

# **EXHIBIT 1 1**

LIBER 1265 PAGE 121



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This Deed, Made this 23<sup>rd</sup> day of December

in the year one thousand nine hundred and fifty-eight, by and between

MARY A. WIMMER, widow,

of Anne Arundel County in the State of Maryland, of the first part, and

THE NORTHERN ARUNDEL HOSPITAL ASSOCIATION, INC., a body corporate of the State of Maryland, of the second part.

Witnesseth, that in consideration of the sum of five dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said MARY A. WIMMER, widow,

do es grant and convey unto the said THE NORTHERN ARUNDEL HOSPITAL ASSOCIATION, INC., its successors



and assigns, in fee simple, all that lot of the ground, situate, lying and being in Anne Arundel County, Maryland, aforesaid, and described as follows, that is to say:—

Beginning for the same on the southwest side of Oakwood Road, as laid out 30 feet wide, at a point distant, as referred to the true meridian, South 48 degrees 50 minutes 30 seconds East 377.34 feet from the southeast side of Elvaton Road, as laid out 30 feet wide; the said point of beginning being also set in the last or North 38 degree 50 minute West 596 foot line of a conveyance from Charles Hackman, et al, to Frank Wimmer, Jr. and Mary A. Wimmer, his wife, by deed dated March 6, 1943 and recorded among the Land Records of Anne Arundel County in Liber J.H.H. No. 276, Folio 222, at a point distant South 48 degrees 50 minutes 30 seconds East 407.34 feet from the end thereof; and running thence, with the southwest side of Oakwood Road, South 48 degrees 49 minutes East 638.05 feet to a point of curve; thence continuing with the southwest side of the said road, by a curve bearing to the left having a radius of 323.18 feet and an arc length of 187.64 feet, to a point distant South 65 degrees 27 minutes East 185.02 feet; thence leaving the said Oakwood Road and running South 53 degrees 44 minutes East 170.93 feet to a stone heretofore set at the end of the North 53 degree 00 minute East 666.75 foot line of the first parcel of a conveyance from Anton Velnosky, widower, to Frank Xaver Wimmer, Jr. and Mary A. Wimmer, his wife, by deed dated March 25, 1920 and recorded among the Land Records of Anne Arundel County in Liber W.N.W. No. 26, folio 227; thence running with the said last mentioned line, the reverse thereof, South 46 degrees 58 minutes West 24.75 feet to the end of the last or North 22½ degree West 313.50 foot line of the second parcel of the aforesaid conveyance from Velnosky to Wimmer; thence running with the outlines of the said second parcel, the reverse thereof, the twelve following courses and distances, viz: (1) South 27 degrees 37 minutes East 313.50 feet, (2) South 68 degrees 22 minutes East 165.0 feet; (3) South



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76 degrees 44 minutes East 315.70 feet to a stone heretofore set; (4) South 37 degrees 03 minutes 20 seconds East 328.43 feet, (5) South 19 degrees 56 minutes 20 seconds West 528.00 feet; (6) South 64 degrees 10 minutes 10 seconds West 181.64 feet, (7) North 28 degrees 10 minutes West 478.00 feet, (8) North 73 degrees 40 minutes West 198.00 feet, (9) North 59 degrees 11 minutes West 330.00 feet, (10) South 57 degrees 17 minutes West 115.50 feet, (11) North 58 degrees 03 minutes West 132.09 feet to a stone and (12) North 7 degrees 53 minutes West 159.50 feet to a stone heretofore set at the end of the South 35 degree 25 minute East 501 foot line of the first parcel of the aforesaid conveyance from Velnosky to Wimmer; thence running with the outlines of the said first parcel, the reverse thereof, North 41 degrees 27 minutes 30 seconds West 580.58 feet to a stone and North 15 degrees 40 minutes 30 seconds East 247.46 feet to a stone heretofore set; thence leaving the first parcel of the aforesaid conveyance from Velnosky to Wimmer and running with the South 75 degree 45 minute East 894.70 foot line of the hereinabove mentioned conveyance from Hackman, et al to Wimmer, the reverse thereof, North 85 degrees 48 minutes 10 seconds West 385.67 feet; thence leaving the said line and running across the said last-mentioned conveyance, North 40 degrees 30 minutes 40 seconds East 539.96 feet to the place of beginning. Containing 27.207 acres of land, more or less.

BEING part of the property that was conveyed by Charles Hackman, et al, to Frank Wimmer, Jr. and Mary A. Wimmer, his wife, by deed dated March 6, 1943 and recorded among the Land Records of Anne Arundel County in Liber J.H.H. No. 276, Folio 222; and part of the first parcel and all of the second parcel of a conveyance from Anton Velnosky, widower, to Frank Xaver Wimmer, Jr. and Mary A. Wimmer, his wife, by deed dated March 25, 1920 and recorded among the Land Records of Anne Arundel County in Liber W.N.W. No. 26, Folio 227. The said Frank Xaver Wimmer, Jr. having since departed this life on July 12, 1954 leaving title vested solely in the Grantor herein.



