

- 2006, July 13; KPS 2812/336
  - Grantee: Marcus Wilhelm Lundell and William G. Basiliko
  - Grantor: Margaret M. Scuderi, “also known of record as Marge M. Scuderi, Individually, and as the Substitute Trustee and sole beneficiary of the Victor Frank Scuderi Revocable Trust, and as the Trustee and sole beneficiary of the Margaret M. Scuderi Revocable Trust
  - Property 1:
    - Lots 12, 13, 14, 28, 29, and 30 in Block E
    - Unopened portion of an unnamed alley in Block F, described as “Parcel B” in deed recorded at KPS 2685/709.
    - 9320 Atlantic Avenue
  - Property 2:
    - Lots 11, 12, 13, 14, 15, 16, and 29 in Block F
    - Lots 25, 26, 27, and 28 in Block F
    - Lot 31 in Block F
    - Unopened portion of an unnamed alley in Block F, described as "Parcel D" in deed recorded at KPS 2685/689.
    - 9330 Annapolis Avenue
  - Property 3:
    - Lot 42 in Block F
    - Lots 17, 18, 19, 20, 21, 22, 23, and 24 in Block F
    - Unopened portion of an unnamed alley in Block F, described as “Parcel H” in deed recorded at KPS 2685/701.
    - Unopened portion of an unnamed alley in Block F, described as "Parcel A" in deed recorded at KPS 2685/705.
    - 9350 Annapolis Avenue
  - Lot 5 in Block F is shown by the Maryland State Department of Assessments and Taxation as being transferred under KPS 2812/336 but Lot 5 is not mentioned anywhere in that deed.  
<https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=05&SearchType=Account&District=03&AccountNumber=056457>
  - Lot 10 in Block F
  - \$725,000
  - Quit Claim Deed
- 1986, July 15; ABE 374/618
  - Grantee: Margaret M. Scuderi
  - Grantor: Margaret M. Scuderi, Trustee of the Margaret M. Scuderi Revocable Trust
  - Lot 5 in Block F
  - Lot 13 in Block E
  - Lot 12 and 30 in Block E

- Lot 29 in Block E
- Lot part of 20 in Block 3, “Beginning for said parcel of land at the Southeast corner of said Lot 20 and running thence North a distance of 150 feet; thence West 46 feet; thence South 150 feet; and thence East 46 feet to the beginning.”
- Undivided one-half interest
- 1984, September 24; ABE 326/856
  - Grantee: The Victor F. Scuderi Revocable Trust (one-half interest) and The Margaret M. Scuderi Revocable Trust (one-half interest)
  - Grantor: Victor F. and Margaret M. Scuderi
  - Lot 5 in Block F
- 1978, October 26; ABE 238/550
  - Grantee: Victor F. and Margaret M. Scuderi
  - Grantor: Rose Scuderi, of Calvert County
  - Lot 5 in Block F
- 1936, March 30; AAH 36/276
  - Grantee: Antonio and Rose Scuderi, of Washington, D.C.
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lot 5 in Block F
- 1932, March 11; AAH 20/521-526
  - Mortgagor: North Chesapeake Beach Land and Improvement Company
  - Mortgagee: The First National Bank of Southern Maryland
  - Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 25, 26, 27, 28, 29, 30, 31, 32, and 33 in Block F
  - Lots 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, and 23 in Block 3
  - Lot parts of 16 and 17 in Block 3, “Beginning at a point on the East side of Washington Avenue at the Southwest corner of Lot 17, Block 3, and running thence along the South line of said Lot 17 Southerly 104 feet; thence Northerly parallel to Washington Avenue 100 feet; thence Westerly along the dividing line between Lots 15 and 16, 104 feet, thence Southerly along Washington Avenue 100 feet to the place of beginning...”
  - Lots 9, 10, 11, 12, and 13 in Block 5
  - Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 in Block 10, “Saving and excepting however from Lots 10, 11, 12, and 13 in Block 10 all that part thereof which was conveyed to Annie Gordon by the North Chesapeake Beach Land And Improvement Company... Beginning at a point 35 feet from the Northwest corner of Second Street and running South a distance of 35 feet, thence East across Lots 10, 11, 12, and 13 a distance of 100 feet, thence North a distance of 35 feet, thence West across Lots 13, 12, 11, and 10 a distance of 100 feet to the place of beginning, making a lot of 35 by 100 feet, and being the middle one-third of said Lots 10, 11, 12, and 13 in Block 10.”
  - Lots 12, 13, 14, and 15 in Block 15

- Lots 21, 22, 23, and 24 in Block 24
- Lots 6 and 7 in Block 29
- Mortgage for \$5,000

(No further deed references)

(Continues from KPS 2812/336)

- 1984, January; ABE 314/500
  - Grantee: Victor F. and Margaret M. Scuderi
  - Grantor: Today's Realty Co., Inc.
  - Lots 11, 12, 13, 14, 15, 16, and 29 in Block F
  - \$900
- 1970, May 5; JLB 119/173
  - Grantee: Today's Realty Co., Inc.
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 11, 12, 13, 14, 15, 16, 25, 26, 27, 28, 29, 30, and 31 in Block F
  - Lots 15, 16, 17, 26, and 27 in Block E

(No further deed references)

(Continues from KPS 2812/336)

- 1984, January; ABE 314/504
  - Grantee: Victor F. and Margaret M. Scuderi
  - Grantor: Today's Realty Co., Inc.
  - Lot 31 in Block F; \$500
- 1984, January; ABE 314/502
  - Grantee: Victor F. and Margaret M. Scuderi
  - Grantor: Today's Realty Co., Inc., a District of Columbia corporation
  - Lots 10, 25, 26, 27, and 28 in Block F
  - \$100
  - Lot 10 in Block F was said to have been purchased from the North Chesapeake Beach Land and Improvement Company under JLB 119/173 but Lot 10 is not mentioned anywhere in that deed.
- 1970, May 5; JLB 119/173
  - Grantee: Today's Realty Co., Inc.
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 11, 12, 13, 14, 15, 16, 25, 26, 27, 28, 29, 30, and 31 in Block F
  - Lots 15, 16, 17, 26, and 27 in Block E
- 1932, March 11; AAH 20/521-526
  - Mortgagor: North Chesapeake Beach Land and Improvement Company
  - Mortgagee: The First National Bank of Southern Maryland
  - Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 25, 26, 27, 28, 29, 30, 31, 32, and 33 in Block F

- Lots 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, and 23 in Block 3
- Lot parts of 16 and 17 in Block 3, “Beginning at a point on the East side of Washington Avenue at the Southwest corner of Lot 17, Block 3, and running thence along the South line of said Lot 17 Southerly 104 feet; thence Northerly parallel to Washington Avenue 100 feet; thence Westerly along the dividing line between Lots 15 and 16, 104 feet, thence Southerly along Washington Avenue 100 feet to the place of beginning...”
- Lots 9, 10, 11, 12, and 13 in Block 5
- Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 in Block 10, “Saving and excepting however from Lots 10, 11, 12, and 13 in Block 10 all that part thereof which was conveyed to Annie Gordon by the North Chesapeake Beach Land And Improvement Company... Beginning at a point 35 feet from the Northwest corner of Second Street and running South a distance of 35 feet, thence East across Lots 10, 11, 12, and 13 a distance of 100 feet, thence North a distance of 35 feet, thence West across Lots 13, 12, 11, and 10 a distance of 100 feet to the place of beginning, making a lot of 35 by 100 feet, and being the middle one-third of said Lots 10, 11, 12, and 13 in Block 10.”
- Lots 12, 13, 14, and 15 in Block 15
- Lots 21, 22, 23, and 24 in Block 24
- Lots 6 and 7 in Block 29
- Mortgage for \$5,000

(No further deed references)

(Continues from KPS 2812/336)

- 1985, May 6; ABE 338/940
  - Grantee: Margaret M. Scuderi
  - Grantor: James A. Hickey, Roman Catholic Archbishop of Washington
  - Lots 17, 18, 19, 20, 21, 22, 23, 24, and 42 in Block F
  - Lots 14 and 28 in Block E
  - \$6,500
- 1960, November 16; JLB 39/504-508
  - Borrower: North Chesapeake Beach Land and Improvement Company
  - Trustee: James M. Earnest and Charles S. Iversen
  - Lender: Fred M. and Irene Q. Zimmers
  - Deed of Trust for \$23,180
  - Lots 10, 11, 12, 13, 14, 15, and 16 in Block F
  - Lot 33 in Block E
  - Lots 25, 26, and 27 in Block 6
  - Lots 29, 30, 46, 47, and 48 in Block 7
  - Lot parts of 10, 11, 12, and 13 in Block 10
  - Lots 23 and 24 in Block 17

- Lots 19 and 20 in Block 19
- Lots 47 and 48 in Block 22
- Lots 21, 22, 23, 24, and 32 in Block 24
- Lots 11, 12, and 28 in Block 29
- Lots 23, 24, 25, 26, 27, 28, 41, 42, 43, and 44 in Block 31
- Lot 10 in Block 39
- Lots 9, 10, 11, 12, 13, 14, 15, and 16 in Block 41
- Lot 6 in Block 48
- Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 in Block 49
- Lots 1, 2, 3, 4, 5, 13, and 14 in Block 51
- Lots 39 and 40 in Block 53
- Lots 1, 2, 3, 4, 5, 6, and 7 in Block 55
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22 in Block 56
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 57
- Lot 48 in Block 58
- Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 37, 38, and 39 in Block 59
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 62
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48 in Block 63
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48 in Block 64
- Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 65
- Lots 1, 2, 3, 4, 5, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 in Block 66
- Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31 in Block 67
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, and 47 in Block 68 (Road 1-11)
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 in Block 69
- 97 acres more or less unplatted to the west
- Includes values of lots
- 1948, December 21; AWR 15/598
  - Grantee: Patrick A. O'Boyle, Roman Catholic Archbishop of Washington
  - Grantor: The Most Reverend Francis P. Keough, Roman Catholic Archbishop of Baltimore
  - All property in Calvert County
- 1933, April 27; AAH 36/216

- Grantee: Thomas Irwin, of Washington, D.C.
- Grantor: North Chesapeake Beach Land and Improvement Company
- Lot 28 in Block F
- Lot 35 and North 15 feet of 34 in Block F; Release of Mortgage
- 1932, March 11; AAH 20/521-526
  - Mortgagor: North Chesapeake Beach Land and Improvement Company
  - Mortgagee: The First National Bank of Southern Maryland
  - Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 25, 26, 27, 28, 29, 30, 31, 32, and 33 in Block F
  - Lots 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, and 23 in Block 3
  - Lot parts of 16 and 17 in Block 3, “Beginning at a point on the East side of Washington Avenue at the Southwest corner of Lot 17, Block 3, and running thence along the South line of said Lot 17 Southerly 104 feet; thence Northerly parallel to Washington Avenue 100 feet; thence Westerly along the dividing line between Lots 15 and 16, 104 feet, thence Southerly along Washington Avenue 100 feet to the place of beginning...”
  - Lots 9, 10, 11, 12, and 13 in Block 5
  - Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 in Block 10, “Saving and excepting however from Lots 10, 11, 12, and 13 in Block 10 all that part thereof which was conveyed to Annie Gordon by the North Chesapeake Beach Land And Improvement Company... Beginning at a point 35 feet from the Northwest corner of Second Street and running South a distance of 35 feet, thence East across Lots 10, 11, 12, and 13 a distance of 100 feet, thence North a distance of 35 feet, thence West across Lots 13, 12, 11, and 10 a distance of 100 feet to the place of beginning, making a lot of 35 by 100 feet, and being the middle one-third of said Lots 10, 11, 12, and 13 in Block 10.”
  - Lots 12, 13, 14, and 15 in Block 15
  - Lots 21, 22, 23, and 24 in Block 24
  - Lots 6 and 7 in Block 29
  - Mortgage for \$5,000
- 1931, May 19; AAH 25/481
  - Grantee: The Most Reverend Michael J. Curley, Roman Catholic Archbishop of Baltimore
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 17, 18, 19, 20, 21, 22, 23, 24, and 42 in Block F
  - Lots 25 and 26 in Block E
  - \$100

(No further deed references)

(Continues from ABE 338/940)

- 1985, April 23; ABE 338/938

- Grantee: James A. Hickey, Roman Catholic Archbishop of Washington
- Grantor: County Commissioners of Calvert County, Maryland
- Lot 42 in Block F
- 1937, March 23; AAH 37/241
  - Grantee: County Commissioners of Calvert County
  - Grantor: John A. Monnett, Treasurer of Calvert County, and Collector of State and County Taxes for the years 1931, 1932, 1933, and 1934
  - Lots 42, 43, 44, and 45 in Block F; Tax sale of land assessed in the name of North Chesapeake Beach Land and Improvement Company, \$55

(No further deed references)

## Section A

- 2006, January 24; KPS 2685/709
  - Grantee: Margaret M. Scuderi
  - Grantor: Town of North Beach
  - Quit Claim Deed to an unnamed alley described as “Parcel B” in front of Lots 25, 26, 27, 28 and 29
- 2006, January 24; KPS 2685/705
  - Grantee: Margaret M. Scuderi
  - Grantor: Town of North Beach
  - Quit Claim Deed to an unnamed alley described as “Parcel A” in front of Lots 22, 23 and 24
- 2006, January 24; KPS 2685/701
  - Grantee: Margaret M. Scuderi
  - Grantor: Town of North Beach
  - Quit Claim Deed to an unnamed alley described as “Parcel H” in front of Lot 42
- 2006, January 24; KPS 2685/689
  - Grantee: Margaret M. Scuderi
  - Grantor: Town of North Beach
  - Quit Claim Deed to an unnamed alley described as "Parcel D" in front of Lot 31

## Section B

The following deeds were recorded in the Land Records of Calvert County, but all grantees subsequently disappear from the records. All these lots were resold by the North Chesapeake Beach Land and Improvement Company in 1970 to Today's Realty Co., Inc. at JLB 119/173.

- 1936, April 27; AAH 36/425
  - Grantee: Milton and Mary Knight, of Washington, D.C.
  - Grantor: North Chesapeake Beach Land And Improvement Company
  - Lot 27 in Block F

- 1936, April 27; AAH 36/423
  - Grantee: Jacob and Sadie Caplon, of Washington, D.C.
  - Grantor: North Chesapeake Beach Land And Improvement Company
  - Lot 26 in Block F
- 1936, April 27; AAH 36/294
  - Grantee: John L. and Dorothy Walters, of Washington, D.C.
  - Grantor: North Chesapeake Beach Land And Improvement Company
  - Lot 25 in Block F
- 1936, April 27; AAH 36/292
  - Grantee: Robert and Fannie B. Godwin, of Herold Harbor, MD
  - Grantor: North Chesapeake Beach Land And Improvement Company
  - Lot 31 in Block F

(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.