

land sold as aforesaid by James K. Sewell unto Jacob B. Baker and Ella L. Baker, from the operation and affect of this mortgage.

Whereas, said Dudley has consented to unite in this deed for the purpose of releasing the lot and parcel of land hereinafter granted and conveyed, and no other, from the operation and affect of his said mortgage, the amount due and owing on said mortgage not being in anywise affected hereby or reduced, the full amount of the aforesaid purchase money having been paid to and received by said James K. Sewell.

Now therefore, this deed witnesseth that for and in consideration of the premises and the sum of one dollar, the payment thereof being hereby acknowledged, the said James K. Sewell and Julia M. Sewell, his wife, do hereby grant and convey unto Jacob B. Baker and Ella L. Baker, his wife, of Queen Anne's County, State of Maryland, as tenants by the entireties, and to the survivor of them, and the heirs and assigns of the survivor of them, in fee simple, all of that tract, lot or parcel of land situate, lying and being in Grasonville, in the fifth election district of Queen Anne's County aforesaid, on the right hand side of the public road leading from Queenstown through Grasonville, to Kent Island, adjoining on the east a lot of land of said Jas. K. Sewell which was conveyed to James K. Sewell deceased, the father of said James K. Sewell who is a grantor in this deed, in a deed of partition by and between John W. Horney and others, and adjoining on the west the land of the said Jacob B. Baker, which was conveyed to said Jacob B. Baker by Charles R. Collier; the lot of land hereby conveyed being an unimproved lot of land running along the aforesaid public road, between the two above mentioned lots of land, one of James K. Sewell and the other of Jacob B. Baker, for a distance of about two hundred and forty four feet, be the distance more or less; having a depth on its west side of one hundred and sixty five feet, more or less, being one hundred and ninety two feet, more or less, wide on its back line where it adjoins the land of Carey Saddler and running with the divisional line between the land hereby conveyed and the above mentioned lot of said James K. Sewell and with Gravel Run Ditch a distance of two hundred and twenty two feet, more or less, to the above mentioned public road. The lot of land hereby conveyed being all of that lot of land which was conveyed unto James K. Sewell, the father of said James K. Sewell joining in this deed by J. W. Bassett and Emily Bassett his wife, by deed dated November 30th. eighteen hundred and eighty nine, and recorded in Liber W. D. No. 5, fol 524, a land record book for Queen Anne's County, with the exception however of that part of said lot of land which was conveyed by James K. Sewell the elder unto Charles R. Collier by deed dated November 21st. nineteen hundred and fifteen, and recorded in Liber W. P. W. No. 8, fol. 145, a land record book for Queen Anne's County. The last mentioned lot being now owned by said Jacob B. Baker and being the lot of land which the lot of land hereby conveyed adjoins on the west as above set forth.

And the said Eugene L. Dudley does hereby release and remise unto the said Jacob B. Baker and Ella L. Baker, his wife, the lot of land hereby conveyed and no other from the operation and affect of his aforesaid mortgage, dated and recorded as aforesaid.

Witness our hands and seals.

Witness: E. M. Forman.

James K. Sewell. (SEAL)

Julia M. Sewell. (SEAL)

Eugene L. Dudley. (SEAL)

State of Maryland, Queen Anne's County, to wit:-

I hereby certify that on this thirtieth day of July, in the year nineteen