

Chain of Title for Ground Rents on 122-124 E. Churchill Street

Block 906 in Baltimore City

JFC 1201, p. 106

Date recorded: 12/20/1961

Grantor: First Pennsylvania Banking and Trust Company (Executor and Trustee under J. Livingston Poultney Estate)

Grantee: Cumberland Dugan and Eleanor Darnall Dugan

Instrument Type: Deed

MSA CE 168-11519

See also Baltimore City Register of Wills Liber LCS 281, p. 441.

J. Livingston Poultney devised all of his residuary estate to Cumberland Dugan and Eleanor Darnall Dugan.

Pennsylvania Banking and Trust Company sold the “lots of ground and reversions issuing and payable thereout” to the Dugans. The Dugans paid “the full amounts of the purchase price of the ground rents conveyed” – namely \$2,062.84.



SCL 5157, p. 293

Date recorded: 9/22/1930

Grantor: J. Hall Pleasants, Executor

Grantee: J. Livingston Poultney

Instrument Type: Deed

CE 168-5165

See also Baltimore City Register of Wills ERD 165, p. 190

Payable ground rents of \$40.54 and \$47.25 for both 122 and 124 E. Churchill Street



RTA 947, p. 319

Date recorded: 11/4/1882

Grantor: Bernard Riley and Richard Bernard, Administrators of James Dougherty's Estate

Grantee: Walter de. C. Poultney

Instrument Type: Deed

CE 168-955

See also Baltimore City Register of Wills RTB 49, p. 441 – ground rents conveyed via Orphans Court sale

Payable ground rents of \$40.54 and \$47.25 for both 122 and 124 E. Churchill Street



FAP 900, p. 454
Date recorded: 6/4/1881
Grantor: John T. Morris, Trustee
Grantee: James Dougherty
Instrument Type: Deed
MSA CE 168-908

See also Baltimore City Circuit Court Equity Case, Margaret Dougherty v. James Dougherty
Payable annual ground rents \$40.54 and \$47.25 for each property – this deed appears to convey both the ground and the ground rents and leases, referencing all prior instruments below.

GES 218, p. 459
Date recorded: 7/19/1862
Grantor: Sophia C. Read
Grantee: James Dougherty
Instrument Type: Deed
MSA CE 168-226

Renewable for term of 99 years

Payable annual ground rents of \$40.54 for 122 E. Churchill and \$47.25 for 124 E. Churchill

122 E. Churchill

AWB 424, p. 352
Date recorded: 11/20/1849
Grantor: Sophia C. Read
Grantee: Francis H. Smith
Instrument Type: Indenture of Lease
MSA CE 66-474

Renewable for term of 99 years

Payable annual ground rent of \$40.54

124 E. Churchill

AWB 423, p. 439
Date recorded: 11/20/1849
Grantor: Sophia C. Read
Grantee: Francis H. Smith
Instrument Type: Indenture of Lease
MSA CE 66-473

Renewable for term of 99 years

Payable annual ground rent of \$47.25

CHANCERY COURT (Chancery Papers) Howard v. Read, 1828, Case No. 8863,
MdHR 17,898-8863-3 [MSA S512-11-8804, 1/39/5/61]

Page 98, Lot 379 on Montgomery Street distributed to Sophia Read