

- 2020, October 15; KPS 5732/423
  - Grantee: RAR Associates Development Corporation
  - Grantor: Ronald A. and Barbara J. Russo individually and as Trustees of the Barbara and Ronald Russo Revocable Trust
  - First “Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue, at 75’ along said edge from the intersection with Bay Avenue...then leaving said edge and running perpendicular to said edge across Lots 1 and 2, N 00 Deg. 00’ 23” W 100’ to the division line between Lots 2 and 3, thence running easterly along same N 89 Deg. 59’ 37” E 25’ to a point, then running across said Lots perpendicularly S 00 Deg. 00’ 23” E 100’ to the North edge of 7<sup>th</sup> Street, then with same S 89 Deg. 59’ 37” W 25’ to the place of beginning, containing 2500 square feet of land; said parcel being known as part of Lots 1 and 2 D...and being subject to an easement in favor of the adjoining Lot on the east side thereof known as Part of Lots 1 and 2B...for the purpose of the accommodation of an air conditioning unit for the High’s store situate thereon.”
  - Second “Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue...then running with said edge S 89 Deg. 59’ 37” W 25’ to a point, thence running perpendicular to said edge and crossing Lots 1 and 2, N 00 Deg. 00’ 23” E 100’ to the division line between Lots 2 and 3, thence running with the same N 89 Deg. 59’ 37” E 25’, then running perpendicular to said lot line, S 00 Deg. 00’ 23” E 100’ to the place of beginning, containing 2500 square feet of land, said parcel being known as part of Lots 1 and 2 C...subject to an easement in favor of the adjoining Lot on the east side thereof known as part of Lots 1 and 2 B...for the purpose of the use of an existing well for the High’s Store situate thereon.”
  - 4118 7<sup>th</sup> Street
- 2017, January 9; KPS 4946/459
  - Grantee: Ronald A. and Barbara J. Russo, Trustees
  - Grantor: Ronald A. and Barbara J. Russo
  - First “Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue, at 75’ along said edge from the intersection with Bay Avenue...then leaving said edge and running perpendicular to said edge across Lots 1 and 2, N 00 Deg. 00’ 23” W 100’ to the division line between Lots 2 and 3, thence running easterly along same N 89 Deg. 59’ 37” E 25’ to a point, then running across said Lots perpendicularly S 00 Deg. 00’ 23” E 100’ to the North edge of 7<sup>th</sup> Street, then with same S 89 Deg. 59’ 37” W 25’ to the place of beginning, containing 2500 square feet of land; said parcel being known as part of Lots 1 and 2 D...and being subject to an easement in favor of the adjoining Lot on the east side thereof known as Part of Lots 1 and 2B...for the purpose of the accommodation of an air conditioning unit for the High’s store situate thereon.”

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- 4118 7<sup>th</sup> Street
- 1995, May 4; ABE 796/773
  - Grantee: Ronald A. and Barbara J. Russo
  - Grantor: The Maryland Housing Fund of the Department of Housing and Community Development of the State of Maryland
  - First “Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue, at 75’ along said edge from the intersection with Bay Avenue...then leaving said edge and running perpendicular to said edge across Lots 1 and 2, N 00 Deg. 00’ 23” W 100’ to the division line between Lots 2 and 3, thence running easterly along same N 89 Deg. 59’ 37” E 25’ to a point, then running across said Lots perpendicularly S 00 Deg. 00’ 23” E 100’ to the North edge of 7<sup>th</sup> Street, then with same S 89 Deg. 59’ 37” W 25’ to the place of beginning, containing 2500 square feet of land; said parcel being known as part of Lots 1 and 2 D...and being subject to an easement in favor of the adjoining Lot on the east side thereof known as Part of Lots 1 and 2B...for the purpose of the accommodation of an air conditioning unit for the High’s store situate thereon.”
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  - \$67,000
- 1994, March 23; ABE 791/1
  - Grantee: The Maryland Housing Fund of the Department of Housing and Community Development of the State of Maryland
  - Grantor: Edward S. Cohen and Stephen N. Goldberg

- First “Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue, at 75’ along said edge from the intersection with Bay Avenue...then leaving said edge and running perpendicular to said edge across Lots 1 and 2, N 00 Deg. 00’ 23” W 100’ to the division line between Lots 2 and 3, thence running easterly along same N 89 Deg. 59’ 37” E 25’ to a point, then running across said Lots perpendicularly S 00 Deg. 00’ 23” E 100’ to the North edge of 7<sup>th</sup> Street, then with same S 89 Deg. 59’ 37” W 25’ to the place of beginning, containing 2500 square feet of land; said parcel being known as part of Lots 1 and 2 D...and being subject to an easement in favor of the adjoining Lot on the east side thereof known as Part of Lots 1 and 2B...for the purpose of the accommodation of an air conditioning unit for the High’s store situate thereon.”
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- Public sale for failure to pay Deed of Trust dated March 4, 1993, and recorded at ABE 656/544.
- \$67,000
- 1993, March 4; ABE 656/544
  - Lender: First National Mortgage Corporation
  - Trustee: W. L. Wilcox, Jr. and E. Stephen White
  - Borrower: Cynthia R. and Gene M. Hall
  - First “Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue, at 75’ along said edge from the intersection with Bay Avenue...then leaving said edge and running perpendicular to said edge across Lots 1 and 2, N 00 Deg. 00’ 23” W 100’ to the division line between Lots 2 and 3, thence running easterly along same N 89 Deg. 59’ 37” E 25’ to a point, then running across said Lots perpendicularly S 00 Deg. 00’ 23” E 100’ to the North edge of 7<sup>th</sup> Street, then with same S 89 Deg. 59’ 37” W 25’ to the place of beginning, containing 2500 square feet of land; said parcel being known as part of Lots 1 and 2 D...and being subject to an easement in favor of the adjoining Lot on the east side thereof known as Part of Lots 1 and 2B...for the purpose of the accommodation of an air conditioning unit for the High’s store situate thereon.”
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- Deed of Trust for \$80,000
- 1993, March 4; ABE 656/541
  - Grantee: Cynthia R. and Gene M. Hall
  - Grantor: Richard E. and Sandra Lynn Longfellow
  - First "Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue, at 75' along said edge from the intersection with Bay Avenue...then leaving said edge and running perpendicular to said edge across Lots 1 and 2, N 00 Deg. 00' 23" W 100' to the division line between Lots 2 and 3, thence running easterly along same N 89 Deg. 59' 37" E 25' to a point, then running across said Lots perpendicularly S 00 Deg. 00' 23" E 100' to the North edge of 7<sup>th</sup> Street, then with same S 89 Deg. 59' 37" W 25' to the place of beginning, containing 2500 square feet of land; said parcel being known as part of Lots 1 and 2 D...and being subject to an easement in favor of the adjoining Lot on the east side thereof known as Part of Lots 1 and 2B...for the purpose of the accommodation of an air conditioning unit for the High's store situate thereon."
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  - \$80,000
- 1983, April 26; ABE 297/659
  - Grantee: Richard E. and Sandra Lynn Longfellow
  - Grantor: M. Jean Ferguson
  - First "Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue, at 75' along said edge from the intersection with Bay Avenue...then leaving said edge and running perpendicular to said edge across Lots 1 and 2, N 00 Deg. 00' 23" W 100' to the division line between Lots 2 and 3,

thence running easterly along same N 89 Deg. 59' 37" E 25' to a point, then running across said Lots perpendicularly S 00 Deg. 00' 23" E 100' to the North edge of 7<sup>th</sup> Street, then with same S 89 Deg. 59' 37" W 25' to the place of beginning, containing 2500 square feet of land; said parcel being known as part of Lots 1 and 2 D...and being subject to an easement in favor of the adjoining Lot on the east side thereof known as Part of Lots 1 and 2B...for the purpose of the accommodation of an air conditioning unit for the High's store situate thereon."

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- \$43,500
- 1979, June 30; ABE 249/258
  - Grantee: M. Jean and Donald E. Ferguson
  - Grantor: Ella M. Ewald and Margaret A. Ewald
  - First "Beginning at a point which is located on the North edge of 7<sup>th</sup> Street, formerly Baltimore Avenue, at 75' along said edge from the intersection with Bay Avenue...then leaving said edge and running perpendicular to said edge across Lots 1 and 2, N 00 Deg. 00' 23" W 100' to the division line between Lots 2 and 3, thence running easterly along same N 89 Deg. 59' 37" E 25' to a point, then running across said Lots perpendicularly S 00 Deg. 00' 23" E 100' to the North edge of 7<sup>th</sup> Street, then with same S 89 Deg. 59' 37" W 25' to the place of beginning, containing 2500 square feet of land; said parcel being known as part of Lots 1 and 2 D...and being subject to an easement in favor of the adjoining Lot on the east side thereof known as Part of Lots 1 and 2B...for the purpose of the accommodation of an air conditioning unit for the High's store situate thereon."
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Lots 1 and 2 B...for the purpose of the use of an existing well for the High's Store situate thereon.”

- \$15,000
- 1950, May 19; AWR 24/170
  - Grantee: Emma J. Ewald
  - Grantor: Louise M. Moran and Paul L. Gross
  - Lot part of 1 and 2 in Block 5, “Beginning for the same at a stake on Baltimore Avenue 50 feet west from a stake at the northwest corner of Baltimore and Bay Avenues...thence north 100 feet to a stake (which is 50 feet west from Bay Avenue); thence west 25 feet to a stake, thence south 100 feet to Baltimore Avenue, thence east 25 feet to the place of beginning.”
- 1948, August 2; AWR 15/199
  - Grantee: Louise M. Moran and Paul L. Gross
  - Grantor: Sadie L. Gray, of Calvert County
  - Lot parts of 1 and 2 in Block 5, “Beginning for the same at a stake on Baltimore Avenue 50 feet west from a stake at the northwest corner of Baltimore and Bay Avenues...thence north 100 feet to a stake (which is 50 feet west from Bay Avenue); thence west 25 feet to a stake; thence south 100 feet to Baltimore Avenue; thence east 25 feet to the place of beginning.”
- 1948, August 2; AWR 15/198
  - Grantee: Sadie L. Gray
  - Grantor: Louise M. Moran, Paul A. Moran, and John Z. Moran
  - Lot parts of 1 and 2 in Block 5, “Beginning for the same at a stake on Baltimore Avenue 50 feet west from a stake at the northwest corner of Baltimore and Bay Avenues...thence north 100 feet to a stake (which is 50 feet west from Bay Avenue); thence west 25 feet to a stake; thence south 100 feet to Baltimore Avenue; thence east 25 feet to the place of beginning.”
- 1947, October 22; AWR 15/148
  - Grantee: Louise M. Moran, Paul A. Moran, and John Z. Moran
  - Grantor: Elva C. and Jacob S. Boyer
  - Lot parts of 1 and 2 in Block 5, “Beginning for the same at a stake on Baltimore Avenue 50 feet West from a stake at the northwest corner of Baltimore and Bay Avenues...thence north 100 feet to a stake (which is 50 feet west from Bay Avenue); thence west 25 feet to a stake; thence south 100 feet to Baltimore Avenue; thence east 25 feet to the place of beginning.”; Quit-claim Deed
- 1938, June 2; AAH 38/403
  - Grantee: Louise M. Moran and Paul A. Moran, of Washington, District of Columbia
  - Grantor: Elva C. and Jacob S. Boyer, of Prince George's County, MD
  - Lot parts of 1 and 2 in Block 5, “Beginning for the same at a stake on Baltimore Avenue 50 feet west from a stake at the Northwest corner of Baltimore and Bay

Avenues...thence North 100 feet to a stake, (which is 50 feet west from Bay Avenue); thence West 25 feet to a stake; thence South 100 feet to Baltimore Avenue; thence East 25 feet to the place of beginning..."

- \$1,250
- 1928, June 25; AAH 20/26
  - Mortgagor: Elva C. and Jacob S. Boyer
  - Mortgagee: Earl G. and Theresa S. Gardner
  - Lot part of 1 and 2 in Block 5, "Beginning for the same at a stake on Baltimore Avenue 50 feet west from a stake at the northwest corner of Baltimore and Bay Avenues,...thence north 100 feet to a stake (which is 50 feet west from Bay Avenue); thence West 25 feet to a stake; thence South 100 feet to Baltimore Avenue; thence East 25 feet to the place of beginning."
  - Mortgage for \$500
- 1928, June 25; AAH 19/384
  - Grantee: Elva C. Boyer
  - Grantor: Earl G. and Theresa S. Gardner
  - Lot parts of 1 and 2 in Block 5, "Beginning for the same at a stake on Baltimore Avenue 50 feet west from a stake at the northwest corner of Baltimore and Bay Avenues...thence North 100 feet to a stake (which is 50 feet west from Bay Avenue); thence West 25 feet to a stake; thence South 100 feet to Baltimore Avenue; thence East 25 feet to the place of beginning."
- 1921, March 8; AAH 5/382
  - Grantee: Earle G. and Theresa S. Gardner, of Washington, D.C.
  - Grantor: Edward and Maud H. Widdifield, of Washington, D.C.
  - Lot parts of 1 and 2 in Block 5; "Beginning at a stake on Baltimore Avenue fifty (50) feet west from a stake at the northwest corner of Baltimore and Bay Avenues; thence north one hundred (100) feet to a stake (which is 50 feet west from Bay Avenue); thence West twenty-five (25) feet to a stake; thence south one hundred (100) feet to Baltimore Avenue; thence east twenty-five (25) feet to the place of beginning."
  - \$315
- 1921, March 2; AAH 5/381
  - Grantee: Edward Widdifield
  - Grantor: William A. Cady and Malcolm Hufty, Trustees, of the District of Columbia
  - Lot part of 1 and 2 in Block 5, "beginning for said part of said lots at a stake fifty (50) feet west of the stake at the Northwest corner of Baltimore and Bay Avenues; thence North one hundred (100) feet to a stake; thence west twenty-five (25) feet to a stake; thence South one hundred (100) feet to Baltimore Avenue; thence east twenty-five (25) feet to the place of beginning."
  - Release from Deed of Trust

- 1919, Oct 29; AAH 4/35
  - Grantee: William A. Cady and Malcolm Hufty, Trustees, of Washington, D.C.
  - Grantor: Edward and Maud H. Widdifield, of Washington, D.C.
  - Lots 1, 2, 18, 19, and 20 in Block 5; Edward Widdifield is indebted to Appleton Cady for \$2,000
- 1919, Oct 28; AAH 4/34
  - Grantee: Edward Widdifield, of the District of Columbia
  - Grantor: Appleton and Annie W. Cady, of the District of Columbia
  - Lots 1, 2, 18, 19, and 20 in Block 5
- 1919, September 24; AAH 3/453
  - Grantee: Appleton Cady, of the City of Washington, District of Columbia
  - Grantor: Bertha Lee and Paul H. Miller, of the City of Washington, District of Columbia
  - Lots 1, 2, 18, 19, and 20 in Block 5
  - Lot 10 in Block 4
  - Lots 8, 9, and 10 in Block 11
  - Bertha Lee Miller is the heir of Clara V. Jenkins.
- 1902, September 27; GWD 3/304
  - Grantee: Bertha L. Jenkins, of Baltimore City
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 1, 2, 18, 19, and 20 in Block 5

(No further deed references)

(Continued from ABE 249/258)

- 1952, August 13; AWR 31/386
  - Grantee: John C. Ewald, Sr., Ella M. Ewald, Emma J. Ewald, and John C. Ewald, Jr.
  - Grantor: Alice L. Waesche, of Calvert County
  - Lot part of 1 and 2 in Block 5, “Beginning at a stake on Baltimore Avenue 75 feet West from the Northwest corner of Bay and Baltimore Avenues...thence North 100 feet to a stake; thence West 25 feet to a stake; thence South 100 feet to Baltimore Avenue; thence East 25 feet to the place of beginning...”
- 1932, October 19; AAH 26/509
  - Mortgagor: George E. and Alice Lakin Waesche, of Prince George’s County
  - Mortgagee: The Maryland Home Title Insurance Company
  - Lot part of 1 and 2 in Block 5, “Beginning at a stake on Baltimore Avenue, 75 feet west from the Northwest corner of Bay and Baltimore Avenues...thence North 100 feet to a stake; thence West 25 feet to a stake; thence South 100 feet to Baltimore Avenue; thence East 25 feet to the place of beginning.”

- Mortgage for \$500
- 1920, September 14; AAH 5/68
  - Grantee: G.E. Waesche, of Washington, District of Columbia
  - Grantor: Edward and Maud H. Widdifield, of Washington, District of Columbia
  - Lot parts of 1 and 2 in Block 5, “Beginning at a stake on Baltimore Avenue 75 feet west from the northwest corner of Bay and Baltimore Avenues...thence North 100 feet to a stake; thence West 25 feet to a stake; thence south 100 feet to Baltimore Avenue; thence East 25 feet to the place of beginning.”
  - \$300
- 1919, October 29; AAH 4/35
  - Borrower: Edward and Maud H. Widdifield, of Washington, D.C.
  - Trustee: William A. Cady and Malcolm Hufty, of Washington, D.C.
  - Lender: Appleton Cady
  - Lots 1, 2, 18, 19, and 20 in Block 5
  - Deed of Trust for \$2,000
- 1919, October 28; AAH 4/34
  - Grantee: Edward Widdifield, of the District of Columbia
  - Grantor: Appleton and Annie W. Cady, of the District of Columbia
  - Lots 1, 2, 18, 19, and 20 in Block 5
- 1919, September 24; AAH 3/453
  - Grantee: Appleton Cady, of the City of Washington, District of Columbia
  - Grantor: Bertha Lee and Paul H. Miller, of the City of Washington, District of Columbia
  - Lots 1, 2, 18, 19, and 20 in Block 5
  - Lot 10 in Block 4
  - Lots 8, 9, and 10 in Block 11
  - Bertha Lee Miller is the heir of Clara V. Jenkins.
- 1902, September 27; GWD 3/304
  - Grantee: Bertha L. Jenkins, of Baltimore City
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 1, 2, 18, 19, and 20 in Block 5

(No further deed references)