

ALL that tract or parcel of ground situate, lying and being in the Second Election District of Caroline County, Maryland, located on the North side of a paved County Road now known as Bridgetown Road, known and designated as Parcel No. 79, on Page No. 9, Grid No. 12, and Parcel No. 56, on Page No. 10, Grid No. 1 of the Caroline County tax maps dated February 1989, and as more particularly described as follows:

**TRACT I:**

BEGINNING for the same at a point on the northerly side of the public road leading from Bridgetown to Union Corner, known as Bridgetown Road, said point being at the southwesterly corner of the herein described land and the southwesterly corner of the land of the Heirs of Samuel Pierce, and bearing North 16 degrees 11 minutes 10 seconds East 40.17 feet from the beginning point of Parcel No. 1 described above, and from said place of beginning running by and with the said Pierce land the following two courses and distances, (1) North 16 degrees 11 minutes 10 seconds East 590.70 feet to a triple white oak tree; thence, (2) North 01 degrees 46 minutes 54 seconds West 562.40 feet to a concrete monument and the land of Saulsbury Brothers, Inc.; thence by and with said Saulsbury Brothers, Inc. land and the land now or formerly of Howard B. Thomas, as occupied and found marked, the following seven courses and distances: (3) North 83 degrees 15 minutes 49 seconds East 476.47 feet to a concrete monument; thence, (4) North 78 degrees 53 minutes 20 seconds East 390.38 feet to a stone; thence, (5) South 33 degrees 11 minutes 41 seconds West 233.89 feet to a concrete monument; thence, (6) South 79 degrees 57 minutes 38 seconds East 796.38 feet to an iron pipe; thence, (7) South 20 degrees 40 minutes 12 seconds East 121.30 feet to an oak tree; thence, (8) South 31 degrees 54 minutes 09 seconds West 269.40 feet to a red oak tree; thence, (9) South 02 degrees 15 minutes 12 seconds West 649.30 feet to a post and the aforementioned Bridgetown Road; thence, by and with the northerly side of said road the following three courses and distances : (10) South 81 degrees 17 minutes 03 seconds West 556.00 feet; thence, (11) by and with the arc of a curve, deflecting to the right, the chord of which bears North 86 degrees 59 minutes 53 seconds West 291.19 feet; thence, (12) North 79 degrees 94 minutes 20 seconds West 706.92 feet to the place of beginning, containing 40.345 acres of land, more or less. The foregoing description being taken from a plat of the same dated October 1971, and recorded in Plat File No. 2, Plat No. 131, one of the Plat Records for Caroline County, Maryland.

TRACT NO. II:

Parcel One

BEGINNING for the same at a concrete marker "A" as shown on plat, found at the southwest corner of the lands now or formerly belonging to Joseph J. Bordenski (C.C.L.R. 167/494), also said marker being located 25.00 feet as measured perpendicular from the center line of the paving as now constructed over the aforesaid Bridgetown Road; thence, running and binding with the West side of the aforesaid Bordenski lands the following three courses and distances viz: (1) North 24 degrees 12 minutes 11 seconds East 870.66 feet to iron pipe "B" now set (02/19/88); thence, (2) continuing still on same course North 24 degrees 12 minutes 11 seconds East 669.38 feet to iron pipe "C" now set (02/15/88); thence (3) continuing still on the same course North 24 degrees 12 minutes 11 seconds East 1050.51 feet to stone "D" found at the end of the third line as described in Tract No. 1 in a deed to the Lands of Edward C. Banks (C.C.L.R. 222/751), making the total length of courses from concrete marker "A" 2590.55 feet; thence, leaving the said Bordenski lands to run and bind with the said Banks lands the following six courses and distances, viz: (4) North 24 degrees 29 minutes 29 seconds East 258.16 feet to iron pipe "E" found (said pipe having been very rusty and in a deteriorated state was removed and replaced with a new iron pipe on 12/31/87), thence, (5) North 68 degrees 35 minutes 33 seconds West 283.64 feet to iron pipe "F" now set (12/31/87); thence, (6) continuing on same course North 68 degrees 35 minutes 33 seconds West 404.56 feet to iron pipe "G" now set (12/31/87); thence, (7) continuing still on same course North 68 degrees 35 minutes 33 seconds West 507.77 feet to iron pipe "H" now set (12/31/87); thence, (8) continuing still on same course North 68 degrees 35 minutes 33 seconds West 265.31 feet to concrete marker "I" found at the end of the fifth line as described in the aforesaid Banks deed, making the total length of courses from iron pipe "E" 1461.28 feet; thence, (9) South 21 degrees 40 minutes 2 seconds West 423.58 feet to concrete marker "J" found at the end of the sixth line as described in the aforesaid Banks deed; thence, (10) leaving the said Banks lands to run and bind with a parcel of land now having an unknown ownership South 26 degrees 34 minutes 46 seconds West 508.61 feet to iron pipe "K" now set (12/31/87); thence, (11) leaving the said parcel having an unknown ownership to run and bind with the first line (reversed), as described in Parcel No. 2 in a deed to the lands of Thomas R. Shipley (C.C.L.R. 232/113), South 24 degrees 21 minutes 00 seconds West 1728.52 feet to a large white oak tree "O" found; thence, leaving the said Parcel No. 2 to run and bind with the eastern sides of a parcel of land now belonging to Thomas R. Shipley (C.C.L.R. 232/110), the following two courses and distances viz: (12) South 26 degrees 23 minutes 15 seconds West 268.96 feet to large red oak tree "P" found; thence, (13) South 03 degrees 15 minutes 54 seconds East 648.31 feet to point "Q", said point being located North 03 degrees 15 minutes 54 seconds West 01.20 feet from an iron post found, also said point being located 25.00 feet as measured perpendicular from the center line of the paving as now constructed over the aforesaid Bridgetown Road; thence, with North side of said road and a distance of 25.00 feet from the centerline of the paving as now

constructed over same the following eight described boundaries viz: (14) North 75 degrees 35 minutes 53 seconds East 61.61 feet to point "R"; thence, (15) by a curve to the left with a radius of 1618.407 feet for an arc distance of 292.587 feet, the arc of which is subtended by a chord bearing North 70 degrees 25 minutes 08 seconds East and a distance of 292.189 feet to point "S"; thence, (16) North 65 degrees 14 minutes 23 seconds East 227.97 feet to a point "T"; thence, (17) by a curve to the right with a radius of 864.284 feet for an arc distance of 197.269 feet, the arc of which is subtended by a chord bearing North 71 degrees 46 minutes 42 seconds East and a distance of 196.841 feet to a point "U"; thence, (18) by a curve to the right with a radius of 543.510 feet for an arc distance of 255.180 feet, the arc of which is subtended by a chord bearing South 88 degrees 13 minutes 57 seconds East and a distance of 252.842 feet to a point "V"; thence, (19) South 74 degrees 46 minutes 56 seconds East 148.59 feet to a point "W"; thence, (20) by a curve to the left with a radius of 1092.839 feet for an arc distance of 138.750 feet, the arc of which is subtended by a chord bearing South 78 degrees 25 minutes 10 seconds East and a distance of 138.657 feet to a point "X"; thence, (21) South 82 degrees 03 minutes 24 seconds East 110.86 feet to the beginning. CONTAINING in all 104.1198 acres of land, more or less.

**Parcel 2:**

BEGINNING at a large white oak tree "O" found at three end of the eleventh line and described in Parcel No. 1 above; thence, (1) running and binding with the said eleventh line (reversed) North 24 degrees 21 minutes 00 seconds East 1728.52 feet to iron pipe "K" now set (12/31/87); thence, (2) leaving the aforesaid Parcel No. 1 to run and bind with the aforesaid parcel having an unknown ownership as stated above North 74 degrees 34 minutes 19 seconds West 91.61 feet to stone "L" found; thence, (3) leaving the said unknown ownership lands to run and bind with the land of Glen D. Fleming (C.C.L.R. 163/138), South 24 degrees 03 minutes 09 seconds West 681.90 feet to the stump of the large gum tree "M" (recently cut down) as stated in the said Fleming deed; thence, (4) leaving the said Fleming lands to run and bind with the lands of Saulsbury Bros., Inc. (C.C.L.R. 90/337), South 24 degrees 45 minutes 38 seconds West 955.22 feet to iron pipe "X" found (said pipe left remaining in place and now been inside of a large taller pipe set) (01/19/88); thence, (5) leaving the said Saulsbury Bros. lands to run and bind with the lands of Thomas R. Shipley (C.C.L.R. 232/110) South 26 degrees 11 minutes 16 seconds East 121.50 feet to the beginning. CONTAINING in all 03.4688 acres of land, more or less.

The descriptions for the foregoing two (2) parcels of land are in accordance with a survey dated February 1988 performed by D. Eugene Harris, Property Line Surveyor (Registered No. 130) of Salem Surveys, Preston, Maryland together with a plat.

SUBJECT, HOWEVER, to the legal operation and effect of the restrictions of record, including those certain covenants, conditions, limitations and restrictions in a certain Deed of Easement conveyed unto the State of Maryland, to the use of the Maryland Agricultural Land Preservation Foundation of the Department of Agriculture, from

Thomas R. Shipley, dated December 4, 1989, and recorded among the Land Records of Caroline County in Liber F.D.M. No. 241, folio 97; said restrictive covenants and conditions being hereby incorporated in this Deed by reference thereto, as part hereof, as is evidenced by the execution of these presents and by the acceptance by the Grantee of its delivery.

**TRACT NO. III:**

**ALL that tract or parcel of ground situate, lying and being in Caroline County, Maryland known and described as follows, that is to say:**

**BEGINNING** for the same at concrete marker "A" found at the end of the sixth line as described in Tract No. 1 in a deed to the lands of Edward C. Banks (222/751), thence, (1) with the said Banks lands and running with a portion of the seventh line of the aforesaid Tract No. 1 North 69 degrees 59 minutes 40 seconds West 796.00 feet to iron pipe "B" (set 02/15/88); thence (2) leaving the said Banks lands to run with the seventeenth line (reversed) as described in a deed to the lands of Saulsbury Bros., Inc. (90/337) south 29 degrees 40 minutes 18 seconds West 580.37 feet to iron pipe "C" (set on 02/15/88); thence, (3) continuing still with the said Saulsbury lands to run with the sixteenth line (reversed) as described in the aforesaid Saulsbury deed South 74 degrees 34 minutes 19 seconds East 116.00 feet to stone "D" found; thence, (4) continuing still on same course and leaving the said Saulsbury lands to run with the third line as described in a deed to the lands of Glen D. Fleming (163/138) South 74 degrees 34 minutes 19 seconds East 639.28 feet to stone "E" found; thence, (5) continuing still on the same course and leaving the said Fleming lands to run with the second line (reversed) of Parcel No. 2 in a deed to the lands of Thomas R. Shipley (232/113) South 74 degrees 34 minutes 19 seconds East 91.61 feet to iron pipe "E" (set on 12/31/87); thence, (6) running with a portion of the westerly side of Parcel No. 1 as stated in the aforesaid Shipley deed North 26 degrees 34 minutes 46 seconds East 508.61 feet home to the beginning. **CONTAINING** in all 10.0268 acres, more or less.