

- 2022, November 17; KPS 6453/124
  - Grantee: MG Property Brothers, LLC
  - Grantor: The Dale R. Thomas Revocable Trust
  - Lot 39 and two feet of 40 in Block D, “Beginning for the same at a point located on the northern most right-of-way line of 7<sup>th</sup> Avenue, previously called Baltimore Avenue, said point further being the southernmost common corner for Lots 38 and 39 Block D...thence departing said point and running with the common line of division of Lots 38 and 39 as now described with meridian referred to plat north: (1.) North 36 degrees 00 minutes 00 seconds East 126.57 feet to a point located on the southern most outline for Lot 37, Block D; thence running with said southern outline for Lot 37 in part, (2.) South 54 degrees 00 minutes 00 seconds East 27.00 feet to a point lying on the northern most outline of Lot 40 and being located a distance of two feet from the northern most common corner of Lots 39 and 40; thence running so as to include a portion of Lot 40, with line parallel to and at a distance of two feet from the common line of division between Lots 39 and 40, (3.) South 36 degrees 00 minutes 00 seconds West 117.02 feet to a point located on the northernmost outline of 7<sup>th</sup> Avenue; thence running in part with said northern most outline of 7<sup>th</sup> Avenue North 72 degrees 19 minutes 40 seconds West 28.44 feet to the point and place of beginning. Containing 3,296 square feet or 0.076 acres.”
  - \$200,000
  - 4134 7<sup>th</sup> Street
- 2017, February 9; KPS 4947/452
  - Grantee: The Dale R. Thomas Revocable Trust
  - Grantor: Atlantic Avenue Group, LLC, a forfeited Maryland Limited Liability Company, Shane Warren, Roger Blunt, Jonathan Blunt and J. Aaron Warren
  - Lot 38 in Block D
    - 9201 Annapolis Avenue
  - Lot 39 and two feet of 40 in Block D, “Beginning for the same at a point located on the northern most right-of-way line of 7<sup>th</sup> Avenue, previously called Baltimore Avenue, said point further being the southernmost common corner for Lots 38 and 39 Block D...thence departing said point and running with the common line of division of Lots 38 and 39 as now described with meridian referred to plat north: (1.) North 36 degrees 00 minutes 00 seconds East 126.57 feet to a point located on the southern most outline for Lot 37, Block D; thence running with said southern outline for Lot 37 in part, (2.) South 54 degrees 00 minutes 00 seconds East 27.00 feet to a point lying on the northern most outline of Lot 40 and being located a distance of two feet from the northern most common corner of Lots 39 and 40; thence running so as to include a portion of Lot 40, with line parallel to and at a distance of two feet from the common line of division between Lots 39 and 40, (3.) South 36 degrees 00 minutes 00 seconds West 117.02 feet to

a point located on the northernmost outline of 7<sup>th</sup> Avenue; thence running in part with said northern most outline of 7<sup>th</sup> Avenue North 72 degrees 19 minutes 40 seconds West 28.44 feet to the point and place of beginning. Containing 3,296 square feet or 0.076 acres.”

- 4134 7<sup>th</sup> Street
- Deed in Lieu of Foreclosure for debt of \$753,566.25.
- 2010, May 18; KPS 3534/381
  - Borrower: Atlantic Avenue Group, LLC
  - Trustee: Lynda J. Striegel, Esq.
  - Lender: The Dale R. Thomas Revocable Trust
  - Lot 38 in Block D
    - 9201 Annapolis Avenue
  - Lot 39 and two feet of 40 in Block D, “Beginning for the same at a point located on the northern most right-of-way line of 7<sup>th</sup> Avenue, previously called Baltimore Avenue, said point further being the southernmost common corner for Lots 38 and 39 Block D...thence departing said point and running with the common line of division of Lots 38 and 39 as now described with meridian referred to plat north: (1.) North 36 degrees 00 minutes 00 seconds East 126.57 feet to a point located on the southern most outline for Lot 37, Block D; thence running with said southern outline for Lot 37 in part, (2.) South 54 degrees 00 minutes 00 seconds East 27.00 feet to a point lying on the northern most outline of Lot 40 and being located a distance of two feet from the northern most common corner of Lots 39 and 40; thence running so as to include a portion of Lot 40, with line parallel to and at a distance of two feet from the common line of division between Lots 39 and 40, (3.) South 36 degrees 00 minutes 00 seconds West 117.02 feet to a point located on the northernmost outline of 7<sup>th</sup> Avenue; thence running in part with said northern most outline of 7<sup>th</sup> Avenue, (4.) North 72 degrees 19 minutes 40 seconds West 28.44 feet to the point and place of beginning. Containing 3,296 square feet or 0.076 acres.”
    - 4134 7<sup>th</sup> Street
  - Deed of Trust for \$500,000
- 2010, May 18; KPS 3534/377
  - Grantee: Atlantic Avenue Group, LLC
  - Grantor: Damian A. Wassel
  - Lot 38 in Block D
    - 9201 Annapolis Avenue
  - Lot 39 and two feet of 40 in Block D, “Beginning for the same at a point located on the northern most right-of-way line of 7<sup>th</sup> Avenue, previously called Baltimore Avenue, said point further being the southernmost common corner for Lots 38 and 39 Block D...thence departing said point and running with the common line of division of Lots 38 and 39 as now described with meridian referred to plat

north: (1.) North 36 degrees 00 minutes 00 seconds East 126.57 feet to a point located on the southern most outline for Lot 37, Block D; thence running with said southern outline for Lot 37 in part, (2.) South 54 degrees 00 minutes 00 seconds East 27.00 feet to a point lying on the northern most outline of Lot 40 and being located a distance of two feet from the northern most common corner of Lots 39 and 40; thence running so as to include a portion of Lot 40, with line parallel to and at a distance of two feet from the common line of division between Lots 39 and 40, (3.) South 36 degrees 00 minutes 00 seconds West 117.02 feet to a point located on the northernmost outline of 7<sup>th</sup> Avenue; thence running in part with said northern most outline of 7<sup>th</sup> Avenue, (4.) North 72 degrees 19 minutes 40 seconds West 28.44 feet to the point and place of beginning. Containing 3,296 square feet or 0.076 acres.”

- 4134 7<sup>th</sup> Street
- \$650,000
- 2005, October 7; KPS 2602/66
  - Grantee: Damien A. Wassel
  - Grantor: Dale R. Thomas
  - Lots 39 and two feet of 40 in Block D, “Beginning for the same at a pipe drive on the rear boundary of Lot 40, in Block D, at the northeast corner of the land now owned by or in the possession of Lou M. German, et al, and two feet from the southeast corner of Lot 39, and running in a northerly direction with the said boundary of said Lot 39 and 40, S. 54 degrees 00’00” E. 27.00 feet to Lot 38, thence with the division line between the said Lots 38 and 39, N. 36 degrees 00’ 00” E. 126.57 feet to Baltimore Avenue, now known as 7<sup>th</sup> Street, thence in a southerly direction with the east boundary line of said Avenue, N. 72 degrees 19’ 40” W. 28.44 feet to a pipe driven at the northwest corner of the lot of the aforesaid Lou M. German et. al, and thence with said lot in an easterly direction, S. 36 degrees 00’ 00” W. 117.62 feet to the place of beginning...”
  - \$300,000
- 2003, September 12; KPS 1987/489
  - Grantee: Rolland Dale Thomas
  - Grantor: Donna Jinnette, Personal Representative of the Estate of Alma Ruth Jnette
  - Lot 39 and two feet of 40 in Block D, “Beginning for the same at a pipe drive on the rear boundary of Lot 40, in Block D, at the northeast corner of the land now owned by or in the possession of Lou M. German, et al, and two feet from the southeast corner of Lot 39, and running in a northerly direction with the said boundary of said Lot 39 and 40, S. 54 degrees 00’00” E. 27.00 feet to Lot 38, thence with the division line between the said Lots 38 and 39, N. 36 degrees 00’ 00” E. 126.57 feet to Baltimore Avenue, now known as 7<sup>th</sup> Street, thence in a southerly direction with the east boundary line of said Avenue, N. 72 degrees 19’

40” W. 28.44 feet to a pipe driven at the northwest corner of the lot of the aforesaid Lou M. German et. al, and thence with said lot in an easterly direction, S. 36 degrees 00’ 00” W. 117.62 feet to the place of beginning...”; \$150,000

- 1977, December 19; JLB 223/778
  - Grantee: Alma R. Jinette
  - Grantor: Richard Lee and Judy Lynn Feather
  - Lot 39 and two feet of 40 in Block D, “Beginning for the same at a pipe drive on the rear boundary of Lot 40, in Block D, at the northeast corner of the land now owned by or in the possession of Lou M. German, et al, and two feet from the southeast corner of Lot 39, and running in a northerly direction with the said boundary of said Lot 39 and 40, S. 54 degrees 00’00” E. 27.00 feet to Lot 38, thence with the division line between the said Lots 38 and 39, N. 36 degrees 00’ 00” E. 126.57 feet to Baltimore Avenue, now known as 7<sup>th</sup> Street, thence in a southerly direction with the east boundary line of said Avenue, N. 72 degrees 19’ 40” W. 28.44 feet to a pipe driven at the northwest corner of the lot of the aforesaid Lou M. German et. al, and thence with said lot in an easterly direction, S. 36 degrees 00’ 00” W. 117.62 feet to the place of beginning...”
- 1974, July 10; JLB 171/270
  - Grantee: Richard Lee and Judy Lynn Feather
  - Grantor: Raffaele and Soccora Guglielmi
  - Lot 39 and two feet of 40 in Block D, “Beginning for the same at a pipe drive on the rear boundary of Lot 40, in Block D, at the northeast corner of the land now owned by or in the possession of Lou M. German, et al, and two feet from the southeast corner of Lot 39, and running in a northerly direction with the said boundary of said Lot 39 and 40, S. 54 degrees 00’00” E. 27.00 feet to Lot 38, thence with the division line between the said Lots 38 and 39, N. 36 degrees 00’ 00” E. 126.57 feet to Baltimore Avenue, now known as 7<sup>th</sup> Street, thence in a southerly direction with the east boundary line of said Avenue, N. 72 degrees 19’ 40” W. 28.44 feet to a pipe driven at the northwest corner of the lot of the aforesaid Lou M. German et. al, and thence with said lot in an easterly direction, S. 36 degrees 00’ 00” W. 117.62 feet to the place of beginning...”
- 1941, April 9; AAH 45/292
  - Mortgagor: Raffaele and Soccora Guglielmi, of the District of Columbia
  - Mortgagee: Marvin E. and Thelma West, of Calvert County
  - Lot 39 and West 2 feet of 40 in Block D, “Beginning for the same at a pipe driven on the rear boundary of Lot 40 in Block D at the northeast corner of the land now owned by or in the possession of Lou M. German, et al., and two feet from the southeast corner of Lot 39, and running in a northerly direction with the said boundary of said Lots 39 and 40, 27 feet to Lot 38, thence with the division line between the said Lots 38 and 39, 126.57 feet to Baltimore Avenue, now known as 7th Street, thence in a southerly direction with the east boundary line of said

Avenue, 28.3 feet, to a pipe driven at the northwest corner of the lot of the aforesaid Lou M. German, et al., and thence with said lot in an easterly direction to the place of beginning...”

- Mortgage for \$1,850
- 1941, April 5; AAH 46/140
  - Grantee: Raffaele and Soccora Guglielmi, of the District of Columbia
  - Grantor: Marvin E. and Thelma West, of Calvert County
  - Lot 39 and two feet of 40 in Block D, “Beginning for the same at a pipe driven on the rear boundary of Lot 40 in Block D at the northeast corner of the land now owned by or in the possession of Lou M. German, et al., and two feet from the southeast corner of Lot 39, and running in a northerly direction with the said boundary of said Lots 39 and 40, 27 feet to Lot 38, thence with the division line between the said Lots 38 and 39, 126.57 feet to Baltimore Avenue, now known as 7th Street, thence in a southerly direction with the east boundary line of said Avenue, 28.3 feet, to a pipe driven at the northwest corner of the lot of the aforesaid Lou M. German, et al., and thence with said lot in an easterly direction to the place of beginning...”
- 1938, June 13; AAH 38/394
  - Grantee: Marvin E. and Thelma West, of Calvert County
  - Grantor: Charles W. Sincell, of the District of Columbia
  - Lots 39 and 40 in Block D
- 1919, April 14; AAH 3/76
  - Grantee: Charles W. Sincell, of Washington, D.C.
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 39 and 40 in Block D

(No further deed references)

The following deeds relate to the North Chesapeake Beach Land and Improvement Company’s efforts to finance the continued growth of North Beach by mortgaging unsold land and platting new beachfront property.

- 1919, April 23; AAH 3/93
  - Grantee: North Chesapeake Beach Land and Improvement Company
  - Grantor: Thomas Fell, Trustee for Mary Ellen Galloway, and Thomas Fell, in his own right
  - Blocks C, D, E, F, and G
  - References back to Mortgage GWD 14/364; \$45,000 of the mortgage was assigned to Thomas Fell.
  - Deed of Release
- 1919, April 17; AAH 3/83
  - Grantee: North Chesapeake Beach Land and Improvement Company

- Grantor: Doctor Thomas Fell, of Annapolis
- Blocks C, D, E, F, and G
- North Chesapeake Beach Land and Improvement Company mortgaged all of the land in North Beach except blocks 1 to 33 and is now asking for further lots that have been sold to be released from mortgage.
- Deed of Release
- 1905, July 7; GWD 5/413
  - Plat of Subdivision of that part of North Chesapeake Beach lying east of Blocks 4, 5 and 6.