

20.00  
20.00  
14,500.00  
22,000.00  
11,000.00  
47,500.00  
Not a 9451  
100 1651  
100 01501

UP TO STATE  
RECORD FEE -  
REGISTRATION  
TAX COUNTY  
TAX STATE  
1006  
Not a 1402  
100 945  
100 21,2006

THIS DEED, made this 20th day of April and between **PATRICE R. MILLER AND HARRY H. NICK AND HARRY RIECK, III, TRUSTEES FOR THE IRREVOCABLE INTER VIVOS TRUST FOR THE BENEFIT OF PATRICE R. MILLER ("GRANTORS")** and **MYRTLE GROVE, LLC, a Maryland Limited Liability Company ("GRANTEE")**

WITNESSETH, that in consideration of the sum of **TWO MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS** (\$2,200,000.00), the said Grantors do hereby grant and convey unto Myrtle Grove, LLC, a Maryland limited liability company, its successors or assigns, in fee simple, the following described property:

ALL that lot, piece or parcel of land situate, lying and being in the First Election District of Talbot County, Maryland, and described as follows: BEGINNING for the same at a Point, said Point being at the end of the sixth course of the property described as Parcel No. 1 in Deed recorded at Liber No. 669, folio 670 among the Land Records of Talbot County, Maryland, and being on the Division Line between the herein described land and the land now or formerly of J. McKenny Willis, Jr., (Liber 384, folio 321); said Point also being the most northerly point of the herein described parcel and from said Place of beginning running by and with the said J. McKenny Willis, Jr., land (1) South 50 degrees 12 minutes 00 seconds East 1408.00 feet more or less to a cove of Goldsborough Creek; thence by and with the Mean High Water Line of said Cove of Goldsborough Creek and the many meanderings thereof generally (2) South 22 degrees 18 minutes 18 seconds West 736.43 feet to Goldsborough Creek; thence by and with the Mean High Water of the said Goldsborough Creek and the many meanderings thereof generally the following two courses and distances (3) South 66 degrees 18 minutes 37 seconds West 408.73 feet; thence (4) South 45 degrees 17 minutes 57 seconds West 547.53 feet to a Cove of Goldsborough Creek; thence by and with the said Mean High Water Line of the said Cove of Goldsborough Creek and the many meanderings thereof generally the following three courses and distances (5) North 42 degrees 32 minutes 19 seconds West 660.99 feet; thence (6) North 04 degrees 16 minutes 42 seconds West 436.46 feet; thence (7) North 53 degrees 39 minutes 57 seconds West 141.42 feet to Parcel No. 1 described in abovementioned Deed (Liber No. 669, folio 670), the following three courses and distances (8) North 02 degrees 20 minutes 03 seconds East 150.00 feet more or less; thence (9) North 29 degrees 20 minutes 03 seconds East 1085.00 feet; thence (10) continuing North 29 degrees 20 minutes 03 seconds East 34.58 feet to the Place of Beginning, containing

Returned to: Talbot Title Company, Inc., P. O. Box 987, Easton, MD 21601

45.612 Acres of Land, more or less; and

TOGETHER WITH a right of way for ingress and egress to and from Goldsborough Neck Road, over a Thirty Four Foot Private Road, being shown and designated as "PROPOSED 34' WIDE PRIVATE ROAD" and "MYRTLE GROVE LANE" on Plat entitled: "PLAT SHOWING LOT 1 "MYRTLE GROVE" IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND", and recorded among the Plat Records of Talbot County, Maryland at Plat Liber MAS PC1/38AA, the northeasterly and southeasterly side of the said Thirty Four Foot Wide Private Road being more particularly described by courses and distances as follows: Beginning for the same at the Beginning Point of the above description and running from thence (1) North 50 degrees 12 minutes 00 seconds West 54.51 feet; thence (2) North 49 degrees 42 minutes 00 seconds West 530.92 feet; thence (3) continuing North 49 degrees 42 minutes 00 seconds West 188.29 feet; thence (4) North 38 degrees 48 minutes 00 seconds East 2052.23 feet.

The description herein is intended to be the description of Parcel No. 2 as prepared by Rauch, Walls and Lane, Inc., dated May 8, 1989, set forth on EXHIBIT A of Deed recorded at Liber No. 669, folio 670 among the Land Records of Talbot County, Maryland, entitled: "DESCRIPTION OF "MYRTLE GROVE", IN THE FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND, IN TWO PARCELS".

Said property is also shown and designated as "LOT 1 45.612 AC +" on Plat entitled: "PLAT SHOWING LOT 1 "MYRTLE GROVE" IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND", prepared by Rauch, Walls and Lane, Inc., dated May, 1989, and recorded at Plat Liber MAS PC1/38AA among the Plat Records of Talbot County, Maryland.

Any discrepancies or ambiguities in the description contained herein shall be resolved by reference to the Plat recorded at Plat Liber MAS PC1/38AA among the Plat Records of Talbot County, Maryland; which said Plat description shall take priority over the description contained herein.

IT BEING the same property described as Parcel No. 2 on EXHIBIT A of Deed by Margaret Donoho Thibault and Sarah Donoho Griffen, Personal Representatives of the Estate of Margaret H. Donoho to Patrice R. Miller and Harry H. Nick and Harry Rieck, III, Trustees For The Irrevocable Inter Vivos Trust For The Benefit Of Patrice R. Miller, dated May 15, 1989, and recorded at Liber No. 669, folio 670 among the Land Records of Talbot County, Maryland.

SUBJECT TO covenants and restrictions as are more fully set forth in Deed Of Easement by Margaret Henry Donoho to The National Trust For Historic Preservation In The United States, dated December 13, 1975, and recorded at Liber No. 498, folio 444 among the Land Records of Talbot County, Maryland.

ALSO SUBJECT TO and TOGETHER WITH the terms and conditions as are more fully set forth in an Easement Maintenance Agreement between the parties hereto, of even date hereof, and intended to be recorded among the Land Records of Talbot County, Maryland.

TOGETHER with the buildings and improvements thereupon 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 said land 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 Myrtle Grove, LLC, a Maryland limited liability company, its successors or assigns, in fee simple.

AND the said Grantors do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Grantor is a resident entity under Section 10-912(A)4 of the Tax-General Article of the Annotated Code of Maryland, and the amount of total payment for the purpose of the Withholding Law in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland is \$-0-.

WITNESS the hands and seals of the said Grantors.

*Cynthia Angelucci*  
Cynthia Angelucci, Witness

*Harry H. Nick* (SEAL)  
Harry H. Nick, Trustee  
For The Irrevocable Inter Vivos  
Trust For The Benefit Of  
Patrice B. Miller

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

DAVID H. EWING  
SUPERVISOR OF ASSESSMENTS

R. ANDREW HOLLIS, FIN. OFFICER /wll

4/21/06

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 /wll

LIBER 1438 FOLIO 161  
DATE 4/21/06

Jennifer Collins  
JENNIFER COLLINS, Witness

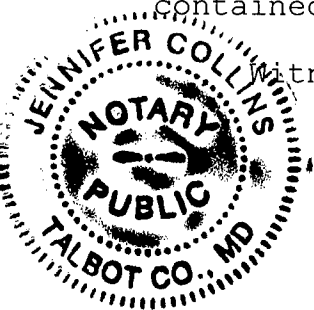
Patrice R. Miller (SEAL)  
Patrice R. Miller, Trustee  
For The Irrevocable Inter Vivos  
Trust For The Benefit Of  
Patrice R. Miller

Jennifer Collins  
JENNIFER COLLINS, Witness

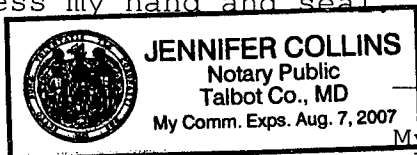
Harry Rieck, III (SEAL)  
Harry Rieck, III, Trustee  
For The Irrevocable Inter Vivos  
Trust For The Benefit Of  
Patrice R. Miller

STATE of MARYLAND, to wit:

I hereby certify that on this 29<sup>th</sup> day of March, 2006,  
before me, a Notary Public in and for the County of Talbot,  
personally appeared Patrice R. Miller, who acknowledged herself to  
be Trustee For The Irrevocable Inter Vivos Trust For The Benefit Of  
Patrice R. Miller, and further acknowledged that she executed the  
foregoing deed, as such Trustee, for the purposes therein  
contained, being authorized so to do.



Witness my hand and seal



Jennifer Collins  
JENNIFER COLLINS, Notary Public  
Commission expires: 8/7/07

State of Maryland, to wit:

I hereby certify that on this 29<sup>th</sup> day of March, 2006,  
before me, a Notary Public in and for the County of Talbot,  
personally appeared Harry Rieck, III, who acknowledged himself to  
be Trustee For The Irrevocable Inter Vivos Trust For The Benefit Of  
Patrice R. Miller, and further acknowledged that he executed the  
foregoing deed, as such Trustee, for the purposes therein

**Agricultural Transfer Tax**

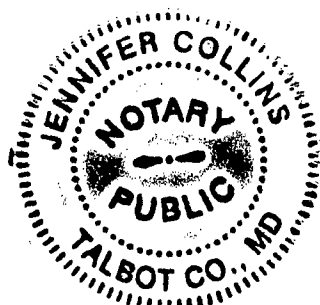
Amount \$ 0  
R. ANDREW HOLLIS, FIN. OFFICER  
Signature 1004

4/21/04

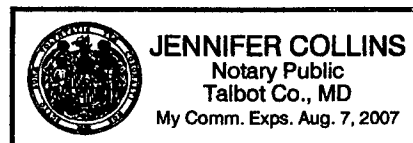
LIBER 1438 FOLIO 162

contained, being authorized so to do.

Witness my hand and seal.



Jennifer Collins  
Jennifer Collins, Notary Public  
My Commission expires: 8/7/07



State Maryland of Maryland, to wit:

I hereby certify that on this 27<sup>th</sup> day of March, 2006, before me, a Notary Public in and for the Montgomery County personally appeared Harry H. Nick, who acknowledged himself to be Trustee For The Irrevocable Inter Vivos Trust For The Benefit Of Patrice R. Miller, and further acknowledged that he executed the foregoing deed, as such Trustee, for the purposes therein contained, being authorized so to do.

Witness my hand and seal.



Cynthia Angelucci  
Cynthia Angelucci, Notary Public  
My Commission expires: 12/2/2008

I hereby certify that this Instrument was prepared by or under the supervision of an attorney at law or by or on behalf of one of the parties named in the Instrument.

David R. Thompson  
David R. Thompson,  
Attorney At Law



State of Maryland Land Instrument Intake Sheet  
☐ Baltimore City ☒ County: TALBOT

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.  
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached			
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms- Length Sale [9]
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	
3	Tax Exemptions (if Applicable)	<input type="checkbox"/> Recordation			
		<input type="checkbox"/> State Transfer			
		<input type="checkbox"/> County Transfer			
4	Cite or Explain Authority				

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration \$ <u>2,200,000.00</u>		Transfer and Recordation Tax Consideration	
		Any New Mortgage \$ <u>-0-</u>		Transfer Tax Consideration	\$
		Balance of Existing Mortgage \$		X ( ) % =	\$
		Other: \$		Less Exemption Amount	\$
		Other: \$		Total Transfer Tax	\$
		Full Cash Value: \$		Recordation Tax Consideration	\$
		X ( ) per \$500 =	\$		
		TOTAL DUE	\$		

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent Tax Bill C.B. Credit Ag. Tax/Other
		Recording Charge	\$	<u>20.00</u>	\$	
		Surcharge	\$	<u>20.00</u>	\$	
		State Recordation Tax	\$	<u>14,520.00</u>	\$	
		State Transfer Tax	\$	<u>11,000.00</u>	\$	
		County Transfer Tax	\$	<u>22,000.00</u>	\$	
		Other	\$		\$	
		Other	\$		\$	

6	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. LOC	
		<u>P/O 01</u>	<u>032208</u>	<u>P/O 669/670</u>	<u>25</u>	<u>102</u>	<input type="checkbox"/> (S)	
		Subdivision Name		Lot (3a)	Block (3b)	Sec/VAR (3c)	Plat Ref.	SqFt/Acreage (4)
		<u>Myrtle Grove</u>					<u>1/38AA</u>	<u>45.612 ac</u>
		Location/Address of Property Being Conveyed (2)						
		<u>Goldsborough Neck Road nr Easton</u>						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount						
		Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:						

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		<u>Patrice R. Miller Harry H. Nick Harry</u>			
		<u>Rick III Trustees for the Irrevocable *</u>			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		<u>Myrtle Grove, LLC</u>			
		New Owner's (Grantee) Mailing Address			
		<u>28305 Old Country Club Road, Easton Md 21601</u>			

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	
		<u>* Enter Vivos Trust for the Benefit</u>			
		<u>of Patrice R. Miller</u>			

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
		Name: <u>Linda G. Fairbanks</u>		
		Firm: <u>Talbot Title Company, Inc.</u>		
		Address: <u>P.O. Box 989</u> <u>Easton Md 21601</u> Phone: <u>410 820-7080</u>		

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER.	Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____
			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).
			Assessment Use Only - Do Not Write Below This Line	

<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Part		<input type="checkbox"/> Tran. Process Verification	
Transfer Number	Date Received	Deed Reference		Assigned Property No.					
Year	20	20	Geo.	Map	Sub	Block	Land	Zoning	Grid
Buildings			Use	Parcel	Plat	Lot			
Total			Town Cd	Ex. St	Ex. Cd	Occ. Cd			

REMARKS									

Distribution: White - Clerk's Office  
Canary - SDAT  
Pink - Office of Finance  
Goldenrod - Preparer  
AOC-CC-300 (6/95)

LIBER 1438 FOLIO 164

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation