

RETURN TO:

Keystone Title
3300 Westview Drive #200
Frederick, Maryland 21703

241700725
10000
Frederick Chapter Izaak Walton League of America
PO Box 604
Walkersville Md 21793 JUN 15 1998

Title Insurer:

Commonwealth Land Title Insurance Company

Tax Account No.
File No.
911-981W

09-222782

This Deed

Made this 4th day of May, 1998, by and between

Charles U. Lowe,

party of the first part, and

Izaak Walton League of America, Inc., Frederick Chapter No. 1,

party of the second part:

Witnesseth, that in consideration of the sum of \$100,000.00 receipt of which is hereby acknowledged, and which party of the first part hereby certifies under penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the party of the second part in fee simple, all that property situate in Frederick County, State of Maryland, described as: Being all that parcel of land containing 47.31 acres of land, more or less shown as Remainder "Addition Plat, Lowe, Parcel A Addition to Blumberg, Lowe to Blumberg" as per record plat at Plat Book 61 at Plat No. 124 and more particularly described in Schedule A attached hereto.

Being part of the same property as described in Liber 1158 Folio 625

Tax	Folio	State	\$	5.00
Recording Fee				25.00
REGISTRATION F				200.00
IN TAX STATE				500.00
TOTAL				1,000.00
Recd	Folio	Recd	\$	63753
CHK	DSH	Bill	\$	2500
05/12/98	12:12:38			12:34 PM

and also known as 0 Reels Mill Road, Frederick, MD 21701

Subject to covenants, easements and restrictions of record.

To Have and To Hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the building and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party of the second part in fee simple.

241710727

J. F. BROWN & ASSOC., INC.
4253 OLD NATIONAL PIKE
MIDDLETOWN, MARYLAND 21769

PHONE
301-663-1774
301-293-6808

FAX
301-663-1808

METES AND BOUNDS DESCRIPTION

47.311 ACRES ±

CHARLES U. LOWE PROPERTY

Situated on the east side of Reels Mill Road in the New Market Election District No. 9 of Frederick County, Maryland, and being more particularly described as:

Beginning at the southeast corner of a right-of-way dedication of Reels Mill Road (50-foot right-of-way, 25 feet from centerline, 21-foot bituminous concrete) as shown on a plat titled 'DIAMOND IN THE ROUGH' as recorded in Plat Book 38, Page 123, one of the Plat Records of Frederick County; thence with the east right-of-way line of Reels Mill Road:

1. NORTH 08° 10' 58" EAST 17.128 feet, thence leaving the said right-of-way and with the south side of PARCEL 'B' as shown on a plat titled 'DIAMOND IN THE ROUGH' as recorded in Plat Book 61, Page 119 in the aforesaid Plat Records
2. SOUTH 75° 49' 54" EAST 418.928 feet, thence with the south side of Lot 1 parcellaria as shown on the plat recorded in Plat Book 38, Page 123 fourteen courses and distances
3. SOUTH 48° 23' 31" EAST 104.034 feet, thence
4. SOUTH 42° 38' 31" EAST 188.520 feet, thence
5. SOUTH 54° 14' 03" EAST 380.379 feet, thence
6. SOUTH 69° 02' 27" EAST 168.316 feet, thence
7. SOUTH 84° 38' 10" EAST 273.681 feet, thence
8. SOUTH 77° 41' 33" EAST 261.471 feet, thence
9. SOUTH 87° 09' 23" EAST 190.155 feet, thence
10. SOUTH 61° 04' 28" EAST 60.445 feet, thence
11. SOUTH 04° 08' 38" WEST 81.390 feet, thence
12. SOUTH 24° 15' 04" WEST 228.511 feet, thence
13. SOUTH 02° 28' 23" EAST 98.038 feet, thence
14. SOUTH 48° 18' 38" EAST 82.276 feet, thence
15. SOUTH 78° 18' 43" EAST 128.697 feet, thence

CHARLES U. LOWE

PAGETWO

18. SOUTH 84° 40' 20" EAST 168.938 feet to a steel bar and survey cap No. 8844 (hereinafter referred to as SBC), thence with the west side of the aforesaid Lot 1

17. SOUTH 11° 46' 36" WEST 661.633 feet to an SBC, thence leaving the said Lot 1

18. SOUTH 28° 08' 43" WEST 1,035.054 feet to the south side of an existing railroad, thence

19. NORTH 56° 41' 53" WEST 89.587 feet, thence

20. NORTH 43° 57' 30" WEST 680.000 feet, thence crossing the said railroad

21. NORTH 69° 28' 21" EAST 152.640 feet to the easternmost corner of the James Grove III property as recorded in Liber 1375, Folio 719, one of the Land Records of Frederick County, thence

22. NORTH 17° 59' 34" WEST 1,441.600 feet to the I.W.L.A., INC. property as recorded in Liber 668, Folio 407 in the aforesaid Land Records, thence with the said property four courses and distances

23. NORTH 17° 59' 34" WEST 391.000 feet to a pipe found, thence

24. SOUTH 72° 41' 24" WEST 60.000 feet to a pipe found, thence

25. NORTH 17° 59' 34" WEST 349.740 feet, thence

26. NORTH 75° 38' 44" WEST 161.631 feet, thence

27. NORTH 75° 38' 44" WEST 194.078 feet to the place of beginning

CONTAINING 47.311 ACRES OF LAND MORE OR LESS

BEING part of PARCEL 1 and part of PARCEL 2 of the lands conveyed by Anthony L. Battistone and Elizabeth H. Battistone unto Charles U. Lowe by deed dated October 1, 1981 and recorded in Liber 1158, Folio 625, one of the Land Records of Frederick County, Maryland.

This land is subject to any and all conditions, restrictions, rights-of-way and easements of record.



Joseph F. Johnson
MD P.L.S. #8644 3-31-98

8088

And the said party of the first covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of said land as may be requisite or necessary.

In Testimony Whereof, the said party has set his hand and seal the year and day first above written.

Charles U. Lowe (SEAL)
Charles U. Lowe

State of Maryland
County of Montgomery to wit:

I Hereby Certify that on this 4th day of May, 1998, before me, the undersigned subscriber, did personally appear Charles U. Lowe, known or satisfactory proven to be the person whose name is set forth in the within deed, and did further acknowledge that he executed the foregoing deed for the purposes therein contained.

Witness my Hand and Notarial Seal.

Richard W. Darling 4-7-2000 Notary Public My Commission Expires: ~~4-7-99~~ ~~4-7-99~~

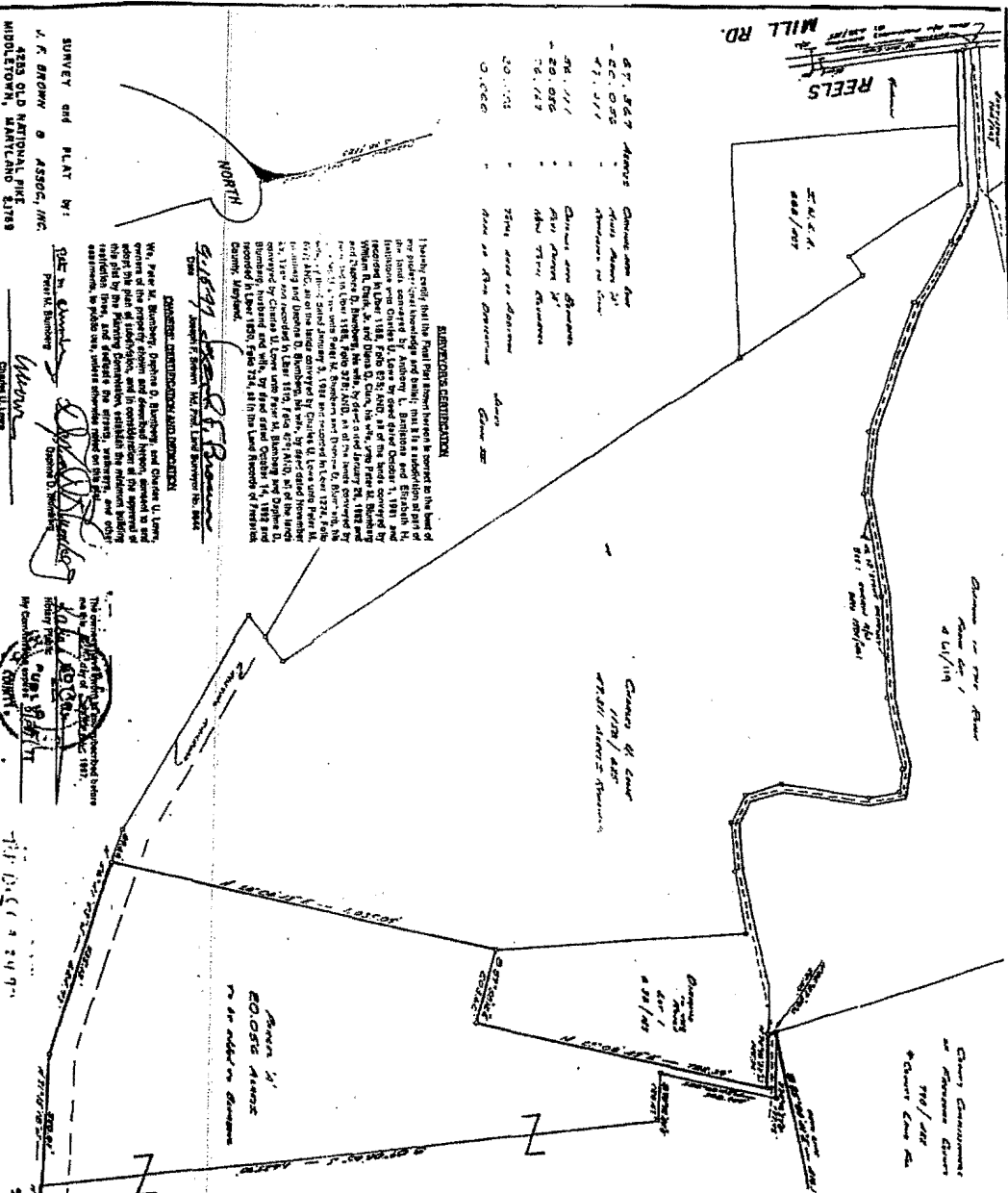
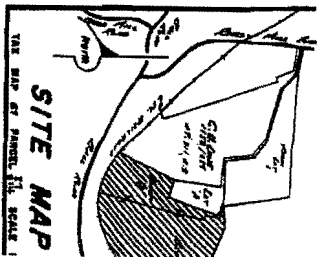
I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Kevin R. Sebastian
Kevin R. Sebastian, Attorney

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

Kevin R. Sebastian
DATE 5.8.98

FREDERICK COUNTY, MD.
TAXES-WATER/SEWER PAID
TREASURER OF FREDERICK CO.
CERTIFIED TO THIS DATE 5/8/98 PER KS



57.867 Acres
 - 22.025
 - 47.117
 - 29.075
 - 76.127
 - 30.173
 - 0.000

SUBJECT'S DESCRIPTION

I hereby certify that the plat hereon is correct in all respects and that the same has been approved by the Board of Public Works of the City of Baltimore, Maryland, on this 14th day of August, 1988. The Board of Public Works is composed of the Mayor, the Councilmen, and the Board of Public Works. The Board of Public Works is composed of the Mayor, the Councilmen, and the Board of Public Works. The Board of Public Works is composed of the Mayor, the Councilmen, and the Board of Public Works.

CONVEYANCE AND INTERESTS

We, Peter M. Blumberg, Stephen D. Blumberg, and Charles U. Lowe, of the County of Baltimore, Maryland, do hereby certify that the plat hereon is correct in all respects and that the same has been approved by the Board of Public Works of the City of Baltimore, Maryland, on this 14th day of August, 1988. The Board of Public Works is composed of the Mayor, the Councilmen, and the Board of Public Works.

SURVEY and PLAT BY:
J. F. BROWN & ASSOCI, INC.
 4223 OLD NATIONAL PIKE
 MIDDLETOWN, MARYLAND 21768
 TELEPHONE 301-683-1776

NOTES

1. Any building to be erected on any lot hereon shall be subject to the provisions of the zoning ordinance of the City of Baltimore, Maryland, and shall conform to the requirements of the same.
2. A deed shall be recorded in the office of the Register of Deeds for the County of Baltimore, Maryland, which shall refer to this plat and to all the lots hereon.
3. There are no easements, rights, or interests shown on this plat.

SYMBOLS	DATE	REVISIONS
□	8-14-88	Final reference
○	8-14-88	Final reference
△	8-14-88	Final reference
×	8-14-88	Final reference

ADDITION PLAT
 LOWE PARCEL, N. COMMON TO BLUMBERG

Lowe to Blumberg

SITUATED ON REELS MILL ROAD
 NEW MARKET ELECTION DISTRICT NO. 8
 FREDERICK COUNTY, MARYLAND