

REF # 81226  
BLK # 40  
12:30 PM  
REF # 9343  
Feb 03, 2005

TAP FD SURCH \$ 20.00  
REDUND FEE - 20.00  
RECORDATION F 12,870.00  
IR TAX COUNTY 19,500.00  
IR TAX STATE 9,750.00  
ADJ-RES TAX 88,066.19  
TOTAL 130,226.19

Eastern Shore Title Company  
114 North West Street, P. O. Box 857  
Easton, Maryland 21601  
Phone: 410-820-4426 Fax: 410-820-4429  
Website: www.easternshoretitle.com  
e-mail: info@easternshoretitle.com

**This Deed**, Made this 28th day of January, 2005, by EDWARD G. BEIMFOHR and SALLY ENGELHARD PINGREE, Trustees of The Maryland Property Trust Agreement dated June 1, 1992, Grantors, and SCOTT M. FASSBACH, Grantee.

**W i t n e s s e t h:**

THAT FOR AND IN CONSIDERATION of the sum of ONE MILLION NINE HUNDRED FIFTY THOUSAND DOLLARS and 00/100 ( \$1,950,000.00) and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said EDWARD G. BEIMFOHR and SALLY ENGELHARD PINGREE, Trustees of The Maryland Property Trust Agreement dated June 1, 1992, do hereby grant and convey unto the said SCOTT M. FASSBACH, his heirs, personal representatives and assigns, forever, in fee simple, all the hereinafter described property:

ALL that lot, piece or parcel of ground situate, lying and being in the Second Election District, Talbot County, Maryland, and more particularly described as DEED PARCEL 2, TAX MAP PARCEL 1, 15.662 ACRES +/- upon a Plat entitled: "A REVISED PLAT OF 'ASBURY', IN THREE PARCELS, IN THE SECOND ELECTION DISTRICT, TALBOT COUNTY, MARYLAND, TAX MAP 46, GRID 1, PARCEL 1 & 2", dated May 30, 2003, prepared by Lane Engineering, Inc., and recorded among the Plat Records of Talbot County, Maryland in Plat Liber No. 81, folio 349; and is described as follows in a Deed dated September 29, 1982 from William T. Hunter, Jr. and Charles F. Benson to Sumner Pingree and Sally Pingree and recorded among the Land Records of Talbot County, Maryland in Liber No. 567, folio 691:

BEGINNING for the same at a Point on the shore of Broad Creek, said Point being the southwesterly corner of the herein described land, and from said Place of Beginning running by and with the mean high-water line of said Broad Creek and the many meanderings thereof, generally, the following four courses and distances: (1) North 49 degrees 35 minutes 07 seconds East 171.72 feet; thence (2) North 01 degrees 16 minutes 52 seconds East 313.08 feet; thence (3) North 02 degrees 10 minutes 04 seconds East 317.23 feet; thence (4) North 13 degrees 43 minutes 30 seconds East 130.40 feet; thence by and with a new division line between the herein described land and other land of "Asbury" the following seven courses and distances: (5) South 60 degrees 44 minutes East 34 feet, more or less, to a concrete monument set; thence (6) continuing South 60 degrees 44 minutes East 561.23 feet; thence (7) South 41 degrees 48 minutes 14 seconds East 33.23 feet; thence (8) South 59 degrees 29 minutes 33 second East 283.54 feet to a concrete monument set; thence (9) North 84 degrees 35 minutes 34 seconds East 123.48 feet to a concrete monument set; thence (10) continuing North 84 degrees 35 minutes 34 seconds East 181.00 feet to a concrete monument found; thence (11) still continuing North 84 degrees 35 minutes 34 seconds East 763.85 feet to the side of the public road leading to the Royal Oak-Bellevue Road, known as Deep Neck Road; thence (12) by and with the westerly side of said Deep Neck Rod and the arc of a curve deflecting to the left, which has a radius of 147.98 feet, the chord of which bears South 60 degrees 10 minutes 36 seconds West 121.27 feet; thence by and with a new division line between the herein described land and other land of "Asbury" the following five courses and distances: (13) South 84 degrees 35 minutes 34 seconds West 659.76 feet to an iron rod set at the base of a wooden fence post; thence (14) South 14 degrees 55 minutes West 494.33 feet to a concrete monument found; thence (15) North 76 degrees 56 minutes West 400.36 feet

to a concrete monument found; thence (16) North 89 degrees 57 minutes West 588.66 feet; thence (17) continuing North 89 degrees 57 minutes West 162 feet, more or less, to the Place of Beginning.

SAVE AND EXCEPT THEREFROM a Cemetery or Burial Ground as shown on the aforesaid plat, said Cemetery being more particularly described as follows: Beginning for the same at a point which bears North 67 degrees 37 minutes 57 seconds West 396.76 feet from the concrete monument at the end of the 15<sup>th</sup> course of the above described property, and from said Place of Beginning running (1) South 12 degrees 10 minutes 17 seconds West 40.00 feet; thence (2) North 77 degrees 49 minutes 43 seconds West 52.17 feet; thence (3) North 12 degrees 10 minutes 17 seconds East 40.00 feet; thence (4) South 77 degrees 49 minutes 43 seconds East 52.17 feet to the Place of Beginning, containing 2087 square feet of land, more or less.

SUBJECT TO a 50-foot-wide right-of-way for the benefit of DEED PARCEL 1, TAX MAP PARCEL 2, as shown on the aforesaid plat, leading to Deep Neck Road, the northerly side of said right-of-way being more particularly described as follows: Beginning for the same at a point which bears North 84 degrees 35 minutes 34 seconds East 273.84 feet from the end of the 9<sup>th</sup> course of the above description and running North 84 degrees 35 minutes 34 seconds East 671.02 feet to the said Deep Neck Road. The aforesaid right-of-way and the terms and conditions relating to the use and maintenance thereof is more particularly described in a Right-of-Way, Easement and Shared Road Maintenance Agreement dated January 14, 2005, by and between Sally Englehard Pingree and Edward G. Beimfohr, Trustees of The Maryland Property Trust Agreement dated June 1, 1992, and White Swan, LLC, a Maryland limited liability company, and recorded among the Land Records of Talbot County in Liber M.A.S. No. 1304, folio 797.

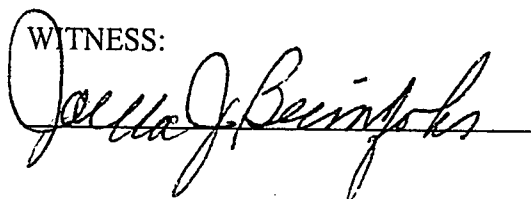
BEING part of the same property conveyed unto Sally Englehard Pingree, et al, Trustees, by Confirmatory Deed from Sally Englehard Pingree, of even date herewith, and about to be recorded among the Land Records of Talbot County, Maryland immediately prior hereto; and ALSO BEING part of the same property conveyed unto Sumner Pingree and Sally Pingree by deed from William T. Hunter, Jr. and Charles F. Benson, dated September 29, 1982, and recorded among the Land Records of Talbot County, Maryland in Liber No. 567, folio 691. \*\*also known as Joan E. A. Pingree

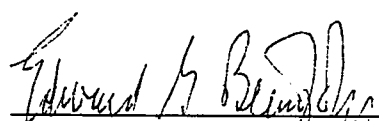
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

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 SCOTT M. FASSBACH, his heirs, personal representatives and assigns, forever, in fee simple.

And the said Grantors do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby conveyed; and that they will execute such other and further assurances of the same, as may be requisite.

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

WITNESS:  


 {SEAL}  
EDWARD G. BEIMFOHR, Trustee of  
The Maryland Property Trust  
Agreement dated June 1, 1992

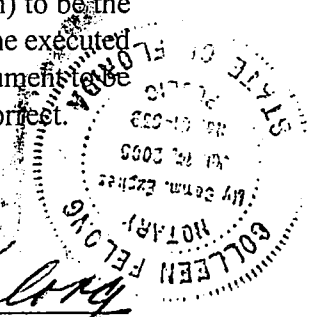
*Sally Engelhard Pingree* (SEAL)  
SALLY ENGELHARD PINGREE,  
Trustee of The Maryland Property  
Trust Agreement dated June 1, 1992

State of Florida  
County of Lee, to wit:

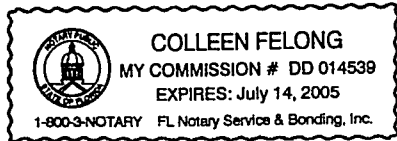
I Hereby Certify that on this 14<sup>th</sup> day of **January, 2005**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **EDWARD G. BEIMFOHR, TRUSTEE** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained; and further acknowledged said instrument to be his act, giving oath under penalties of perjury that the consideration recited is correct.

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

*Colleen Felong*  
Notary Public



My Commission Expires: \_\_\_\_\_



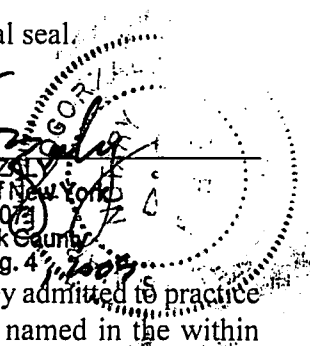
State of New York  
County of New York, to wit:

I Hereby Certify that on this \_\_\_\_ day of **January, 2005**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **SALLY ENGELHARD PINGREE, TRUSTEE** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained; and further acknowledged said instrument to be her act, giving oath under penalties of perjury that the consideration recited is correct.

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

*Mary F. Ogorski*  
Notary Public, State of New York  
No. 01065083073  
Commission Expires Aug. 4, 2005

My Commission Expires: 8/4/2005



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*  
David C. Bryan, Esquire

**AFTER RECORDING MAIL TO:**  
Eastern Shore Title Company  
Telephone: 410-820-4426  
P.O. Box 857  
Easton, MD 21601  
File No. E-11318VHW

**CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.**  
FINANCE OFFICER OF TALBOT COUNTY  
ANDREW HOLLIS, FIN. OFFICER

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1305, p. 0193, MSA\_CE91\_1242. Date available 08/29/2005. Printed 05/23/2017.

THIS INSTRUMENT AND THE PROPERTY DESCRIBED HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT RECORDS OF TALBOT COUNTY.

DAVID H. EWING  
SUPERVISOR OF ASSESSMENTS

ANDREW HOLLIS, FIN. OFFICER  
2/3/05 00

Agricultural Transfer Tax DATE 2/3/05 00

Amount \$ 0.00  
Signatures ANDREW HOLLIS, FIN. OFFICER

LIBERTY 305 FOLIO 193



# State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [ X ] County: Talbot

*Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
(Type or Print in Black Ink Only—All Copies Must Be Legible)*

<b>1</b>	Type(s) of Instruments	( ) Check Box if Addendum Intake Form is Attached				
		1	Deed	Mortgage	Other _____	
<b>2</b>	Conveyance Type Check Box	2	Deed of Trust	Lease	Multiple Accounts	Not an Arms-Length Sale [9]
		Arms-Length [1]		Arms-Length [2]	Arms Length [3]	
<b>3</b>	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation				
		State Transfer				
		County Transfer				

Space Reserved for Circuit Clerk Recording Validation

<b>4</b>	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only			
		Purchase Price/Consideration	\$ 1,950,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$ .00	Transfer Tax Consideration	\$	X( )%	\$
		Balance of Existing Mortgage	\$	Less: Exemption Amount	\$	Total Transfer Tax	\$
		Other:	\$	Recordation Tax Consideration	\$	X( ) per \$500	\$
		Other:	\$	TOTAL DUE	\$		
		Full Cash Value	\$ 1,950,000.00				

<b>5</b>	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:	
		Recording Charge	\$ 20.00	\$			Tax Bill:
		Surcharge	\$ 20.00	\$			
		State Recordation Tax	\$ 12870.00	\$			C.B. Credit:
		State Transfer Tax	\$ 9750.00	\$			
		County Transfer Tax	\$ 19500.00	\$			Ag. Tax/Other:
		Other	\$	\$			
Other	\$	\$					

<b>6</b>	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		
			02-071967	731/709	46	1	1(5)		
		Subdivision Name		Lot (3a)	Block(3b)	Sec/AR(3c)	Plat Ref.	SqFt/Acreage(4)	
		Location/Address of Property Being Conveyed (2)							
		24378 DEEP NECK ROAD, 15.662 ACRES, ROYAL OAK, MD 21662							
		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 Conveyed:							

<b>7</b>	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		EDWARD G. BEIMFOHR, TRUSTEE		SCOTT M. FASSBACH	
		SALLY ENGELHARD PINGREE, TRUSTEE			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	

<b>8</b>	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		SCOTT M. FASSBACH			
		New Owner's (Grantee) Mailing Address			
C/O THE ADVISORY BOARD COMPANY, 2445 M STREET NW, WASHINGTON, DC 20037					

<b>9</b>	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	
				N/A	

<b>10</b>	Contact/Mail Information	Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
		Name:				
		Firm: Eastern Shore Title Company				
		Address: P.O. Box 857 Easton, MD 21601 Phone: 410-820-4426				

<b>11</b>	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?	
			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____	
			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy	
		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	19	19	Geo	Sub
		Land			Zoning	Map
		Buildings			Use	Parcel
		Total			Town Cd	Ex. St
REMARKS:						

Space Reserved for County Validation

LIBER 1305 FOLIO 194

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1305, p. 0194, MSA\_CE91\_1242. Date available 08/29/2005. Printed 05/23/2017.