

LIBER 504 PAGE 753

(Filed & Recorded October 30, 1978 @ 11:30 A.M.)

THIS DEED, Made this 16<sup>th</sup> day of October, 1978, by and between

THE MARYLAND COAL AND REALTY COMPANY, a Maryland Corporation, party of the first part, and BERNARD F. BITTINGER and HELENA R. BITTINGER, his wife, of Allegany County, Maryland, parties of the second part,

WITNESSETH:

OCT 30-78 B 26862 \*\*\*\*\*20 25

OCT 30-78 B 26861 \*\*\*\*\*90

OCT 30-78 B 26860 \*\*\*\*\*15 00

That for and in consideration of the sum of Four Thousand No Hundred Fifty

(\$4,050.00) Dollars, the said party of the first part does hereby bargain and sell, grant and convey unto the parties of the second part, their heirs and assigns as hereinafter set forth, subject to the exceptions, reservations, restrictions, covenants and conditions hereinafter contained, all the surface of that piece or parcel of ground situated in Election District No. 18, Allegany County, Maryland, and lying and being on the easterly side of the State Road, Route No. 936, National, and more particularly described as follows (True Meridian Courses and Horizontal Measurements being used) to-wit:

BEGINNING for the same at a stake planted near the easterly margin of State Road, Route No. 936, said stake being at the intersection of two reference lines drawn respectively; South 25° 07' West 64.15 feet from the southwestern corner of a frame dwelling erected upon the herein being described parcel and North 6° 44' East 329.92 feet from a T-rail spike in western edge of Route No. 936 pavement, said point of beginning also being the northwestern corner of a parcel conveyed by The Maryland Coal and Realty Company to Thomas L. Kight, et ux, by deed dated October 27, 1964, and duly recorded among the Land Records of Allegany County, Maryland; thence leaving aforesaid Route No. 936, North 70° 17' East 158.46 feet to a stake, thence North 1° 38' East 109.13 feet to a stake, thence North 87° 17' West 147.03 feet to a stake near the easterly margin of Route No. 936, thence about with said easterly margin South 1° 50' West 169.62 feet to the beginning, containing 0.467 acres, more or less.

Excepting, however, from the operation of this deed and reserving to the party of the first part, its successors and assigns the right in perpetuity to the full and free use of all roads, roadways, streets and alleys located along, on, over, or across the surface of

said parcel of land.

Excepting, also, from the operation of this deed and reserving to the party of the first part, its successors and assigns all the coal and other minerals and all the oil and gas underlying said land hereby conveyed, together with the right to enter under said land to mine, excavate and remove all said coal and other minerals, and said oil and gas and to transport and haul the same to market; and also the right to enter under said land and transport and haul the coal and other minerals and the oil and gas from other lands under said land hereby conveyed; also the right to enter under said land and to make, construct, operate and maintain tunnels, drainways, haulageways, pipe lines for carrying gas, oil, water and/or sewage, and cable lines for carrying electricity, telephone and/or telegraph, and to do any and all things necessary or convenient for mining and removing said coal and other minerals and said oil and gas and the coal and other minerals and the oil and gas from other lands; all without being in any manner liable for the breaking or subsidence of the surface of said land or for any injury or damage done to the surface thereby or to anything therein or thereon, or to any water or water courses therein or thereon, by the exercise of the rights hereby excepted and reserved, whether or not the same be caused by or due to the negligent manner in which said operations are conducted or said rights are exercised.

TOGETHER with all the buildings and improvements thereon and all the ways, waters, rights, easements and servitudes thereunto belonging or in any way appertaining, except as above reserved and excepted.

TO HAVE AND TO HOLD the above granted property unto the said BERNARD F. BITTINGER and HELENA R. BITTINGER, his wife, their heirs and assigns as tenants by the entireties in fee simple forever, subject to the aforementioned reservations and exceptions.

WITNESS The hands and seals of the party of the first part.

MARYLAND  
NOTARY PUBLIC  
WITNESSES  
William S. Jenkins, Secretary

THE MARYLAND COAL AND REALTY COMPANY

By Philip J. Jenkins, President

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STATE OF MARYLAND  
ALLEGANY COUNTY, to-wit:

I HEREBY CERTIFY, that on this 14<sup>th</sup> day of October, 1978, before me, the subscriber, a Notary Public of the State of Maryland, in and for Allegany County, personally appeared Philip J. Jenkins, the President of The Maryland Coal and Realty Company and did acknowledge the foregoing deed to be the corporate act and deed of said Company. He further stated under oath, as the agent of the corporation, that the monetary consideration stated herein is the actual consideration paid or to be paid for the property conveyed herein.

WITNESS my hand and Notarial Seal.

Helen M. McCulloh  
Helen M. McCulloh  
Notary Public



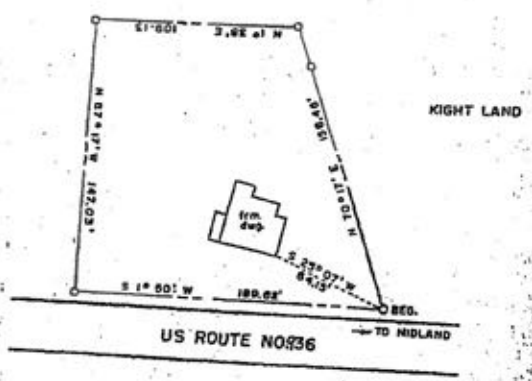
This is to certify that there are no taxes due on the within described property according to records in the Tax Office.

10/30/78  
FRANCIS G. PHILPOT,  
Treasurer

This is to certify that the property within described has been transferred to the Grantee upon the Assessment Records of Allegany County in accordance with Chapter 385 of the Acts of the General Assembly, 1974 Session.

10/30/78 C. H. Bunker  
Date Assessment Dept.

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THE MARYLAND COAL & REALTY CO.  
TO  
BERNARD BITTINGER et ux  
ELECTION DISTRICT NO. 18  
OCEAN, ALLEGANY COUNTY, MD.  
SCALE: 1" = 60'  
SURVEYED BY: LOWELL L. CHAPMAN  
JULY 8, 1969