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 TR TAX STATE
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 MAS 9947
 MAR 06/ 2013

EASTERN SHORE TITLE COMPANY
 114 N. West Street
 Easton, MD 21601
 410-820-4426 FAX 410-820-4429
 Website: www.easternshoretitle.com
 Email: info@easternshoretitle.com

This Deed, made this 28th day of **February, 2013**, by and between **ANN KARWACKI GOODMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIETRICH SCHULZ, a Maryland estate**, Grantor; and **STUART M. NATHAN and SUSAN SUGAR NATHAN**, Grantees.

Whereas, the said ANN KARWACKI GOODMAN is the PERSONAL REPRESENTATIVE of THE ESTATE OF DIETRICH SCHULZ, a Maryland estate, having been appointed by the Orphans' Court of Talbot County, Estate No. 20913, and pursuant to the authority granted by Section 7-401 of the Estates and Trust Article of the Annotated Code of Maryland, the Personal Representative is authorized to convey the hereinafter described property.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Five Thousand And 00/100 Dollars (\$395,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said ANN KARWACKI GOODMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIETRICH SCHULZ, a Maryland estate does hereby grant and convey unto the said STUART M. NATHAN and SUSAN SUGAR NATHAN, husband and wife, 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 that lot or parcel of land, situate, lying and being near the Town of Easton, First Election District of Talbot County, Maryland, being more particularly shown and designated as Lot No. 53 of "THE GALLOWAYS", a Condominium, on certain Plats entitled: "FINAL PLAT PHASE 3 THE GALLOWAYS IN THE TOWN OF EASTON TAX MAP 42, GRID 10, PARCEL 268 (PART OF) TALBOT COUNTY, MARYLAND", dated May 28, 2002, as prepared by Lane Engineering, Inc. and recorded among the Plat Records of Talbot County, Maryland in Plat Cabinet 81, Plat No. 175, respectively; reference being hereby made to said Plats and the record thereof for a more complete description of said Lot No. 53, by metes and bounds, courses and distances.

TOGETHER WITH a right of way to be used in common with others legally entitled to use the same as a means of ingress and egress over the private roadways as shown on the aforementioned Plat to and from the property herein conveyed from and to the public road.

BEING the same property conveyed unto DIETRICH SCHULZ AND JEAN B. MARSH from OUTRAM ROAD, LLC, a Maryland Limited Liability Company by Deed dated December 1, 2003, and recorded among the Land Records of Talbot County, Maryland in Liber No. 1209, folio 472; the said Jean B. Marsh having since departed this life on or about October 22, 2011 (Talbot County Estate No. 20539); and the said Dietrich Schulz having since departed this life on or about December 24, 2012 (Talbot County Estate No. 20913); and the said Ann Karwacki Goodman having been appointed Personal Representative and continues to serve in that capacity.

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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 **STUART M. NATHAN and SUSAN SUGAR NATHAN**, husband and wife, 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; **SUBJECT, HOWEVER**, to the covenants, conditions and restrictions as set forth in "First Amended Declaration of Covenants, Conditions and Restrictions, Cooke's Hope", dated May 17, 1999 and recorded as aforesaid in Liber No. 930, folio 663; **ALSO SUBJECT, HOWEVER**, to "First Supplemental Declaration of Covenants, Conditions and Restrictions Cooke's Hope", dated July 24, 2002, recorded in Liber No. 1078, folio 33, **ALSO SUBJECT, HOWEVER**, to "Amendment No. 1, to First Amended Declaration of Covenants, Conditions and Restrictions, Cooke's Hope", dated May 22, 2007, recorded in Liber No. 1559, folio 178; **FURTHER, SUBJECT** to "Amendment No. 2, to First Amended Declaration of Covenants, Conditions and Restrictions, Cooke's Hope", dated November 26, 2007, recorded in Liber No. 1587, folio 612

And the said Grantor does hereby covenant that she will execute such other and further assurances of the same, as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

Ann Karwacki Goodman ^{Pr.} {Seal}
**ANN KARWACKI GOODMAN,
PERSONAL REPRESENTATIVE OF
THE ESTATE OF DIETRICH SCHULZ,
a Maryland estate**

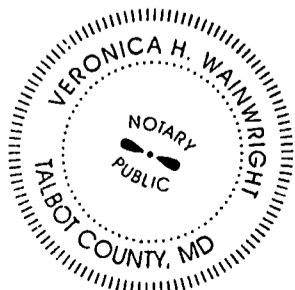
STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this 21st day of **February, 2013**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **2013**, by and between **ANN KARWACKI GOODMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIETRICH SCHULZ, a Maryland estate, deceased**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that it executed the same for the purposes therein contained; and further acknowledged said instrument to be her act as Personal Representative, giving oath under penalties of perjury that the consideration recited herein is correct.

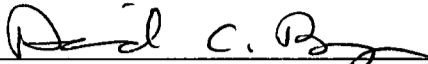
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 3/11/16

Veronica H. Wainwright
Notary Public



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.


DAVID C. BRYAN, ESQUIRE

AFTER RECORDING, PLEASE RETURN TO:
EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, MD 21601
File No. EST-2013-16612DDB

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2068, p. 0113, MSA_CE91_2005. Date available 03/11/2013. Printed 07/28/2021.

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
John C. Craig Fin. Officer *hcc*

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
John C. Craig Fin. Officer *hcc*
DATE 3/6/13

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	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
2	Conveyance Type Check Box	<input checked="" 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]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only			
				Transfer and Recordation Tax Consideration			
		Purchase Price/Consideration	\$ 395,000.00	Transfer Tax Consideration	\$		
		Any New Mortgage	\$	X () % =	\$		
		Balance of Existing Mortgage	\$	Less Exemption Amount	-	\$	
		Other:	\$	Total Transfer Tax	=	\$	
		Other:	\$	Recordation Tax Consideration	\$		
	Full Cash Value:	\$	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	\$ 20.00	\$	
		Surcharge	\$ 40.00	\$	
		State Recordation Tax	\$ 4,740.00	\$	
		State Transfer Tax	\$ 1,975.00	\$	
		County Transfer Tax	\$ 3,950.00	\$	
		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. LOG	
		01	01-098349	1209/472	0042	0162	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		GALLOWAYS		53			81/175	
		Location/Address of Property Being Conveyed (2)						
		28933 JASPER LANE, EASTON, MD 21601						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:	N/A	
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred: N/A				

7	Transferred From	Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
		ANN KARWACKI GOODMAN, PERSONAL REP.	
		THE ESTATE OF DIETRICH SCHULZ	
		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)
		STUART M. NATHAN	N/A
		SUSAN SUGAR NATHAN	
New Owner's (Grantee) Mailing Address			
1216 BERWICK ROAD, BALTIMORE, MD 21204			

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		<input checked="" type="checkbox"/> Return to Contact Person
		Name: DE-anna D. Brown, Settlement Coordinator		<input type="checkbox"/> Hold for Pickup
		Firm: EASTERN SHORE TITLE COMPANY		<input type="checkbox"/> Return Address Provided
		Address: 114 N. West Street Easton, MD 21601 Phone: (410) 820-4426		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		<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 type="checkbox"/> Yes <input checked="" 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								
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

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