

This Deed, MADE THIS 25th day of February, 2005, by and between **TWIN COVES FARM, LLC, A MARYLAND LIMITED LIABILITY COMPANY**, party of the first part, GRANTOR; and **BRENDAN M. KEEGAN, SR.**, party of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of **EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS (\$800,000.00)**, 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 **BRENDAN M. KEEGAN, SR.**, as sole owner, his personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in **Dorchester County**, Maryland and described as follows, that is to say:

All that lot or parcel of land being shown as Lot 2, 6.000 acres, more or less in Critical Area, on a plat entitled: FINAL SUBDIVISION PLAT ON THE LANDS OF TWIN COVE FARMS, LLC, IN THE SEVENTH ELECTION DISTRICT, TAX MAP 40, GRID 8, PARCEL 72, DORCHESTER COUNTY, MARYLAND, prepared by Lane Engineering, Inc., dated November 17, 2004, and recorded among the Plat Records of Dorchester County, Maryland; reference being hereby made to said plat and the record thereof for a more complete description of said lot by metes and bounds, courses and distances.

TOGETHER WITH a right of way for ingress and egress as set forth in a Shared Driveway Maintenance Agreement dated January 24, 2005 and recorded among the Land Records of Dorchester County, Maryland in Liber 628, folio 175.

SUBJECT TO AND TOGETHER WITH the benefit of the terms, conditions, limitations, covenants and reservation of easements set forth in a Shared Driveway Maintenance Agreement dated January 24, 2005 and recorded among the Land Records of Dorchester County, Maryland in Liber 628, folio 175.

Being a part of the same property which was conveyed unto Twin Coves Farm, LLC, a Maryland Limited Liability Company from Leonard J. Rennenkampf and Leonard J. Rennenkampf, Lenore R. Kuwik and Erik J. Rennenkampf, Trustees of the Credit Shelter Trust Under Will of Florence Rennenkampf, deed dated January 22, 2004 and recorded among the Land Records of Dorchester County, Maryland in Liber 560, folio 843.

Subject to covenants, easements and restrictions of record

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 **BRENDAN M. KEEGAN, SR.**, as sole owner, his personal representatives, heirs and assigns, 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.

RECORDING FEE	20.00
RECORD TAX	20.00
TR TAX COUNTY	8,000.00
TR TAX STATE	6,000.00
TOTAL	4,000.00
	18,040.00
Rest DC02	Rcpt # 84137
MLB JH	Blk # 1026
Mar 16, 2005	04:10 PM

DORCHESTER COUNTY CIRCUIT COURT (Land Records) MLB 636, p. 0745, MSA_CE47_690. Date available 04/04/2019. Venture Title Company 21 N Hanson Street Suite 99 Easton, MD 21601

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

WITNESS:

TWIN COVES FARM, LLC, A MARYLAND LIMITED LIABILITY COMPANY

[Signature]

[Signature]
By: Eric S. Dunn, Managing Member

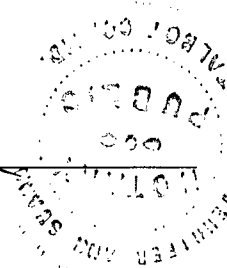
STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I HEREBY CERTIFY, That on this 25th day of February, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Eric S. Dunn, who acknowledged to be the Managing Member of Twin Coves Farm, LLC, a Maryland Limited Liability Company, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, as such officer, 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: 11/1/07

[Signature]
Notary Public



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, or by or on behalf of one of the parties named in the within instrument.

[Signature]
James R. Griswold, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Venture Title Company
21 North Hanson St., Suite 99 P. O. Box 2404
Easton, MD 21601

CERTIFICATION IS MADE THAT THE TAXES
ARE PAID ON THE PROPERTY INDICATED
HIS DEED OF CONVEYANCE
TREASURER OF DORCHESTER COUNTY

[Signature]
3/16/05

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


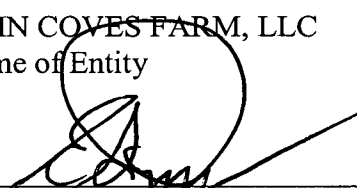
Based on the certifications below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in 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	
TWIN COVES FARM, LLC	

2. Reasons for Exemption	
Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity under §10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal resident as defined in IRC §121.

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:	
_____	_____
_____	_____

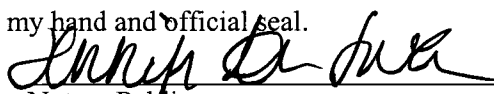
3b. Entity Transferors	
 _____ Witness/Attest	TWIN COVES FARM, LLC Name of Entity By  _____ Name ERIC S. DUNN Title MANAGING MEMBER

STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

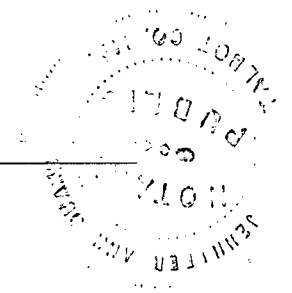
I HEREBY CERTIFY, That on this **25th** day of **February, 2005**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Eric S. Dunn, who acknowledged to be the Managing Member of Twin Coves Farm, LLC, a Maryland Limited Liability Company, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, as such officer, 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: 11/1/07



 Notary Public



State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Dorchester

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)

1	Type(s) of Instruments	([] Check Box if Addendum Intake Form is Attached.)					
	1	Deed	Mortgage	Other	Other		
	2	Deed of Trust	Lease				
2	Conveyance Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple 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			
		Purchase Price/Consideration	\$ 800,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$ 640,000.00	Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$	x () %	=	\$	
		Other:	\$	Less Exemption Amount	-	\$	
				Total Transfer Tax	=	\$	
		Other:	\$	Recordation Tax Consideration	\$		
				x () per \$500	=	\$	
		Full Cash Value	\$	TOTAL DUE	\$		
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ 20.00	\$ 75.00	Tax Bill:		
		Surcharge	\$ 20.00	\$ 20.00	C.B. Credit:		
		State Recordation Tax	\$ 8000.00	\$	Ag. Tax/Other:		
		State Transfer Tax	\$ 4000.00	\$			
		County Transfer Tax	\$ 6000.00	\$			
		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 07	Property Tax ID No.(1) 136900 (PART OF)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG [](5)
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.
		Location/Address of Property Being Conveyed (2) 1713 TWIN POINT RD, Cambridge, MD 21613		Water Meter Account No.			
		Other Property Identifiers (if applicable)					
		Residential [X] or Non-Residential []	Fee Simple [X] or Ground Rent [X]	Amount: \$			
		Partial Conveyance? [] Yes [X] No	Description/Amt. of SqFt/Acreage Transferred:				
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 – Grantor(s) Name(s) TWIN COVES FARM, LLC			Doc. 2 – Grantor(s) Name(s) BRENDAN M. KEEGAN, SR.		
		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) BRENDAN M. KEEGAN, SR.			Doc. 2 – Grantee(s) Name(s) Joyce D. Parker		
		New Owner's (Grantee) Mailing Address 5113 DALECARLIA DRIVE, BETHESDA, MD 20816					
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional) MARRIOTT EMPLOYEES FEDERAL CREDIT UNION		
10	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: Jennifer Swann					
		Firm: Venture Title Company					
		Address: 21 North Hanson St., Suite 99 P. O. Box 2404 Easton, MD 21601					
		Phone:					
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
	Assessment Information	<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		Geo.	Map	Sub	Block	
	Land		Zoning	Grid	Plat	Lot	
	Buildings		Use	Parcel	Section	Occ. Cd.	
	Total		Town Cd.	Ex. St.	Ex. Cd.		
	REMARKS:						

DORCHESTER COUNTY CIRCUIT COURT (Land Records) MLB 636, p. 0748, MSA_CE47_660, Date available 03/17/2005, Printed 04/04/2019.