

LIBER 668 PAGE 407

Recorded June 5, 1962 at 2:30 P.M.

THIS DEED, Made this 16 day of May, 1962, by us, Anthony L. Battistone and Elizabeth H. Battistone, his wife, of Frederick County, State of Maryland.

W I T N E S S E T H:

That for and in consideration of the sum of Ten (\$10) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the said Anthony L. Battistone and Elizabeth H. Battistone, his wife, do hereby grant and convey unto Frederick Chapter No. 1, I.W.O.A., Inc., a body corporate of the State of Maryland, its successors and assigns, in fee simple, all that lot or part of lot and parcel of land situate, lying and being in New Market District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING for the same at a point on the second or South 18° 29' 35" East 791.0 feet line in a Deed from The Real Estate and Improvement Company of Baltimore City, to Anthony L. Battistone and Elizabeth H. Battistone, his wife, dated April 25, 1959 and recorded in Liber 617, Folio 595, one of the Land Records of Frederick County, at the end of 400.0 feet thereon and running thence by a line of division now made so as to exclude an area of land for a road or right of way 60 feet wide, (1) South 71° 30' 05" West 50.0 feet to a point, thence (2) North 18° 20' 55" West 356.0 feet, more or less to a point, thence continuing to exclude and provide a 60 foot road or right of way between the property herein conveyed and a parcel of land retained by the Grantor herein on the North side thereof, (3) North 76° 30' 34" West 150.0 feet, more or less to the end of the fourth or North 09° 57' East 600.0 feet line in the aforesaid Deed from The Real Estate and Improvement Company of Baltimore City to Anthony L. Battistone et. ux., thence running with said line, reversely, (4) South 09° 57' West 600.0 feet to a point, thence continuing with the outlines of said Deed reversely, (5) South 76° 30' 34" East 568.3 feet to a post, thence with a part of the second line of said Deed, reversely, (6) North 18° 29' 35" West 391.0 feet to the place of beginning.

The above parcel of land being a part of all that real estate conveyed in a Deed from The Real Estate and Improvement Company of Baltimore City to the said Anthony L. Battistone and Elizabeth H. Battistone, his wife, dated April 25, 1959 and recorded in Liber 617, Folio 595, one of the said Land Records.

To which said Deed and the references therein contained, reference is hereby made for a more particular description of the land and premises herein intended to be conveyed.

TOGETHER with all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining and ESPECIALLY the right and privilege to the Grantees, their successors and assigns, to use in common with all others having the like right, at all times hereafter, of the aforementioned 60 feet road or right of way extending along a part of the herein conveyed property on the East and North to Reals Mill Road for the purpose of ingress and egress in the use and enjoyment of said land herein conveyed.

TO HAVE AND TO HOLD the above described real estate unto the said Frederick Chapter No. 1, I.W.O.A., Inc., a body corporate as aforesaid, its successors and assigns, in fee simple, forever, SUBJECT, however, to the following covenants, conditions and restrictions, to-wit:

That should the Grantee, its successors and assigns, shall not have commenced and promoted expeditiously the construction of an approved club house on the property herein conveyed, within a period of five years from the date of the execution of this Deed, then, and in that event, the said land and premises herein conveyed shall revert to the Grantors, their heirs and assigns and this conveyance shall be void and inoperative in a manner as if not executed.

That the plans for the architecture of the club house aforementioned shall be submitted to the Grantors, their heirs and assigns, for approval as to the exterior appearance and the said approval shall not be unreasonably withheld or any conditions unreasonable imposed thereon.

The Grantee by the acceptance of this Deed for said lot of ground, covenants for itself, its successors and assigns, that it will fully and truly comply with and fulfill the above conditions, restrictions and limitations, binding upon all succeeding owners and purchasers thereof and further that it accepts the lot of ground above conveyed, with full knowledge of the conditions above contained, and that all conveyances of said land shall be subject to said conditions.

WITNESS our Hands and Seals the day and year first hereinbefore written.

WITNESS:

H. Walker Zimmerman Jr.
H. Walker Zimmerman Jr.

Anthony W. Battistone (SEAL)
Anthony W. Battistone
Elizabeth H. Battistone (SEAL)
Elizabeth H. Battistone

STATE OF MARYLAND

FREDERICK COUNTY, TO-WIT:

I hereby certify that on this 16 day of May, 1962, before me, the subscriber a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Anthony L. Battistone and Elizabeth H. Battistone, his wife, and acknowledged the foregoing Deed to be their act and deed.

WITNESS my Hand and Notarial Seal.

Julian P. Dalphay
Notary Public
Julian P. Dalphay

SEE EXCEPTION IN STH 269-
SEE DEED FOR DESCRIPTION
APRIL 2, 1872 RECORDED IN
LIBER C.M. 8 FOLIO 391.
BEGINNING 2 1/4 ac & ~~2.000~~ ac.
7.2984 ac.

2 1/4 ac.

S. 87° 14' 30" E.

270.25'

N 09° 57' E

191.0'

N. 76° 30' 34" W

200.0'

S 24° 39' E

214.5'

black oak stump

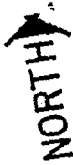
Post and wire fence

S 18° 29' 55" E 791.0'

N 09° 57' E

600.0'

AREA = 7.2984 ac.



R.R.

29° 21'

12.0' stake

200.0'

N 76° 30' 34" W

568.3'

STA. 2435 + 58.7
2-30" C.I.P.

149.0'

135.0'

PLAT OF PROPERTY

BEING PART OF:

THE REAL ESTATE & IMPROVEMENT CO
OF BALTIMORE CITY

SEE DEED FROM:

JOSEPH E. HINDES APRIL 28, 1909

LIBER S.T.H 287-338

NEW MARKET DISTRICT

SURVEY
REVISE