

This Deed made the Thirteenth day of August in the year Nineteen Hundred between William H. Gorman and Lydia J. Colton of the City of Baltimore and State of Maryland of the one part, and Eugene T. Griffin, L Dorsey Gassaway, L. James M Boyd, Samuel Jickling, and Robert L. Werntz, Trustees as hereinafter set forth, all of the city of Annapolis State aforesaid of the second part, Witnesseth.

Whereas Annapolis Lodge No. 89 Ancient Free and Accepted Masons is not an incorporated body and therefore has no status, and

Whereas it is highly desirable that Said Annapolis Lodge No. 89 Ancient Free and Accepted Masons should have permanent granters within its control for the purposes for which it is existing, and

Whereas that this deed might be secured this said Annapolis Lodge No. 89 Ancient Free and Accepted Masons at a special communication held at the city of Annapolis on the Twentieth day of July Nineteen Hundred resolved to purchase the premises hereinafter particularly described, and for the purpose of conveying this resolution into effect further resolved, that the parties hereto of the second part or named as Trustees for the purpose of purchasing the said property and holding the same in trust for the said Lodge with power in the said Lodge to fill all vacancies in the number of said Trustees, Whensoever caused, and

Whereas the said Eugene T. Griffin, L Dorsey Gassaway, L. James M Boyd, Samuel Jickling, and Robert L. Werntz, Trustees as aforesaid have accepted this trust imposed on them by the said Annapolis Lodge No. 89 Ancient Free and Accepted Masons and are now ready to and desirous of entering upon the discharge of the duties pertaining to the said Trust

Now therefore this Deed witnesseth that for and in consideration of the premises and the further consideration of the payment of the sum of Twenty Five Hundred dollars current money in hand paid by the said Eugene T. Griffin, L Dorsey Gassaway, L. James M Boyd, Samuel Jickling, and Robert L. Werntz, Trustees as aforesaid to the said William H Gorman and Lydia J Colton, parties hereto of the first part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged , they the said William H Gorman, widower, and Lydia J Colton, widow, have granted, bargained and sold and by these presents do grant, bargain, Sell and convey to the said Eugene T. Griffin, L Dorsey Gassaway, L. James M Boyd, Samuel Jickling, and Robert L. Werntz, Trustees as aforesaid, the Survivors or

Survivor of them, their Successors and assigns in fee, all that lot, part of a lot or parcel of ground situate in the South East side of Conduit Street in the City of Annapolis Maryland and described as follows

Beginning for the same at a porch on the said South East Side of Conduit Street at the building line thereof *distant* in a North easterly direction from the building line at the intersection of Said Conduit Street and Duke of Gloucester Street Eighty One and Seventy one hundredths feet and running thence South Sixty Seven degrees *forty* minutes East ninety one and forty one hundredths feet to a ten foot alley, whence on the line of the said alley north forty five degrees fifteen minutes East Fifty seven and Seventy one hundredths feet to a Stake, thence leaving the alley and running north Sixty Seven degrees forty minutes west one hundred and fourteen and Seventy one hundredths feet to the line of Said Conduit Street thence on the line of Said Street South twenty one degrees fifteen minutes west Fifty two and ninety five one hundredths feet to the place of the beginning.

Being a portion of the real estate which was conveyed by Alexander Randall and *Frank H Stockertt*, Trustees to William H Gorman and Lydia J Colton by deed dated the fourteenth day of July Eighteen Hundred and Seventy Six and recorded among the Land Records of Anne Arundel County in Liber SHNo 10 folio 513 *TC*, and being a portion of the real estate mentioned in No 484 *Equity* Circuit Court for said Anne Arundel County entitled "On the matter of the Trust Estate of J Randolph Walton and wife", recorded in Equity Record SH No 10 folio 108 *TC*, the interest of the Said Luther J Colton having been *decreed* to his mother, the said Lydia J Colton by the Last Will and Testament of the Said Luther dated the Twenty sixth day of August Eighteen Hundred and Eighty Four and recorded among the records in the office of the Register of Wills for said Anne Arundel County in Liber W.B. No 1 folio 3 *TC*, and being a portion of that real estate in the said City of Annapolis known as the City Hotel Property, as by reference to which said deed *Equity cases* and Will, will more fully and particularly appear. Together with all the buildings and improvements thereon erected and all the rights, privileges and appurtenances thereunto belonging.

To Have and to Hold the Said real estate in fee Simple unto the Said Eugene T. Griffin, L Dorsey Gassaway, L. James M Boyd, Samuel Jickling, and Robert L. Werntz, the survivors or survivor of them, their successors in the trust or assigns upon the following uses, intents and purposes to wit.

On trust for the use and benefit of Annapolis Lodge No 89 Ancient Free and Accepted Masons, so long as it shall hold its Charter from, and is a Constituent or Subordinate of the Grand Lodge of Ancient Free and Accepted Masons of Maryland, with power to said Annapolis Lodge No 89, evidenced by the certificate of the Worshipful Master and Secretary thereof under Seal of the Lodge, to fill all and any vacancies or vacancy occurring among said Trustees or their survivors and Successors in the trust, with the approbation of the said Annapolis Lodge No 89 evidenced by the Worshipful Master and Secretary writing therein, to sell, and convey, mortgage or encumber the said real estate or any portion thereof without liability on the part of the purchaser, mortgager, or lender, to See to the application of the proceeds of such conveyance.

But should the said Annapolis Lodge No 89 Ancient Free and Accepted Masons at any time cease to exist or to be a constituent or subordinate of the Grand Lodge of Ancient Free and Accepted Masons of Maryland, their said Trustees or their survivors or successors in this trust shall convey said real estate to the said Grand Lodge of Ancient Free and Accepted Masons of Maryland and thereupon this trust shall cease and determine.

And the said parties hereto of the first part covenant, to and with the said Eugene T. Griffin, L Dorsey Gassaway, L. James M Boyd, Samuel Jickling, and Robert L. Wertz, Trustees as aforesaid, that they are seized in fee of the land hereby intended to be conveyed that they have the full and absolute right to convey the same and hereby do convey the same in fee free from every encumbrance: And that they will and hereby do warrant Specially the land hereby conveyed and will at any time hereafter when required by the said granters, their survivors and successors in the trust execute such further conveyances as may be necessary for the more fully and perfectly securing the said land to the said Eugene T. Griffin, L Dorsey Gassaway, L. James M Boyd, Samuel Jickling, and Robert L. Wertz, Trustees as aforesaid and to their survivors, successors and assigns. By witness whereof the said William H Gorman and Lydia J Colton, grantors, have hereunto signed their names and affixed their seals this day and year first above written

Wm H Gorman {Seal}

Lydia J Colton {Seal}

Signed Sealed Delivered in the Presence of Wm H Masson, State of Maryland, City of Baltimore, to wit Thereby certify that on this Thirteenth day of August in the year Nineteen Hundred before the subscriber a notary public of the state of Maryland in and for Baltimore city duly commissioned and qualified *personally* append the within named Lydia J Colton one of the grantors, and executed and acknowledged the foregoing instruments of wording to be her act and deed

On testimony whereof I have affixed my official Seal and Signed (my name) this Thirteenth day of August Nineteen Hundred

{Seal}

Wm H Masson
Notary Public

State of Maryland, Baltimore city to wit Thereby certify that on this Thirteenth day of August Nineteen Hundred before the subscriber a Notary Public of the State of Maryland in and for Baltimore City personally append the above named William H Gorman, one of the grantors, and executed and acknowledged the foregoing instrument of writing to be his act and deed

Witness my hand and notarial Seal the date above written.

{Seal}

Wm H Masson
Notary Public

Recorded 14 August 1900