

JAN 8 1964 GRANTEE

T-3-0

THE TITLE GUARANTEE COMPANY
(Corporation Form)

1610 PAGE 475

NO STAMPS REQUIRED

App. ~~X~~ 12266
142306

89871

This Deed, Made this 11th day of DECEMBER, in the year one
thousand nine hundred and sixty-three, by and between -----

THE MARYLAND TITLE GUARANTEE COMPANY -----

a body corporate of the State of Maryland, of the first part, Grantor, and
MOUNT VERNON PLACE METHODIST CHURCH, a body corporate of the State of Maryland, party of
the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the
receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto
party of the second part, its successors and assigns, in fee simple, all

----- that ----- lot(s) of ground
situate in Baltimore City

in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same on the Northeast corner of Mount Vernon Place and
Washington Place and running thence Easterly binding on the North side of Mount Vernon
Place 51 feet or thereabout to the Southwest corner of the lot formerly owned and
occupied by Rosa IZARD thence northerly parallel with Washington Place and binding on
said lot of ground 160 feet to Branch Alley thence Westerly and binding on the South side
of Branch Alley 51 feet and thence binding on the East side of Washington Place southerly
160 feet to the place of beginning.

BEING the same lot of ground described in a Lease from Maria Gambrill, et al,
to Charles Street Methodist Episcopal Church dated February 1, 1870 and recorded among
the Land Records of Baltimore City in Liber G.R. No. 451, folio 359, whereby was reserved,
issuing and payable out of the aforesaid lot of ground the annual ground rent of Twelve
Hundred Dollars (\$1200.00), payable in equal semi-annual installments on the first days
of February and August, in each and every year.

FOR TITLE SEE THE FOLLOWING:

1. Deed from John M. Denison and Marjorie T. Denison, his wife to The Title
Holding Company, dated September 16th, 1954 and recorded among the Land Records of
Baltimore City in Liber M.L.P. No. 9588, folio 303.

2. Deed from Charlotte Denison Morison and William G. Morison, her husband
to The Title Holding Company, dated September 21st, 1954 and recorded among the Land
Records of Baltimore City in Liber M.L.P. No. 9588, folio 305.

3. Deed from Mary Louise Gale and Alfred W. Gale, her husband to The Title
Holding Company, dated May 5th, 1960 and recorded among the Land Records of Baltimore
City in Liber J.F.C. No. 867, folio 214.

4. Deed from Jose Morgan Denison and Virginia S. Denison, his wife to The
Maryland Title Guarantee Company, dated June 6th, 1960 and recorded among the Land
Records of Baltimore City in Liber J.F.C. No. 911, folio 50.

1610 PAGE 475

DEC 12 1963

RECORDED IN THE LAND RECORDS OF
BALTIMORE CITY LIBER J.F.C. 1610 PAGE 475 JAMES P. GARNER, CLERK

5. Deed from Elizabeth Denison Myers and Edward B. Myers, Jr., her husband, to The Maryland Title Guarantee Company, dated June 7th, 1960 and recorded among the Land Records of Baltimore City in Liber J.F.C. No. 911, folio 55.

6. Deed from Evelyn Denison Patton and Henry H. Patton, her husband to The Maryland Title Guarantee Company, dated June 7th, 1960 and recorded among the Land Records of Baltimore City in Liber J.F.C. No. 911, folio 60.

7. Deed from Chemical Bank New York Trust Company, Successor Trustee to The Maryland Title Guarantee Company, dated June 29th, 1960 and recorded among the Land Records of Baltimore City in Liber J.F.C. No. 911, folio 44.

THE said Title Holding Company by Amendment to its charter dated May 24, 1960 filed in the State Tax Commission of Maryland, having changed its name to The Maryland Title Guarantee Company.

244 101 101

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining, and particularly the aforesaid rent, issuing and payable out of the said lot of ground as aforesaid.

To have and to hold the said described lots(s) of ground and premises, ~~THE MARYLAND TITLE GUARANTEE COMPANY~~ and particularly the aforesaid rent, issuing and payable thereout and the reversion thereto, unto and to the use of the said party of the second part, its successors and assigns, in fee simple, forever; subject, however, to the estate, terms and interest of the said Lessee, its successors and assigns, under the aforesaid Lease.

And the said Grantor covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Testimony Whereof, the said Grantor has caused its corporate seal to be hereto affixed, and its Vice-President to set his hand hereto.

WITNESS:

THE MARYLAND TITLE GUARANTEE COMPANY

J. Lloyd Wilkinson
J. LLOYD WILKINSON

BY *James W. Leyko*
JAMES W. LEYKO Vice-President

State of Maryland, BALTIMORE CITY

, TO WIT:

I HEREBY CERTIFY, that on this 11th day of DECEMBER, 1963, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JAMES W. LEYKO, who acknowledged himself to be the Vice-President of the Grantor Corporation, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as Vice-President.

WITNESS my hand and Notarial Seal.



J. Lloyd Wilkinson
J. LLOYD WILKINSON
My commission expires: May 3rd, 1965.

REC. 'D' FOR RECORD DEC 12 1963
BALTIMORE CITY, LIBER J.F.C. 1610

M. & RECORDED IN THE LAND RECORDS OF
PAGE 475 JAMES F. CARNEY, CLERK