

RECEIVED 124521

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THIS DEED, Made this day of in the year one thousand nine hundred and sixty-nine by and between Rollins Bennett, unmarried, and David Ricketts, and Mildred Ricketts, his wife, parties of the first part, and board of County Commissioners of St. Mary's County, Maryland, party of the second part.

WHEREAS, the said party of the second part proposes to acquire land in order to lay out and construct roads together with the appurtenances thereto belonging, as part of the county Road System in the Third Election District, and more particularly designated as follows:

Beginning at a point marked by a P. K. nail set in the center line intersection of St. Andrews Road, 50' right-of-way, having a stationing of 120+60 and the center line intersection of Wise St. Andrews Road; thence from said point of beginning and along the center line of proposed 50' right-of-way as shown on a survey prepared by Lorenzi, Dodds & Gunnill, Inc. having a survey number of 69316 N 42° 24' 31" E a distance of 902.85 feet to a point of curve; thence by the same by an arc of a circle curving to the left having a radius of 1389.89 feet an arc distance of 40.00 feet to a point of tangency; thence by the same N 40° 45' 35" E a distance of 250.13 feet to a point of curve; thence by the same by an arc of a circle curving to the right having a radius of 1164.56 feet an arc distance of 99.94 feet to a point of tangency; thence by the same N 45° 40' 37" E a distance of 287.85 feet to a point of curve; thence by the same by an arc of a circle curving to the left having a radius of 410.34 feet an arc distance of 99.51 feet to a point of tangency; thence by the same N 31° 46' 57" E a distance of 397.91 feet to point of curve; thence by the same by an arc of a circle curving to the left having a radius of 1618.03 feet an arc distance of 99.99 feet to a point of tangency; thence by the same N 28° 14' 33" E a distance of 853.68 feet to a point of curve; thence by the same by an arc of a circle curving to the left having a radius of 444.17 feet an arc distance of 99.58 feet to a point of tangency; thence by the same N 15° 23' 49" E a distance of 205.58 feet to a point at the northerly terminus of said 50' right-of-way. Total distance of center line being 3336.995 feet.

A plat of said road being recorded among the Plat Records of St. Mary's County, Maryland in Plat Book D.B.K. 7, folio 61 .

Being a part of the same lands as conveyed to Rollins Bennett by deed dated September 28, 1962, and recorded among the Land Records of St. Mary's County, Maryland in Liber D.B.K., folio 89.

Being also a part of the land conveyed to David Ricketts, et ux, by deed dated June 5, 1953 and recorded among the Land Records of St. Mary's County, Maryland in Liber CBG 44, folio 397.

WHEREAS, the laying out and construction of said road in addition to being required for the public convenience, necessity and safety, is a material benefit to the undersigned.

NOW THEREFORE, in consideration of the premises and of the sum of One Dollar 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 County Commissioners of St. Mary's County, Maryland, a body corporate and politic, its successors and assigns all of their right, title and interest, free and clear of all liens and encumbrances, in and to the land hereinabove described, together with the appurtenances thereto belonging or in any wise appertaining, in fee simple.

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And, we, for our selves, our heirs and assigns, do further hold the party of the Second Part, its successors and assigns, their members, officers, agents and employees, harmless and free from molestation for any purpose, matter or thing whatsoever arising out of the taking or use as aforesaid by the party of the Second Part, its successors and assigns, including any change in drawing.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, its successors and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

TEST:

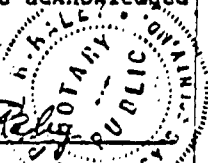
<u>Mrs. B. M. Dutton</u>	<u>Rollins Bennett</u> (SEAL) Rollins Bennett
<u>Joyce B. Dutton</u>	<u>David Ricketts</u> (SEAL) David Ricketts
<u>Margaret Dutton</u>	<u>Mildred Ricketts</u> (SEAL) Mildred Ricketts

STATE OF MARYLAND, COUNTY TO WIT:

I HEREBY CERTIFY, that on this 3 day of July in the year one thousand nine hundred and sixty-nine before me, the subscriber a notary Public of the State of Maryland, in and for aforesaid, personally appeared Rollins Bennett and he acknowledged the foregoing Deed to be their act.

As witness my hand and Notarial Seal.

Paul R. Ricketts
Notary Public



COUNTY OF ST. LUCIE)
CITY OF FORT PIERCE)
STATE OF FLORIDA)

I, ROGER DOITRAS, Clerk of the County of St. Lucie, in the State of Florida and Clerk of the Circuit Court, the same being a Court of Record in or of the aforesaid County, City or Parish, having by law a seal, do hereby certify that

Paul R. Ricketts Notary # 11-5023
by whom the foregoing acknowledgment or proof was taken, and whose name is subscribed thereto, was at the time of taking the same a Notary Public in and for the State of Florida at large, duly commissioned and sworn and authorized by the laws of said State to take the acknowledgement or proof of deeds to be recorded therein, and that I am well acquainted with his handwriting, and verily believe that the signature to the foregoing certificate is genuine.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 13 day of March 1969

ROGER DOITRAS, Clerk

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THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE UNDERSIGNED ATTORNEY, DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, OR BY AN EMPLOYEE OF SUCH ATTORNEY.

J. M. Williams
ATTORNEY AT LAW
LEONARDTOWN, MARYLAND

Received this 15th
day of Dec. 1969

at 9:10 o'clock A. M. for
RECORD AND RECORDED

DOROTHY BAILEY KUCHER, CLERK
Relg 11.50

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Del - J. M. W.

1-5-70

DOROTHY BAILEY KUCHER, CLERK