

LMP FIDURE \$ 20.00  
 REDUCED FEE - 20.00  
 REDUCTION 1 838.00  
 IR TAX COUNTY 1,300.00  
 IR TAX STATE 650.00  
 TOTAL 2,848.00  
 RES# 1602 RCPT # 77434  
 #MS 6400 CLK # 411  
 May 11, 2004 10:28 am

Eastern Shore Title Company  
 114 North West Street, P. O. Box 857  
 Easton, Maryland 21601  
 Phone: 410-820-4426 Fax: 410-820-4429  
 Website: www.easternshoretitle.com  
 e-mail: info@easternshoretitle.com

**This Deed**, Made this 6th day of May, 2004, by MICHAEL DOUGLAS CROWLEY and JOAN LOONEY CROWLEY, of the first part, Grantors, and LADSON A. MILLS, III and CHRISTINA P. MILLS, of the second part, Grantees.

### Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THIRTY THOUSAND DOLLARS and 00/100 (\$130,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, **the said MICHAEL DOUGLAS CROWLEY and JOAN LOONEY CROWLEY** do hereby grant and convey unto **the said LADSON A. MILLS, III and CHRISTINA P. MILLS**, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever in fee simple, all the hereinafter described property:

**ALL** those lots or parts of lots or parcels of land situate, lying and being in "Aurora Park" in the town of Easton, Talbot County, State of Maryland, and more particularly described as follows:

**BEING** a Southerly portion (14.69 ft.) of Lot No. 69, all of Lot No. 70 (25 ft.) and the Northerly half (12.5 ft.) of Lot No. 71 as shown and designated on the Plat of lots of William H. Kemp and others known as "Aurora Park", duly of record in Liber No. 209, folio 445, one of the Land Record Books of Talbot County; said lots having an aggregate frontage of 52.19 feet on the Southeasterly side of the old Easton-Centreville State Road and extending back with an equal width Southeasterly a distance of 155 feet, to a 15-foot alley; said tract being bounded on the North by the property now or formerly owned by J. Paul Fowler and wife and on the South by the property now or formerly owned by Marguerite A. Dudley.

Being the same property conveyed unto MICHAEL DOUGLAS CROWLEY and JOAN LOONEY CROWLEY from DAVID O. ANDREWS by Deed dated April 9, 1984 and recorded among the Land Records of Talbot County, Maryland in Liber No. 585, folio 248.

**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 **LADSON A. MILLS, III and CHRISTINA P. MILLS**, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever 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 conveyed; and that they will execute such other and further assurances of the same, as may be requisite.

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

WITNESS:

*Michael D. Crowley*  
*Joan Looney Crowley*

*Michael Douglas Crowley* {SEAL}  
**MICHAEL DOUGLAS CROWLEY**  
*Joan Looney Crowley* {SEAL}  
**JOAN LOONEY CROWLEY**

State of Maryland  
County of Talbot, to wit:

I Hereby Certify that on this **6th** day of **May, 2004**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **MICHAEL DOUGLAS CROWLEY and JOAN LOONEY CROWLEY** known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained; and further acknowledged said instrument to be their act, giving oath under penalties of perjury that the consideration recited is correct.

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

My Commission Expires: 5/6/05

*Veronica H. [Signature]*  
Notary Public

**AFFIDAVIT AS TO TOTAL PAYMENT PURSUANT TO SECTION 10-912(B)(2) OF THE TAX -GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND**

THE undersigned make(s) oath, in due form of law and under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General article of the Annotated Code of Maryland, (the "withholding law") as follows:

1. That I/we am/are the transferor(s) of that real property described in the accompanying deed (the "property");
2. That I/we have examined the settlement statement prepared in connection with the transfer of the property, including both the gross amounts due to me/us and the listing of expenses and adjustments which result in a reduction in the net proceeds due to me/us;
3. That with respect to the determination of "total payment," stated below, for the purpose of the withholding law: (a) the "total payment," includes the fair market value of any property transferred to me/us as part of the sale; (b) in calculating the deductions from gross proceeds, "debts incurred in contemplation of sale" (meaning debts secured by the property that were incurred within 90 days of the sale, such as loan funds received from a financing or a previous or new line of credit within the past 90 days prior to the sale of the property) were not deducted from gross proceeds and (c) in calculating the deductions from gross proceeds, only my/our expenses arising out of the sale or exchange of the property have been deducted; and

4. That the amount of "total payment" for the purpose of the withholding law is \$0.00.

DATED THIS 6<sup>th</sup> day of May, 2004.

Veronica H. H.  
Witness

Michael Douglas Crowley  
MICHAEL DOUGLAS CROWLEY

Veronica H. H.  
Witness

Joan Looney Crowley  
JOAN LOONEY CROWLEY

STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

Sworn and subscribed to before the undersigned this 6<sup>th</sup> day of May, 2004.

AS WITNESS my hand and Notarial Seal.

Veronica H. H.  
NOTARY PUBLIC

My Commission expires: 3/1/08

**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor

MICHAEL DOUGLAS CROWLEY & JOAN LOONEY CROWLEY

**2. Reason for Exemption**

Resident ☒ I, Transferor, am a resident of the State of Maryland.

Status ☐ Transferor is a resident entity under §10-912 (a)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC§ 121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct and complete.

**3a. Individual Transferors**

Veronica H. H.  
Witness

Michael Douglas Crowley  
MICHAEL DOUGLAS CROWLEY

Monica A. M.  
Witness

Joan Looney Crowley  
JOAN LOONEY CROWLEY

3b. Entity Transferors

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Name of Entity  
By: \_\_\_\_\_

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

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., Esquire

**AFTER RECORDING MAIL TO:**  
**Eastern Shore Title Company**  
**Telephone: 410-820-4426**  
**P.O. Box 857**  
**Easton, MD 21601**  
**File No. E-10789MCW**

**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

DATE 5/11/04

**LIBERT 245 FOLIO 246**

**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  
5/11/04



# 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>	<b>Type(s) of Instruments</b>	( [ ] Check Box if Addendum Intake Form is Attached.)							
		1	Deed	<input type="checkbox"/>	Mortgage	<input type="checkbox"/>	Other _____		
		2	Deed of Trust	<input type="checkbox"/>	Lease	<input type="checkbox"/>	Other _____		
<b>2</b>	<b>Conveyance Type Check Box</b>	<input type="checkbox"/>	Improved Sale	<input type="checkbox"/>	Unimproved Sale	<input type="checkbox"/>	Multiple Accounts	<input type="checkbox"/>	Not an Arms-
			Arms-Length [1]		Arms-Length [2]		Arms Length [3]		Length Sale [9]
<b>3</b>	<b>Tax Exemptions (if Applicable) Cite or Explain Authority</b>	<b>Recordation</b>							
		<b>State Transfer</b>							
		<b>County Transfer</b>							
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>				<b>Finance Office Use Only</b>			
		Purchase Price/Consideration \$ 130,000.00				<b>Transfer and Recordation Tax Consideration</b>			
		Any New Mortgage \$ .00				Transfer Tax Consideration \$			
		Balance of Existing Mortgage \$				X ( ) % = \$			
		Other: \$				Less Exemption Amount - \$			
		Other: \$				Total Transfer Tax = \$			
		Full Cash Value \$ 130,000.00				Recordation Tax Consideration \$			
						X ( ) per \$500 = \$			
				<b>TOTAL DUE</b> \$					
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>		<b>Doc. 2</b>		Agent:  Tax Bill:  C.B. Credit:  Ag. Tax/Other:	
		Recording Charge		\$ 20.00		\$			
		Surcharge		\$ 20.00		\$			
		State Recordation Tax		\$ 858.00		\$			
		State Transfer Tax		\$ 650.00		\$			
		County Transfer Tax		\$ 1300.00		\$			
		Other		\$		\$			
		Other		\$		\$			
<b>6</b>	<b>Description of Property</b> <small>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).</small>	<b>District</b>	<b>Property Tax ID No.(1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>		<b>Parcel No.</b>	<b>Var. LOG</b>	
		01	000926	585/248	103		529	[ ] (5)	
		<b>Subdivision Name</b>			<b>Lot (3a)</b>	<b>Block(3b)</b>	<b>Sect/AR(3c)</b>	<b>Plat Ref.</b>	<b>SqFt/Acreage(4)</b>
		<b>Location/Address of Property Being Conveyed (2)</b>							
		316 NORTH WASHINGTON STREET, EASTON, MD 21601							
		<b>Other Property Identifiers (if applicable)</b>				<b>Water Meter Account No.</b>			
		<b>Residential [ X ] or Non-Residential [ ]</b>				<b>Fee Simple [ X ] or Ground Rent [ ]</b>		<b>Amount:</b>	
		<b>Partial Conveyance? [ ] Yes [ X ] No</b>				<b>Description/Amt. of SqFt/Acreage Transferred:</b>			
		<b>If Partial Conveyance, List Improvements Conveyed:</b>							
		<b>7</b>	<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>				<b>Doc. 2 - Grantor(s) Name(s)</b>	
MICHAEL D. CROWLEY				LADSON A. MILLS, III					
JOAN L. CROWLEY				CHRISTINA P. MILLS					
<b>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</b>				<b>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</b>					
<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 - Grantee(s) Name(s)</b>				<b>Doc. 2 - Grantee(s) Name(s)</b>			
		LADSON A. MILLS, III							
		CHRISTINA P. MILLS							
		<b>New Owner's (Grantee) Mailing Address</b>							
316 NORTH WASHINGTON STREET, EASTON, MD 21601									
<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 - Additional Names to be Indexed (Optional)</b>				<b>Doc. 2 - Additional Names to be Indexed (Optional)</b>			
						N/A			
<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>						<input checked="" type="checkbox"/> Return to Contact Person	
		Name:						<input type="checkbox"/> Hold for Pickup	
		Firm: Eastern Shore Title Company						<input type="checkbox"/> Return Address Provided	
		Address: P.O. Box 857 Easton, MD 21601 Phone: 410-820-4426							
<b>11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>									
<b>Assessment Information</b>		<input checked="" type="checkbox"/> Yes	<input 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 type="checkbox"/> Yes	<input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy					
<b>Assessment Use Only - Do Not Write Below This Line</b>									
<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	19	19	Geo	Map	Sub	Block			
Land			Zoning	Grid	Plat	Lot			
Buildings			Use	Parcel	Section	Occ. Cd.			
Total			Town Cd.	Ex. St.	Ex. Cd.				
<b>REMARKS:</b>									

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation

LIBER 1245 FOLIO 247