

The Atlantic Title Group

File No. 22-176

Tax ID# 01-111043, 01-111051, 01-111078, 01-111086, 01-111094, 01-111108, 01-111116, 01-111124

This Deed, made this **11th** day of **March, 2022**, by and between Meadowridge Lot E-2 LLC, a Delaware Limited Liability Company, party of the first part, GRANTOR; and TDR Property Holdings, LLC, a Maryland Limited Liability Company, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00), 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 TDR Property Holdings, LLC, a Maryland Limited Liability Company, its personal representatives 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 those lots, pieces or parcels of ground situate, lying and being in the First Election District of Talbot County, Maryland, and designated as Lots 7 - 14, upon on a Plat entitled: "REVISION PLAT BETWEEN LOT 30 & COMMON AREA DIXON SQUARE IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND", prepared by Lane Engineering, LLC, dated July 7, 2009 and recorded among the Plat Records of Talbot County, Maryland in Plat Liber No. 82, folio 304; Also shown on Plat entitled: "FINAL SUBDIVISION PLAT FOR DIXON SQUARE IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND", prepared by Lane Engineering, Inc., dated June 13, 2006 and recorded among the Plat Records of Talbot County, Maryland in Plat Liber No. 81, folio 700; reference to said Plats and the recording thereof is hereby made for a more particular description of said lot by metes and bounds, courses and distances.

By Deed from DIXON SQUARE LC to MEADOWRIDGE LOT E-2, LLC by deed dated 12/21/2020 and recorded on 12/29/2020 in Liber 2788 at Folio 245 in the Official Records of the Talbot County Recording Office.

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 TDR Property Holdings, LLC, a Maryland Limited Liability Company, in fee simple.

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 warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$3,900.00
DATE: 3/24/2022
INITIALS: SPH
Prop ID: multi

**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 CL
DATE 3/24/2022 CL

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2960, p. 0329, MSA_CE91_2899. Date available: 03/29/2022. Printed 01/23/2024.

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

Meadowridge Lot E-2 LLC, a Delaware Limited Liability Company

By: [Signature] (SEAL)
Clayton M. Fisher, member

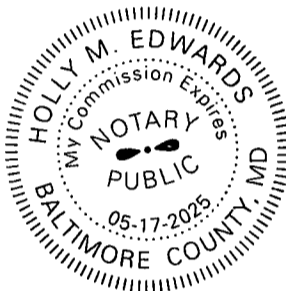
STATE OF MARYLAND
COUNTY OF Anne Arundel, to wit:

I hereby certify that on the 10th day of March, 2022, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Clayton M. Fisher, member of Meadowridge Lot E-2 LLC known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

[Signature]
Signature of Notary Public

My Commission Expires: 5/17/25



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.

[Signature] (SEAL)
James P. Yoke Esq.

AFTER RECORDING, PLEASE RETURN TO:
The Atlantic Title Group
605 Baltimore Annapolis Blvd.
Suite 2
Severna Park, MD 21146

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2960, p. 0330, MSA_CE91_2899. Date available 03/29/2022. Printed 01/23/2024.

LR - Deed (w Taxes)
Recording Fee no RT
20.00

Name:
MeadowRidgeLotE2LLC/TD
R Property Holding
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,625.00
LR - County Transfer
Tax - linked 3,250.00
LR - NR Tax - 1kd
25,642.45

SubTotal: 30,577.45

Total: 30,582.20
03/24/2022 02:26
CC20-MG
#16000129 CC0205 -
Talbot
County/CC02.05.02 -
Register 02



Kathleen M. Duvall, Clerk
Circuit Court for Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
410-822-2611 Ext. 4

DOCUMENT VALIDATION
(excluded from page count)

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2960, p. 0331, MSA_CE91_2899. Date available 03/29/2022. Printed 01/23/2024.

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

1 Type(s) of Instruments () Check Box if addendum Intake Form is Attached. x Deed Mortgage Other Deed of Trust Lease Other 2 Conveyance Type Check Box x Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9] 3 Tax Exemptions (if applicable) Recordation State Transfer County Transfer Cite or Explain Authority

4 Consideration Amount Finance Office Use Only Transfer and Recordation Tax Consideration Purchase Price/Consideration \$ 325,000.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Full Cash Value: \$

5 Fees Amount of Fees Doc. 1 Doc. 2 Recording Charge \$ 60.00 Surcharge \$ State Recordation Tax \$ State Transfer Tax \$ 1,625.00 County Transfer Tax \$ 3,250.00 Other \$ Other \$

6 Description of Property SDAT requires submission of all applicable information. District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4) Location/Address of Property Being Conveyed (2) 300 Dixon Street, 201-208, Easton, MD 21601 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

7 Transferred From Doc. 1 - Grantor(s) Name(s) Meadowridge Lot E-2 LLC Doc. 2 - Grantor(s) Name(s) 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) TDR Property Holdings, LLC Doc. 2 - Grantee(s) Name(s) New Owner's (Grantee) Mailing Address 311 Cherry Lane, Queenstown, MD 21658

9 Other Names to Be Indexed Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information Instrument Submitted By or Contact Person [x] Return to Contact Person Name: James P. Yoke Esq. Firm The Atlantic Title Group [] Hold for Pickup Address: 605 Baltimore Annapolis Blvd., Suite 2 Severna Park, MD 21146 Phone: (410) 431-7117 [] Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment Information [] Yes [x] No Will the property being conveyed be the grantee's principal residence? [] Yes [x] No Does the transfer include personal property? If yes, identify: [] Yes [x] 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 Tran. Process Verification Transfer Number Date Received: Deed Reference: Assigned Property No.: Year 20 20 Geo. Map Sub Block Land Zoning Grid Plat Lot Buildings Use Parcel Section Occ. Cd. Total Town Cd. Ex. St. Ex. Cd.

REMARKS:

Space Reserved for County Validation

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2960 p. 0332, MSA CE91 2899, Date available 03/29/2022, Printed 01/23/2024.