

Recorded June 30, 1964 at 10:55 A. M.

THIS DEED, made this 29th day of June, 1964, by us, Daniel B. Smith and Mary H. Smith, his wife, of Frederick County, State of Maryland,

W I T N E S S E I H :

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, at and before the delivery of these presents, we, the said Daniel B. Smith and Mary H. Smith, his wife, do hereby grant and convey in fee simple unto Thomas C. Oakes and Nancey Lou Oakes, his wife, as tenants by the entireties, all that piece or parcel of land situate on the southeast side of the Toodletown Lane south of Maryland Route 80, in New Market Election District, Frederick County, Maryland, beginning for the same at an iron tee bar with Registered Land Surveyor's Cap #2046 now set in the ground at the end of the third line of a parcel of land conveyed by the Grantors herein unto J. Frederick Hellweg, et. ux., by deed dated January 4, 1954, and recorded in Liber No. 525, folio 208, one of the Land Records of the County aforesaid, said point of beginning being also on the southeast side of the Toodletown Lane as aforesaid, and running and binding on the southeast side of said lane as now surveyed by D. K. Sutcliffe and Associates, Surveyors and Engineers, (1) South 61° 32' 47" West 199.90 feet to an iron tee bar with said cap now set in the ground, thence by and with the following two lines of division now made, (2) South 56° 23' 59" East 750.00 feet to an iron tee bar with said cap now set in the ground, thence (3) North 32° 02' 01" East 463.37 feet to an iron tee bar with said cap now set in the ground on the third line of the deed from the Grantors herein to J. Frederick Hellweg, et. ux., dated and recorded as aforesaid, and thence running and binding on said third line, (4) North 80° 24' 10" West 704.58 feet to the place of beginning, containing 4.984 acres of land, more or less.

Being part of the same real estate conveyed unto the Grantors herein by H. Kieffer DeLauter, unmarried, by deed dated March 15, 1955, and recorded in Liber No. 549, folio 397, one of the Land Records of the County aforesaid.

And for the considerations aforesaid, the said Grantors do further grant and convey unto the said Grantees, their heirs and assigns, an easement or right of way over the Toodletown Lane as now constituted for purposes of ingress and egress to and from the real estate hereinbefore described to Maryland Route 80 by vehicle, animal, foot or other proper modes in common with all other persons entitled to use said Toodletown Lane, said easement being further described as follows:

Beginning for the center line of the said Toodletown Lane at a point in the edge of the paving of Maryland Route 80, and running thence on the center line of said lane the following four courses and distances, (1) South 19° 19' 18" West 373.15 feet to a point on said center line, thence (2) South 35° 06' 18" West 54.00 feet to a point on said center line, thence (3) South 56° 26' 06" West 41.87 feet to a point on said center line, thence (4) South 64° 41' 36" West 299.03 feet to a point on said center line at a distance of 13.03 feet South 25° 18' 24" East from the point of beginning of the real estate hereinbefore described and conveyed.

The real estate hereinbefore described and the easement thereto over the Toodletown Lane aforesaid being further shown and described on Plat #F426A, prepared by Sutcliffe and Associates, Surveyors and Engineers, dated June 17, 1964, annexed hereto and by reference made a part hereof.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

And the said Grantors do hereby covenant that they will warrant specially the property hereby conveyed, and that they will execute such further assurance of said land as may be requisite.

By the acceptance of the within deed, the Grantees, for themselves, their heirs and assigns, covenant with the said Grantors, their heirs and assigns, to bear their proportionate share of the maintenance and/or rebuilding of the said Toodletown Lane.

WITNESS OUR HANDS AND SEALS.

Witness:

Dorothy E. Keyes
Dorothy E. Keyes

Daniel B. Smith
Daniel B. Smith (SEAL)

Mary H. Smith
Mary H. Smith (SEAL)

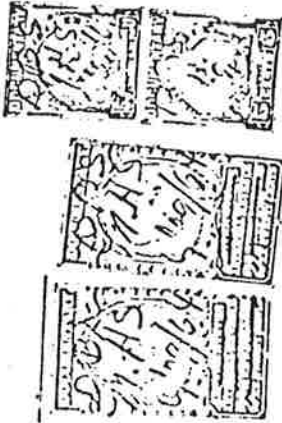
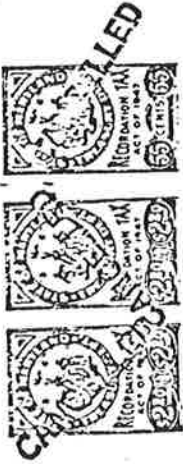
STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

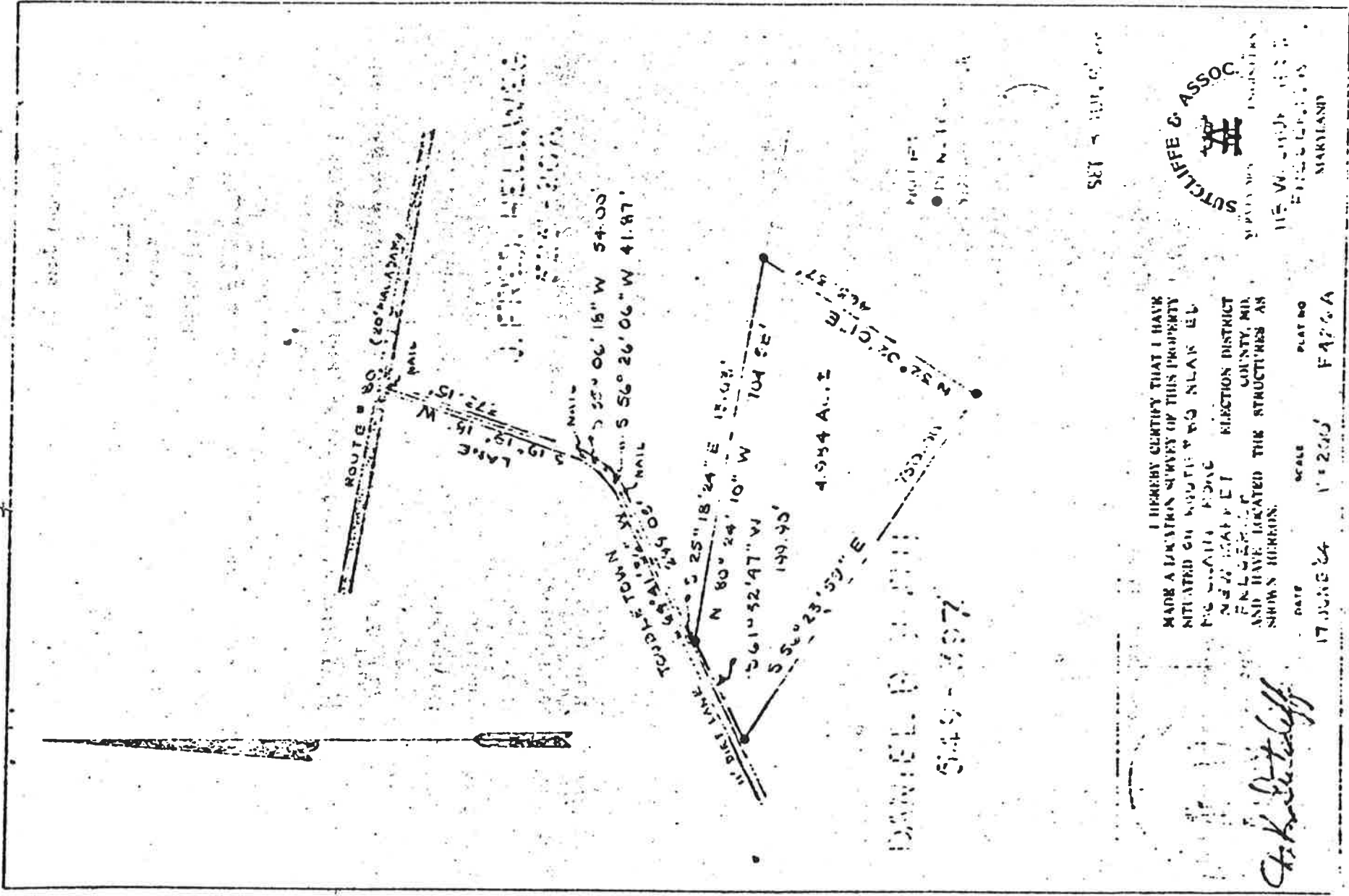
I hereby certify that on this 29th day of June, 1964, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Daniel D. Smith and Mary H. Smith, his wife, and did each acknowledge the foregoing deed to be their respective act and deed.

Given under my hand and Notarial Seal the date above written.

Dorothy E. Keyes
Dorothy E. Keyes
Notary Public

My Commission Expires
May 3, 1965





DANIEL B. SUTCLIFFE

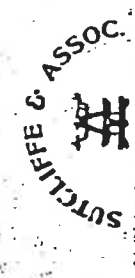
5149-407

100 FT
100 FT

SEE PAGE 400

I HEREBY CERTIFY THAT I HAVE MADE A LATEST SURVEY OF THIS PROPERTY SITUATED ON ROUTE 90 NEAR EL. MC BRIDE ROAD NEAR JUNCTION DISTRICT NEW MARKET IN PRINCE GEORGES COUNTY, MD. AND HAVE LOCATED THE STRUCTURES AS SHOWN HEREON.

D. B. Sutcliffe



115 W. ...
PRINCE GEORGES COUNTY MARYLAND

DATE 17 JUNE 24
SCALE 1" = 200'
PLAT NO. FA 76A