

NO CONSIDERATION

NO TITLE EXAMINATION MADE

THIS DEED, made this 1st day of ~~October~~ ^{NOVEMBER}, 1982, by and between HENRY M. BACHMAN and ROSE MELLOR BACHMAN BAKER, of Anne Arundel County in the State of Maryland, of the first part, and MANHATTAN BEACH CIVIC ASSOCIATION, INC., a body corporate of the State of Maryland of the second part.

WHEREAS, the party of the second part is a non-profit corporation organized and incorporated under the laws of the State of Maryland for the purpose of enhancing, protecting and advancing the rights and welfare of the owners of property in the subdivision known as MANHATTAN BEACH in Anne Arundel County, Maryland.

WHEREAS, the parties of the first part, now being vested with title to the property hereinafter described, subject to the rights of the owners of property in MANHATTAN BEACH to use the same in common, desire to convey said property to the party of the second part to hold the same for the proper use and benefit of said property owners.

WITNESSETH, that in consideration of the mutual promises of both parties (the actual cash consideration being -\$0-), the said Henry M. Bachman and Rose Mellor Bachman Baker do grant and convey unto the said Manhattan Beach Civic Association, Inc., its heirs and assigns, in fee simple, all those lots of ground situate, lying and being in the Third District of Anne Arundel County, aforesaid, and described as follows, that is to say:

BEING and comprising all of the streets, roads, avenues, ways, alleys, paths, beaches and other recreational areas of Manhattan Beach as shown on all Plats thereof, recorded and unrecorded, including the following plats recorded among the Land Records of Anne Arundel County: Plat Book 3, Folio 39; Plat Book 8, Folio 23; Plat

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY



1982 NOV -8 AM 8:50

- 1 -

I hereby certify that the property contained herein has been transferred as provided for under Article 81 Section 3-104 of the Maryland Code.
District 3rd - 114

No copy necessary

RECORD FEE 15.00
POSTAGE 50
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NOV 882

15.00

Plat Book 15, Folio 29, (Saving and accepting therefore so much thereof as is described in the following deeds: Liber JHH 391, Folio 272; Liber JHH 485, Folio 524; Liber GTC 1505, Folio 221) as well as all of the streets, roads, avenues, ways, alleys, paths, beaches and recreational areas within the subdivision known as Manhattan Beach, which are used or intended to be used by the owners of the property within said subdivision; (saving and excepting therefrom, however, all those streets, roads and avenues which have heretofore been conveyed by the Grantors or their predecessors in title to Anne Arundel County, Maryland or to individuals).

BEING a part of the land described in a Deed from J. Arch Mellor and Ellen G. Mellor, his wife, to Rose Mellor Bachman and Henry M. Bachman, her husband, dated November 17, 1967, and recorded among the Land Records of Anne Arundel County in Liber MSH 2183, Folio 241. The said Henry M. Bachman and Rose Mellor Bachman were divorced on March 26, 1974, in the Circuit Court for Anne Arundel County, Divorce 16650, and she is now known as Rose Mellor Bachman Baker. This conveyance is subject to a use in common with all lot owners of recorded lots in Manhattan Beach.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Manhattan Beach Civic Association, Inc., its heirs and assigns, in fee simple.

WITNESS the hands and seals of said grantor.

WITNESS:

[Signature] *Henry M. Bachman* (Seal)
Henry M. Bachman

[Signature] *Rose Mellor Bachman Baker* (Seal)
Rose Mellor Bachman Baker

STATE OF MARYLAND, Anne Arundel County, to wit:

I HEREBY CERTIFY, that on this **28** day of October, 1982, before me, the subscriber, a Notary Public of the State of Maryland, in and for Anne Arundel County aforesaid, personally appeared HENRY M. BACHMAN, the above named grantor and he acknowledged the foregoing Deed to be his act, and these considerations stated to be the true and only considerations.

As witness my hand and Notarial Seal.

Notary Public

My Commission expires: 7/1/86

STATE OF MARYLAND, Anne Arundel County, to wit:

I HEREBY CERTIFY, that on this ^{NOVEMBER} ~~1~~ day of ~~October~~, 1982,
before me, the subscriber, a Notary Public of the State of
Maryland, in and for Anne Arundel County aforesaid, personally
appeared ROSE MELLOR BACHMAN BAKER, the above named grantor and
she acknowledged the foregoing Deed to be her act, and these
considerations stated to be the true and only considerations.

As witness my hand and Notarial Seal.

Carroll Becht
Notary Public

My Commission expires: 7-1-86



Mailed to:

g c gahr