

PREPARED WITHOUT TITLE EXAMINATION.
BASED UPON INFORMATION PROVIDED BY
THE PARTIES HERETO.

THIS DEED, made this 22nd day of April, 2020, by and between **ELIZABETH ELEY FLEMING** ("Grantor"); and **ELIZABETH ELEY FLEMING, CRAIG ELEY FLEMING and DAVID ELEY BORGES, Trustees of the Elizabeth Eley Fleming Revocable Trust dated January 27, 2020, as amended** ("Grantees").

WHEREAS, pursuant to a Deed dated February 19, 2020, and recorded among the Land Records of Talbot County, Maryland in Liber 2683, folio 96, Elizabeth Eley Fleming acquired an undivided one-half (1/2) interest, in fee simple as a tenant in common, in and to all that property situate, lying and being in Talbot County, Maryland, and more particularly described in Exhibit A attached hereto; and

WHEREAS, Grantor desires to convey all of her right, title and interest in the property to Grantees; and

WHEREAS, this conveyance is exempt from all transfer and recordation taxes as it is a transfer to a trust pursuant to Sections 12-108(ee) and 13-207(a)(23) of the Tax Property Article and Section 14.5-1001 of the Estates and Trusts Article of the Annotated Code of Maryland.

NOW, THEREFORE, WITNESSETH, that **FOR NO CONSIDERATION**, Grantor does hereby grant and convey to Grantees, their successors and assigns, in fee simple, all of Grantor's

**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 *CMP*
DATE 5/5/2020 *CMP***

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$0
DATE: 5/5/2020
INITIALS: SPH
Prop ID: multi

Returned to: Armistead, Lee, Rust & Wright, P.A., 114 Bay St., Bldg. C, Easton, MD 21601

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2702, p. 0313, MSA_CE91_2641. Date available 08/18/2020. Printed 01/03/2022.

undivided one-half (1/2) interest, in fee simple as a tenant in common, in and to all that property more particularly described in Exhibit A attached hereto and made a part hereof.

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 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 Grantees, their successors and assigns, as to all of Grantor's undivided one-half (1/2) interest, in fee simple as a tenant in common, in the property; **SUBJECT, HOWEVER**, to all restrictions and easements of record, if any.

AND Grantor does hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed, that she will warrant specially the property granted, and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of Grantor, the day and year first above written.

WITNESS:

J. Rhea W. Wright

Elizabeth Eley Fleming (SEAL)
ELIZABETH ELEY FLEMING

STATE OF MARYLAND, COUNTY OF Talbot, TO WIT:

I HEREBY CERTIFY, that on this 22nd day of April, 2020, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared **ELIZABETH ELEY FLEMING**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Deed, and acknowledged that she executed the same for the purposes therein contained and that the actual consideration paid for the foregoing conveyance is **Zero Dollars (\$0.00)**.

WITNESS my hand and Notarial Seal.



JoRhea Nagel Wright
NOTARY PUBLIC
Talbot County
State of Maryland
My Commission Expires
October 17, 2022

JoRhea Nagel Wright
Notary Public

THE UNDERSIGNED, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that this Deed was prepared by her or under her supervision.

JoRhea Nagel Wright
JoRhea Nagel Wright, Esquire

EXHIBIT A

FIRST – 403 S. Washington Street (Tax Account #01-007041): ALL that lot or parcel of ground situate, lying and being on the West side of South Washington Street, being a part of “South Pennsfield”, in the Town of Easton, Talbot County, Maryland, and described as follows, that is to say:

BEGINNING for the same at an iron pin driven on the Westerly side-line of Washington Street where the same is intersected by the Northerly line of the entrance lane leading into the Friends’ Meeting House; thence (1) with the Northerly side of said lane South forty-four degrees, thirteen minutes West, two hundred and no one-hundredths feet (S 44° 13’ W 200.00’) to a stone and the Easterly line of lands reserved to “South Pennsfield” by Barclay H. Trippe; thence (2) with the said reserved lands North twenty-seven degrees thirty-one minutes West, three hundred sixty-four and twenty-five one-hundredths feet (N 27° 31’ W 364.25’) to a iron pin and the Southerly side of the Right-of-Way of the B. & E. Railroad; thence (3) with the Southerly line of the said Railroad Right-of-Way and on a curve, the chord of which bears South eighty degrees, four minutes East, two hundred and fifty-two and forty-eight one-hundredths feet (S 80° 4’ E 252.48’) to a stone and the Westerly side-line of Washington Street; thence (4) with the Westerly side-line of Washington Street and on a curve, a chord of which bears South twenty-three degrees, fifteen minutes East, one hundred forty-eight and eight-tenths feet (S 23° 15’ E 148.8’) to the place of beginning, be the quantity of land therein contained what it may.

The above described lot or parcel of ground is more particularly shown on a map made by Kastenhuber & Anderson, Civil Engineers and Surveyors, dated November 1938, titled “MAP OF FOURTH PURCHASE OF ‘SOUTH PENNSFIELD’ BELONGING TO HOWARD C. ELEY EASTON MARYLAND,” and now of record among the Plat Records of Talbot County, Maryland in Liber 1, folio 116 and 116A.

SUBJECT, HOWEVER, to all lawful and valid uses, restrictions and conditions which are set forth in a Deed from Barclay H. Trippe, et. al., to Howard C. Eley dated November 19, 1938, and recorded among the Land Records of Talbot County, Maryland in Liber 243, folio 2.

SECOND - 2.543 acres, Merrick Lane (Tax Account #01-007122): ALL that property situate, lying and being in the Town of Easton, Talbot County, Maryland, and more particularly described as Parcel Four in a Deed dated June 27, 1983, from Elizabeth Eley Fleming and Sarah Eley Jump Kagan, Personal Representatives of the Estate of Howard C. Eley, to Elizabeth Eley Fleming and Sarah Eley Jump Kagan, Trustees U/W of Howard C. Eley f/b/o Elizabeth Eley Fleming, and Elizabeth Eley Fleming and Sarah Eley Jump Kagan, Trustees U/W of Howard C. Eley f/b/o Sarah Eley Jump Kagan, as tenants in common, and recorded among the Land Records of Talbot County, Maryland in Liber 575, folio 590; **SAVE AND EXCEPT THEREFROM** the following:

1. All that property described in a Deed from Elizabeth Eley Fleming and Sarah Eley Jump Kagan, Trustees U/W of Howard C. Eley, f/b/o Elizabeth Eley Fleming, and Elizabeth Eley Fleming and Sarah Eley Jump Kagan, Trustees U/W of Howard C. Eley, f/b/o Sarah Eley Jump

Kagan, to The Eley and Moore Concrete and Cinder Block Company dated November 6, 1992, and recorded among said Land Records in Liber 739, folio 950.

2. All that property described in a Deed from Elizabeth Eley Fleming and Sarah Eley Jump Kagan, Trustees U/W of Howard C. Eley, to Eley & Moore Concrete & Cinder Block Company dated December 13, 1995, and recorded among said Land Records in Liber 818, folio 37.

The property conveyed herein being a portion of the property described in a Deed from Grace C. Davis, et al., to Howard C. Eley dated July 27, 1950, and recorded among the Land Records of Talbot County, Maryland in Liber 287, folio 456, and shown on a Plat prepared by Kastenhuber and Anderson, Civil Engineers and Surveyors, titled "MAP SHOWING A PORTION OF 'ARCADIA' PURCHASED BY HOWARD C. ELEY IN AND ADJACENT TO THE TOWN OF EASTON TALBOT COUNTY MARYLAND," dated June 1950, and recorded among the Plat Records of Talbot County, Maryland in Liber 4, folio 49.

SAID property now containing in the aggregate 2.543 acres, more or less, and being generally shown as an undeveloped parcel of land lying on the westerly side of Merrick Lane and the northerly side of Dove Lane and an undeveloped parcel of land lying on the northerly side of Queen Street on a Plat titled "REVISED MAP OF THIRD SECTION – 'CALVERT TERRACE' SUB-DIVISION PROPERTY OF HOWARD C. ELEY IN AND ADJACENT TO THE TOWN OF EASTON TALBOT COUNTY MARYLAND, made in April 1963, and recorded among the Plat Records of Talbot County, Maryland in Liber 24, folio 100; **SAVE AND EXCEPT THEREFROM, HOWEVER**, so much thereof as may have been conveyed prior hereto.

SUBJECT, HOWEVER, to a Deed of Easement granted by Elizabeth Eley Fleming and Sarah Eley Jump Kagan, Trustees U/W of Howard C. Eley f/b/o Sarah Eley Jump Kagan, and Elizabeth Eley Fleming and Sarah Eley Jump Kagan, Trustees U/W of Howard C. Eley f/b/o Elizabeth Eley Fleming, to the Town of Easton dated October 28, 2010, and recorded among the Land Records of Talbot County, Maryland in Liber 1840, folio 205.

THIRD – Lot 103, Sailors Retreat (Tax Account #03-129551): **ALL** that lot or parcel of ground containing 2.00 acres, more or less, situate, lying and being in the Third Election District of Talbot County, Maryland, and being more particularly shown and designated as "LOT NO. 103" on a Plat prepared by J.R. McCrone, Jr., Inc., titled "PART OF 'SAILORS RETREAT' A SUBDIVISION IN THE 3RD ELECTION DIST. TALBOT CO., MARYLAND," dated January 1973, and recorded among the Plat Records of Talbot County, Maryland in Liber 37, folio 11.

SUBJECT, HOWEVER, to all restrictions and easements applicable to the Sailor's Retreat Subdivision.

FOURTH – 63.029 Acres, Oxford Road (Tax Account #03-115771): **ALL** that tract of land situate, lying and being in the Third Election District of Talbot County, Maryland, in Oxford Neck, on the waters of Island Creek, containing approximately 63.029 acres at "Sailors Retreat", being mostly woodland.

SAID property lying within that area designated as “APPROX. 66 ACRES WOODED” within “PARCEL NO. 6” as more particularly shown on a Plat prepared by J.R. McCrone, Jr., Inc., titled “PLAT OF A SURVEY OF ‘SAILORS RETREAT’ IN THE 3RD ELECTION DIST. TALBOT CO., MARYLAND,” dated June 1965, and recorded among the Plat Records of Talbot County, Maryland in Liber 19, folio 99.

SUBJECT, HOWEVER and **TOGETHER WITH** the rights-of-way applicable to Sailor’s Retreat.

BEING all that undivided one-half (1/2) interest of Grantor, in fee simple as a tenant in common, in and to Parcels First, Second, Third and Fourth described herein which were conveyed by Elizabeth Eley Fleming, Craig Eley Fleming and Michael Eley Jump, Trustees U/W of Howard C. Eley f/b/o Elizabeth Eley Fleming, to Elizabeth Eley Fleming by a Deed dated February 19, 2020, and recorded among the Land Records of Talbot County, Maryland in Liber 2683, folio 96.



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

LR - Deed (No-Taxes)
Recording Fee 20.00
Name:
Fleming/Fleming-Borges
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 60.00
05/05/2020 01:12
CC20-MG
#13656402 CC0205 -
Talbot
County/CC02.05.02 -
Register 02

DOCUMENT VALIDATION
(excluded from page count)

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
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only
Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees
Doc. 1
Doc. 2
Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

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
Name: JoRhea Nagel Wright, Esq.
Firm: Armistead, Lee, Rust & Wright, P.A.
Address: 114 Bay Street, Building C, Easton, MD 21601
Phone: (410) 819-8989

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
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.:

REMARKS:

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD-2702, p. 0320, MSA-CE91-2641, Date available 08/18/2020, Printed 01/03/2022.

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