

DEED - THE SIMPLE - CORPORATE GRANTEE - LONG FORM

"SPA DRIVE"

ANSI / 711

*sydney*  
*Truxton Heights*

in  
Truxton Heights  
subdivision

This Deed, MADE THIS 12th day of December

in the year one thousand nine hundred and eighty-eight  
AMERICAN HOMES CORPORATION

by and between

of Annapolis, Maryland, Grantor  
Annapolis City, Grantee and party

of the first part, and

of the second part.

WITNESSETH, That in consideration of the sum of No Consideration (\$0.00)

the said Grantor

do es grant and convey to the said Grantee

its ~~personable representatives~~ successors and assigns a conversation easement on ~~the foregoing~~, all

of that lot of ground situate in Annapolis City -

and described as follows, that is to say:

RECORD FEE 26.00  
POSTAGE .50

*RJM*

For description of conversation easement see attached Exhibit A. Saving and excepting therefrom the pier and bulkhead shown on the plat attached. For description of residue building area see attached Exhibit B.

#245110 C777 R03 T14:37

The grantor declares that the propertys described on Exhibits A and B are combined into a single building lot (lot 2R) as shown on the plat attached as Exhibit C.

12/12/88

This will certify  
named in this Deed has been  
signed as provided by Act of 1936.

*P. & B. (7.1)*

CITY OF ANNAPOLIS  
WATER DEPARTMENT  
WATER BILLS PAID 96

OCT 31 1988

*v.j.*

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Anne Arundel County

RECEIVED EXCLUSIVE

*12/12/88*

ACT. 6-829-9003-8763  
ALL LIENS ARE PAID AS  
OF 12-12-88 ANN. COUNTY  
CONTROLLER BY *Con*

**LANDFORM TECHNICAL SERVICES, INC.**

ENGINEERING • LAND PLANNING • SURVEYING • CONSTRUCTION MANAGEMENT

"EXHIBIT A"

FORMER LOT 1-A

TRUXTON HEIGHTS (REVISED)

DESCRIPTION OF CONSERVATION EASEMENT

All that tract or parcel of land situate in the City of Annapolis, County of Anne Arundel, State of Maryland and is further bounded and described as follows:

BEGINNING for the same at a point on the north side of Spa Drive at the point of intersection with the division line of Lots 2R and 1R as shown on a plat recorded among the Land Records of Anne Arundel County, Maryland in deed Liber 3568 at Folio 308, thence leaving said point and binding with the north line of Spa Drive and referring the courses of this description to the meridian as shown on the aforesaid plat,

1) North 65 59'00" West 15.00 feet to a point, marking a radius of 185 feet and a length of 80.72 feet to a point, thence South 89 01'00" West 50.00 feet to a point marking a radius of 180.00 feet and a length of 46.83 feet, thence leaving said point and binding on the western most lot line the following three courses,

2) North 49 21'00" East 147.24 feet, thence

3) North 70 11'45" East 116.21 feet, thence

4) North 30 52'42" East 29.52 feet, thence leaving said point and binding the northern most lot line the following course,

5) South 34 32'00" East 19.39 feet, thence leaving said line and binding on the division line between lots 2R and 3R the following four courses,

6) South 22 16'07" West 35.52 feet, thence

7) South 22 02'19" West 27.82 feet, thence

8) South 34 07'00" East 10.00 feet, thence

9) South 24 01'00" West 100.00 feet to the point and place of beginning and containing an area of 0.4032 acres of conservation easement all according to the aforesaid recorded plat.

BEING and intending hereby to describe part of Lot 2R as created by a Minor Subdivision Resubdivision Combining Lots 1R and 2R as shown on a Resubdivision of Truxton Heights as previously recorded in Plat Book 3568 at Folio 308.

4751 712

100 School House Commons  
Stevensville, MD 21666  
(301) 643-3612

4751/714

4751 714

13) South 24 01'00" West 90.00 feet to the point and place of beginning and containing an area of 0.2595 acres of buildable land all according to the aforesaid recorded plat for Lot 2 R together with a right of ingress and egress over a driveway to be constructed within a 40.00 by 80.00 common use easement described as follows:

BEGINNING for the same at a point on the north right-of-way line of Spa Drive at the point of intersection with the division line between lots 2R and 3R, thence leaving the right-of-way line of Spa Drive and binding on said division line,

- 1) North 24 01'00" East 40.00 feet, thence
- 2) South 65 59'00" East 80.00 feet to the East line of Lot 3 R, thence binding said East line,
- 3) South 24 01'00" West 40.00 feet to the aforesaid right-of-way line of Spa Drive, thence binding on the North right-of-way North 65 59'00" West 80.00 feet, to the point of beginning,

BEING and intending hereby to describe Lot 2 R as shown on a plat of Revised Lots 1, 2, and 3 of a resubdivision of Truxton Heights as formerly recorded in Plat Book 55 at Folio 47. The revised plat being recorded among the land records in Liber 3568 at Folio 308.