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142,444

THIS DEED, made this 16th day of November in the year nineteen hundred eighty-seven, by and between KENT FORT MANOR, INC., a body corporate of the State of Maryland, party of the first part; and WILLIAM A. JOYCE and KATHLEEN D. JOYCE, his wife, parties of the second part.

WITNESSETH, that for and in consideration of the sum of \$170,000.00, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, the following described real estate, to wit:

ALL that lot, parcel or tract of land situate, lying and being on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and set forth and designated as Parcel 1 (containing 15.3 acres) on a survey plat by McCrone, Inc., entitled, "Division of Part of the Eastern Portion of the Lands of Elbert N. Carvel, et. al., and Part of the Lands of Edward Jones, et. al., Trustee, under Contract of Sale to John D. Flynn, Jr., Contract Purchaser, Fourth District, Queen Anne's County, Maryland, Plat One", said plat being recorded among the Land Records of Queen Anne's County in Liber M.W.M. No. 242, folio 209 and in Permanent Plat File No. 126,252.

BEING a part of the same land granted and conveyed unto the Grantor herein by deed from Genevieve Carvel Land, et. al., dated June 6, 1986, and recorded in Liber M.W.M. No. 253, folio 479 of the Land Records of Queen Anne's County.

THIS CONVEYANCE, is subject to the existing easements, rights of way and agreements for roadways, electric transmission lines and telephone lines and the service and maintenance thereof.

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

TO HAVE AND TO HOLD the said lot or parcel of land and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

DEED	04
RECD FEE	13.00
POSTAGE	.50
RECD TAX	748.00
TRAN TAX	850.00

LAW OFFICES FOSTER & BRADEN

10/17/23 11:03

10/17/23 11:03

Recorded in Queen Anne's County
412 East Street
St. Michaels, Md. 21146

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 TRANSFERRED TO THE CO.

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KENT FORT MANOR, INC.

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this ____ day of _____, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOHN D. FLYNN, JR., who acknowledged himself to be President of Kent Fort Manor, Inc., a body corporate as aforesaid, and that he, as such President, being authorized so to do, executed the foregoing Deed for the purposes therein set forth; and further certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor Corporation.

WITNESS my hand and Notarial Seal.

Notary Public
My commission expires: 7/1/90

