the Grantor has caused this Deed to be duly executed on its behalf by its duly authorized officers.

ATTEST:

THE ARUNDEL CORPORATION

Gay G. Wilkins
ASSISTANT Secretary

By: David P. Scheffenacker (SEAL)
David P. Scheffenacker
Vice President

STATE OF MARYLAND,
Baltimore CITY/COUNTY, to wit:

I HEREBY CERTIFY that on this 15th day of December, 1986, before me, a Notary Public of the State of Maryland, personally appeared DAVID P. SCHEFFENACKER, who acknowledged himself to be the Vice-President of THE ARUNDEL CORPORATION, and that he, as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing, in my presence, the name of the Corporation by himself as such officer, and further certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property of the Grantor corporation.

WITNESS my hand and Notarial Seal.

Darlene Dillon
Notary Public
My Commission Expires: 7/01/90

MR. CLERK:

After recordation, return to:

James C. Praley
Lessans and Tate
P.O. Box 1330
Glen Burnie, Maryland 21061

ANAREX, INC.

DEVELOPMENT SERVICES

ENGINEERS · SURVEYORS

EXPEDITORS · PLANNERS

503 RITCHIE HIGHWAY SUITE 1E

SEVERNA PARK, MARYLAND 21146-2996

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December 4, 1986

DESCRIPTION OF 21.997 ACRES, MORE OR LESS
CROMWELL SECTION ONE
FIFTH DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

TELEPHONE
544-0234
544-0279

PARCEL ONE:

Beginning for the same at the Southwesternmost corner of the plat CROMWELL SECTION I" prepared by Anarex, Inc. and intended to be recorded among the Land Records of Anne Arundel County, Maryland said point of beginning marks the intersection of the second line of the conveyance from Columbia Shopping Center Inc. to Harold W. Scott et al recorded among the Land Records of Anne Arundel County, Maryland in Liber 1637, Folio 155, with the North side of New Ordinance Road MD Route 710 as shown on State Roads Commission plat number 38772; thence leaving said point of beginning so fixed and running with and binding along a portion of the aforementioned second line, and running with and binding along a portion of the boundary as shown on the aforesaid plat "CROMWELL SECTION I,"

- 1) North 03 degrees 52 minutes 17 seconds West 183.37 feet to a point of curvature; thence running for new lines of division across a portion of the land conveyed by Frank B. Cromwell to the Arundel Corporation by Deed dated August 19, 1953 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 777, Folio 277, as shown on the aforementioned plat,
- 2) Northeasterly 701.08 feet along the arc of a curve deflecting to the right having a radius of 630.00 feet and a chord of North 28 degrees 00 minutes 31 seconds East 665.46 feet to a point of tangency; thence,
- 3) North 59 degrees 53 minutes 18 seconds East 100.00 feet to a point of curvature; thence,
- 4) Northeasterly 249.75 feet along the arc of a curve deflecting to the left having a radius of 470.00 feet and a chord of North 44 degrees 39 minutes 55 seconds East 246.82 feet,

EXHIBIT A

DESCRIPTION OF CROMWELL SECTION ONE
December 4, 1936

SCHEDULE "A" CON'T

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- 5) South 60 degrees 33 minutes 28 seconds East 400.93 feet,
and
- 6) South 65 degrees 04 minutes 31 seconds East 701.81 feet
to intersect the Western side of MD Route 10, Arundel Ex-
pressway, as shown on State Roads Commission plat number
38765; thence running with and binding along a portion of
the Western and Northern sides of the Arundel Expressway
connecting ramp to New Ordinance Road as shown on State
Road Commissions plats 38765, 38793, and 38772 as shown
as the boundary on the aforementioned plat "Cromwell Section
I,"
- 7) South 20 degrees 23 minutes 27 seconds West 69.92 feet,
- 8) South 18 degrees 23 minutes 23 seconds West 44.05 feet,
- 9) Southwesterly 601.52 feet along the arc of a curve deflecting
to the left having a radius of 640.00 feet and a chord of
South 60 degrees 25 minutes 05 seconds West 579.67 feet,
- 10) South 85 degrees 13 minutes 57 seconds West 873.92 feet,
- 11) South 73 degrees 23 minutes 34 seconds West 129.81 feet,
and
- 12) South 89 degrees 02 minutes 06 seconds West 8.00 feet to
the point of beginning.

Containing in all 21.997 acres of land, more or less.

Being a part of that land conveyed by Frank B. Cromwell
to the Arundel Corporation by Deed dated August 19, 1953 and
recorded among the Land Records of Anne Arundel County, Mary-
land in Liber 777, Folio 277.

PARCEL TWO:

Beginning for the same on the West side of the Arundel Expressway, MD Route 10, at a point located at the end of the South 65 degrees 04 minutes 31 seconds East 701.81 foot line of the above described parcel of land; thence running with and binding along a part of said line, reversely,

- 1) North 65 degrees 04 minutes 31 seconds West 300.00 feet to a point; thence leaving said line and running through a part of the remaining part of the Arundel Corporation land,
- 2) North 24 degrees 55 minutes 29 seconds East 250.00 feet, and
- 3) South 65 degrees 04 minutes 31 seconds East 270.65 feet to a point on the West side of the aforesaid Arundel Expressway; thence running with and binding thereon,
- 4) South 10 degrees 58 minutes 33 seconds West 58.15 feet,
- 5) South 20 degrees 39 minutes 31 seconds West 59.49 feet,
- 6) South 20 degrees 15 minutes 49 seconds West 119.69 feet, and
- 7) South 20 degrees 23 minutes 27 seconds West 15.00 feet to the point of beginning.

Containing in all 1.658 acres of land, more or less.

Being a part of that land conveyed by Frank B. Cromwell to the Arundel Corporation by Deed dated August 19, 1953 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 777, Folio 277.

RESERVING unto the Grantor, its successors and assigns, for the benefit of that certain property described in a Purchase Money Mortgage of even date herewith from Frank J. Scott, Sr. to The Arundel Corporation, two (2) easements to be used in common with the Grantee, its successors and assigns, as follows: (1) for access, ingress and egress, over a roadway to be constructed upon the above-described property by Grantee to New Ordnance Road (Maryland Route 710), and (2) for the use of a storm water management facility to be constructed upon the above-described property by Grantee; and, each of the foregoing easements shall terminate at such time as the aforesaid roadway and storm water management facility have been dedicated to Anne Arundel County, Maryland, for public use.

Mail to

James P. Riley