

6/16/1904

36' - 104'

Liber 275

Folio 581

William P

Balt. County

581

1235

Deed

6/16/1904

Canton Co. of Balto

✓ to

217  
German United Evangelical

Church of Canton

Received for Record,

June 17<sup>th</sup> 1904 <sup>ch 8 31</sup>

same day recorded in Liber.

W. P. C. No. 295 folio 581

one of the land Records of

Baltimore County and ex-

amined, per

William P. Peole

Clerk.

Ch Canton Co 2<sup>00</sup>

T H I S D E E D made this *sixteenth* day of June in the year Nineteen hundred and four between the Canton Company of Baltimore a corporation duly incorporated under the laws of the State of Maryland of the first part and the German United Evangelical Church of Canton, duly incorporated under the laws of the State of Maryland, of the second part:

W H E R E A S by lease dated the eighteenth day of November 1873 and recorded among the lands records of Baltimore County in Liber J. B. No. 84 folio 7 &c. one of the land records of Baltimore County. The land hereinafter described was demised and leased by said party of the first part unto the German United Evangelical Church of Canton for Ninety-nine years, renewable forever, subject to the yearly rent of One Hundred and Four Dollars (\$104), payable in equal semi-annual installments on the first day of January and July in each year: and

W H E R E A S the said parties of the second part being now the holders of the leasehold interest in and to the said property hereinafter described have fully paid to the said party of the first part the sum of Seventeen Hundred and Thirty-three Dollars and Thirty-four cents and all rent accrued and accruing as aforesaid to the date hereof, the receipt of which said sums respectively is hereby acknowledged by said party of the first part:

N O W T H E R E F O R E this deed witnesseth that in consideration of the premises and of the sum of One Dollar the said party of the first part doth hereby grant and convey unto said parties of the second part their assigns and the survivor or survivors of them, their heirs and assigns the land in Baltimore County, State of Maryland thus described:-

B E G I N N I N G for the same on the East side of East Avenue, at the distance of Thirty-six feet Northerly from the North-east corner of East Avenue and Dillon Street; and

running thence Easterly parallel to Dillon Street, Seventy-five feet to an alley, Ten feet wide; thence Northerly, binding on the West side of said Ten foot alley, One-hundred and four feet; thence Westerly parallel to Dillon Street, Seventy-five feet to East Avenue; and thence Southerly binding on the East side of East Avenue, One-hundred and four feet to the place of beginning.

All references made in the foregoing description, or elsewhere in this deed, to any street or highway, are only for purposes of description, and are not intended, and shall not be held or taken to dedicate such streets or highways, or any of them, and the grantor hereby expressly reserves to itself all the right, title and interest in and to all the said streets and highways respectively.

The grade of said lot to conform to the grades of the Streets and Avenues as already established by S. J. Martenet, Civil Engineer, and as shown by the Map of Profiles and Grades in the Office of the Canton Company of Baltimore.

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging and appertaining.

TO HAVE AND TO HOLD the above described property unto the said parties of the second part, their assigns, or the survivors of them in fee simple forever to the end that the said rent may be hereby redeemed and extinguished.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

AND the Canton Company of Baltimore hereby appoints Stuart Kearney of Baltimore its attorney to appear for and on behalf of it and according to law to acknowledge this deed to be its act before any person having authority by the Laws of the State of Maryland to take acknowledgments of deeds.

