

3274 629

THIS CORRECTION DEED

Made this 3rd day of February, in the year 1966, 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:

WHEREAS, by Deed dated the 8th day of October, 1965 and recorded in Liber 3218 at folio 193, the parties of the first part conveyed to the party of the second part two parcels of land, Parcel One of said Deed containing 176.7764 acres; and further

WHEREAS, it has been determined that the bearings and distances of the 1st, 29th, 30th, 31st and 32nd courses of said Parcel One were erroneously given in said deed, and the total acreage is now computed as 176.9504 acres of land; and further

FEB 8 9 01 AM '66 WHEREAS, the parties of the first part are executing this deed for the purpose of correcting the description of Parcel One in said deed recorded in Liber 3218 at folio 193;

RECORDED
W. WAVERLY WEBB
RECORDER & CLERK
CIRCUIT COURT

NOW, THEREFORE, 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 part of the following three conveyances, (1) Parcels One and Two as described in a 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 Records of Prince George's County, Maryland, and being more particularly described as follows:

Beginning for the same at a pipe found on 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° 21' 47" E. 665.46 feet, this bearing and distance is erroneously given as N. 73° 10' 35" E. 664.79 feet in the aforesaid conveyance, Liber 3218, Folio 193, (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,

FEB-8-66 PAID 005 CLK.G.P.E.C. BOOKED

7.50

(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° 27' 24" W. 638.16 feet, this bearing and distance is erroneously given as N. 55° 42' 15" W. 633.06 feet in Liber 3218, Folio 193, to the end of the 2nd line 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° 19' 00" E. 816.85 feet, this bearing is erroneously given as N. 65° 12' 40" E. in Liber 3218, at Folio 193, (31) S. 89° 35' 50" E. 125.07 feet, this bearing is erroneously given as S. 89° 42' 10" E. in Liber 3218 Folio 193, 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° 34' 49" E. 998.84 feet, this bearing and distance is erroneously given as N. 64° 28' 30" E. 998.87 feet in Liber 3218, Folio 193, to the place of beginning containing 176.9504 acres of land, this acreage is erroneously given as 176.7764 acres in the aforesaid conveyance, Liber 3218, Folio 193, 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, as per survey by Maddox & Hopkins, Inc., dated January 10, 1966.

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:

Dwight E. Kennedy
Notary Public

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

3274 631

STATE OF *Florida*)
COUNTY OF *Palm Beach*) ss:

I HEREBY CERTIFY that on this 3rd day of February, 1966, 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 3rd day of February, 1966.

Doris L. Sinclair
Notary Public
NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES APR. 3, 1969
BONDED THROUGH FRED W. DIESELHORST

632

TRANSFERRED

FEB 8 1966

BY RM CLERK
TRANSFER OFFICE

Taxes levied and on record
as of this date

FEB 8 1966

have been paid
CHARLES E. CALLOW, *Treas.*

THIS CORRECTION DEED

**CHRISTINE B. L. WILLCOX and
ARNOLD A. WILLCOX, her husband**

10

**MONTPELIER ESTATES, INC., a
Maryland corporation**

WELSH AND LANCASTER
3503 HAMILTON STREET
HYATTSVILLE, MARYLAND

Result to: 2

Received for record on the
Day of Feb A.D. - 1906
and the same day recorded in Liber
No. 3274 at Folio, 629 &c
One of the Land Records
of Prince George's County, Maryland

W. Henry Webb

Clerk of the Circuit Court