

LIBER 3681 PAGE 725

NO TITLE SEARCH - NOMINAL CONSIDERATION

THIS QUIT CLAIM DEED, Made this 31 day of October, 1983, by and between THE BALTIMORE AND ANNAPOLIS RAILROAD COMPANY, a Maryland corporation, Grantor, party of the first part, and WARDOUR IMPROVEMENT ASSOCIATION, INCORPORATED, a Maryland corporation, Grantee, party of the second.

WHEREAS, Grantor has abandoned the use of its bridge spanning the Severn River for railroad purposes only, and has dismantled and removed the draw of said bridge and certain sections of the bridge north and south of the draw's former location, retaining, however, all other right, title and interest therein; and

WHEREAS, Grantor has also abandoned the use of its sixty-six (66) foot wide (more or less) parcel of land extending from the south shore of the Severn River, at the southernmost end of the aforesaid bridge, through the Wardour section of Annapolis to Annapolis Street (also located in the City of Annapolis) for railroad purposes only, retaining all other right, title and interest therein; and

WHEREAS, the aforesaid abandonments have been duly approved and authorized by the Interstate Commerce Commission of the United States Docket AB-71 (Sub. No. 1); and

WHEREAS, Grantee is a non-profit community association interested in preserving and maintaining the beauty and integrity of the Wardour community;

WHEREAS, Grantor is interested in aiding Grantee to accomplish its purposes and goals.

NOW, THEREFORE, THIS QUIT CLAIM DEED WITNESSETH: That in consideration of the premises and the sum of One Dollar (\$1.00), this day paid, the receipt whereof is hereby acknowledged, Grantor, party of the first part, does hereby grant, convey and quit claim unto the said Grantee, party of the second part, its successors and assigns, all right, title, interest and estate of the said Grantor, party of the first part, in and to the properties hereinafter described:

-1-

I hereby certify that the property contained herein has been transferred as provided for under Article 51 Section 3-104 of the Maryland Code.

District Latrobe

9.3.
JAN 6 1984
RECORD FEE 14.00
POSTAGE .50
#45104 C237 RC2 T18:37
JAN 6 84

1450

(a) all that strip of land situate in the City of Annapolis, Anne Arundel County, Maryland, being a sixty-six (66') foot wide (more or less) strip of land extending in a southerly direction from the south shore of the Severn River at a point where said strip of land abuts the above described railroad bridge to Annapolis Street in the City of Annapolis and included between two (2) lines generally parallel to the center line of the roadway of Grantor's railroad as now located, each generally parallel line being distant thirty-three (33) feet (more or less) from said center line; and

(b) all the railroad bridge and/or wharf (abutting the strip of land hereinabove described at its northernmost point) extending from the south shore of the Severn River northerly into said River for a distance of eighteen hundred (1800) feet, more or less; and

(c) all that wooden bridge spanning the above described strip of land at Kent Road and carrying Kent Road over said strip of land.

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

TO HAVE AND TO HOLD the aforesaid described properties and each of them, unto and to the use of the said WARDOUR IMPROVEMENT ASSOCIATION, INCORPORATED, Grantee, its successors and assigns.

WITNESS the Corporate Seal of the said Grantor and the signature of ELMER J. JUBB, its President.

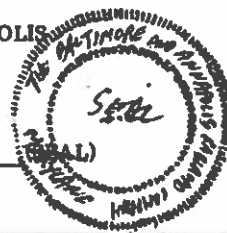
WITNESS:

THE BALTIMORE AND ANNAPOLIS
RAILROAD COMPANY


Marilyn Provenza

BY


ELMER J. JUBB, President

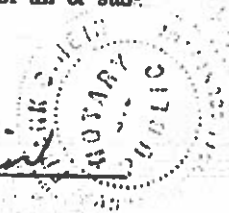


STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL. TO WIT:

I HEREBY CERTIFY, that on this 31 day of October, 1983, before me, the subscriber, a Notary Public in and for the State of Maryland, County aforesaid, personally appeared ELMER J. JUBB, President of THE BALTIMORE AND ANNAPOLIS RAILROAD COMPANY, a Maryland Corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and he acknowledged that he executed the same for the purposes therein

contained, and further acknowledged that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property or assets of the Grantor.

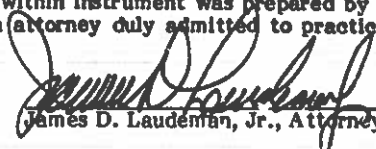
AS WITNESS my hand and Notarial Seal.


Frank C. Hein
Frank C. Hein, Notary Public.

My Commission Expires:

July 1, 1976

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.


James D. Laudeman, Jr., Attorney