

NO CONSIDERATION

BOOK 4248 PAGE 197

THIS DEED HAS BEEN PREPARED WITHOUT
BENEFIT OF A TITLE EXAMINATION

THIS DEED is made this ____ day of June, 1986 by and between
TRAFALGAR INVESTMENTS, INC.
a corporation of the State of Georgia, of the first part,
("grantor"), and the ^{to}
COUNCIL OF UNIT OWNERS OF DUTCH GLEN CONDOMINIUM
an unincorporated Maryland condominium council of unit owners with
all powers and authorities set forth in Section 11-109 of the Real
Property Article of the Annotated Code of Maryland, of the second
part, ("grantee").

WITNESS that for no monetary consideration, but for other
good and valuable consideration, the receipt and adequacy of which
is hereby duly acknowledged, the said party of the first part, for
itself, its successors and assigns, does hereby grant and convey
unto the said COUNCIL OF UNIT OWNERS OF DUTCH GLEN CONDOMINIUM,
its successors and assigns, in fee simple, all those two lots of
parcels of ground situate and lying in the City of Annapolis and
the Sixth Assessment District of Anne Arundel County, Maryland,
which are more particularly described in the Exhibit A attached
hereto, which said Exhibit A is hereby herein incorporated by
reference.

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

TO HAVE AND TO HOLD the aforesaid real property and premises
above described and mentioned, and hereby intended to be conveyed,
together with the rights, and privileges, appurtenances and
advantages thereto belonging or appertaining, unto and to the
proper use and benefit of the said COUNCIL OF UNIT OWNERS OF DUTCH
GLEN CONDOMINIUM, its successors and assigns, in fee simple.

AND the corporate grantor party of the first part hereby
covenants and certifies that it has not done or suffered to be
done any act, matter or thing whatsoever to encumber the
properties hereby conveyed; that it will warrant specially the
properties hereby granted; and that it will execute such further
assurances of the same as may be requisite; and that this
conveyance is not part of a transaction in which there is a sale,
exchange, or other transfer of all or substantially all of the
property and assets of the grantor corporation.

WE HEREBY CERTIFY THAT THE PROPERTY INDICATED IN THE
DEED OF CONVEYANCE HAS BEEN TRANSFERRED ON THE
ASSESSMENT RECORDS OF ANNE ARUNDEL COUNTY AS PROVIDED
FOR UNDER ART. 11, SEC. 2-10A OF THE MARYLAND CODE

DEAN WETH H. TECHANIK
SUPERVISOR OF ASSESSMENTS

EXHIBIT A

PARCEL NO. ONE: *CEasement*

BEGINNING for the same at a pipe found where the north side of Glenwood Avenue intersects the west right of way line of the Baltimore and Annapolis Railroad Company property as shown on the plat of Cedar Park recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 12, page 1, said pipe also being at the southeast corner of Lot 19, Block F, as shown on said plat; said pipe also being the same beginning point as described in the conveyance from the Baltimore and Annapolis Railroad Company to Jesse L. Adams and Hertha S. Adams, his wife, by deed dated December 27, 1979 and recorded among the Land Records of Anne Arundel County, Maryland in Liber W.G.L. No. 3280, folio 214; THENCE running from said beginning point so fixed and leaving Glenwood Avenue and running with the west right of way line of the Baltimore Annapolis Railroad Company property and with the east line of lots 19, 7, 5, 9 and 11, of Block F, as shown on the above mentioned plat of Cedar Park and with the outlines of the above mentioned conveyance with bearings referred to the Grid as shown on a plat of Glendale Apartments recored among the Plat Records of Anne Arundel County, Maryland in Plat Book 43, page 49, North 42 degrees 21 minutes 09 seconds East, 336.06 feet to a pipe found where the west line of the Baltimore and Annapolis Railroad Company property intersects the centerline of Genessee Avenue; THENCE leaving Genessee Avenue and running with the extension of same in an easterly direction and running across the Baltimore and Annapolis Railroad Company property and still with the outlines of the above mentioned conveyance South 78 degrees 20 minutes 10 seconds East, 76.74 feet to a pipe found on the east right of way line of the above mentioned Baltimore and Annapolis Railroad Company property, said last mentioned pipe also being on the west side of Ridge Avenue as shown on a plat of Adams Park, recorded among the Plat records of Anne Arundel County, Maryland in Plat Book 20, page 37; THENCE running with the west side of Ridge Avenue as shown on said plat and the extension of same in a southwesterly direction and running with the east right of way line of the Baltimore and Annapolis Railroad Company property, South 42 degrees 21 minutes 09 seconds West, 336.06 feet to a pipe found where the east right of way line of the Baltimore and Annapolis Railroad Company property intersects the north side of Glenwood Avenue extended; THENCE running across the Baltimore and Annapolis Railroad Company property and with the north side of Glenwood Avenue extended and still with the outlines of the above mentioned conveyance, North 78 degrees 20 minutes 10 seconds West 76.74 feet to the place of beginning. CONTAINING 0.51 acres, and as surveyed by J. R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors.

BEING the same parcel of ground which by deed dated June 19, 1981, and recorded among the Land Records of Anne Arundel County in Liber 3425, folio 595, was granted and conveyed by Hertha S. Adams (by her attorney-in-fact Jesse L. Adams) and Jenno L. Adams unto TRAFALGAR INVESTMENTS, INC.

PARCEL NO. TWO:

to City

BEGINNING for the same at a pipe set at the easternmost corner of Lot 1, as shown on a plat of Adams Park recorded among the Plat Records of Anne Arundel County in Plat Book 20, folio 37, and running from said beginning point, with the extension of the division line between Lots 1 and 2 of Adams Park, South 57 degrees 34 minutes East, 59.08 feet to the waters edge of College Creek; thence with the same, South 70 degrees 30 minutes West, 36 feet, South 06 degrees, West, 26 feet; South 23 degrees East, 46 feet; South 24 degrees 30 minutes West 31 feet; South 64 degrees 30 minutes West, 31 feet; South 78 degrees West, 23 feet; and South 62 degrees 08 minutes West, 18.49 feet to where the small stream at the head of College Creek intersects the east side of the road leading from Clay Street to Ridge Avenue; thence with the east side of said road, North 37 degrees 35 minutes West, 65.76 feet and North 01 degree 50 minutes West, 20.83 feet to the westernmost corner of Lot 1; thence with the outlines of Lot 1 (the former shore line of College Creek) North 43 degrees 59 minutes East, 132.43 feet to the place of beginning. CONTAINING 0.29 acres, more or less. Being an area built up by accretion and land fill of College Creek and as surveyed by J. R. McCrone, Jr., Inc., Registered Engineers and Land Surveyors, in June, 1956.

BEING the same parcel of ground which by deed dated June 19, 1981, and recorded among the Land Records of Anne Arundel County in Liber 3417, folio 423, was granted and conveyed by JESSE L. ADAMS unto TRAFALGAR INVESTMENTS, INC.

Mall to

Wright/Wright

Sussman

Adams Park (1992)

?

I was not involved in this one either. I have no deed or easement document. The only thing I have, provided by Rosamond Rice, is a plat of Adams Park which indicates that there is a grove adjacent to a right of way which intersects with Ridge Avenue and ends at College Creek. On the other side of Ridge Avenue is an unnumbered lot, which is next to lot 27.

If you have any documentation regarding an Adams Park conservation area, please let me know.

NOTE: is this the .29 acres of "accretion + landfill"
sold to the City ^{in 1992} (see 5898/437 attached)
by Dutch Glen HO Assn?

RECORD FEE 18.00
PL PROP 5.00
POSTAGE 1.50
\$\$\$4350 DUES 500 1001
area of College Creek

NO CONSIDERATION

NO TITLE EXAMINATION

For information only
.29 ac (City owned property) = accretion + landfill

THIS DEED, made this 26th of October, 1992 by and between COUNCIL OF UNIT OWNERS OF DUTCH GLEN CONDOMINIUM an unincorporated Maryland condominium council of unit owners with all powers and authorities set forth in Section 11-109 of the Real Property Article of the Annotate Code of Maryland, ("Grantor"); and the CITY OF ANNAPOLIS a municipal corporation of the State of Maryland, ("Grantee").

WHEREAS Grantor is the owner in fee simple of certain real property hereinafter described (the "Property"), situate, lying and being in the Sixth Assessment District of Anne Arundel County, Maryland, and being more particularly described in Exhibit A attached hereto, and being the property which is described as Parcel No. Two in a deed dated June, 1986, and recorded among the Land Records of Anne Arundel County in Liber 4248, folio 197; and

WHEREAS, the City of Annapolis, acting by and through the Annapolis Conservancy Board, is authorized to solicit the dedication of real property and water resources and any appurtenances thereon, which are deemed to be for public benefit because of their aesthetic, environmental, scenic, recreational, scientific, educational or cultural significance to the health and welfare of the public, as more fully set forth in Ordinance No. 0-7-88 of the City Council of the City of Annapolis; and

WHEREAS, the Property, in its present state, has open-space conservation value and other aesthetic, scenic, recreational, scientific, educational or cultural significance, which qualities are recognized by the parties hereto;

WHEREAS, the Grantor now desires to convey to the Grantee all of their rights, title and interest in and to the Property.

WITNESSETH, that in consideration of the premises and of the mutual promises and understandings stated herein, and in consideration no monetary consideration (\$0.00) and other good and valuable considerations, receipt of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantees, its successors and assigns, forever in fee simple all that lot or parcel of land situate in the Sixth Assessment District of Anne Arundel County, State of Maryland and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

ACCT 6-000-0002-2500
ALL LIENS ARE PAID AS
OF 11-7-92 A.A. COUNTY
CONTROLLER BY 7101

1 RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Anne Arundel County
KENNETH H. TSCHANZ

cm CLK 11/9/92

ME
1440
Unincorporated
(PLS) 150

18

5
4

BEING part of that parcel of land which, by deed dated June, 1986, and recorded among the Land Records of Anne Arundel County in Liber 4248, folio 197, was granted and conveyed by Trafalgar Investments, Inc. unto Council of Unit Owner of Dutch Glen Condominium.

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

TO HAVE AND TO HOLD the above described lot or parcel of land hereby conveyed unto and to the proper use and benefit of the Grantee, its successors and assigns, forever in fee simple.

AND the Grantor hereby covenants that it has neither done or suffered to be done anything to encumber the property hereby conveyed, and it shall warrant specially the title to the property hereby conveyed and shall execute any further assurances of the same as may be requisite.

ATTEST

COUNCIL OF UNIT OWNERS OF
DUTCH GLEN CONDOMINIUM

Michael J. Kutz

By: Barbara Drummond
GRANTOR (SEAL)
Barbara Drummond

Approved as to legal form and sufficiency this 16 day of September, 1992.

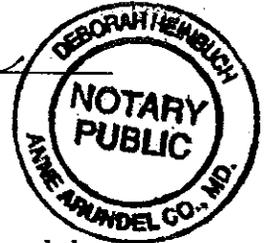
Jonathan A. Hodgson
Jonathan A. Hodgson (SEAL)
City Attorney

STATE OF MARYLAND, COUNTY OF Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 26th day of October, 1992, before me, a Notary Public of the State and County aforesaid, personally appeared Barbara Drummond who acknowledged himself to be the President of COUNCIL OF UNIT OWNERS OF DUTCH GLEN CONDOMINIUM, a Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Deborah Heinbuch
Notary Public



My Commission Expires: 2/19/96

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Rex S. Caldwell, III
Rex S. Caldwell, III

a:rex\dutch.ded