

**COMMUNITY HEALTH CENTER AT PAROLE, INC,
1950 DREW STREET, ANNAPOLIS, MARYLAND 21401-0817
TITLE CHAIN**

Tax Account 06-551-00154037

[2014, 25 February -- Community Health Center at Parole, Inc. to Severn Savings Bank and Alan J. Hyatt, Deed of Trust for \$25,000, secured by property at 1950 Drew St. (Exhibit A, folio 13). Exhibit A describes this property as two lots: No. 44, section 2, on plat "Subdivision of the McGuckian Farm" by J. Carson Boush, May 1922; and No. 45, "being a portion of the land marked 'Lots 41, 42, 43, 44, and 45 sold prior to this layout'" on plat "Subdivision of Part of McGuckian Property," by J. R. McCrone, Jr., April 1942. Alice K. Wright signs for CHCP. AACo.LR, Liber 27092, folio 244]

1963, 4 October -- Community Health Center at Parole, Inc., [and eight neighboring property owners] to Mayor and Aldermen of the City of Annapolis, for \$1.00, all that strip or parcel of land designated as widening strip on Utility Right-of-Way Plat No. 235, attached. Rev. John T. Chambers signs for CHCP.

AACo.LR, Liber 1698, folio 392

[Plat No. 235, on folio 397, shows CHCP lots (referenced to Liber 348, folio 247) as measuring 170 feet on Drew St. and 100 feet on Parole St. as p/ "Unrecorded Plat of McGuckian Farm, May 1922." After widening of both Drew and Parole Sts., CHCP lots measure 139.80 on Drew St. and 131.88 on Parole St. The 50 foot lot behind the CHCP lots on Parole St is shown with no owner.]

1947, 7 January -- John Henry Taylor and wife Marie to the Community Health Center at Parole, Inc. for \$10.00, two lots at Parole. First: Lot 44 in Section two on plat "Subdivision of the McGuckian Farm" by J. Carson Boush, May 1922 (M&B), to Taylors from Charles F. Lee, Trustee, 27 August, 1941, recorded in AACo.LR, Liber JHH 243, folio 173. Second: Lot 45, on plat "Subdivision of Part of McGuckian Property, by J. R. McCrone, Jr., April 1942 (M&B), to Taylors from Charles F. Lee, trustee, 30 November 1945. "[N]o spiritous or fermented liquors shall be made or sold upon said ground or building to be erected thereon."

AACo.LR, Liber JHH 348, folio 247

1945, 30 November -- Charles F. Lee, trustee, to John Henry Taylor and wife Marie, for \$5.00, Lot 45 on plat "Subdivision of Part of McGuckian Property," by J. R. McCrone, Jr., April 1942, (M&B), being portion of property to Lee from Maggie McGuckian, widow, et al., 29 March 1933, AACo.LR, Liber FSR 107, folio 507. As per decree in Anne Arundel County Circuit Court, 29 March 1933, re trust estate of Thomas McGuckian, Equity 6400, Lee given authority to sell real estate in cause mentioned. Sale ratified 26 August 1943.

AACo.LR, Liber JHH 348, folio 246

[See plat in MSA C2081-730]

1941, 27 August -- Charles F. Lee, trustee, to John Henry Taylor and wife Marie, for \$10.00, Lot 44, section 2, on plat "Subdivision of the McGuckian Farm" by J. Carson Boush, May 1922 (M&B), being portion of property to Lee from Maggie McGuckian, widow, et al., 29 March 1933, AACo.LR, Liber FSR 107, folio 507. As per decree in Anne Arundel County Circuit Court, 29 March 1933, re trust estate of Thomas McGuckian, Equity 6400, Lee given authority to sell real estate in cause mentioned. Sale made and ratified 20 August 1941.

AACo.LR, Liber JHH 243, folio 173

1933, 29 March -- Maggie McGuckian, widow, and Charles F. Lee, surviving executor of will of Thomas McGuckian, deceased, to Charles F. Lee, trustee in matter of Trust Estate of Thomas McGuckian. This property conveyed by Maggie to Winson G. Gott, since deceased, and Lee, executors under will of McGuckian dated 5 March 1923, and recorded in AACo.LR, Liber WNW 59, folio 474. Parties to this deed want the property included in Equity 6400 and administered by trustee in that case, appointed 29 November 1932 [which is Lee]. So, for \$1.00, Maggie and Lee convey to Lee only, as trustee, 188.25 ac. described in AACo.LR, Liber WNW 18, folio 421, Ida E. Carling, et al., to Thomas and Maggie McGuckian 3 December 1919, excepting all lots or parcels conveyed therefrom prior to this date.

AACo.LR, Liber FSR 107, folio 507.

1923, 5 March -- Maggie McGuckian, widow of Thomas McGuckian, to Winson G. Gott and Charles F. Lee, executors of the last will and testament of said McGuckian, in accordance with the said will and subject to the mortgage of \$20,000, now reduced and held by the Eastern Shore Trust Co., dated 3 December 1919 and recorded in AACo.LR, Liber WNW 20, folio 148, 188.25 ac. of land conveyed to Thomas and Maggie McGuckian by Ida E. Carling, et al., 3 December 1919, in AACo.LR, Liber WNW 18, folio 421, excepting two lots or parcels recently conveyed therefrom. Thomas now dead, leaving the land to Maggie McGuckian, survivor and sole owner.

AACo.LR, Liber WNW 59, folio 474

1921, 9 September -- Thomas A. McGuckian, general contractor, born Scotland August 1865, died this date.

Robert McIntire, *Annapolis, Maryland, Families* (1980) 1:463.

[Thomas McGuckian reported to have purchased 188 acres of farm land "on the Camp Parole, not far from the city," from the Misses Ida E. and Ella V. Carling and Mrs. Kate I. Toner, all of Baltimore. The purchase price is said to be in the neighborhood of \$30,000. "The property has recently been tenanted by C. A. Brady." *Baltimore Sun*, 15 Oct. 1919]

1919, 3 December -- Ida E. Carling, Emma V. Carling, both unmarried, and Kate I. Toner, widow, all of Baltimore City, to Thomas McGuckian and wife Maggie, of Anne Arundel County, for \$5.00. Grantors are all of the heirs of Michael Carling of Baltimore City, deceased, their brother. Sisters now have title to real estate by inheritance from Michael Carling and Wm. N. Carling. They now convey to the McGuckians, 188.25 ac. of land conveyed to Michael Carling by John Ireland, 25 May 1889, AACo.LR, Liber SH 34, folio 673.

AACo.LR, Liber WNW 18, folio 421

1889, 25 May -- John Ireland, attorney named in mortgage from Thomas I. Linthicum and wife to Thomas O. Walton, 1 Oct. 1888, in AACo.LR, Liber SH 27, folio 325 (sic)* as empowered to sell mortgaged property in event of default, which has occurred, to Michael Carling of Baltimore City, for \$6,600. See Equity 1266, Walton v. Linthicum. Sale ratified. Now to Carling, land known as Sandgate and Todds Range, about 2 miles from Annapolis and containing 188.25 acres as described in said mortgage and in deed from Franklin A. Linthicum to said Thomas I. Linthicum 6 Oct. 1881, in AACo.LR, Liber SH 18, folio 295.

AACo.LR, Liber SH 34, folio 673

* This deed reference is incorrect and no mortgage from Linthicum to Walton was found in AA Co. Land Record index.

1881, 6 October -- Franklin A. Linthicum of Baltimore City, trustee, to Thomas I. Linthicum of Anne Arundel County, for \$6,500, 188.25 acres, being land to Matthias Linthicum by Randall and Stockett, trustees 8 December 1871 in AACo.LR. Liber SH 6, folio 252 (sic) [should be 253]. Franklin A. Linthicum was named trustee to sell land by Equity decree 5 Oct 1880 in cause of Franklin A. Linthicum et al. v. Eugenia Biden. Land sold 18 Feb. 1881 and money now paid.

AACo.LR, Liber SH 18, folio 295

1871, 8 December -- Alexander Randall and Frank H Stockett, trustees, to Matthias Linthicum of Baltimore County, for \$7,153.50, Lots 7 and 8 of mortgaged real estate of Daniel Hart as per plat and survey filed in case of Farmers National Bank v. Daniel Hart et al., decree of which, passed 10 Oct. 1870, appointed Randall and Stockett trustees to sell property. Sale made on 15 April 1871 to Matthias Linthicum. M&B. Land adjoins land of Charles S. Welch. [See plat made 13 June 1870 in MSA S 1532-177. Lots 7 and 8 comprise 188.25 acres.]

AACo.LR, Liber SH 6, folio 253

1870, 20 May -- Daniel Hart to Frank H. Stockett several lots and parcels of land, including the farm from George Wells and wife to him in 1842 AACo.LR, Liber WSG 26, folio 84, except land already sold; plus all household and kitchen furniture, etc. in Hart's dwelling. All to be sold and proceeds applied to Hart's debts, assessments, taxes, with remainder to Hart. Hart is indebted to Farmers National Bank by mortgage 14 Sept. 1868 in AACo.LR, Liber SH 2, folio 514, and by judgements against him from 1869 and other debts.

AACo.LR, Liber SH 4, folio 451

1868, 14 September -- Daniel Hart of Annapolis to Farmers National Bank of Annapolis, mortgage of parcels of land near Annapolis called Sandgate, Todds Range or by whatever name, being 315 ac, 2 rods, 20 sq. perches conveyed to Hart by George Wells and wife 1842 in AACo.LR, Liber WSG 26, folio 84, except 100 to Cornelius McLean in the same book page 86. Hart is indebted for \$8203.09 in 17 promissory notes to secure money due to Elisha Taylor and others.

AACo.LR, Liber SH 2, folio 514

1842, 1 January -- George Wells and wife Catherine Eliza to Daniel Hart, for \$7,500.00 current money a parcel of land called Sandgate and part of Todds Range on the south side of the road leading from Annapolis to Baltimore, conveyed to George Wells, father of this George Wells, by James Hunter, trustee for the sale of real estate of William Glover, deceased, 17 April 1812, in AACo.LR, Liber WSG 1, folio 375; also parts of other adjoining tracts, the whole of these tracts together being 315 ac. 2 rods. and 20 sq. perches.

AACo.LR, Liber WSG 26, folio 84

[Plat in CHANCERY COURT (Chancery Record), Liber 169, folio 320 [MSA S517-197].]

1830, December 11 -- Rev. George Wells died.

Robert McIntire, *Annapolis, Maryland, Families* (1980) 1:749; MSA SC 3520-1596.

1812, 7 April -- James Hunter to George Wells, Sandgate and pt. Todds Range. By decree of Chancery Court 27 Oct 1810, Hunter appointed trustee to sell real estate of William Glover, late of Annapolis, for payment of debts. Hunter on 27 July 1811 sold to Rezin Spurrier of Annapolis a tract of land called Sandgate and part of a tract called Todds Range for \$4742.18. Spurrier transferred his right to George Wells for \$3742.18, and gave trustee the right to convey to Wells when this money paid.

AACo.LR, Liber WSG 1, folio 375

1808, 19 Nov. -- Matthias Bordley of Baltimore City to William Glover of Annapolis, 266.5 acres of Sandgate. M&B. Bordley sold 266.5 acres of Sandgate to George Mann in 1793. After Mann's death his executors sold to James Williams, who has since sold to Glover. No conveyance made from Bordley to Mann or Williams. Now, by agreement dated 15 Sept 1808, James Williams and William Glover and Mary Mann, surviving executor of George Mann, have requested that Bordley convey land to Glover, which he now does.

AACo.LR, Liber NH 15, folio 1

(No record of the conveyance of Sandgate from Mann's executors to James Williams or from James Williams to William Glover found in AACo.LR index 1653-1839 [MSA CE 75].)

1795, 31 December -- Matthias Bordley of Queen Anne's County to John Callahan and Mary Mann of Annapolis, executor and executrix of George Mann, deceased, for £599.5.10, 266.5 ac. of the tract Sandgate. M&B. Patented to Thomas Bordley in 1718. Matthias agreed to sell this to George Mann before his death.

AACo.LR, Liber NH 8, folio 81

1787 -- John Beale Bordley to son Matthias Bordley, as gift, all his lands within five miles of Annapolis (c. 597 acres, including Sandgate), with right of use by Elizabeth Bordley for life. [Elizabeth Bordley died in 1789.] General Court of the Western Shore (Land Records) Liber TBH 2, folio 500 [MSA S501-2], in Legislative History Project file for John Beale Bordley [MSA SC1138-001-112]

1764, 6 December -- Stephen Bordley died in Annapolis. His will devised the use of Sandgate to his sister, Elizabeth, for life, and title to his half-brother, John Beale Bordley.

Edward C. Papenfuse, et al., *A Biographical Dictionary of the Maryland Legislature, 1634-1789*, 1: 146; Legislative History Project file for Stephen Bordley [MSA SC1138-001-113]

1726, 11 October -- Thomas Bordley died in London. His will devised Sandgate to his son Stephen Bordley.

Edward C. Papenfuse, et al., *A Biographical Dictionary of the Maryland Legislature, 1634-1789*, 1: 147; Legislative History Project file for Thomas Bordley [MSA SC1138-001-115]

1718, 17 June -- Patent to Thomas Bordley for 304 acres of Sand Gate, Anne Arundel County. Tract is re-survey of three tracts: Petticoats Rest, 100 acres, patented 1679; Norwoods Angles, 103 acres patented 1684; and Freeborns Enlargement, 80 acres, patented 1695; all of which originally laid out for 283 acres, now resurveyed to combine them, plus 21 acres vacant land, into one tract called Sandgate. M&B. [This tract sometimes indexed as Landgate.]

LAND OFFICE (Patent Record) Liber RY#1, folio 526

See also Anne Arundel County Court (Certificates, Patented, AA) #1336 [MSA S1189-1406]

1717, 9 November -- Richard Freeborne, planter, to Thomas Bordley, esq., for £120 current money, three tracts late in the tenure or occupation of Thomas Freebourne, deceased: Petticoats Rest, 100 acres; Norwoods Angles, 103 acres; Freeborns Enlargement, 80 acres.

AACo.LR, Liber IB#2, folio 407

1713, 4 January -- Thomas Freeborn died. His will devised land in Baltimore County to his daughter Sarah Sampson and son Richard Freeborne, with the residue of his estate to son Richard.

F. Edward Wright, *Anne Arundel County Church Records of the 17th and 18th Centuries* (n.d.), page 68; Jane Cotton Baldwin, *Maryland Calendar of Wills*, 13: 621 online at Ancestry.com

1684, 2 June -- Wm Petticoat of Severn River, in Anne Arundel Co., planter, to Thomas Freebourn of the said river and county, cooper, for "a good and considerable consideration," 100 acres of Petticoats Rest.
AACo.LR, Liber IH#3, folio 16

1679, 9 September -- Patent to William Petticoate for 100 acres of land in Anne Arundel County called Petticoats Rest, "in the woods," adjoining the land of Daniel Edge. M&B
LAND OFFICE (Patent Record), Liber 21, folio 99

Identification of Petticoats Rest as the tract that included 1950 Drew Street was made by land historian Anthony D. Lindauer. See his 2 plats titled Sandgate Parole Health Center, 8 July 2016.

Jane W. McWilliams, Final
29 September 2016

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Plaques and letters at the health center