

Eastern Shore Title Company  
117 Bay Street, P. O. Box 857  
Easton, Maryland 21601  
Phone: 410-820-4426 Fax: 410-820-4429  
Website: www.estcland.com  
e-mail: title@dmv.com

IMP FD SURE \$	5.00
RECORD FEE -	20.00
RECORDATION T	15,180.00
TR TAX COUNTY	22,420.00
TR TAX STATE	5,750.00
TOTAL	43,375.00
Rest TAB2	Rcpt # 36422
MAS 4017	Blk # 1543
May 21, 1999	03:34 PM

**This Deed**, Made this *17<sup>th</sup>* day of May, 1999, by FOLCO GIBELLINI, of the first part, Grantor, and GARY C. DUNN, of the second part, Grantee.

**Witnesseth:**

THAT FOR AND IN CONSIDERATION of the sum of TWO MILLION THREE HUNDRED THOUSAND DOLLARS ( \$2,300,000.00) and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said FOLCO GIBELLINI does hereby grant and convey unto the said GARY C. DUNN, his heirs, personal representatives and assigns, forever in fee simple, all the hereinafter described property:

ALL those four (4) lots of ground now known as "BALD EAGLE POINT FARM", situate in the Bay Hundred District, Talbot County, Maryland and described as follows, that is to say:

**TRACT NO. ONE:**

BEGINNING for the First Tract thereof at the mean-low-water-line on the Southerly shore of Dunn Cove of Harris Creek and at a point which bears North twenty degrees, thirty-one minutes East fifty feet, more or less, from a concrete monument or marker set on the division line between the herein described parcel and the lands known as "Deep Harbor" (formerly "Be Delman's End") belonging to the heirs of Russell W. Harrison; thence (1) with said Harrison land, South twenty degrees, thirty-one minutes West, fifty feet, more or less, to the above mentioned concrete monument or marker; thence (2) still with the same and continuing South twenty degrees, thirty-one minutes West, two thousand, seven and eighty-two one-hundredths feet to a stone and the Northerly side-line of a lane known as Benders Lane and a portion of the herein described tract; thence (3) with the said Northerly side-line of Benders Lane (and being the Southerly line of the said Harrison lands) North eighty-two degrees, thirty-three minutes West, two thousand, one hundred ninety and four one-hundredths feet to the Easterly side-line of the State Road leading from Tilghman Island to Sherwood and McDaniel (Md. Rte. now or formerly #451); thence (4) with the Easterly side-line of said state road, South five degrees, nine minutes East, twenty and forty-nine one-hundredths feet to an iron pipe and the Northerly line of lands known as "Cromwell Farm", formerly belonging to Wilbur M. Stinchcomb and wife; (5) with the said Stinchcomb land and the Southerly side-line of Benders Lane, South eighty-two degrees, thirty-three minutes East, two thousand, three hundred, seven and sixty-seven one-hundredths feet to an iron bar and a corner of lands known as "Log Cabin Point" (formerly a portion of Bald Eagle Point) belonging now or formerly to F.L. Bowman; thence (6) with the said Bowman land, North twenty-one degrees, forty-seven minutes East, one hundred, eleven and two tenths feet to a stake; thence (7) with the same, North three degrees, twenty-seven minutes East, one hundred, three and eighty-three one-hundredths feet to a stake; thence (8) with the same, North nineteen degrees, seventeen minutes East, fifty-nine and forty-three one-hundredths feet to a stake; thence (9) still with the same, North fifty-one degrees, one minute East, two hundred, thirty-seven and sixty-eight one-hundredths feet to a stake; thence (10) with the same, North seventy-seven degrees, thirty-nine minutes East, three hundred thirty-seven and twenty-six one-hundredths feet to a stake; thence (11) with the same North

LIBERO 930 FOLIO 980

forty-eight degrees, thirteen minutes East, three hundred thirty-eight and ninety-four one-hundredths feet to a stake; thence (12) still with the said Bowman land North twenty-five degrees, fifty-four minutes East, fifty-five and nine-tenths feet to a concrete monument or marker and a corner of Parcel III; thence (13) with said Parcel III and continuing North twenty-five degrees fifty-four minutes East, three hundred and thirty-six one-hundredths feet; thence (14) with the same, North thirty-one degrees, eleven minutes East, one hundred, thirty-seven and fifty-eight one-hundredths feet to an iron bar and a common corner of the herein described tract, Parcel II and Parcel III; thence (15) with said Parcel II North eighty degrees, fifty-nine minutes East, eight hundred, thirty-seven and ninety-eight one-hundredths feet to a stake; thence (16) with the same, North fourteen degrees, sixteen minutes West, twenty-five and fourteen one-hundredths feet to an iron pipe; thence (17) still with said Parcel II, North sixty-three degrees, forty-eight minutes East, six hundred, fifty-eight feet, more or less, to the mean-low-water-line of Harris Creek; thence (18) up, around and with the several meandering courses of the mean-low-water-line of Dun Cove to the place of beginning — be the contents what they may.

SUBJECT to the reservation by F. Lancelot Bowman and wife (formerly owners of the above lot of land) in a Deed dated October 3, 1949 from said Bowman and wife to Tudor H.A. Tiedemann, and duly recorded among the Land Records of Talbot County in Liber No. 283, folio 402, wherein the said Bowmans reserved for the use of themselves, their heirs and assigns, a right-of-way over the present entrance roadway to Bald Eagle Point Farm extending from the Northeasterly corner of the lands reserved by said Bowman and wife over the said roadway to the McDaniel-Tilghman Road as a means of ingress and egress to and from said lands.

**TRACT NO. TWO:**

BEGINNING for the Second Tract thereof at the mean-low-water-line of Harris Creek and at a point which bears North 63 degrees 48 minutes East 50 feet, more or less, from a hub or stake set near the top of the river bank and at the foot of a small Willow tree; thence (1) South 63 degrees 48 minutes West 50 feet, more or less, to the hub or stake above mentioned; thence (2) continuing South 63 degrees 48 minutes West (passing 191 feet) Northwestwardly from the Southeasterly corner of the dwelling house on ("Bald Eagle Point") 605.75 feet to an iron pipe driven at the foot of a marked cedar tree near the Northerly fence of the entrance road leading to the residence hereinbefore mentioned; thence (3) across the said entrance road, South 14 degrees 16 minutes East 25.14 feet to a hub or stake set on the Southerly line thereof; thence (4) with the Southerly side-line of said entrance road, South 80 degrees 59 minutes West 837.98 feet to an iron bar and an angle in the road; thence (5) with lands reserved by F. Lancelot Bowman (Tract No. Three), North 88 degrees 38 minutes East (passing 182 feet Southwardly from the Southeasterly corner of the above mentioned residence) 1,543.34 feet to a Willow tree at the edge of the fast land; thence (6) with same and continuing North 88 degrees 38 minutes East 100 feet, more or less, to the mean-low-water-line of Harris Creek; thence up and with the several meandering courses of the mean-low-water-line of Harris Creek to the place of beginning; be the contents what they may; in accordance with the Survey of Kastenhuber & Anderson, Surveyors, made September 8, 1947.

**TRACT NO. THREE:**

BEGINNING for the Third Tract thereof at the same mean-low-water-line of Harris Creek and at a point which bears North 88 degrees 38 minutes East 100 feet from a Willow tree which marks the division line between the herein described tract and the second portion of the farm known as "Bald Eagle Point", thence (1) with the division line South 88 degrees 38 minutes West 100 feet, more or less, to the Willow tree mentioned; thence (2) with the same and continuing South 88 degrees 38 minutes West (passing 182 feet Southwardly from the Southeasterly corner of the residence on ("Bald Eagle Point") 1,543.34 feet to an iron bar set on the Easterly side of the private road leading over the lands of "Bald Eagle Point"; thence (3) with the Easterly side of said road, South 31 degrees 11 minutes West 137.58 feet to an angle in said road; thence (4) still with the Easterly side of said road, South 25 degrees 54 minutes West

300.36 feet to a concrete monument or marker and the Northeasterly corner of lands reserved by F.L. Bowman; thence (5) with the said reserved land, South 16 degrees 18 minutes East 500.02 feet to another concrete monument or marker set in the marsh; thence (6) over the marsh and continuing South 16 degrees 18 minutes East 45 feet, more or less, to the mean-low-water-line of the cove of Harris Creek known as "Log Cabin Cove", thence up and with the several meandering courses of the mean-low-water-line on the Northeasterly shore of "Log Cabin Cove" to the mean-low-water-line of the main body of Harris Cree; thence (8) up and with the several meandering courses in a Northerly direction of the western shore of Harris Creek to the place of beginning; be the quantity of land therein contained what it may; in accordance with a survey made by Kastenhuber and Anderson, Surveyors, September 19, 1949.

The above described tracts or parcels of land being all of Parcels I, II and III as shown upon a map made by the subscribers entitled: "MAP OF 'BALD EAGLE POINT' (SHORE LINE APPROXIMATE) TALBOT COUNTY, MARYLAND", Scale: 200' to 1", February, 1955, according to a survey made by Kastenhuber and Anderson, Civil Engineers and Surveyors, dated March 1, 1955, and recorded among the Plat Records of Talbot County, Maryland in Plat Liber No. 9, folio 12.

**TRACT NO FOUR:**

**BEGINNING** for the same at an Iron Rod set on the easterly side of the public road leading from St. Michaels to Tilghman, known as Maryland Route 33, said road being at the northwesterly corner of the herein described land, a corner of the land known as "Bald Eagle Point Farm" at the southwesterly corner of Benders Lane, and from said Place of Beginning, running (1) by and with the southerly side of said Benders Lane, the land of "Bald Eagle Point Farm", South 82 degrees 33 minutes East 2271.15 feet to an Iron Bar found; thence by and with a new division line between the herein described land and other land of "Cromwell Farm" the following two courses and distances: (2) South 21 degrees 47 minutes West 30.96 feet to an Iron Rod set; thence (3) North 82 degrees 33 minutes West 2257.85 feet to an Iron Rod set and the side of the aforementioned Maryland Route 33; thence by and with the easterly side of said Maryland Route 33 the following two courses and distances: (4) North 04 degrees 05 minutes 29 seconds West 8.25 feet; thence (5) North 02 degrees 51 minutes 01 seconds West 22.26 feet to the Place of Beginning, containing 1.559 Acres of Land, more or less, being also shown on a Plat entitled: "PLAT SHOWING A PART OF CROMWELL FARM TO BE CONVEYED TO BALD EAGLE POINT FARM, 5<sup>TH</sup> ELEC. DIST., TALBOT CO. MD.", prepared by J.R. McCrone, Jr., Inc. dated May 1983 and recorded among the said Plat Records in Liber No. 60, folio 34.

**BEING** the same property conveyed unto Folco Gibellini, by Echo Investments Joint Venture, a Maryland general partnership, by Deed dated December 23, 1998 and recorded among the Land Records of Talbot County, Maryland in Liber No. 913, folio 962.

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said GARY C. DUNN, his heirs, personal representatives and assigns, forever in fee simple.

**And** the said Grantor does hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby conveyed; and that he will execute such other and further assurances of the same, as may be requisite.

LIBERO 930 FOLIO 982



As Witness the hand and seal of the Grantor, the day and year first above written.

WITNESS:

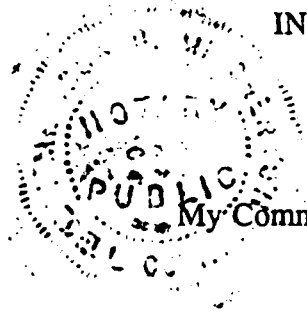
E. Weigel

Folco Gibellini {SEAL}  
FOLCO GIBELLINI

State of NORTH CAROLINA,  
County of IREDELL, to wit:

I Hereby Certify that on this 7<sup>th</sup> day of May, 1999, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared FOLCO GIBELLINI known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained; and further acknowledged said instrument to be his act, giving oath under penalties of perjury that the consideration recited is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Melissa B. Melcher  
Notary Public

My Commission Expires: 11/07/2001

This document was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland, or by one of the parties named in the within instrument.

Philip E.L. Dietz, Jr.  
Philip E.L. Dietz, Jr.

**AFFIDAVIT OF GRANTEE  
AS FIRST-TIME MARYLAND HOME BUYER**

THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

1. Each of the undersigned is a Grantee of residentially improved real property located at BALD EAGLE POINT FARM, 128.559 ACRES, TILGHMAN, MARYLAND.
2. Each of the undersigned is:
  - (a) a "first-time Maryland home buyer", defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence, who will occupy the property as Grantee's principal residence at least 7 months out of a 12-month period; or
  - (b) a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust on the property who will not occupy the property as Grantee's principal residence.

Suzanne K. Warrick

GARY C. DUNN {SEAL}

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of Talbot, this day of 17th day of May, 1999.



My Commission Expires: 2/01/00

Suzanne K. Warrick  
Notary Public

AFTER RECORDING MAIL TO:  
Eastern Shore Title Company  
Telephone: 410-820-4426  
P.O. Box 857  
Easton, MD 21601  
File No. E-6659SKW

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.  
FINANCE OFFICER OF TALBOT COUNTY  
R. ANDREW HOLLIS, FIN. OFFICER  
DATE 5/21/99

Agricultural Transfer Tax  
in the Amount of \$ 320.00  
R. ANDREW HOLLIS, FIN. OFFICER  
NO \$18,000.00 5/21/99

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT RECORDS OF TALBOT COUNTY

DAVID H. EWING  
SUPERVISOR OF ASSESSMENT  
R. ANDREW HOLLIS, FIN. OFFICER  
5/21/99

Agricultural Transfer Tax  
in the Amount of \$ 0.00  
R. ANDREW HOLLIS, FIN. OFFICER  
5/21/99

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 930, p. 0984, MSA CE91-867. Date available 01/02/2004. Printed 05/28/2019.

# State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [ X ] County: TALBOT

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

<b>1</b>	Type(s) of Instruments	[ ] Check Box if Addendum Intake Form is Attached.						
	1 Deed	Mortgage	3 Other	Other				
	2 Deed of Trust	Lease						
<b>2</b>	Conveyance Type Check Box	X Improved Sale	Unimproved Sale	Multiple Accounts	Not an Arms-Length Sale [9]			
		Arms-Length [1]	Arms-Length [2]	Arms Length [3]				
<b>3</b>	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation						
		State Transfer						
		County Transfer						
<b>4</b>	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration	\$ 2,300,000.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$ 1,500,000.00	Transfer Tax Consideration				
		Balance of Existing Mortgage	\$	X( )%				
		Other:	\$ 800,000.00	Less Exemption Amount				
		Other:	\$	Total Transfer Tax				
		Full Cash Value	\$ 2,600,000.00	Recordation Tax Consideration				
			X( ) per \$500					
			TOTAL DUE					
<b>5</b>	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ 20.00	\$ 20.00	Tax Bill:			
		Surcharge	\$ 5.00	\$ 5.00	C.B. Credit:			
		State Recordation Tax	\$ 17160.00	\$	Ag. Tax/Other:			
		State Transfer Tax	\$ 5750.00	\$				
		County Transfer Tax	\$ 22420.00	\$				
		Other 2 <sup>ND</sup> DOT	\$ 25.0	\$				
	Other	\$	\$					
<b>6</b>	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		05	187311	913/962	38	11		[ 1(5)
		Subdivision Name		Lot (3a)	Block(3b)	Sec/AR(3c)	Plat Ref.	SqFt/Acreage(4)
		Location/Address of Property Being Conveyed(2)						
		BALD EAGLE POINT FARM, 128.559 ACRES, TILGHMAN, MARYLAND						
		Other Property Identifiers (if applicable):			Water Meter Account No.			
		Residential [ X ] or Non-Residential [ ]		Fee Simple [ X ] or Ground Rent [ ]		Amount:		
		Partial Conveyance? [ ] Yes [ X ] No		Description/Amt. of SqFt/Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed:						
		Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
<b>7</b>	Transferred From	FOLCO GIBELLINI			GARY C. DUNN			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
<b>8</b>	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
		GARY C. DUNN			CHESAPEAKE FARM CREDIT, ACA			
	New Owner's (Grantee) Mailing Address							
	14 MONTBARD DRIVE, CHADDS FORD, PA 19317							
<b>9</b>	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
					FOLCO GIBELLINI			
<b>10</b>	Contact/Mail Information	Instrument Submitted By or Contact Person					Return to Contact Person	
		Name:					Hold for Pickup	
		Firm: Eastern Shore Title Company					Return Address Provided	
	Address: P.O. Box 857							
	Easton, MD 21601					Phone: 410-820-4426		
<b>11</b>	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	X Yes	No	Will the property being conveyed be the grantee's principal residence?				
		Yes	X No	Does transfer include personal property? If yes, identify:				
		Yes	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)				
	Assessment Use Only - Do Not Write Below This Line							
	[ ] Terminal Verification	[ ] Agricultural Verification	[ ] Whole	[ ] Part	[ ] Title Process Verification			
	Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:				
	Year:	19	19	Geo	Map	Sub	Block	
	Land			Zoning	Grid	Plat	Lot	
	Buildings			Use	Parcel	Section	Occ. Cd.	
	Total			Town Cd.	Ex. Sl.	Ex. Cd.		
	REMARKS:							

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation

LIBER0930 FOLIO985

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 930, p. 0985, MSA-CE91-867, Date available 01/02/2004, Printed 05/28/2019.