

DEED

THIS DEED, made this 5th day of June, 1983, by and between THE MAYOR AND ALDERMEN OF THE CITY OF ANNAPOLIS, a municipal corporation, of Anne Arundel County in the State of Maryland, party of the first part, "GRANTOR", and THE SHEARWATER CONDOMINIUM ASSOCIATION, INC., a non-profit corporation organized under the laws of Maryland, party of the second part, "GRANTEE".

WHEREAS, pursuant to Ordinance O-6-83, adopted by The Mayor and Aldermen of the City of Annapolis on the 14th day of February, 1983, the GRANTOR has agreed to convey to the GRANTEE the hereinafter described property, and the GRANTEE has agreed to purchase the same for the sum of One Dollar (\$1.00), subject to the provisions of said Ordinance.

WITNESSETH, that in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, the said GRANTOR does grant and convey unto the GRANTEE, its successors and assigns, in fee simple, all of the right, title, and interest, if any, of the City of Annapolis in and to that parcel of ground, situate, lying and being in the SIXTH ASSESSMENT DISTRICT of Anne Arundel County and described as follows, that is to say:

BEGINNING for the same at a point on the shoreline of Spa Creek and at the end of the North 28° 13' 36" East, 214.04 foot line as shown on a plat of Shearwater recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 82, page 4;

THENCE running from said beginning point so fixed and leaving Spa Creek and running with the centerline of a 20 foot road which is referred to in a conveyance from Jacob G. Wagner to George S. Lewnes and Helen G. Lewnes, his wife, by deed dated August 13, 1954 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 854, page 403 and also running wit part of the South 23° 42' 52" East, 573.13 foot line as shown on the above mentioned plat, South 23° 42' 52" East, 558.13 feet to a point at the centerline intersection of Miami Avenue and Beale Street as shown on a Plat of Melrose Heights recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 20, page 42;

THENCE running with the centerline of Miami Avenue as shown on said Plat, North 66° 01' 08" East, 251.46 feet, more or less, to a point in the centerline of said Miami Avenue;

THENCE South 23° 58' 52" East, 15 feet to a point at the corner of Lots 15 and 16 as shown on the above mentioned plat of Melrose Heights and on the south side of Miami Avenue;

THENCE running with the south side of Miami Avenue, South 66° 01' 08" West, 241.46 feet to a point where the south side of Miami Avenue intersects the east side of Beale Street;

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 E. ANDREY COLLINS

THENCE running with the east side of Beale Street as shown on the above mentioned plat of Melrose Heights, South 23° 42' 52" East, 150 feet to a point at the rear corner of Lots 10 and 11 as shown on said last mentioned plat;

THENCE South 66° 01' 08" West, 10 feet to a point in the centerline of Beale Street;

THENCE running with the centerline of Beale Street, South 23° 42' 52" East, 150 feet to a point on the north side of Boucher Avenue, said last mentioned point being at the end of the South 23° 42' 52" East, 150 foot line as shown on the above mentioned plat of Shearwater recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 82, page 3;

THENCE running with the North side of Boucher Avenue South 66° 01' 08" West, 10.00 feet to a point on the west side of Beale Street;

THENCE leaving Boucher Avenue and running with the west side of Beale Street and the west side of the above mentioned 20 foot road as referred to in said conveyance from Wagner to Lewnes, North 23° 42' 52" West, 865 feet, more or less, to a point in the above mentioned North 28° 13' 36" East, 214.04 foot line as shown on said plat of Shearwater and on the shoreline of Spa Creek;

THENCE running with said shoreline North 28° 13' 36" East, 13 feet, more or less to the place of beginning; Containing 15,612 square feet or 0.358 acres and as described by J.R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors in August 1982;


BEING a part of the 20 foot road as referred to in the above mentioned conveyance from Wagner to Lewnes in Liber 854, page 403 and being a part of Beale Street and a part of Miami Avenue as shown on the plat of Melrose Heights recorded among the said Plat Records of Anne Arundel County, Maryland in Plat Book 20, page 42.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every of the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD all of the right, title, and interest, if any, of the City of Annapolis in the said lot 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 GRANTEE, its successors and assigns, in fee simple, provided, however, Grantee, its successors and assigns agrees and covenants with the Grantor, its successors and assigns (such covenant shall deem to run with the land) that the Grantee shall not use the above-described property as an independent building lot separate and apart from the property adjacent thereto and commonly known as

HOPKINS, GERALD J. CICCARONE, and BRAD DAVIDSON, Aldermen, of The City of Annapolis, the above-named Grantors, and they acknowledged the foregoing Deed to be the act and deed of THE MAYOR AND ALDERMEN OF THE CITY OF ANNAPOLIS.

AS WITNESS my hand and Notarial Seal.

Patricia J. Rame
Notary Public


My Commission Expires: July 1, 1986

STATE OF MARYLAND
COUNTY OF *Anne Arundel*, to wit:

I HEREBY CERTIFY that on this 23rd day of May, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared *Paul M. [unclear]* who made oath in due form of law that he is the *attorney* of The Shearwater Condominium Association, Inc., that he is duly authorized to execute and to attest to this document on behalf of said corporation, and who acknowledged the execution of the foregoing document to be the free act and deed of said corporation. The actual consideration paid or to be paid is zero dollars.

AS WITNESS my hand and Notarial Seal.

Paul M. [unclear]
Notary Public

My Commission Expires:
7/1/86

2583C-274

Hartman & Crain
in Platon following [unclear]

WITNESS the hands and seals of said GRANTOR and Grantee hereto.

ATTEST:

Patricia L. Bembe
Patricia L. Bembe, City Clerk to all

THE MAYOR AND ALDERMEN OF THE CITY OF ANNAPOLIS

By: [Signature] (SEAL)
Richard L. Hillman, Mayor

By: [Signature] (SEAL)
Gill Cochran, Alderman

By: [Signature] (SEAL)
Irving Magel, Jr., Alderman

By: [Signature] (SEAL)
Samuel Gilmer, Alderman

By: [Signature] (SEAL)
Benjamin Winegrad, Alderman

By: [Signature] (SEAL)
John R. Hammond, Alderman

By: [Signature] (SEAL)
Alfred A. Hopkins, Alderman

By: [Signature] (SEAL)
Gerard J. Ciccarone, Alderman

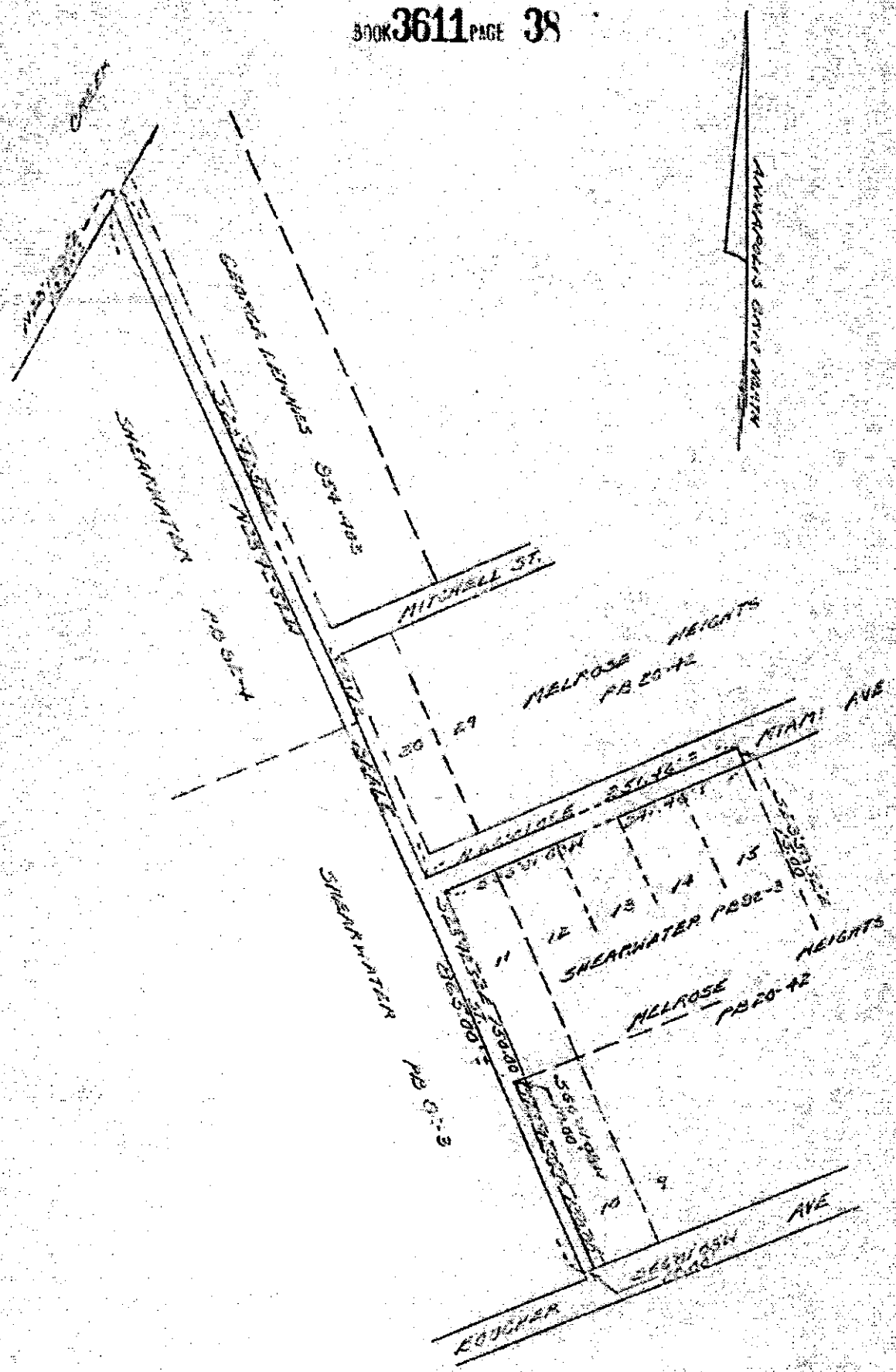
By: [Signature] (SEAL)
Brad Davidson, Alderman

ATTEST:

[Signature]

THE SHEARWATER CONDOMINIUM ASSOCIATION, INC.

By: [Signature] (SEAL)



NO FIELD SURVEY MADE AT THIS TIME

PLAT - PART OF A 20' DEED

J. R. McCrone, Jr., Inc.
REGISTERED PROFESSIONAL ENGINEERS

DRAWN BY H. J. JONES