

LIBER 407 FOLIO 095

This Deed, MADE THIS 12th day of June, 1987

in the year one thousand nine hundred and eighty-seven

by and between

Drum Point Project, Inc., A Maryland Corporation

of Party of the first part, and
Drum Point Road and Community Services, Inc., A Maryland Corporation, party

of the second part.

WITNESSETH, That in consideration of the sum of sixty-five thousand and no/dollars
(\$65,000.00)

the said Drum Point Project, Inc. Party of the First Part

RECD FEE 14.00

RCRD TAX 429.00

STAT TAX 325.00

DEED 407095 N

do as grant and convey to the said Drum Point Road and Community Services, Inc. party
of the Second Part, its

HRS458 0002 R01 T15:37

06/19/87

personal representatives/successors and assigns

, in fee simple, all

that lot of ground situate in "Drum Point Subdivision", First Election
District, Calvert County, Maryland
and described as follows, that is to say:

All right, title and interest which the herein grantor has in the real property
as listed and described in Exhibit "A" together with all right, title and interest
and power, including power of appointment and right of contract which the grantor has
in all recorded covenants, deeds and documents including, but not limited to the right
to collect road fees and to use them in accordance with the covenants or as modified
under the covenants. All Real Property not listed in Exhibit A is expressly excluded
from this conveyance.

Being a part of the same land the herein grantors obtained from the Chesapeake
Ranch Club, Inc. by Deed dated June 23, 1983 recorded June 23, 1983 at Liber 300
Folio 637 among the Land Records of Calvert County, Maryland.

The president of the Grantor, signatory hereto, certifies that this conveyance
is not a part of a transaction in which there is a sale, lease, exchange or other
transfer of all or substantially all the property and assets of the said corporate
grantor.

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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 said described lots of ground and premises to the said Party of the Second Part

its personal representatives/successors and assigns, in fee simple.

And the said party of the first part 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. IN TESTIMONY WHEREOF, the said Corporation hath on the day and year first above written caused these presents to be signed by NANCIE HILLSMAN, its Secretary, and its corporate seal to be hereunto affixed and doth hereunto by appoint NANCIE HILLSMAN its true and lawful attorney-in-fact to acknowledge and deliver these presents as its act and deed.

Lottie Danielson
LOTTIE DANIELSON Secretary

(SEAL)
Drum Point Project, Inc.

Nancie Hillsman (SEAL)
By: NANCIE HILLSMAN, President

STATE OF MARYLAND, County of Calvert to wit:

I HEREBY CERTIFY, That on this 17th day of June in the year one thousand nine hundred and eighty seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Nancie Hillsman, Lottie Danielson known to me (or satisfactorily proven) to be the persons whose name is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

My Commission expires:

7/1/90

Lottie H. Sealey (Notary Public Seal)
I do hereby certify that the foregoing Deed to and from the State of Maryland, was duly executed and acknowledged before me on the day and date above written.
Lottie H. Sealey
Treasurer

AGRI. TRANS TAX
\$ 21.1
Thane A. Smith
(CLERK)

RECEIVED FOR TRANSFER
6-19-87
D. R. MCCREARY
SUPERVISOR

LAND 407 FILM 0097

EXHIBIT "A"

ITEM ONE:

POND area in Section 26 on north side of Anchor Drive.

ITEM TWO:

ALL right, title and interest in and to any land lying in the bed of any street, road or avenue, opened, platted or proposed and all rights-of-ways thereto, located in the Drum Point Subdivision, including but not limited to the right the Grantor may have to any roads or parcels of land not constructed in accordance with the Plats but which interest the Grantor may have acquired by adverse possession or otherwise.

ITEM THREE:

ALL unplatted and unsubdivided areas, including all beach areas on Chesapeake Bay, Patuxent River and waterways subject to the interest of others located in the Drum Point Subdivision. Excluding any and all such areas lying within the boundaries of Section 27.

ITEM FOUR:

ALL easements or unmarked parcels in the Drum Point Subdivision.

ITEM FIVE:

ALL access roads or parcels leading to lakes, ponds, waterways, Chesapeake Bay and Patuxent River in the Drum Point Subdivision. Excluding any and all such areas lying within the boundaries of Section 27.

ITEM SIX:

ALL lakes and waterways, including Drum Point, Vista, Charming and all fingers, extensions thereof, and canals, subject to right of use by others located in the Drum Point Subdivision. Excluding any and all such areas lying within the boundaries of Section 27.

EXHIBIT "A"

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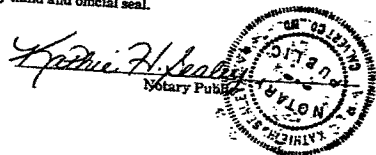
All of Lots numbered nine (9) Section E, Section one (1), fourteen (14), Section Twenty-Seven (27), and Sixteen (16) section (27) that lie North and East of a point running 10 Feet parallel from the North and East of the existing fence. The herein Grantors specifically excepting from this conveyance all that portion of these lots that lie South and West of a point running 10 feet parallel from the North and East of the existing fence.

STATE OF Maryland LEED 407 120093
COUNTY OF Calvert To Wit:

On this 12th day of June, 1987, before me,
the undersigned officer, personally appeared Donald A. Randall
known to me (or satisfactorily proven) to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: 7/1/90



STATE OF
COUNTY OF

To Wit:

I Herby Certify that on this _____ day of _____, 19____, before me, the
subscriber, a notary public in and for the
aforesaid, personally appeared _____
and made oath in due form of law that he is _____ the party secured by the foregoing Deed of
Trust and that the consideration set forth in the foregoing Deed of Trust is true and bona fide as
therein set forth; and that _____
the amount of the loan which the foregoing Deed of Trust has been given to secure was
paid over and disbursed by the party secured to the borrower or to the person responsible for
the disbursement of funds in the closing transaction at a time no later than the final and complete
execution of the foregoing Deed of Trust. (Delete and if not applicable)
In Witness Whereof, I hereunto set my hand and official seal.

My commission expires:

Notary Public

Deed of Trust
MARYLAND

Trustee	_____
Recorded for Record on the _____ day	_____
of _____, A.D. 19____	_____
at _____ o'clock _____ M., and recorded in	_____
Liber No. _____ at Folio _____, one of	_____
the Land Records for _____	_____
County, State of Maryland.	_____
Clerk	_____

LENNER LAW BOOK COMPANY
P.O. Box 1000, N.W., Washington, D.C. 20001

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.

Attorney

STATE OF *Maryland* **LEED 407** **1250093**
COUNTY OF *Calvert* To Wit:

On this *12th* day of *June*, 19*87*, before me,
the undersigned officer, personally appeared *Donald A. Randall*

known to me (or satisfactorily proven) to be the person whose name *is* subscribed to the within
instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: *7/1/90*

Kathie H. Seal
Notary Public



STATE OF
COUNTY OF

To Wit:

I **Hereby Certify** that on this _____ day of _____, 19____, before me, the
subscriber, a notary public in and for the
aforesaid, personally appeared _____
and made oath in due form of law that he is _____ the party secured by the foregoing Deed of
Trust and that the consideration set forth in the foregoing Deed of Trust is true and bona fide as
therein set forth; and that—

the amount of the loan which the foregoing Deed of Trust has been given to secure was
paid over and disbursed by the party secured to the borrower or to the person responsible for
the disbursement of funds in the closing transaction at a time no later than the final and complete
execution of the foregoing Deed of Trust. (Delete out if not applicable)

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires:

Notary Public

Deed of Trust
MARYLAND

TO	Trustee.	Recorded for Record on the _____ day
		of _____, A.D. 19____,
		at _____ o'clock _____ M., and recorded in
		Liber No. _____ at Folio _____, one of
		the Land Records for _____
		County, State of Maryland.
		Clerk.

LEIMER LAW FIRM COMPANY
Four & E Street, N.W., Washington, D.C. 20001

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.

Attorney