

DOCUMENT NO. 91,532

THIS DEED, Made this 23<sup>rd</sup> day of December, 1977, by and between THOMAS L. NEWMAN and JUDITH NEWMAN, his wife, of Queen Anne's County, State of Maryland, of the first part, and RICHARD T. TURNER and BARBARA A. TURNER, his wife, of Kent County, State of Maryland, of the second part.

WITNESSETH, that for and in consideration of the sum of Five (\$5.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Thomas L. Newman and Judith Newman, his wife, do hereby grant and convey unto the said Richard T. Turner and Barbara A. Turner, his wife, as tenants by the entireties and unto the survivor of them, the survivor's heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot or parcel of land situate, lying and being in the Second Election District of Queen Anne's County, State of Maryland, being known and designated as Lot No. 44 of Primrose Point Development as more particularly set forth and shown on a plat entitled, "Plat 2, Sarah H. Skipper, Part of Tract 'D' of Harry L. Skipper Farm in the Second Election District of Queen Anne's County, Maryland, by J. B. Metcalfe, registered surveyor, dated May, 1960 and recorded among the Land Records of Queen Anne's County, in Liber T.S.P. No. 57, Folio 266, and in Plat Book T.S.P. No. 1, Folio 74, and to which said plat and the recordation thereof reference is herein and hereby made for a more complete description of said lot by metes and bounds, courses and distances; SAVING AND EXCEPTING THEREFROM all that three and one-half (3 1/2) foot wide strip of land conveyed from the southerly end of said property by said Sarah E. Skipper to C. Smith Landskroener and wife by deed dated July 21, 1966, and recorded among the Land Records of Queen Anne's County in Liber C.W.C. No. 23, Folio 220; said Lot No. 44 in the above referred to (less exception) being located at the southwesterly intersection of Boundary Avenue and Cedar Lane, as shown on said plat, and fronts one hundred (100) feet on the South side of Boundary Lane and 196.5 feet on the West side of Cedar Lane.

BEING the same parcel of land conveyed from Sarah E. Skipper unto Thomas L. Newman and Judith Newman, his wife by deed dated May 16, 1969 and recorded among the Land Records for Queen Anne's County, Maryland in Liber C.W.C. No. 41, Folio 337.

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

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be

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conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Richard T. Turner and Barbara A. Turner, his wife, as tenants by the entireties, and unto the survivor of them, the survivor's heirs and assigns, in fee simple.

SUBJECT, HOWEVER to the restrictions and covenants as set forth in a deed from Sarah E. Skipper unto C. Smith Landskroener and Andretta J. Landskroener, his wife by deed dated July 21, 1966 and recorded among the Land Records for Queen Anne's County, Maryland in Liber C.W.C. No. 23, Folio 220.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

*[Handwritten signatures]*  
\_\_\_\_\_  
Thomas L. Newman (SEAL)  
\_\_\_\_\_  
Judith Newman (SEAL)

STATE OF MARYLAND, COUNTY OF KENT, to wit:

I HEREBY CERTIFY, that on this 23<sup>rd</sup> day of December, 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Kent, personally appeared THOMAS L. NEWMAN and JUDITH NEWMAN, his wife, the aforesaid grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.



RECEIVED  
CLERK, CIRCUIT COURT  
1977 DEC 27 PM 1:21  
QUEEN ANNE'S COUNTY

*[Handwritten signature]*  
Notary Public

DEC 23-77 \* 29876 \*\*\*517  
DEC 23-77 A #29876 \*\*\*30  
DEC 23-77 A #29875 \*\*\*19  
DEC 23-77 A #29874 \*\*\*1