

Drum Point Corp, To Chesapeake Ranch Club

LGEP 113 PAGE 643

THIS DEED

Made this 29th day of August, 1969, by and between THE DRUM POINT CORPORATION, a Maryland corporation, first party, and CHESAPEAKE RANCH CLUB, INC., a Maryland corporation, second party:

WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, THE DRUM POINT CORPORATION does grant and convey unto CHESAPEAKE RANCH CLUB, INC., second party, its successors and assigns, in fee simple, all those pieces or parcels of ground situate, lying and being in "Drum Point Subdivision" in the First Election District, Calvert County, State of Maryland, consisting, in whole or in part, of the same property which the said first party obtained from John B. Gray, et al. by deed dated December 5, 1946, recorded in the Land Records of Calvert County, Maryland in Liber A.W.R. No. 8 at Folio 586, and from Mill Creek Corporation by deed dated July 20, 1959, and recorded in Liber J.L.B. No. 26, Folio 356, and being described as follows, to wit:

All those lots and parcels in Drum Point Subdivision which are listed and described on Exhibit A, which is attached hereto and made a part hereof, and which consists of 21 pages. It is intended by this deed to convey all of the real property presently owned by The Drum Point Corporation, said first party.

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

TO HAVE AND TO HOLD the said pieces or parcels of ground and premises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said Chesapeake Ranch Club, Inc., a body corporate, its successors and assigns, in fee simple, subject, however, to conditions and restrictions of record:

LIDER
 113 PAGE 644
 Drum Point Subdivision

Lot 9
 BLOCK - E
 NOT LISTED

Section	Block	Lot
1	E	6
	G	12
	G	1
		24
2-A	A	7
3	B	2
	C	8
		9
		10
	E	4
	F	5
	F	7
	F	9
	F	8
3-A	A	1
		XXXXXXXXXX
		2
		13
4	A	6
		7
		8
		9
4-A	C	1
	B	4
		5
		6
4-B	B	1
		2
		3
		4
		5
		6
		7
		8

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List **113** Page 045
 Drum Point Subdivision

<u>Section</u>	<u>Block</u>	<u>Lot</u>
		9
		10
		14
		15
	C	1
		2
		3
		4
		5
		6
		7
	D	1
		2
		4
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		6
		7
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		10
		11
	E	2
		3
		4
		5
4-C	A	1
		17
4-D	---	1
		2
		3
		4

SEC
 4-B
 25

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 31

108A 113 PAGE 046
Drum Point Subdivision

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SEC

A-D

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Block

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		12-A	
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		16	
		17	
		19	
	D	1	
		5	
		6	
		7	
		8	
		11	
		12	
		12-A	
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		16	
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	E	1	
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		8	
	A	8	
		10	

S.C.

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Drum Point Summary

86/8

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Drum Point Subdivision

LIST 113 12-1-052

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sec 15

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sec 15

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Map 113 14-053 Drum Point Subdivision

Section	Block	Lot
15 Sec 15	10	2
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US 113 113 054

Drum Point Subdivision

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LCIF 113 1461655

Drum Point Subdivision

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23-B	A		

USE 113 PAGE 657

Drum Point Subdivision

Section	Block	Lot
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	B	1
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	C	1
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Sec 13
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Page 14

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Drum Point Subdivision

Section

Block

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23-13

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PG 16

	Lot
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Sec 24	30
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SUBDIVISION

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Sec 21

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Section	Block	Lot
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		14
		15

- 186
- 4
- 4
- (A) 4 waterfront lots on Mill Creek with piers extending therefrom.
 2 piers - Part of Lot 17, Block C, Section 4, Plat AWR 1/3.
 1 pier - Lot 19, Block B, Section 7, Plat-Sheet 1 of 2 AWR 1/20.
 1 pier - Parcel bound by Lots 23, 24, 31, 35, 36, and 37, Block A, Section 21, Plat AWR 1/47.
- (B) 1 pier - Lot 24, Block A, Section 23, Plat JLB 1/26.
 Approximately Three Hundred Thirty (330) feet fronting on Mill Creek in Section Twenty-Three-B (23-B) zoned Marine Commercial.
- (C) Lot 22, part of 23, Block A, Section 23-B, Plat JLB 1/54.
 Approximately One Hundred Fifty (150) feet fronting on Mill Creek in Section Eighteen (18) zoned Marine Commercial.
- (D) Parcel bound by Anchor Drive, Raine Road, Lot 18, Block E, Section 18, Plat AWR 1/33; Lot 1, Block A, Section 20, Plat AWR 1/39, and Mill Creek.
 Approximately One Hundred Fifty (150) feet fronting on Mill Creek in Section Twenty-One (21), zoned Marine Commercial.
- (E) Bounded by Lot 46, Block A, Section 21, Plat AWR 1/47, Calvert Drive, Lots 1, 2 & 3, Block C, Section 21, Plat AWR 1/64, and Mill Creek.
 Approximately Six (6) acres, with approximately Eighteen Hundred (1800) feet road frontage zoned C-2.
- (F) Bounded by Barreda Boulevard, Rousby Hall Road, Block C, Section 4-C, Plat JLB 1/78, and Section 22, Plat JLB 1/24.
 Approximately Four Hundred Thousand (400,000) square feet with approximately Eight Hundred Fifty (850) feet fronting on the Patuxent River and approximately Six Hundred (600) feet fronting on the Chesapeake Bay, including the Beach Club building, zoned C-2 (for motels).
- (G) Bounded by Patuxent River, Chesapeake Bay, Section 27, Plat JLB 1/99, known as Surf and Sand Club.
 Fourteen point Seven Four Five (14.745) acres (gravel pit), plus an additional area of approximately Two Hundred Forty Thousand (240,000) square feet with approximately Nine Hundred (900) feet fronting on Rousby Hall Road.
 Bounded on West by Rousby Hall Road and Block C of Section 4-C, Plat JLB 1/78, on the south - Lot 1 through 4 of Block C, of said Section 4-C, and Section 22, Plat JLB 1/24, and on the north and east by recorded lots of the Chesapeake Ranch Club, containing 14.745 A±.

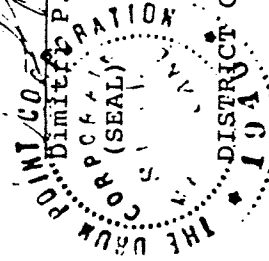
And the said first party covenants that it will warrant specially and generally the property hereby conveyed; that it is seized of the land hereby conveyed; that it has a right to convey said land; that the said second party shall quietly enjoy said land; that it has done no act to encumber said land; and that it will execute such further assurances of said land as may be requisite.

WITNESS the signature of the corporate grantor by its President, attested by its Secretary, and its corporate seal affixed hereto.

Attest:  P. Mallios, Secretary
 BY Albert Philipson, President

THE DRUM POINT CORPORATION

THE DRUM POINT CORPORATION
 DIMITRI P. MALLIOS, Secretary



DISTRICT OF COLUMBIA, ss:

On this 2nd day of August, 1969, before me, a Notary Public in and for the District aforesaid, personally appeared Albert Philipson and Dimitri P. Mallios, President and Secretary of The Drum Point Corporation, respectively, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

THIS IS TO CERTIFY THAT THE TAXES ON PROPERTY DESCRIBED WITHIN HAVE BEEN PAID TO AND INCLUDING 19 69

Harry H. Hartman

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED WITHIN HAS BEEN REFERENCED ON THE ASSESSMENT RECORDS OF CALVERT COUNTY

M. KENNETH BUCKLER

Julius A. Alexander
 Notary Public

My commission expires: 10/14/71

Received for Record at 3:05 o'clock P. M. Same day recorded in Liber J. L. B. No. 113 Folio 643 one of the LAND RECORDS of Calvert County and examined per

G. Lloyd Bowen
 #55516

ORIG. TO Public & Kelly

OCT 13 1969

ATL B. K. K. W.
W. B. S. C.