

**This Deed**, made this 27<sup>th</sup> day of March, 2017, by and between **Hampden Farm, LLC**, a Maryland limited liability company, party of the first part, Grantor; and **James Graeme Lang, Jr. and Elizabeth Lebus Lang**, parties of the second part, Grantees.

**- Witnesseth -**

**That for and in consideration** of the sum of **One Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **James Graeme Lang, Jr. and Elizabeth Lebus Lang**, husband and wife, as tenants by the entireties, their assigns, and to the survivor of them and the heirs, personal representatives and assigns of the survivor, in fee simple,

**ALL** that lot or parcel of ground situate, lying and being in the Third Election District of Talbot County, Maryland, containing 16.370 acres, more or less, and being more particularly shown and designated as "LOT 5" on a Plat prepared by J.R. McCrone, Jr., Inc., titled "PLAT SHOWING DIVISION OF HAMPDEN IN THE 3<sup>RD</sup> ELECTION DISTRICT TALBOT CO., MARYLAND," dated September 1977, and recorded among the Plat Records of Talbot County, Maryland in Liber 44, folio 25 ("Plat"); reference being hereby made to said Plat for a more complete description of said parcel of land by metes and bounds, courses and distances.

**TOGETHER WITH AND SUBJECT TO** a right-of-way over all that portion of Lot 5 shown and designated as "50' WIDE RIGHT-OF-WAY" on the Plat for the benefit of Lots 4, 6 and 7, and being more particularly described in a Grant of Right-of-Way and Declaration of Road Use and Maintenance Covenants by and between Nancy F. Corson, et. al., dated September 7, 1999, and recorded among the Land Records of Talbot County, Maryland in Liber 942, folio 796, as amended by an Amendment to Partially Extinguish Grant of Right of Way and Declaration of Road Use Maintenance Covenants dated April 4, 2008, and recorded among the aforesaid Land Records in Liber 1631, folio 209.

**BEING** all and the same real estate described as **TRACT B** that was conveyed unto Hampden Farm, LLC, a Maryland limited liability company, by a Deed from Richard B. Firth, Thomas T. Firth, III, Caryl R. Firth and Nancy F. Corson, dated October 27, 2006, and recorded among the Land Records of Talbot County, Maryland, in Liber 1490, folio 1.

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining; **SUBJECT, HOWEVER**, to any covenants, conditions, restrictions and easements of record.

**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 **James Graeme Lang, Jr. and Elizabeth Lebus Lang**, husband and wife, as tenants by the entireties, their assigns, and to the survivor of them and the heirs, personal representatives and assigns of the survivor, in fee simple.

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 4/4/2017

TALBOT COUNTY FINANCE OFFICE  
RECORDATION TAX  
AMT: 819,200.00  
DATE: 4/4/2017  
INITIALS: GR/EL  
Prop ID: 03-132498

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed on the day and year first above written.

Witness:

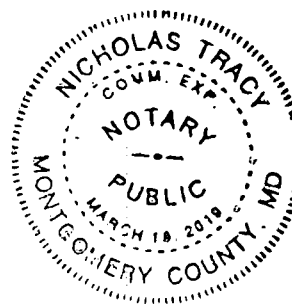
Jennifer Carey

Hampden Farm, LLC

By: Thomas T. Firth III  
Thomas T. Firth, III, General Manager

STATE OF MARYLAND, COUNTY OF Maryland, TO WIT:

I hereby certify that on this 27 day of March, 2017 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Thomas T. Firth, III**, who acknowledged himself to be the **General Manager of Hampden Farm, LLC**, a Maryland limited liability company, and that as such officer, being authorized to do so, acknowledged the foregoing Deed to be the act and deed of **Hampden Farm, LLC**, and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
**NICHOLAS TRACY**  
Notary Public  
Montgomery County  
Maryland  
My Commission Expires Mar. 19, 2019

Nicholas Tracy  
Notary Public  
My commission expires: March 19, 2019

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Richard K White  
Attorney Richard K. White

AFTER RECORDING, PLEASE RETURN TO:  
Mr. and Mrs. James G. Lang, Jr.  
2705 Tate Creek Rd.  
Lexington, KY 40502

**Agricultural Transfer Tax**

Amount \$ 0.00

R ANDREW HOLLIS, FIN. OFFICER  
Signature 4/4/2015 ac

Agricultural Transfer Tax Due in the Amount of \$ 0

David H. Ewing  
Supervisor of Assessments  
Per E. D. [Signature]

MARYLAND  
FORM  
WH-AR

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

**2017**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the 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 Hampden Farm, LLC

**2. Reasons for Exemption**

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

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), 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 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**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**

Witness

Name

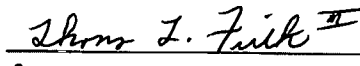
Signature

**3b. Entity Transferors**

  
Witness/Attest

HAMPDEN FARM, LLC

Name of Entity

  
By

Thomas T. Firth, III

Name

General Manager

Title

VENTURE TITLE COMPANY, LLC

File No. V-11846MTB

Tax ID # 03 132528

**This Deed**, made this 19th day of November, 2021, by and between **RICHARD E. SCHRAMM**, GRANTOR, and **JAMES GRAEME LANG, Jr.** and **ELIZABETH LEBUS LANG**, GRANTEES.

**Witnesseth –**

**That in consideration** of the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

ALL that property shown as part of "Hampden" Farm located in the Third Election District of Talbot County, Maryland, and more particularly shown and designated as Lot No. 6 as shown on a Plat entitled: "PLAT SHOWING DIVISION OF 'HAMPDEN' IN THE 3RD ELECTION DISTRICT TALBOT COUNTY, MARYLAND", made by J.R. McCrone, Jr., Inc., in September 1977 and recorded among the Plat Records of Talbot County, Maryland in Plat Liber No. 44, folio 25; reference to said Plat being hereby made as to a more complete description of said Lot No. 6 by metes and bounds, courses and distances. Said Lot No. 6 containing 8.608 acres of land, more or less; the property is further designated on a Plat titled: "PLAT SHOWING LOT 6 'HAMPDEN' THE THIRD ELECTION DISTRICT TAX MAP 58 GRID 1 PARCEL 85 TALBOT COUNTY, MARYLAND", as prepared by Lane Engineering, Inc., dated January 2000 and recorded among the Plat Cabinets of Talbot County, Maryland in Plat Liber No. 4, folio 197HH.

TOGETHER WITH AND SUBJECT TO all pertinent matters and covenants as set forth in "GRANT OF RIGHT-OF-WAY AND DECLARATION OF ROAD USE AND MAINTENANCE COVENANTS", dated September 7, 1999 and recorded among the Land Records of Talbot County, Maryland in Liber No. 942, folio 796. Said Right of way having been amended by AMENDMENT TO GRANT OF RIGHT-OF-WAY AND DECLARATION OF ROAD USE AND MAINTENANCE COVENANTS (RELOCATION OF RIGHT-OF-WAY), dated November 18, 2021 and recorded among the Land Records of Talbot County, Maryland immediately prior hereto.

SUBJECT, HOWEVER to a Deed of Conservation Easement, by and between Richard E. Schramm and Eastern Shore Land Conservancy, Inc., dated July 12, 2021 and recorded among the Land Records of Talbot County, Maryland in Liber 2874, folio 273

BEING the same property conveyed unto Richard E. Schramm and Patricia C. Schramm, as tenants by the entireties, from Thomas T. Firth, III, et al., by Deed dated January 21, 2000 and recorded among the Land Records of Talbot County, Maryland in Liber 954, folio 673. The said Patricia C. Schramm died on June 20, 2020 thereby vesting fee simple title solely in Richard E. Schramm, as surviving tenant by the entirety.

**Subject to** covenants, easements and restrictions of record.

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.

FINANCE OFFICER OF TALBOT COUNTY  
CLAY B. STAMP, FIN. OFFICER *CBS*

DATE 11/24/2021 *CBS*

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2923, p. 0029, MSA\_CE91\_2862. Date available 1/30/2021. Printed 03/21/2022.

**Together with** the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto 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 JAMES GRAEME LANG, Jr. and ELIZABETH LEBUS LANG, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

**And** the Grantor hereby covenants 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 granted; and that he will execute such further assurances of the same as may be requisite.

**In Witness Whereof**, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

WITNESS:

[Signature]

Richard E. Schramm (SEAL)  
RICHARD E. SCHRAMM

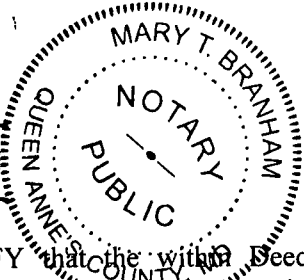
STATE OF Maryland } ss  
COUNTY OF Talbot

I hereby certify that on this 19 day of November, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared RICHARD E. SCHRAMM, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

**Agricultural Transfer Tax**

Amount \$ 0  
**CLAY B. STAMP, FIN. OFFICER**  
Signature [Signature]



[Signature]  
Notary Public

My Commission Expires: 11/8/2022

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Agricultural Transfer Tax Due in the Amount of \$ 0

Talbot County Supervisor of Assessments  
Per [Signature]  
Asst. Sup.  
11-24-21

[Signature]  
Ronald B. Lee, Esquire, Vice-President of  
Venture Title Company, LLC

**TALBOT COUNTY FINANCE OFFICE**  
**RECORDATION TAX**  
AMT: \$ 3,100.00  
DATE: 11/24/2021  
INITIALS: SPH  
Map ID: 03-132528

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2923, p. 0030, MSA\_CE91\_2862. Date available 11/30/2021. Printed 03/21/2022.

AFTER RECORDING, PLEASE RETURN TO:  
VENTURE TITLE COMPANY, LLC  
117 BAY STREET  
EASTON, MD 21601