

TALBOT COUNTY FINANCE OFFICE  
RECORDATION TAX

AMT: \$0  
DATE: 9/13/2016  
INITIALS: RP  
Prop ID: 05-193281

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 AL

DATE 9/13/2016

This instrument has been prepared  
by Ewing, Dietz, Fountain & Kaludis, P.A.  
using information furnished it by the  
parties and it makes no representation  
or warranty whatsoever as to the title  
of the property herein conveyed.

**THIS DEED**, Made this 9 day of September, 2016, by **FRANCES R.**

**KESSLER and HEATHER PERLBERG LEONARD**, Grantors, and **HEATHER PERLBERG  
LEONARD**, Grantee,

**WITNESSETH**, that for no monetary consideration and for the love and affection by and  
between grandmother and granddaughter, (this transfer being exempt from State and County  
recordation and property transfer taxes, pursuant to TP §12-108(c)(vii) and TP §13-207(a)(2) of the  
Annotated Code of Maryland), the said **FRANCES R. KESSLER and HEATHER PERLBERG  
LEONARD** do hereby grant and convey all their right, title and interest, including Frances R.  
Kessler's reservation of a life estate, unto **HEATHER PERLBERG LEONARD**, her personal  
representatives, heirs and assigns, in fee simple, the following described property:

**SEE EXHIBIT A ATTACHED HERETO**

**BEING** the same property conveyed unto Frances R. Kessler and Heather Perlberg Leonard,  
reserving a life estate in Frances R. Kessler, by deed from Jane O'Malley, dated April 2, 2015, and  
recorded among the Land Records of Talbot County at Liber No. 2250, folio 249.

**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 any wise appertaining.

LIBER 2383 FOLIO 274

**TO HAVE AND TO HOLD** said property 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 **HEATHER PERLBERG LEONARD**, her personal representatives, heirs and assigns, in fee simple.

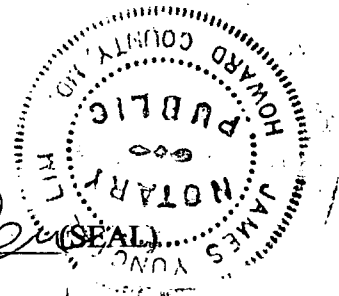
**AND** the said **FRANCES R. KESSLER** and **HEATHER PERLBERG LEONARD** do hereby warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of the same as may be requisite.

**AS WITNESS** the hands and seals of said Grantors.

WITNESS:

JK

Frances R. Kessler  
Frances R. Kessler



JK

Heather Perlberg Leonard  
Heather Perlberg Leonard



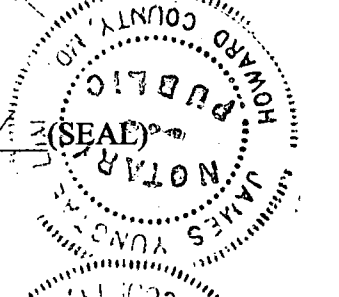
**AFFIDAVIT OF CONSIDERATION**

The actual consideration paid or to be paid is **ZERO DOLLARS (\$0.00)**.

WITNESS:

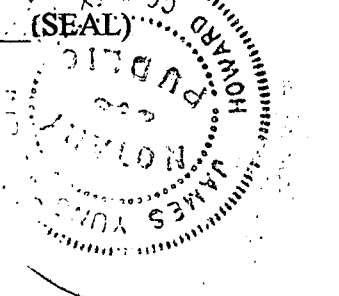
JK

Frances R. Kessler  
Frances R. Kessler



JK

Heather Perlberg Leonard  
Heather Perlberg Leonard



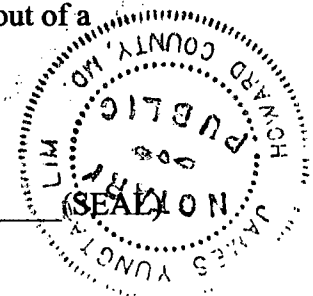
**OWNER OCCUPANCY AFFIDAVIT**

HEATHER PERLBERG LEONARD, grantee in the within Deed hereby certifies under the penalties of perjury that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me seven months out of a twelve month period.

WITNESS:

[Signature]

[Signature]  
Heather Perlberg Leonard



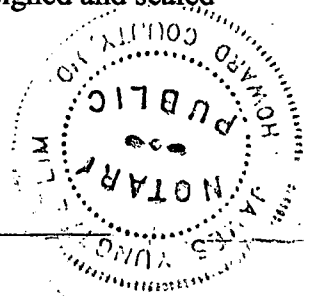
STATE OF Maryland, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY, That on this 9 day of September, 2016 before me, the subscriber, a Notary Public in and for the State of Maryland and County of Baltimore, personally appeared **HEATHER PERLBERG LEONARD**, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing to be her act, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial seal.

[Signature]  
Notary Public

My Commission expires: 03/09/2020



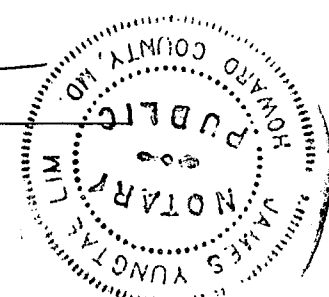
STATE OF Maryland, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY, That on this 9 day of September, 2016 before me, the subscriber, a Notary Public in and for the State of Maryland and County of Baltimore, personally appeared **Frances R. Kessler**, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing to be her act, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial seal.

[Signature]  
Notary Public

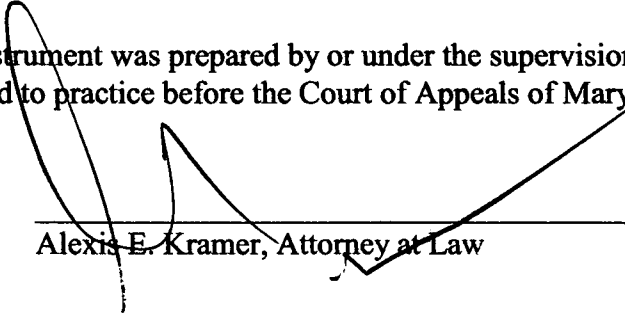
My Commission expires: 03/09/2020



**CERTIFICATION**

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2383, p. 0276, MSA\_CE91\_2322. Date available 09/19/2016. Printed 04/25/2023.

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Alexis E. Kramer, Attorney at Law

Y:\Kramer\Clerk Work (009)L - PLAccount, Heather (did to her fn grandmother)\Dend.vpt

## Exhibit A

ALL that lot or parcel of land situate, lying and being in the Fifth Election District of Talbot County, State of Maryland, being the lot or parcel shown on a plat of survey by Rauch, Walls and Lane, Inc., dated October 1990, entitled: "PLAT SHOWING LOT LINE REVISION ON THE LAND OF JANE B. LOWE, FIFTH ELECTION DISTRICT, TALBOT COUNTY, MARYLAND", said plat of survey being recorded in PC1/194BB among the Plat Records of Talbot County, and said lot or parcel being more particularly bounded and described as follows, to wit:

BEGINNING for the same at a point on the mean high water line of a Cove of Cummings Creek, said Point being the northerly most corner of the herein described land and from said Place of Beginning running by and with the new division line between the herein described land and the remaining land of Jane B. Lowe (Liber 373, folio 320), the following two courses and distances (1) South 41 degrees 23 minutes 40 seconds East 15.00 feet more or less to an Iron Rod set; thence (2) continuing South 41 degrees 23 minutes 40 seconds East 42.83 feet to an Iron Rod set and the public road which leads from the herein described land to Wittman, known as Jane Lowe Road; thence by and with the westerly side of the said Jane Lowe Road (3) South 31 degrees 32 minutes 31 seconds West 24.51 feet to an Iron Rod set and the southerly end of said Jane Lowe Road; thence cross the southerly end of the said Jane Lowe Road, the following three courses and distances (4) South 40 degrees 37 minutes 00 seconds East 6.55 feet; thence (6) still continuing South 40 degrees 37 minutes 00 seconds East 13.70 feet to the land of Alexander Seth Johnston (Liber 338, folio 195); thence by and with the said Alexander Seth Johnston land (7) still continuing South 40 degrees 37 minutes 00 seconds East 704.19 feet to an Iron Rod set; thence by and with a new division line between the herein described land and the remaining lands of Jane B. Lowe (Liber 469, folio 99), the following three courses and distances (8) South 49 degrees 23 minutes 00 seconds West 26.57 feet to the southwesterly side of a 34 foot wide right-of-way; thence (9) continuing South 49 degrees 23 minutes 00 seconds West 140.02 feet to an Iron Rod set; thence (10) North 41 degrees 23 minutes 40 seconds West 549.32 feet to other lands of Jane B. Lowe land (11) continuing North 41 degrees 23 minutes 40 seconds West 107.57 feet to an Iron Pipe found; thence by and with a new division line between the herein described land and the remaining lands of Jane B. Lowe (Liber 372, folio 532), the following three courses and distances (12) still continuing North 41 degrees 23 minutes 40 seconds West 32.71 feet to the center of the aforementioned 8 foot wide driveway; thence (13) still continuing North 41 degrees 23 minutes 40 seconds West 30.12 feet to an Iron Rod set; thence (14) still continuing North 41 degrees 23 minutes 40 seconds West 15.00 feet more or less to the aforementioned Cove of Cummings Creek; thence by and with the mean high water line of the said Cove of Cummins Creek and the many meanderings thereof generally, the following two courses (15) North 38 degrees 33 minutes 11 seconds East 136.11 feet; thence (16) North 17 degrees 25 minutes 39 seconds East 77.11 feet to the Place of Beginning, containing 3.00 Acres of Land, more or less.

LIBER 2383 FOLIO 278

SUBJECT, HOWEVER, to an 8 foot wide right-of-way over the existing driveway which leads from the remaining lands of Jane B. Lowe (Liber 372, folio 532) to the end of the public road, known as Jane Lowe Road, the centerline of said right-of-way being more particularly described by courses and distances as follows:

BEGINNING for the same at the end of the twelfth course of the above described parcel and running from thence (1) North 39 degrees 48 minutes 00 seconds East 96.62 feet; thence (2) North 36 degrees 14 minutes 59 seconds East 82.86 feet to the end of the fourth course of the above described parcel, and

BEING subject to a right of way for ingress and egress from the remaining lands of Jane B. Lowe (Liber 469, folio 99) to the aforementioned Jane Lowe Road, the outline of said right-of-way being more particularly described by courses and distances as follows:

BEGINNING for the same at the end of the fifth course of the above described parcel and running from thence (1) South 40 degrees 37 minutes 00 seconds East 13.70 feet; thence (2) continuing South 40 degrees 37 minutes 00 seconds East 704.19 feet; thence (3) South 49 degrees 23 minutes 00 seconds West 26.57 feet; thence (4) North 40 degrees 35 minutes 49 seconds West 523.47 feet; thence (5) North 24 degrees 57 minutes 17 seconds West 51.92 feet; thence (6) North 40 degrees 35 minutes 49 seconds West 140.64 feet; thence (7) North 32 degrees 16 minutes 37 seconds East 12.90 feet to the Place of Beginning, and

TOGETHER with a right-of-way over the lands of Alexander Seth Johnston, the outline of said right-of-way being particularly described by courses and distances as follows:

BEGINNING for the same at the end of the sixth course of the above described parcel and running from thence (1) North 31 degrees 32 minutes 31 seconds East 22.77 feet; thence (2) South 40 degrees 35 minutes 49 seconds East 137.71 feet; thence (3) South 24 degrees 57 minutes 17 seconds East 51.92 feet; thence (4) South 40 degrees 35 minutes 49 seconds East 523.47 feet; thence (5) South 49 degrees 23 minutes 00 seconds West 7.44 feet; thence (6) North 40 degrees 37 minutes 00 seconds West 704.19 feet to the Place of Beginning.

Mary Ann Shortall, Clerk  
Circuit Court For Talbot County  
11 N. Washington St., Suite 16  
Easton, Maryland 21601

License and Recording  
(410) 822-2611 Ext. 4

LR - Deed (No-Taxes)  
Recording Fee 20.00  
Grantor/Grantee Name:  
Kessler-Leonard/Leonard  
Reference/Control #:  
2383/274  
LR - Deed (No-Taxes)  
Surcharge 40.00  
=====  
SubTotal: 60.00  
=====  
Total: 60.00  
09/13/2016 03:35  
CC20-MG  
#6915032 CC0205 -  
Talbot  
County/CC02.05.01 -  
Register 01

DOCUMENT VALIDATION  
(excluded from page count)

LIBER2383 FOLIO280

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)

Space Reserved for Circuit Court Clerk Recording Validation

<b>1</b>	<b>Type(s) of Instruments</b>	<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 _____	
	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease			
<b>2</b>	<b>Conveyance Type Check Box</b>	<input type="checkbox"/> Improved Sale Arms-Length (1)	<input type="checkbox"/> Unimproved Sale Arms-Length (2)	<input type="checkbox"/> Multiple Accounts Arms-Length (3)	<input type="checkbox"/> Not an Arms-Length Sale (9)
<b>3</b>	<b>Tax Exemptions (if Applicable)</b>	<b>Recordation</b>			
	<b>Cite or Explain Authority</b>	State Transfer _____			
		County Transfer _____			

<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>		<b>Finance Office Use Only</b>		
		Purchase Price/Consideration	\$ -0-	<b>Transfer and Recordation Tax Consideration</b>		
		Any New Mortgage	\$	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 =	\$			
		<b>TOTAL DUE</b>	\$			

<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>		<b>Doc. 2</b>		Agent:
		Recording Charge	\$ 20.00	\$				Tax Bill:
		Surcharge	\$ 40.00	\$				C.B. Credit:
		State Recordation Tax	\$	\$				Ag. Tax/Other
		State Transfer Tax	\$	\$				
		County Transfer Tax	\$	\$				
		Other	\$	\$				
		Other	\$	\$				

<b>6</b>	<b>Description of Property</b>	<b>District</b>	<b>Property Tax ID No. (1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LO</b>	
		05	193281	2250/249	31	141	<input type="checkbox"/> (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>						
		8478 Jane Lowe Road, Wittman, Maryland 21676						
		<b>Other Property Identifiers (if applicable)</b>						<b>water meter Account No.</b>
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Grout Rent <input type="checkbox"/> Amount: _____						
		Partial Conveyance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Description/Amt. of SqFt/Acreage Transferred: _____						
		If Partial Conveyance, List Improvements Conveyed: _____						

<b>7</b>	<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>		<b>Doc. 2 - Grantor(s) Name(s)</b>	
		Frances R. Kessler and Heather Perlberg Leonard			
		<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>	
		Heather Perlberg Leonard			
		<b>New Owner's (Grantee) Mailing Address</b>			
		8478 Jane Lowe Road, Wittman, Maryland 21676			

<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>	

<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: Alexis E. Kramer				<input type="checkbox"/> Hold for Pickup
		Firm: Ewing Dietz Fountain & Kaludis, P.A.				<input type="checkbox"/> Return Address Provided
		Address: 16 S. Washington Street, Easton, MD 21601				
		Phone: ( 410 ) 822-1988				

<b>11</b>	<b>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 checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
		<b>Assessment Use Only - Do Not Write Below This Line</b>						
		<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Win a	<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	Parcell	Section	Occ. Cd
		Total			Town Cd	Ex. St. St	Ex. Cd. Cd	
REMARKS:								

Space Reserved for County Validation

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2383, p. 0281, MSA\_CE91\_2322. Date available 09/19/2016. Printed 04/25/2023.