

Exd & Del to: Stover & Sherbin, Atty
12/1/88

REC FEE	26.00
DEED	0 #
TOTAL	26.00
MISC	0 #
#275290 C002 R01 T15:55	
11/30/88	

LIBER 523 PAGE 631

THIS DEED, Made this 7th day of November, 1988, by and between KOLB FARMS, INC., by its shareholders, CLARK A. KOLB, MARVIN C. KOLB, and FANNIE MAE KOLB, parties of the first part, and THE TOWN OF ACCIDENT, a municipal corporation, party of the second part.

WITNESSETH, that for and in consideration of the sum of TWELVE THOUSAND FIVE HUNDRED DOLLARS (\$12,500.00), well and truly paid by the said party of the second part to the said parties of the first part, the receipt whereof is hereby acknowledged, the said parties of the first part have granted, bargained and sold and by these presents do hereby grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, a tract of land situate on the east boundary of Accident, Election District No. 5, Garrett County, Maryland, described as follows:

BEGINNING at a P.K. nail with washer marked, PROPERTY MARKER MILLER RS 47, set in a concrete monument (found) at the southwest corner of Zion Evangelical Lutheran Cemetery (Liber 306, folio 342); said point being South 62 degrees 15 minutes East 390.56 feet from an iron pin in the southeast corner of Charles Strauss lot and the end of the fourteenth line of Parcel No. 2 in deed from Catherine A. Armbruster, et al, to Kolb Farms, Inc. (Liber 419, folio 708 &c., one of the Land Records of Garrett County, Maryland); thence with said cemetery, South 82 degrees 28 minutes East 30.09 feet to an iron pin with cap marked, PROPERTY MARKER RS 47, hereinafter called iron pin; thence through land of Kolb Farms, Inc., South 11 degrees 52 minutes West 112.90 feet to an iron pin; thence, South 78 degrees 08 minutes East 117.00 feet to an iron pin; thence, South 11 degrees 52 minutes West 223.26 feet to an iron pin; thence crossing the Accident boundary into the Town of Accident, North 78 degrees 08 minutes West 147.00 feet to an iron pin set South 12 degrees 21 minutes West 47.07 feet from an iron stake (found) marking the boundary of Accident; thence crossing the town boundary into Election District No. 5, North 11 degrees 52 minutes East 334.27 feet to the place of beginning, containing 0.750 acres.

ALSO, a right-of-way from Cemetery Road to and along part of above-described 0.750 acre parcel; described as follows:

BEGINNING at an iron pin set on the south side of Cemetery Road at the intersection with Zion Evangelical Lutheran Cemetery; thence with line of cemetery, South 11 degrees 49 minutes West 115.23 feet to a P.K. nail (Point of beginning in above description); thence with part of last line of said description reversed, South 11 degrees 52 minutes West 215.27 feet to a P.K. in post set; thence, North 78 degrees 08 minutes West 20.00 feet to an iron pin; thence, North 11 degrees 52 minutes East 213.72 feet to an iron pin; thence, North 11 degrees 49 minutes East 82.22 feet to an iron pin; thence by a

curve to the left having a radius of 30 feet, chord North 35 degrees 42 minutes West 44.25 feet, an arc distance of 49.26 feet to an iron pin on the south side of Cemetery Road; thence with said road, South 83 degrees 13 minutes East 52.83 feet to the place of beginning, containing 0.157 acre.

BEING part of Tract No. 2 which was conveyed by Catherine A. Armbruster and W. Dwight Stover, Personal Representatives of the Estate of Albert G. Richter, to Kolb Farms, Inc. by deed dated June 26, 1981, and recorded in Liber No. 419, folio 708 &c., one of the Land Records of Garrett County, Maryland.

A plat is attached hereto and made a part of this description.

THE GRANTEE, its successors and assigns, covenants that it shall not convert the premises granted herein to any use other than public outdoor recreation and open space use without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning. Said approval shall not be granted unless the Grantee replaces the premises granted herein with property and/or facilities of at least equivalent area and of equal recreation or open space value. The Secretaries, in their sole discretion, shall determine the relative recreation and open space value of the properties, considering the fair market value, usefulness, quality and location of the properties and/or facilities.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-granted property, with all and singular the appurtenances thereto, unto the said THE TOWN OF ACCIDENT, its successors and assigns, forever in fee simple.

AND the said parties of the first part covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such other and further assurances of said land as may be requisite.

FIRST UNITED NATIONAL BANK & TRUST, a Maryland banking corporation, joins in this deed for the sole and only purpose of releasing the above-described land from the force and effect of a mortgage given by KOLB FARMS, INC., a corporation of the State of Maryland; CLARK A. KOLB and FANNIE MAE KOLB, his wife, to FIRST UNITED NATIONAL BANK & TRUST dated July 7, 1987, and recorded in Liber No. 498, folio 692 &c., one of the Land (Mortgage) Records of Garrett County, Maryland; said mortgage to remain in full force and effect against the remainder of the land therein described.

AFFIDAVIT OF CONSIDERATION

WE, CLARK A. KOLB, MARVIN C. KOLB and FANNIE MAE KOLB, Shareholders of KOLB FARMS, INC., hereby certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the grantee, is in the sum total of \$12,500.00.

WITNESS the hands and seals of the parties of the first part and the corporate name of the said FIRST UNITED NATIONAL BANK & TRUST, a Maryland banking corporation, by Dennis L Sanders, its Vice-President, with corporate seal attached, this 30 day of November, 1988.

WITNESS:

Roberta D. Bish

Clark A. Kolb, Pres. (SEAL)
CLARK A. KOLB, President and Shareholder

Roberta D. Bish

Marvin C. Kolb (SEAL)
MARVIN C. KOLB, Treasurer and Shareholder

Roberta D. Bish

Fannie Mae Kolb (SEAL)
FANNIE MAE KOLB, Secretary and Shareholder

FIRST UNITED NATIONAL BANK & TRUST

By Dennis L. Sanders (SEAL)
Vice President

ATTEST:

John M. Long

STATE OF MARYLAND,
COUNTY OF GARRETT, to-wit:

I HEREBY CERTIFY, that on this 7th day of November, 1988, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared CLARK A. KOLB, MARVIN C. KOLB and FANNIE MAE KOLB, and acknowledged the foregoing deed to be their act, and also certified that this grant is not part of a transaction in which there is a sale or exchange of all or substantially all of the property and assets of the Corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission Expires:
July 1, 1990

Roberta D. Bish
NOTARY PUBLIC

STATE OF MARYLAND,
COUNTY OF GARRETT, to-wit:

On this 30th day of November, 1988, before me,
Trayne Allan Baasland, the undersigned officer,
personally appeared Dennis L. Sanders, who
acknowledged himself to be the Vice President of FIRST
UNITED NATIONAL BANK & TRUST, a Maryland banking corporation,
and that he, as such Vice President, being authorized to do
so, executed the foregoing Deed for the purposes therein
contained by signing the name of the corporation by himself as
Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and
official seal.

My Commission Expires:
July 1, 1990

Trayne Allan Baasland
NOTARY PUBLIC



Agricultural Transfer Tax in the

ALL TAXES PAID TO DATE

NOV 30 1988

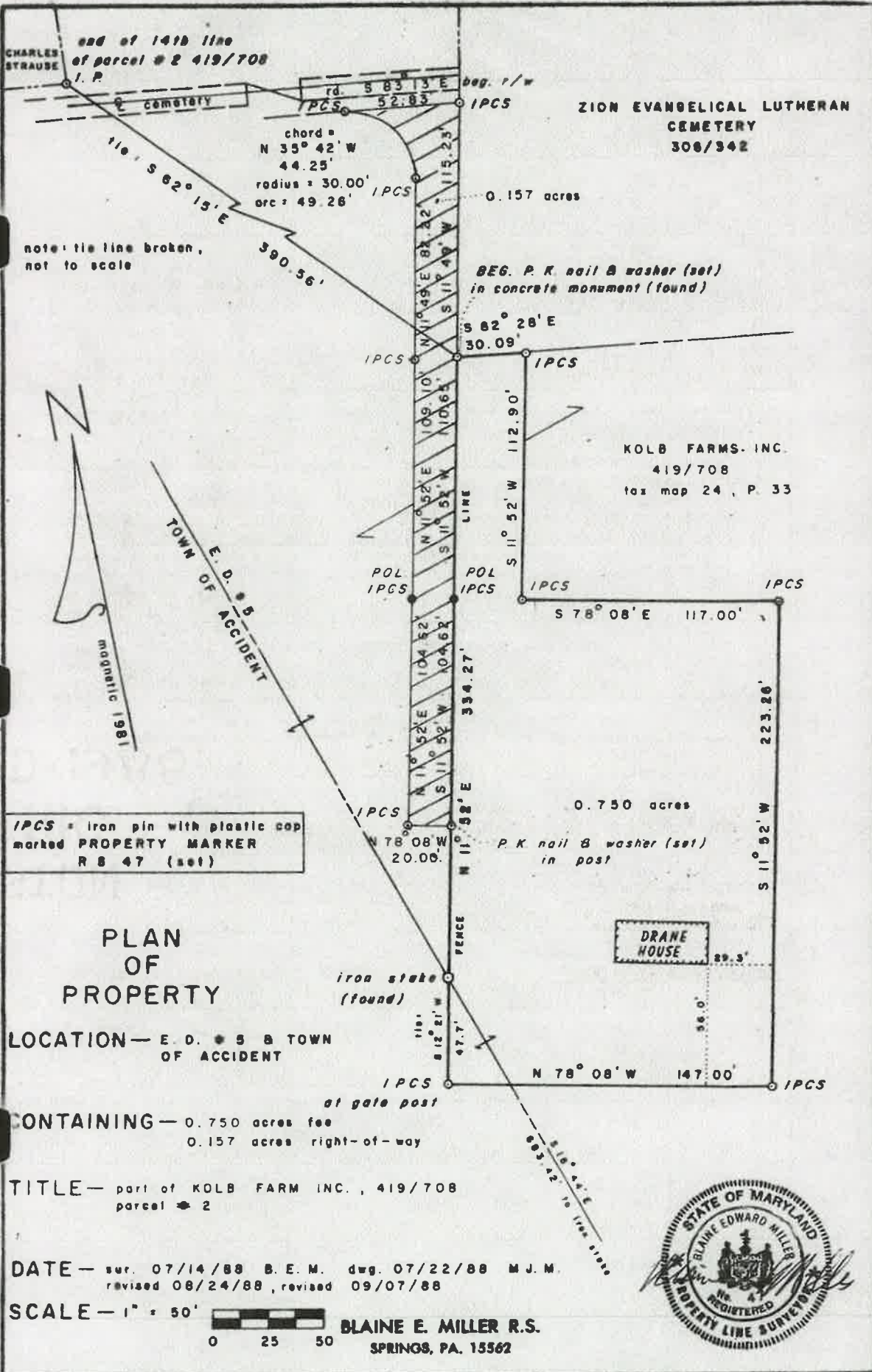
Amount of \$ None

Signature Shirley Shultz

COUNTY TREASURER
PER Betty L. Haver
LT

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

Shirley Shultz 11-30-88
Date



GARRETT COUNTY CIRCUIT COURT (Land Records) CCD 523, p. 0635, MSA_CE87_522. Date available: 03/20/2006. Printed 02/01/2023.

IPCS = iron pin with plastic cap
marked PROPERTY MARKER
R 8 47 (set)

**PLAN
OF
PROPERTY**

LOCATION — E. D. * S B TOWN
OF ACCIDENT

CONTAINING — 0.750 acres fee
0.157 acres right-of-way

TITLE — part of KOLB FARM INC., 419/708
parcel # 2

DATE — sur. 07/14/88 B. E. M. dwg. 07/22/88 M. J. M.
revised 08/24/88, revised 09/07/88

SCALE — 1" = 50'

BLAINE E. MILLER R.S.
SPRINGS, PA. 15562

