

4563 582

THIS DEED, Made this 13th day of Nov., 19 74, by and between Prince George's County, Maryland, a body corporate and politic, party of the first part, and the Prince George's County Retarded Day Care Center, Inc., a corporation duly organized and existing under the Laws of Maryland, party of the second part:

WITNESSETH, that in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the party of the first part does hereby grant unto the party of the second part in fee simple so long as the land and premises including any improvements thereon, now or hereafter to be constructed thereon, are used exclusively as a Retarded Day Care Center site and facility and in accordance with the provisions of the "Mental Retardation Facilities and Community Mental Health Centers Construction Act of 1963 of the United State Congress, being Public Law 88-164; 77 Stat. 28, as amended; and in furtherance of the purposes for which the corporate party of the second part was formed, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate in the 13th Election District of Prince George's County, Maryland, being part of the land conveyed by Rebecca Terry White, surviving tenant by the entirety, to the Maryland-National Capital Park and Planning Commission, by Deed dated June 24, 1971, and recorded among the Land Records of Prince George's County, Maryland, in Liber 3957, and being more particularly described as follows:

R/W Case No.
140-13-1

Beginning for the same at the point of intersection of the westerly line of the Lottsford-Vista Road, thirty (30) feet wide, and the northerly line of Ardmore-Ardwick Road, thirty (30) feet wide, and running thence with and along the northerly line of said Ardmore-Ardwick Road the Four (4) following courses and distances:

1. South 82°47'09" West 146.60 feet to a point; thence
2. South 71°12'54" West 154.31 Feet to a point; thence
3. Due West 59.83 feet to a point; thence
4. North 69°40'37" West 142.51 feet to a point; thence
5. North 04°01'03" West 414.44 feet to a point; thence
6. North 85°58'57" East 485.11 feet to a point on the westerly line of the aforesaid Lottsford-Vista Road; thence with and along said westerly line
7. South 04°01'03" East 429.86 feet to the place of beginning, containing 217,800 square feet or 5.000 acres of land, more or less.

Subject to rights-of-ways and easements of record.

Subject to the following described easement.

Beginning at the southwest corner of the whole 5.00 acre tract described in Liber 4254, at Folio 502, among the Land Records of Prince George's County, Maryland and running with a part of the west line of the whole tract

1. North 03°26'40" West 24.63 feet to a point; thence leaving the line and running through the whole tract
2. South 80°23'30" East 107.60 feet to a point; thence
3. Running with a curve having a radius of 1113.92, a long chord bearing and distance of South 86°02'25" East 219.28 feet, an arc distance of 219.64 feet to a point in the south line of the whole tract; thence running with a part of said line, the following three courses and distances,
4. South 71°47'10" West 137.28 feet to a point; thence
5. North 89°25'30" West 59.83 feet to a point; thence
6. North 69°06'20" West 142.51 feet to the point of beginning, containing 10,990 square feet or 0.25229 acres of land more or less, the party of the first part further reserves the right to enter upon the property to grade that portion adjacent to the public roadways in such a manner to provide proper transitions to the grade of future road improvements as proposed by the party of the first part.

I hereby certify that this instrument was prepared under my supervision, an attorney admitted to practice before the COURT OF APPEALS.

[Handwritten Signature]

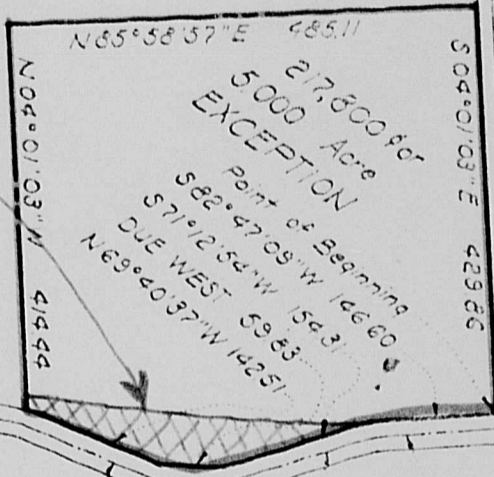
DEC 9 2 41 PM '75

DEC-9-75 A 217638 *****00

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) 4563, p. 0582, MSA_CE64_4644. Date available 05/12/2006. Printed 09/17/2020.

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SUBJECT TO R/W

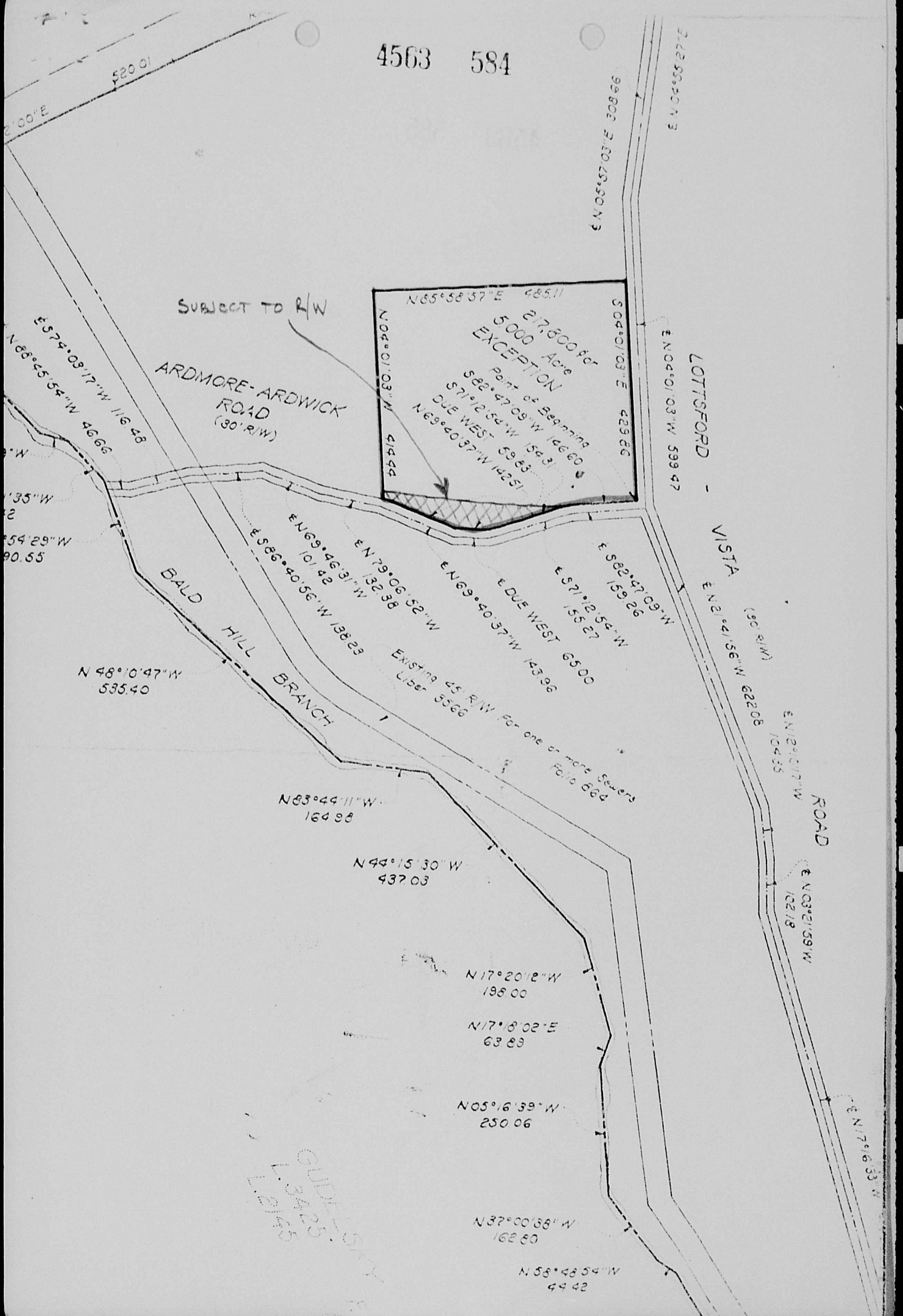


ARDMORE-ARDWICK ROAD (30' R/W)

LOTTSFORD VISTA

BALD HILL BRANCH

ROAD



N 48° 10' 47\" W
535.40

N 83° 44' 11\" W
164.98

N 44° 15' 30\" W
437.03

N 17° 20' 18\" W
198.00

N 17° 18' 02\" E
63.89

N 05° 16' 39\" W
250.06

N 37° 00' 38\" W
162.80

N 58° 48' 54\" W
44.42

GUIN...
V. 3420
P. 2760

4563 585

TRANSFERRED

DEC 9 1976
BY *BJS* Clerk
TRANSFER OFFICE

NO TAXES DUE
OFFICE OF FINANCE
PRINCE GEORGE'S COUNTY, MD.

RECORD PLAT

Deed

FROM

*Prince George
County, Maryland*

TO

*Prince George County
Retarded Bay Tree Center*

Dec 9th 76

one the land records in Prince
George's County, Md.

_____, Clerk

RENTAL
LETAL REAR OF PUBLIC WORKS
HOTEL DE LA FORTINON
8070 019 7 ROAD
FOFESVILLE, MARYLAND 21028