

LIBERO 273 FOLIO 531

REC FEE	15.00
RECTAX	320.10
TRFTAX	484.50
SURCHG	5.00
NOTARY	.50
TOTL	\$225.10
CHECK	825.10
5-22 P4:30	

THIS DEED, made this 19th day of May, in the year
 Nineteen Hundred and Ninety-Two (1992), by **THOMAS C. KIMMEL**,
 attorney-in-fact for C. TUPPER LOCKHART.

WITNESSETH, THAT FOR AND IN CONSIDERATION of the sum of
 Ninety-Six Thousand Nine Hundred Dollars (\$96,900.00) and other
 good and valuable consideration, the receipt of which is hereby
 acknowledged, the said **THOMAS C. KIMMEL**, attorney-in-fact for
 C. TUPPER LOCKHART, does hereby grant and convey unto **BRIAN R. OTT**,
 sole tenant, his personal representatives, heirs and assigns, in
 fee simple, All that lot or parcel of land situate, lying and being
 on the Great Choptank River in the East New Market Election
 District of Dorchester County, Maryland, and being a part of a
 tract of land known as "Green Point" or "Indian Purchase" and being
 Lot No. 16 as shown on a plat of Green Point recorded among the
 Plat Records of Dorchester County, Maryland, in Liber J.F.D. No.
 1, Folio 37, and being more particularly described as follows:

ALL that lot piece or parcel of property together with
 improvements thereon as shown and designated on a Plat and Survey
 entitled "3512 Green Point Road located in the No. 2 or East New
 Market Election District, Dorchester County, Maryland for Brian R.
 Ott" by Tim Marshall & Associates, Inc., dated April 29, 1992 and
 recorded among the Plat Records for Dorchester County, Maryland
 simultaneously with the recording of this deed, and being in all
 respects all of Lot 16 "Green Point", as shown on said plat and
 survey, the improvements thereon being known and designated as 3512
 Green Point Road, East New Market, Maryland.

BEING in all respects the same land and property which was
 conveyed unto C. Tupper Lockhart, from C. Tupper Lockhart and
 Barbara M. Lockhart by deed dated March 27, 1988 and recorded among
 the Land Records of Dorchester County, Maryland in Liber P.L.C. No.
 239, Folio 195.

SUBJECT to all valid restrictions, easements, and rights-of-
 way affecting the property hereby conveyed.

REFERENCE to said deed, plat and preceding deeds and the
 references therein contained, is hereby made for a more particular
 description of the property hereby conveyed.

TOGETHER with the improvements thereon and all the rights and
 appurtenances thereto belonging or in any manner appertaining;
 INCLUDING a free right or easement of way for the purpose of
 ingress and egress, to and from the property hereby conveyed from
 the State or County Road leading to Secretary, over the private
 road or right-of-way 30 feet in width running North 42 degrees 30
 minutes West to the Great Choptank River; and a free right or

LAW OFFICES
 WILSON & COLLISON, P. A.
 317 CRUSADER ROAD
 CAMBRIDGE, MD. 21613

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easement of way forever over the hereinbefore mentioned road or driveway 25 feet in width, extending from the first private road or right-of-way mentioned in this paragraph, in a South 49 degrees 30 minutes West course to a cove; and a free right-of-way forever over an alley six (6) feet wide extending from said road or driveway which runs South 49 degrees 30 minutes West in a Northwesterly direction of even width, to the Great Choptank River, and lies between Lot No. 1 on said plat and Samuel Slokom lot, and with the right and privilege of ingress and egress to the artesian well situated near the Samuel Slokom lot and to the use of the water therefrom so long as the well continues to flow; and a free right forever to use the cove herein mentioned as a harbor for the Grantee's pleasure boat or boats.

TO HAVE AND TO HOLD the land and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, advantages, and appurtenances thereto belonging or appertaining unto and to the proper use and benefit of the said Brian R. Ott, sole tenant, his personal representative, heirs and assigns, in fee simple.

AND the said Thomas C. Kimmel, attorney-in-fact for C. Tupper Lockhart, does hereby covenant to warrant specially the land and property hereinbefore described and intended to be conveyed, and to execute such other and further assurances of the same as may be requisite.

AS WITNESS, the hands and seals of the Grantors, the day and year first above written.

WITNESS:

P. S. Collison

Thomas C. Kimmel Attorney-in-fact for C. Tupper Lockhart (SEAL)
Thomas C. Kimmel
Attorney-in-fact for
C. Tupper Lockhart

STATE OF MARYLAND, DORCHESTER COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 19th day of MAY, 1992, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **THOMAS C. KIMMEL**, known to me or satisfactorily proven to be the person whose name is subscribed to the within and foregoing instrument and acknowledged that he is the attorney-in-fact for **C. TUPPER LOCKHART** and that he has not at the time of doing any act pursuant to said power of attorney received actual knowledge or notice of the revocation or termination of said power of attorney by death,

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disability, or otherwise, or notice of any facts indicating same.

WITNESS my hand and Notarial Seal.

R.S. Collison
Notary Public

My Commission Expires:
3-1-96

AFFIDAVIT OF PREPARATION

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.

R.S. Collison
Robert S. Collison, Esq.

CERTIFICATION IS MADE THAT THE TAXES
APPLICABLE TO THE PROPERTY INDICATED IN
THIS INSTRUMENT OF CONVEYANCE
TREASURY OF DORCHESTER COUNTY

BY Herald J. Briville
5-22-92

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Dorchester County

BY Hm DATE 5-22-92

Amount of \$ 0.00 Transfer Tax in the

Signature Hm 5-22-92

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