

APPENDIX D

DEEDS

**1787 Deed from George Plater and Wife,
Elizabeth to John Rousby Plater**

(Provincial Court Records TBH #2 417-420)

[417>]THIS INDENTURE made this eleventh day of may one thousand seven and eighty seven Between George Pater Equire of Saint Marys County and State of Maryland and Elizabeth his wife of the one part, and John Rousby Plater son of the said George and Elizabeth his wife of one part, and John Rousby Plater son of the said George and Elizabeth for consideration of the sum of ten shillings current money to them the said George and Elizabeth in hand paid before the ensealing and delivery of these presents by the said John Rousby the receipt where is hereby acknoweldged have granted, sell unto the said John Rousby Plater his executors Administrators or Assigns all those several tracts or parts of tracts and parcels of land situate lying and being in Calvert by whatsoever name or names the same may be called or known all which said Lands descended to the said Elizabeth as heir at law to her father John Rousby deceased and are now in the posession of said George Plater by Virtue of his Intermarriage with the said Elizabeth or which he or she hath any right or title to and the reversion and reversions remainder and remainder rents issues and profits of all and singular the said Lands and premises with all and every of their privelages and Appurtences unto the said Jojn Rousby Plater his executors administrators and assigns...the said George and Elizabeth have hereunto set their hands and seals the day and year first written.

*Geo Plater
Elisa Plater*

*Signed sealed & delivered
in presence of the world and parcels
of land being interlined before sealing
A. C. Hanson*

Deed from Charles S. Parran to Thomas Sewall Jr.

(Calvert Co.; Liber SS No. 1, folio 574)

*This deed made the sixth day of June in 1871, by me Charles S. Parran, Trustee, witnesseth, whereas by a decree of the Circuit Court for Calvert County setting in Equity passed on the seventh day of July in 1869 in the case of Charles S. Sommerville, exor. of Alexander Sommerville and trustee to Charles S. Parran, Administrator of James J. Bourne deceased and others. The said Charles S. Parran was appointed Trustee to sell the land decreed to be sold and did sell sixty eight and three quarter acres thereof to Thomas Sewall Jr. and Charles Gelerman. And whereas the said Charles Gelerman having transferred and or assigned to Thomas Sewall Jr. aforesaid all the interest...and where as Thomas Sewall Jr. has fully paid the entire purchase money...Now in consideration of the premises, The said Charles S. Parran. Trustee aforesaid do grant unto Thomas Sewall Jr. aforesaid al. the right and title of all the purities...to a part of a tract of land called "**Rousby Hall**" mentioned in the proceedings herein before mentioned case and beginning fore said part of said tract at a stake on the Patuxent River at Drum Point Harbor and on the shore of said river and running thence North seventy four degrees fifty five perches, thence South eighty six degrees West thirty five and a half perches to a stake, thence North four and a half degrees East one hundred and fifty five and a quarter perches to a stake at "Leason's Cove" thence South eighty five degrees East nineteen perches, Thence South one and a half degrees West thirteen and a half perches, thence south seventy eight and a half degrees East ten perches, Thence South twelve degrees East three and a half perches thence South thirty five degrees West four perches, thence South twenty six degrees East six perches, Thence North seventy two degrees East twenty one perches, Thence South sixty nine degrees East fifteen and a half perches, Thence South fifty nine East fifteen and half perches, Thence South Fifty nine degrees East five and a half perches, Thence North Eighty degrees East five perches, to the farm at Drum Point formerly owned by Fitzgerald Booth and thence with a straight line to the place of beginning containing sixty eight acres three roods and thirty perches and being the eastern portion of the aforesaid "**Rousby Hall Farm**"*

Deed from Frederick Barreda to Felipe Barreda

(Calvert County Land Record; Liber SS. 5, folio 288-291)

[f.288>]

*This Deed made the fourth day of January in the year one thousand eight hundred and eighty one (1881) by Frederick L. Barreda of the City of San Francisco in the State of California, late of the City of New York and Matilde Lavererie de Barreda, his wife, parties of the first part, and Felipe Barreda of the City of Lima Peru party of the second part. Witnesseth: that in consideration of two hundred and fifty thousand dollars paroful money of the United States, the reciept where of is here by acknowledged the said frederic L. Barreda and matilde Laverreie de Barreda do grant unto the said Felipe Barreda of Lima Peru, party of the second part his heirs and assigns in fee simple, all those six parcels or tracts of land situate lying and being in Calvert County State of maryland and described as follows: First: all that tract of land known as **Mill Mount**, and **Manor Quarter**, contained within the following courses and distances viz. Beginning, for the same at a Stake standing eastward of Thomas Tucker's dwelling House, running thence S 30.25° W 85.25 ps to a large pine marked with three notches near Tuckers gate: thence S 58°E 18 ps. S 50°E 42 ps. S 6.5°W 8 ps. S22°W 10 ps. S 27°East 18 ps. S 20°E 20 ps. S 38°E 45 ps. S 47.5°E 54 ps. S63°E 25 ps. S 73°E 18 ps. S 58.5°East 31 ps. S.44°E 18 ps. S 37.5°E 26 ps. S.44°E 13 ps. S 16°E 15 ps. S 5°E 7 ps. S 27°E 37 ps. S 34°E 20 ps. to a white oak stump S 54.25°West 96.5 ps. to Hoopers land: South -26.75°E 91 ps. to a marked white oak and Being one at the edge of the canal S 3.5°W 97 ps. S 14°E 9 ps. S 51°E 12 ps. S 10°E 18 ps. S 84°E 16 ps. S 12°E 13 ps. S 62°E 7 ps. to a marked Locust at the dge of Mill Creek N 46°E 118 ps. to a marked Chestnut being a corner tree of the land Dixon bought, N 54°W 6.5 ps. N 36.5°W 6 ps. S 77°W 14 ps. N 74°W 8.5 ps. N 51.5°W 7.5 ps. N 6.5°W 2.5 ps. N 40°E 2 ps. N 36.5°W 6 ps. N 64.5°W 19 ps. N 77°W 12 ps. S 77°W 4 ps. N 74°W 32 ps. N 9°E 22 ps. N 17°E 26 ps. N. 21.5° E 12.5 ps. N 70.5°E 18 ps. S. 73.5°E 20.5 ps. S. 56.5°E 23.5 ps. S 30.5°E 31 ps. S 52°E 24 ps. S 50°E 28 ps. To a marked pine a corner tree of the land Dixon bought ; S 61°E 28.5 ps. S 26°E 24 ps. S 3°W 43 ps. S 2°East 12 perches to a stake at the red gate: N 69.5°E 34 ps. to a Stake. N 8.5°W 534 ps. West 94 ps. To a post near a small gum marked in the Mill Creek Branch. N 10°W 20 ps. N 2°E 7 ps. N 15.5°W 5 ps. N 1°W 13 ps. N 11.5°E 9 ps. To a marked Ash in the Branch N 89.5°W 858 ps. to a post in Purgatory Swamp S 5°E 48.75 p. to a post. S 63°E 72.5 ps. to the Beginning. Containing nine hundred and eighty acres, one rood, and sixteen perches of land more or less. Second: All that other tract of land known by the name of "**Mount**". Beginning for the same at a Locust stump at Mill Creek running hence N. 37°w 6.5 ps. N 8° E 5 ps. N 45°E 11 ps. N 0.5°E 9 ps. N 56°E 87.5 ps. [f.289>] N 28°E 10 ps. N 43°E 12 ps. N 32°W 23 ps. N 43.5 °E 7 ps. N 18°E 18 ps. N 12°W 5.5 ps. N 67°E 11 ps. S 82°E 4.5 ps.[corrected from °] S 65°E 3 ps. S 44°E 8 ps. N 48°E 12 ps. N 32.5°E 8 ps. S 81°E 13 ps. S 53°E 8 ps. N 47°E 6 ps. N 27°W 13 ps. N 16°E 5 ps. N 80°E 7.5 ps. N 46°E 9 ps.*

S. 85.5°E 14 ps. N 19W 7 ps. N 54°W 13 ps. N 44°E 22 ps. to a Locust Post North 82°E 131.5 ps. To a stake at the public road, North 69.5°E 35.5 ps. S 1.5°E 57.5 ps. N 86.5°E 6.5 ps. S 2°E 128 ps. To a post South side of fresh creek, S 87.5°W 285 ps. to the Beginning. Containing two hundred and forty nine acres one rood and twenty five perches of land more or less.

Third: All that tract of land known as "**Drum Point Farm.**" Beginning for the same at a stake at the river then running as follows: North 425 ps to a Locust post a boundary of the "**Mount**". S 87.5W 18 ps. To a locust Stump at the Mill Creek, then on the said Creek to Leason's Point Thence in the with Leason's Cove James I. Bourne's land with said Bourne's Land to the Patuxent River S 24°W 4 ps. S 11°E 6 ps. S 45°E 6 ps. S 72°E 6ps. S 87°E 4 ps. S 49°E 6 ps. N 55°E 6 ps. S 63°E 6 ps. S 73°S 13 ps. S 2°E 5 ps. S 73°W 30 ps. N 56°W 23 ps. N 85°W 10 ps. S 87°W 18 ps. S 4°W 22 ps. S 18°W 23 ps. S29°E 17 ps. S 48°W 8 ps. N 42°W 27 ps[changed from°] S 29°W 32 ps. N 82°W 12 ps. N 55°W 17.5 ps.[added] S 71°W 29 ps. N 62°W 13 ps. N 71°W 26.5 ps. to Leasons Point S 34°W 6 ps. S 7°E 11 ps. S 45°E 7 ps. S. 7.5°E 34 ps. S 46°E 10 ps. S 61°E 17 ps. S 3°E 12 ps. N 51°E 10 ps. S 69° E 8 ps. S 20°E 6 ps. S 45°E 7 ps. N 51°E 6 ps. S 37°E 8 ps. S 77°E 4 ps. N 88°E 5[] ps. S 61°E 6 ps. S 13°E 9 ps. to the head of Leason's Cove S 67°W 11 ps. N 74° W 6 ps. S 64°W 3 ps. to a Locust Post a boundary of James J. Bourne's land S 137° to a locust post at the river shore it being a boundary of James J. Bourne's land. S 73°E 40 ps. to a stake marked with six notches S 68°E 120 ps. to a Chestnut post. S 52°E 58 ps. To the Beginning. Containing four hundred and seventy five acres, three roods and ten perches of land more or less Fourth: All that tract of land known as "**Tolly's**".

Beginning for the same at a locust post at the edge of the road, it being a boundary of the tract of land known by the name of "Cheros," and running thence viz.: S1°E 317 ps. To a locust post in a Marsh it being a boundary of Simmon's land, S 50[]°E 15.5 ps. To a stone a boundary of simmons land, S 37.5°W 30 ps. S 51° 31 ps. S 35°W 59 ps. N 59.5°w 24 ps. to the Beginning Stake of "Drum Point Farm." North 425 ps to a locust post boundary of the Mount. N 87.5°E 78 ps. To the beginning post at the side of the road containing and two hundred and sixteen acres and three roods of land more or less.

Fifth: All that tract of land known by the name of "**Chews**" [could also be Chum].

Beginning for the same atv a post on the Bay then running Hence viz: N35°E 36 ps. N 37.5°E 16 ps. N 44°E 10 ps. N39°E 7 ps. N 4°East 8 ps. N 28°E 2 ps. N 41.5°E 21 ps.[dark] N 31°E 52 ps. N 29°E 40 ps. N 26°W 45 ps. N 25.5°W 18 ps[/dark] [f290>]N83.5°W 12 ps. N 6°E 20 ps. N 35.75°W 14 ps. N 5.25°E 12 ps. N 1°W 9 ps. N 88°E 18 ps. N 8.5°E 12 ps. N 76°E 10 ps. N 3.5 °W 9.5 ps. N 61.5°E 10 ps. N 16°E 6.5 ps. N 18°E 13 ps. N 25.5°W 21 ps. N 16°E 19 ps. N 65°W 11 ps. N 8°E 12 ps. N 65.5°W 10 ps. N 43.5°W 87[] ps. N 20°E 20 ps. N 25.5°W 8 ps. N 13°W 8 ps. N 28°W 11.25 ps. S 86.5°W 77.25 ps. S 2°E 128 ps. to a post South Side of Fresh Creek S 87.5°W 89 ps. to a post at the road. S 1°E 155 ps. to a Stake at the head of Fresh Creek, Containing three hundred and forty two acres two roods, and seventeen perches of land more or less.

Sixth: All that tract of land known as "Coopers" Beginning at a pine tree standing upon the East side of St. Johns Creek and running the following course and distances S 83°E 186 ps. S 22.25°W 68.75 ps. S 3°W 97.25 ps. N 67°W 6 ps. N 17°W 4 ps. N64°W 9 ps. N 26°W 7 ps. S 54°W 4 ps. S 9.25°E 8 ps. S 58.25 E 6 ps. S 47.25 E 20 ps. S 37.25°W 14 ps. S 26°W 11.25 ps. N 73.5°W 10 ps. N 70°W 10 ps. N 67.5°W 25 ps. S 29°W 11 ps. S 55°W 11 ps. N 56°W 19 ps. S 40°W 17.5 ps. S 58°W 14 ps. N 14°W 12 ps. N 71.5°W 12 ps. N 17°E 18 ps. N 30.5°E 24 ps. N 50.5°W 14 ps. N 24.5°E 12 ps. N 10°West 8 ps. N 49.25°E 21 ps. N 75°E 9 ps. N 5°West 6 ps. S 88°W 6 ps. N 44°W 7 ps. S 45°W 22 ps. S 89°W 14 ps. N 4°W 32 ps. N 22.5°E 6 ps. N 47°E 31 ps. N 78°W 8 ps. S 48.5°W 5 ps. N 78.5°W 6 ps. N 10.5°W 9 ps. N 44°W 10 ps. N 5°W 6 ps. N 9.5°E 6 ps. N 29°E 5 ps. N 46.5°W 8 ps. N 33°E 4 ps. N 57.5°W 7.5 ps. N 31°E 11 ps. N 8°E 7 ps. N 43.5°W 9 ps. N 12.5°W 8 ps. N 15°E 4 ps. N 21°W 6 ps. Then with a straight line to the beginning, containing two hundred and twenty one and a quarter acres of land more or less. The foregoing six tracts or parcels of land being the same property which was conveyed by George M. Gill and Washington Booth Trustees to Frederek L. Barreda by deed bearing the date the 10th day of January eighteen hundred and seventy six and recorded among the Land Records of Calvert County, State of Maryland in Liber JHB 17 folio 186 &c. Together with all houses, factories, machine shops, docks, wharves, and all buildings and improvements of every description noe thereupon, All rights to land under water: all rights of fishery and all rights, alleys, ways waters, easements, advantages, privelages, and appurtenances thereto, in any wise now or appurtain to said land. And Also all machinery of every sort and description now said land or any portion thereof, consisting principally of the following viz: one steam engine (forty horse power) Machinery for saw and grist mills, and the macinery at the Blacksmith Shop and factories. Subject However to a certain Mortgage made by the parties of the first part to the party of the second part dated the first day of January one thousand eight hundred and seventy six and received for record, and recorded the twenty second day of February one thousand eight hundred and seventy six in Liber J.H.B. No. 1, folibo 200 one of the Land Record Book of Calvert County, to secure the principal sum of one hundred and twenty five thousand dollars and interest. And upon which Mortgage there is now due the sum of one hundred and twenty five thousand dollars for principal together with interest. Here on from the first day of January one thousand eight - hundred and seventy six. It being the intention of the parties hereto that the said Mortgage shall not merge by season of the delay and acceptance of this deed. And the said Frederick L. Barreda and Matilde Laverrerie de Barreda do jointly and severally covenant that they will warrant specifically the property thereby granted to the said Felipe Barreda and his heirs and assigns and that they will execute such further allowances as may be requisite.

Test
J.H. Blood

Witness their hands and seals
Frederick L. Barreda (Seal)
Matilde Laverrerie de Barreda (Seal)

State of California, City of San Francisco wit.

I hereby certify that the fourth day of January in the year one thousand eight hundred and eighty one (1881), before the sunscriber a Notary Public in and foresaid City and County of San Francisco, residing therein, duly ~~~~and sworn, personally appeared Frederic L. Barreda and Matilda Laverrerie de Barreda his wife, and acknowledged the foregoing deed to be their act.

In testimony whereof I have hereunto set my hand and affixed my seal on the day and year first above written.

*J.H Blood, Notary Public in and for the City of San Francisco, State of California
Recorded for the record the 20th day of January 1881, and same day recorded I Liber
SS N. 4 folio 279, one of the Land Record Books of Calvert County NH Example*

DEED- Harry M. Benzinger to Joseph C. Webster

(Calvert County Land Records; Liber G.W.D. #14, folio 194)

"This deed made the 15th day of October 1813, between Harry Benzinger of the City of Baltimore ... Trustee as hereafter mentioned of the one part and Joseph Cook Webster, of Calvert County, in the other part,

*witnesseth, whereas by a decree of Circuit Court for Calvert County, in equity, dated on 2nd Oct. 1913 and passed in a course in said Court, between Ryan et al. Complainants and Christopher E. Shriver et al. defendants, the real estate mentioned and described in the proceedings in said cause was ordered and decreed to be sold and to that end the sale as reported in the Bill of Complaint filed therein to Joseph C. Webster as for the sum of twenty thousand dollars, as set forth in the contract of sale filed with said Bill of Complaint as Exhibit No. 2 was finally ratified and confirmed, and Harry M. Benzinger was appointed Trustee, with authority to convey said real estate...grant and convey unto the said Joseph C Webster his heirs ...part of a tract or parcel of land called **Elktonhead Manor**...being the same land which a certain John Parran obtained of a certain Charles S. Parran, by deed dated 21st day of February 1859, and recorded among the Land Records of Calvert County in Liber A(?)B # 2, folio 275 to which reference is hereby made for a fuller and more particular description thereof containing one thousand and two acres more or less, and being the same tract of land which by Indenture dated Oct. 30 1876 and re-recorded in Liber J.O.B. # 1, folio 403, one of the land records of Calvert County, was conveyed by Joseph A. Wilson, Trustee, to Samuel Burns and George T. Sloan, under the name, style, and firm of Burns and Sloan. To which said tract of land, the said Samuel Burns became entitled in servalty under the deed above referred to and also under a deed to him from the said George T. Sloan bearing the date of 8th day of March 1878 and recorded among the land records of Calvert County in Liber J.O.B. # 2, folio 191. The record of which said deeds mentioned, were destroyed by fire, but the originals thereof having been preserved, were filed for record among the Chancery Records of Calvert County.*

And being the same land which be deed bearing date 21st day of July 1899, and recorded among the land Records of Calvert County in Liber T.B.T # 5, folio 572, was granted and conveyed by the Safe Deposit and Trust Co. of Baltimore, Trustee, under the will of Samuel Burns, deceased, to James J. Ryan in fee simple...

Harry M. Benzinger, Trustee