

THIS DEED

LIBER 3218 PAGE 193

Made this 8TH day of October in the year 1965, by and between CHRISTINE B. L. WILLCOX, formerly Christine B. Long, and ARNOLD A. WILLCOX, her husband, parties of the first part, and MONTPELIER ESTATES, INC., a Maryland corporation, party of the second part:

WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey unto the said party of the second part, its successors and assigns, in fee simple, all that piece or parcel of ground situate, lying and being in Bowie Election District and Vansville Election District, Prince Georges County, State of Maryland, and being described as follows, to wit:

Being part of a tract of land called Montpelier and being also parts of the following three conveyances, (1) Parcels One and Two as described in deed from Breckinridge Long, et ux, to Christine B. Long, dated June 12, 1928 and recorded in Liber 315 at Folio 445, (2) by deed from Fanny C. Arnett to Christine B. Long dated July 16, 1930 and recorded in Liber 354 at Folio 478, and (3) by deed from Alice Hebert McCauley, et vir to Breckinridge Long dated September 7, 1939 and recorded in Liber 543 at Folio 494, all among the Land Record of Prince George's County, Maryland, and being more particularly described as follows:

PARCEL ONE:

Beginning for the same at a pipe found in the 2nd or S 66° W 267.5 perch line of Parcel One of the first above mentioned conveyance, said pipe being also at the southeast corner of Parcel A as shown on a plat entitled "Plat One, Village Square North" recorded among said Land Records in Plat Book WWW 49, Plat No. 14, and running thence, in the meridian of the Washington Suburban Sanitary Commission, across said Parcel One and a part of the third mentioned conveyance, (1) N 73° 10' 35" E 664.79 feet (2) N 48° 45' 28" E 870.59 feet (3) N 56° 59' 43" E 25.00 feet to intersect the center line of the proposed realignment and rehabilitation of the Laurel-Bowie Road, Maryland Route No. 197, thence with said center line, (4) along the arc of a curve to the right having a radius of 1900.00 feet, a distance of 198.88 feet, chord S 55° 50' 59" E 198.78 feet, thence leaving said center line and continuing across said Parcel One, (5) S 39° 22' 22" W 211.81 feet, (6) S 08° 47' 22" W 330.18 feet, (7) S 54° 12' 22" W 500.23 feet, (8) S 61° 02' 22" W 306.14 feet, (9) S 05° 27' 38" E 308.14 feet, (10) S 07° 02' 12" W 284.10 feet, (11) S 07° 46' 48" E 156.39 feet, (12) S 11° 27' 38" E 340.16 feet, (13) S 28° 27' 38" E 420.19 feet, (14) S 23° 57' 38" E 80.04 feet, (15) S 51° 07' 38" E 351.08 feet, (16) S 31° 32' 33" W 31.33 feet to the beginning of a curve to the left having a radius of 1320.00 feet, thence (17) along the arc of said curve 403.17 feet, chord S 22° 47' 33" W 401.61 feet, thence leaving said Parcel One and crossing the second above mentioned conveyance, (18) S 14° 02' 33" W 97.00 feet to the beginning of a curve to the right having a radius of 1040.00 feet, thence (19) along the arc of said curve 727.62 feet, chord S 34° 05' 08" W 712.87 feet, thence (20) S 52° 32' 27" E 159.00 feet, (21) S 42° 15' 47" W 115.76 feet, (22) S 64° 32' 20" W 443.00 feet, (23) S 48° 22' 20" W 452.00 feet, (24) S 30° 52' 20" W 200.84 feet, (25) N 55° 17' 06" W 1834.29 feet to a point in Parcel Two of said first mentioned conveyance, thence crossing Parcel Two, (26) N 33° 12' 54" E 1239.18 feet, (27) N 55° 42' 15" W 600.00 feet, (28) N 34° 17' 45" E 461.09 feet, (29) N 55° 42' 15" W 633.06 feet to the end of the 2nd line

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TAX PAID

Chas. E. Calloway
TREASURER

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Rmt. Welsh & Henneaster
3505 - Hamilton St.
Hyattsville, Md. Oct 21, 1965

described in an agreement between Christine B. L. Willcox, et vir and Leon Reiskin, et al, dated March 9, 1965 and recorded among the aforesaid Land Records in Liber 3116 at folio 3, thence reversely with the 2nd and 1st lines thereof as resurveyed, (30) N 65° 12' 40" E 816.85 feet, (31) S 89° 42' 10" E 125.07 feet to the end of the division line between the properties of the said Christine B. L. Willcox, et vir and Jack Kay, et al, set by agreement dated September 25, 1964 and recorded among said Land Records in Liber 3068 at folio 130, thence reversely with said line as resurveyed, (32) N 64° 28' 30" E 998.87 feet to the place of beginning, containing 176.7764 acres of land including 0.0847 acres in the Laurel-Bowie Road, SUBJECT, however to the following two rights of way granted the Washington Suburban Sanitary Commission, (1) by deed dated June 29, 1959, recorded in Liber 2374 at folio 598, (2) by deed dated September 22, 1964, recorded in Liber 3051 at folio 118, and SUBJECT, further to an easement to the Washington Gas Light Company dated August 20, 1964 and recorded in Liber 3048 at folio 558, all among the aforesaid Land Records.

PARCEL TWO:

Being a strip of land thirty feet wide adjacent to the above described 176.7764 acre tract and being described as follows:

Beginning for the same at the end of the aforesaid 15th line of said tract, thence with the 16th through the 19th lines thereof, (1) S 31° 32' 33" W 31.33 feet to the beginning of a curve to the left having a radius of 1320.00 feet, thence (2) along the arc of said curve a distance of 403.17 feet, chord S 22° 47' 33" W 401.61 feet, thence leaving Parcel One and crossing the second above mentioned conveyance, (3) S 14° 02' 33" W 97.00 feet to the beginning of a curve to the right having a radius of 1040.00 feet, thence (4) along the arc of said curve 727.62 feet, chord S 34° 05' 08" W 712.87 feet, thence with a part of the 20th line thereof, (5) S 52° 32' 27" E 31.27 feet to intersect a curve to the left having a radius of 1070.00 feet, thence (6) along the arc of said curve 739.64 feet, chord N 33° 50' 43" E 725.00 feet, thence (7) N 14° 02' 33" E 97.00 feet to the beginning of a curve to the right having a radius of 1290.00 feet, thence (8) along the arc of said curve 394.01 feet, chord N 22° 47' 33" E 392.48 feet, thence (9) N 31° 32' 33" E 27.47 feet, thence (10) N 51° 07' 38" W 30.25 feet to the place of beginning, containing 0.8667 acre of land. The party of the first part grants and conveys said Parcel Two containing 0.8667 acres with the condition that the party of the second part, its successors and assigns shall dedicate said Parcel Two as a street for public use, and the party of the second part shall dedicate a thirty (30) foot strip of land adjoining Parcel Two as a street for public use, and until such dedication the parties of the first part for themselves, their heirs and assigns, reserves the right to use said Parcel Two in common with the party of the second part, its successors and assigns, as a right of way for ingress and egress, and in the event said Parcel Two has not been dedicated as a street for public use within four years from the date hereof, said Parcel Two shall revert to the parties of the first part, their heirs and assigns and the party of the second part, its successors and assigns shall have no obligation to dedicate said adjoining thirty (30) foot strip.

TOGETHER with the following right of way for ingress and egress from and to the aforesaid Laurel-Bowie Road.

Beginning at the end of the 15th line of the above described 176.7764 acre tract, thence with an extension of said 15th line, (1) S 51° 07' 38" E 40.33 feet, thence crossing the aforesaid Parcel One, (2) N 31° 32' 33" E 166.76 feet to the beginning of a curve to the right having a radius of 1296.08 feet, thence, (3) along the arc of said curve a distance of 1114.08 feet, chord N 56° 10' 03" E 1080.10 feet, thence (4) N 80° 47' 33" E 1.39 feet to intersect the 5th line of said Parcel One, thence with a part of said 5th line as resurveyed (5) N 66° 16' 23" E 102.24 feet to intersect the aforesaid center line of the proposed realignment and rehabilitation of said Laurel-Bowie Road, Maryland Route No. 197, thence with said center line, (6) N 09° 12' 27" W 54.37 feet, thence leaving said center line, (7) S 80° 47' 33" W 100.36 feet to the beginning of a curve to the left having a radius of 1376.08 feet, thence (8) along the arc of said curve 1182.84 feet, chord S 56° 10' 03" W 1146.76 feet, thence (9) S 31° 32' 33" W 156.46 feet to intersect the aforesaid 15th line of the above described tract, thence with the remainder of said line, (10) S 51° 07' 38" E 40.33 feet to the place of beginning, containing 2.5612 acres of land. Said right of way being temporary in nature and shall revert to the parties of the first part, their heirs and assigns four (4) years from the date hereof.

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

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS their hands and seals.

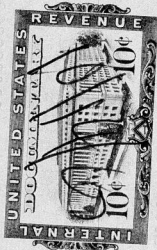
TEST:

Evelyn Elkin
Evelyn Elkin

Christine B. L. Willcox (SEAL)
Christine B. L. Willcox

Evelyn Elkin
Evelyn Elkin

Arnold A. Willcox (SEAL)
Arnold A. Willcox



STATE OF MARYLAND)
District of Columbia)
PRINCE GEORGES COUNTY)

ss:

I HEREBY CERTIFY that on this 8th day of October, 1965, before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared in said State and County, Christine B. L. Willcox, formerly Christine B. Long, and Arnold A. Willcox, her husband, and did acknowledge the foregoing deed to be their act.

WITNESS my hand and official seal this 8th day of October, 1965

Evelyn Elkin
Notary Public, Md.
my comm. expires 1/31/66

