

Tax Tax - Full Agent

Metropolitan Regional Information Systems, Inc.

Tax ID #: 0802008602
 BIDDLE ST, CHESAPEAKE CITY, MD 21915

CECIL - Select this listing
 Public Record

Legal Subdivision: Condo/Coop Name:
 Incorporated City:
 Owner Name: Absentee: Yes
 Additional: Company: FOARD THOMAS L III - TRUSTEE

Mailing Address: 175 FOARD LN, CHESAPEAKE CITY, MD, 21915-1042

Care of Name:
 Legal Description: 167.5641 Acres N S Biddle Street E Of Chesapeake City
 Map/Dist #: 2 Lot: Block/Square:
 Election District: 2 Legal Unit #: Grid: 6
 Section: Subdiv Ph: Addl Parcel Flag/#: Tax Map:
 Map Suffix: Parcel: 3 Map: 43
 Historic ID: Aqrl Dist: Plat Folio: Sub Parcel:
 Plat Liber:

Tax Year 2015

TOTAL TAX BILL: \$3,874 City Tax: Tax Levy Year: 2015
 State/County Tax: \$3,874 Refuse: Tax Rate: 1.1
 Special Tax: Homestead/Exempt Status: Exempt Class:
 Front Foot Fee: Tax Class: Mult Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2015	\$351,300	\$243,800	\$107,500	
2014	\$351,300	\$253,900	\$126,700	
2013	\$351,300	\$253,900	\$126,700	

DEED Deed Liber: 1663 Deed Folio: 452

Transfer Date	Price	Grantor	Grantee
24-May-2004	\$	Foard, Thomas L	Foard, Thomas L, III - Truste
12-Sep-1994	\$	Foard, Thomas L & Helen	Foard, Thomas L

PROPERTY DESCRIPTION

Year Built: 1930 Zoning Code: RR Census Tract/Block: /
 Irregular Lot: Square Feet: 7302834 Acreage: 167.650 Property Card #:
 Land Use: Agricultural/Rural
 Property Class: A Plat Liber/Folio: /
 Zoning Desc: Rural Res Quality Grade: Economy
 Prop Use: AGRICULTURAL
 Building Use: 2 STORY NO BASEMENT
 Lot Description: Xfer Devel. Right:
 Sidewalk: Site Influence:
 Pavement: Road Desc:
 Topography: Road Frontage:

STRUCTURE DESCRIPTION					
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction					
Story Type: 2	1				
Description					
Dimensions:					
Area	2120	352	196	128	

Foundation:
 Ext Wall: Other
 Stories: 2 Units: 3
 Style: Standard Unit
 Total Building Area: Roofing: Metal
 Year Remodeled: # of Domers:
 Model/Unit Type: Standard Unit
 Living Area: 4192 Base Sq Ft:

Patio or Deck Type/Sqft: CONCRT PATIO /640
 Balcony Type/Sqft: /
 Attic Type/Sqft: / Porch Type/Sqft: Enclosed /324
 Pool Type/Area: /
 Roof Type:

Rooms:
 Bedrooms: Fireplace Type:
 Full Baths: 4 Bsmt Type:
 Half Baths: Bsmt Tot Sq Ft:
 Baths: 4 Bsmt Fin Sq Ft:
 Bsmt Unfin Sq Ft: Fireplaces:
 Garage Type:
 Garage Constr:
 Garage Sq Ft:
 Garage Spaces:

Other Rooms:
 Other Amenities: EXTRA KITCHEN
 Appliances:
 Gas: Heat: Hot Water
 Electric: Water: Air Cond: Combined System
 Interior Floor:
 Outbuildings: BARN
 Sewer: Private
 Underground: Fuel:
 Walls:

Last Updated: 22-Sep-2015

Information is believed to be accurate, but should not be relied upon without verification.
 Accuracy of square footage, lot size and other information is not guaranteed.

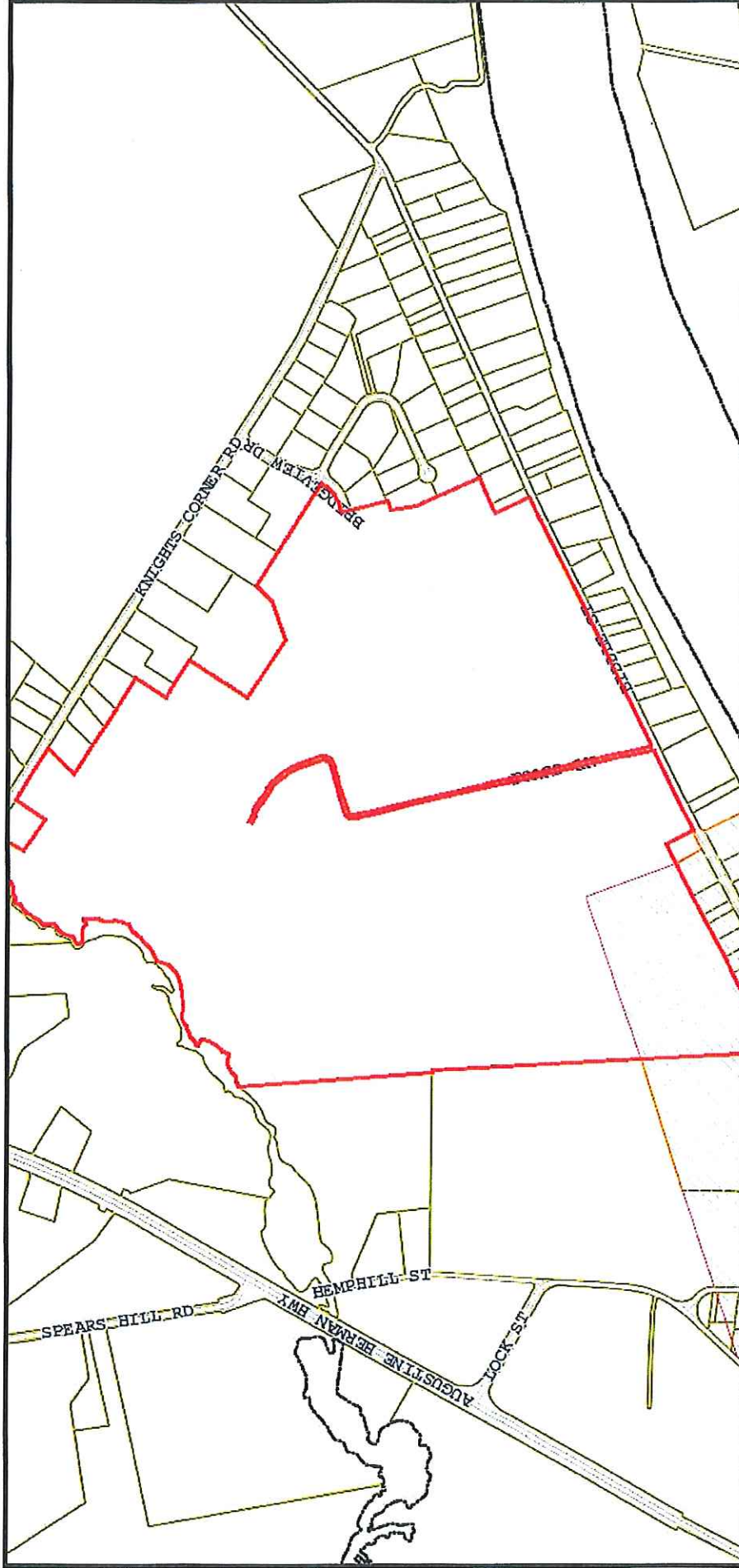
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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size, schools and other information is not guaranteed.

[Terms of Use](#)

Search Criteria

TaxCounty is 'Cecil, MD'
TaxID is '0802008602'
Selected 1 of 1 result.

Map



Scale = 1:2980



ACCTID: 0802008602	OWNNAME1: FOARD THOMAS L III -OWNSTATE: MD	TOWNCODE: 0
CT2000: 24015030200	TRUSTEE	DESCRIPT: 0
ADDRESS: 0 BIDDLE ST	OWNNAME2: Null	DSUBCODE: 0
CITY: CHESAPEAKE CITY	OWNADD1: 175 FOARD LN	DESCSUBD: 0
ZIPCODE: 21915	OWNADD2: Null	PLAT: Null
MAP: 43	OWNCITY: CHESAPEAKE CITY	TOTVALUE: 351300
PARCEL: 3	STRUDWEL: 01	DESCCIUSE:
ZONING: RM	DESCDWEL: standard single family unit	APT_UNITS: 3
	MORTGAGI: 0	

This map is only a representation of real property and is not intended as a replacement for legal instrument of ownership.

THIS DEED, Made this 8 day of March

2004, by and between MARILYN DELCASALE AND THOMAS L. FOARD, III, PERSONAL REPRESENTATIVES OF THE ESTATE OF THOMAS L. FOARD, JR. A/K/A THOMAS L. FOARD, , GRANTORS, and THOMAS L. FOARD, III, SUCCESSOR TRUSTEE TO THE REVOCABLE TRUST OF THOMAS L. FOARD, JR., DATED OCTOBER 2, 2000, AND FIRST AMENDMENT DATED NOVEMBER 15, 2000.

WHEREAS, under the Last Will and Testament of Thomas L. Foard, Jr., the hereinafter described farm was devised to Thomas L. Foard, III, as Successor Trustee as provided in Item III. of Last Will and Testament of the decedent, which provided as follows:

"ITEM III. Specific Devise of Farm Property. I give and devise to Thomas L. Foard, III, as Successor Trustee under that Certain Trust Agreement between myself as Settlor and Thomas L. Foard, Jr. As Trustee executed prior to the execution of this Will on October 2, 2000, all the interest I may own at the time of my death in any real property located partly in the Town of Chesapeake City, Maryland and partly in the Second Election District of Cecil County, Maryland, together with any interest I may then own in (i) any improvements located thereon; (ii) any business conducted in connection therewith; (iii) any livestock produce, machinery, and equipment used in connection therewith; and (iv) any rights I may have with respect to any contracts, leases or agreements in connection therewith. My Trustee shall add the property bequeathed and devised by this Item to the principal of the above Trust and shall hold, administer and distribute the property in accordance with the provisions of the Trust Agreement, including any amendments thereto made before my death." and

WHEREAS, the Revocable Trust dated and amended as aforesaid, under Article V as follows:

"Article V. Trust Estate Upon Death of Settlor. Upon the death of the Settlor, the Trustee shall continue to operate the farm in the manner in which was operated prior to the Settlor's death. The Settlor's son, THOMAS L. FOARD, III and grandson, THOMAS L. FOARD, IV, shall be entitled to occupy the farm, rent free, during their lifetimes or until the farm is sold. In the event the farm is sold during

the lifetimes of THOMAS L. FOARD, III and THOMAS L. FOARD, IV, then and in that event, the Trustee shall distribute outright and free to trust to THOMAS L. FOARD, III, if living, otherwise to his issue, per stirpes, three-fourths (3/4) of the Trust Estate as then constituted and to MARILYN DELCASALE, if living, otherwise to her issue, per stirpes, one-fourth (1/4) of the Trust Estate as then constituted. In the event the farm property remains intact and unsold, the Trust shall provide for the following:

(1) Distribution of All Income. Commencing with the date of the Settlor's death, and while the farm property is operated by the Trust, the Trustee shall pay to or apply for the benefit of THOMAS L. FOARD, III during his lifetime all the net income from this Trust in convenient installments but no less frequently than quarter-annually. After the death of THOMAS L. FOARD, III but prior to division into shares as hereafter provided, the Trustee shall pay to or apply for the benefit of any one or more of THOMAS L. FOARD, IV and his issue so much of or all the net income from this Trust in such shares and proportions as the Trustee shall deem necessary, advisable or desirable for the education, maintenance in health and reasonable comfort and support in the accustomed manner of living of THOMAS L. FOARD, IV and his issue. Any income not so distributed shall be retained and added to principal.

(2) Distribution Upon the Death of a Beneficiary. Upon the death of the survivor of THOMAS L. FOARD, III and THOMAS L. FOARD, IV, the trust estate shall be divided equally and distributed outright and free of trust to the then living issue of THOMAS L. FOARD, III and THOMAS L. FOARD, IV.

(3) Final Distribution if Settlor's Beneficiaries are Deceased. If at the time of the Settlor's death, or at any later time prior to final distribution hereunder, the beneficiaries named are deceased and no other disposition of the property is directed by this Trust, then and in that event the Trustee shall distribute the remaining property of this Trust to those persons then living who would be the Settlor's heirs, their identities and respective shares to be determined as if the Settlor had then died intestate."

NOW, THEREFORE, THIS DEED WITNESSETH: That the said Grantors do hereby grant and convey unto Thomas L. Foard, III, as Successor Trustee, forever in fee simple, under and subject to the aforesaid provisions contained in the Will and Revocable Trust, in and to the hereinafter described farm situate partly in the Second Election District and partly in the Town of Chesapeake City, Cecil County, Maryland, believed to contain approximately 185 acres, more or less, and more particularly described as follows:

KNOWN AS that tract of land consisting of the residue of the "Woolley Farm" more fully described in a deed from Myrtle V. Foard, Executrix of the Last Will and Testament of Leroy Foard, and Myrtle V. Foard, Individually, dated May 24, 1961 and recorded among the Land Records of Cecil County in Liber W.A.S. No. 105, folio 383, be the contents what they may.

BEING the same property conveyed unto Thomas L. Foard by deed of Thomas L. Foard and Helen V. Foard, his wife dated September 12, 1994 and recorded among the Land Records of Cecil County in Liber N.D.S. No. 510, folio 693; **SAVING AND EXCEPTING THEREOUT AND THEREFROM**, without limiting the generality thereof, all previous conveyances including lots in Canal View Estates, and all previous conveyances of his predecessors in title, Lizzie E. Woolley, Leroy Foard and Myrtle V. Foard and Thomas L. Foard and Helen V. Foard, his wife.

TOGETHER WITH the buildings and improvements thereupon 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 above described property unto the said Thomas L. Foard, III, Successor Trustee, in accordance with and subject to the provisions of the Will and Revocable Trust as aforesaid, forever in fee simple.

AND the said Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby

conveyed; and that they will execute such further assurances of same as may be requisite.

AS WITNESS the hands and seals of the said Grantors the day and year first herein written.

WITNESS:

De PS add

Marilyn DelCasale (SEAL)
MARILYN DELCASALE

De PS add

Thomas L Foard, III (SEAL)
THOMAS L. FOARD, III

TAX FOR 2003 AND ALL PRIOR YEARS
HAVE BEEN PAID ON THE PROPERTY
DESCRIBED IN THE WITHIN DEED

PERSONAL REPRESENTATIVES OF THE
ESTATE OF THOMAS L. FOARD, JR.

MAY 24 2004

Pamela R. Hubbard ^{Wm}

NO LIEN SEARCH - NO TITLE EXAMINATION
PREPARATION OF DEED ONLY

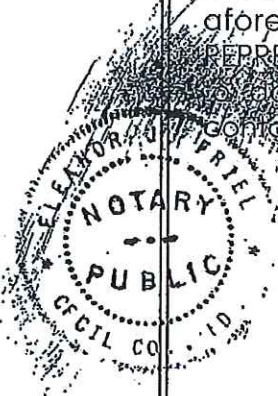
STATE OF MARYLAND
COUNTY OF CECIL

:SS

\$10.00 TRANSFER FEE PAID TO
COUNTY COMMISSIONERS
NO. 3882

I HEREBY CERTIFY this 8 day of March
2004, before me, the subscriber, a Notary Public of the State and County
aforesaid, personally appeared MARILYN DELCASALE, PERSONAL
REPRESENTATIVE OF THE ESTATE OF THOMAS L. FOARD, JR., who, being authorized
to do so, executed the foregoing instrument of writing for the purposes
contained therein.

AS WITNESS my hand and Notarial Seal.



Eleonor J. Freil
Notary Public

My Commission Expires: 10-1-04

Agricultural Transfer Tax 107.00

Amount of Dec of Intent

Signature Cheryl

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Cecil County

264023

5/24/04

STATE OF MARYLAND

:SS


COUNTY OF CECIL

I HEREBY CERTIFY this 8 day of March 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared THOMAS L. FOARD, III, PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS L. FOARD, JR., who, being authorized to do so, executed the foregoing instrument of writing for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

Deborah J. Friel
Notary Public
My Commission Expires: 12-1-04

IN ACCORDANCE WITH REAL PROPERTY SECTION 3-104(f) THIS IS TO CERTIFY THAT THE FOREGOING INSTRUMENT WAS PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.


DORIS P. SCOTT, ATTORNEY

ESTATE/887 DEED

RECEIVED FOR RECORD
2: RECORDED
2004 MAY 24 P 2: 18
CECIL COUNTY, MD.
PER WILLIAM L. BRUECKMAN
CLERK

1	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other _____ <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Other _____		RECORDED RECORDING FEE \$20.00 \$20.00 \$40.00	REPT # 39460 \$300 \$4.3006 04:10 PM
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input checked="" type="checkbox"/> Not an Arms- Length Sale [9]
3	Tax Exemptions (If Applicable) Cite or Explain Authority	Recording _____ State Transfer _____ County Transfer _____			
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ <u>0</u> Any New Mortgage \$ _____ Balance of Existing Mortgage \$ _____ Other: \$ _____ Other: \$ _____ Full Cash Value \$ _____		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ Loss Exemption Amount \$ _____ Total Transfer Tax \$ _____ Recordation Tax Consideration \$ _____ TOTAL DUTY \$ _____	
5	Fees	Amount of Fees Recording Charge \$ <u>20.00</u> Surcharge \$ <u>20.00</u> State Recordation Tax \$ _____ State Transfer Tax \$ _____ County Transfer Tax \$ _____ Other \$ <u>40.00</u> Other \$ _____	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).	District <u>2</u> Property Tax ID No. (1) <u>2-088610</u> Grantor Liber/Folio <u>ND5 510/693</u> Subdivision Name _____ Lot (3a) _____ Block (3b) _____ Sect/AR (3c) _____ Map <u>43</u> Parcel No. <u>3 v 256</u> Val. HOG _____ Plat Ref. _____ SqFt/Acreage (4) <u>185007</u>	Location/Address of Property Being Conveyed (2) _____ Other Property Identifiers (if applicable) _____ Water Meter Account No. _____ Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____ Partial Conveyance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____		
7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>Maryann Col Casale & Thomas R. Joard III</u> <u>P.R. of Estate of Thomas R. Joard Jr.</u> 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) <u>Thomas R. Joard III, Successor Trustee to</u> <u>Reincarnated Trust of Thomas R. Joard Jr.</u> Doc. 2 - Grantee(s) Name(s) _____ New Owner's (Grantee) Mailing Address <u>P.O. Box 671, Chesapeake City, Md 21915</u>			
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: <u>G. Truel</u> Firm: <u>Scott & Scott</u> Address: <u>109 E. Main St</u> <u>Chesapeake Md 21921</u> Phone: <u>(410) 398-0611</u>		<input type="checkbox"/> Return to Contact Person <input checked="" type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
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 <input type="checkbox"/> Termination Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Transfer/Access Verification Transfer Number _____ Date Received _____ Deed Reference _____ Assigned Property No. _____ Year _____ 20 _____ 20 _____ Geo _____ Map _____ Sub _____ Property No. _____ Land _____ 6 _____ 6 _____ Zoning _____ Grid _____ Plat _____ Lot _____					

ASSIGNMENT OF MORTGAGES

THIS ASSIGNMENT OF MORTGAGES, Made this 30 day of July, 2004, by MARILYN DELCASALE AND THOMAS L. FOARD, III, PERSONAL REPRESENTATIVES OF THE ESTATE OF THOMAS L. FOARD, ALSO KNOWN AS THOMAS L. FOARD, JR., ("ASSIGNOR").

WHEREAS, Thomas L. Foard, also known as Thomas L. Foard, Jr., was the Mortgagee named in the hereinafter described Mortgages; and

WHEREAS, Thomas L. Foard, also known as Thomas L. Foard, Jr., departed this life on December 11, 2002 and by his Last Will and Testament probated in the Register of Wills Office for Cecil County, Maryland, being Estate No. 12255, devised the hereinafter described Mortgages to his daughter, Marilyn DelCasale; and

WHEREAS, this Assignment of Mortgages is being executed by the Personal Representatives of the Estate of Thomas L. Foard, also known as Thomas L. Foard, Jr. for the purpose of assigning any and all right, title and interest to the hereinafter described mortgages unto Marilyn DelCasale.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Assignors do hereby grant, transfer and assign unto Marilyn DelCasale, her heirs and assigns ("Assignee"), without recourse, all of Assignor's right, title and interest in, under and to the following mortgages:

1. Purchase Money Mortgage from Harvey J. Whiteman and Gale B. Whiteman, his wife to Thomas L. Foard dated May 28, 1998 and recorded among the Land Records of Cecil County in Liber W.L.B. No. 721, folio 873, together with the debt secured thereby.

CECIL COUNTY CIRCUIT COURT (Marilyn DelCasale) v. W.L.B. 1721, p. 537, MORTGAGE 2004-2317. Date available 06/20/2004. Entered 07/14/2010.

Doris P. [unclear]
Charles L. [unclear]
Charles L. [unclear]
Attorneys at Law
Elkton, Maryland

RECORDED FOR RECORD

2004 AUG 17 PM 2:59

CECIL COUNTY, MD.
PER WILLIAM L. BRUECKMAN
CLERK

2. Purchase Money Mortgage from David Horsey and Donna Marie Horsey, his wife to Thomas L. Foard, dated January 5, 1998 and recorded among the Land Records of Cecil County in Liber W.L.B. No. 691, folio 789, together with the debt secured thereby.
3. Purchase Money Mortgage from Steven C. Parker and Karen B. Parker, his wife to Thomas L. Foard dated April 15, 1997 and recorded among the Land Records of Cecil County in Liber W.L.B. No. 647, folio 809, together with the debt secured thereby.
4. Mortgage from Bethany R. Mullins to Thomas L. Foard dated July 8, 1998 and recorded among the Land Records of Cecil County in Liber W.L.B. No. 731, folio 884, together with the debt secured thereby.

TO HAVE AND TO HOLD the same unto the Assignee, Marilyn DelCasale, her heirs and assigns, forever.

AS WITNESS the hands and seals of the said Assignor the day and year first herein written.

WITNESS:

Deborah J. Grieb

Marilyn DelCasale (SEAL)
MARILYN DELCASALE

Deborah J. Grieb

Thomas L. Foard III (SEAL)
THOMAS L. FOARD, III

PERSONAL REPRESENTATIVES OF THE ESTATE
OF THOMAS L. FOARD, ALSO KNOWN AS THOMAS
L. FOARD, JR.

STATE OF MARYLAND

:SS

COUNTY OF CECIL

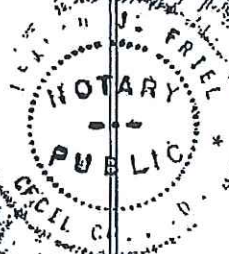
I HEREBY CERTIFY this 30 day of July, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Marilyn

Doris P. Scott
Charles L. Scott
Charles L. Scott, Jr.
Attorneys at Law
Elkton, Maryland

CECIL COUNTY CIRCUIT COURT (LAW RECORDS) VOL. 1721, p. 538, MD. GEN. REG. NO. 20.12. DATE AVAILABLE FOR RECORDING: JUNE 11, 2010.

DeCasate, Assignor in the foregoing instrument of writing, who acknowledged the same to be her act and deed.

AS WITNESS my hand and Notarial Seal.

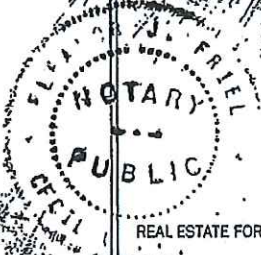


Deborah J. Friel
Notary Public
My Commission Expires: 10-1-04

STATE OF MARYLAND
:SS
COUNTY OF CECIL

I HEREBY CERTIFY this 30 day of July, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Thomas L. Foard, Jr., Assignor in the foregoing instrument of writing, who acknowledged the same to be his act and deed.

AS WITNESS my hand and Notarial Seal.



Deborah J. Friel
Notary Public
My Commission Expires: 10-1-04

REAL ESTATE FORMS/ASSIGNMENT OF MTG.

IMP. FD. SURF. \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Res# C003	Rec# 43430
WLB AJL	RI# 2022
AUG 10, 2004	09:11 AM

Doris P. Scott
Charles L. Scott
Charles L. Scott, Jr.
Attorneys at Law
Elkton, Maryland

CECIL COUNTY CIRCUIT COURT (Lain Records) WLD 1721, p. 0039, WOB, CECIL_2012, Date available 06/20/2004, Filed 07/12/2010.

RECEIVED FOR RECORD
& RECORDED

BOOK 2913 PAGE 367

2010 OCT 18 AM 10:24

CECIL COUNTY, MD.
PER WILLIAM L. BRUECKMAN
CLERK

DEED

TO

THE BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY, A MARYLAND BODY POLITIC

Part of Tax ID #02-008602

This Deed, made this 9th day of September in the year 2010.

From, Thomas L. Foard III, Successor Trustee of The Revocable Trust of Thomas L. Foard, Jr., dated October 2, 2000, and First Amendment dated November 15, 2000, Grantor unto the Board of County Commissioners of Cecil County, a Maryland body politic, Grantee.

Thomas L. Foard, Jr. having departed this life on or about October 2, 2000.

Thomas L. Foard III, Individually and Thomas L. Foard IV, Individually join into this deed to convey any interest they may have in the property pursuant to their rights to occupy the property pursuant to the deed recorded among the Land Records of Cecil County in liber 1663, folio 452.

WHEREAS, The Board of County Commissioners of Cecil County, finds it necessary to acquire the land, easements, rights and/or controls, shown and/or indicated on the Right of Way Plat for Road Right of Way Acquisition, Knight's Corner Road, For Cecil County Public Works, Cecil County, Maryland, Project No. 52026, recorded in Liber PC No. 1113, folio 61 among the Land Records of Cecil County

NOW, THEREFORE, THIS DEED: That for and in consideration of the above premises, Five Hundred and 00/100 (\$500.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the grantor(s) do hereby grant and convey unto the BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY, MARYLAND, its successors and assigns, FOREVER IN FEE SIMPLE, all of our right, title and interest, free and clear of all liens and encumbrances, in and to.

ALL THE LANDS: Right of Way Acquisitions and Prescriptive Right of Maintenance as shown on Exhibit "A" attached and as Described in Exhibit "B".

TOGETHER with the temporary right during the period of construction to use the area of lands as shown on Exhibit "A" attached and as Described in Exhibit "B".

Being PART of that land conveyed by Deed dated March 08, 2004 and is recorded in Liber 1663, folio 452, among the Land Records of Cecil County, Maryland unto Thomas L. Foard III, Successor Trustee to the Revocable Trust of Thomas L. Foard, Jr. dated October 2, 2000, and First Amendment dated November 15, 2000.

Part of Tax ID 02-008602

Part of BIDDLE STREET, CHESAPEAKE CITY, MD 21915

AND THE GRANTORS HEREIN do hereby covenant and agree on behalf of themselves, their heirs, successors and assigns, to abide by and respect each and every control or restriction set forth in this instrument of writing, it being the intention of this conveyance to perpetuate all the rights and privileges granted to the Board of County Commissioners of Cecil County, by this deed. It is expressly understood and agreed that these covenants shall run with and bind upon the GRANTORS, their heirs, successors and assigns, forever.

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

TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby intended to be conveyed unto the proper use and benefit of the Board of County Commissioners of Cecil County, to the use of the Board of County Commissioners of Cecil County, its

successors and assigns, together with the rights, easements, privileges and controls hereinbefore mentioned.

AND the grantors covenant that they have neither done, nor suffered to be done, anything to encumber the property, easements and/or rights, etc., hereby conveyed and that they will execute such other and further assurance of same as may be requisite and will specially warrant the herein conveyed property.

IN WITNESS WHEREOF we have hereunto set our hands and seals.

WITNESS

Thomas L. Foard III, Trustee (Seal)
Thomas L. Foard III, Trustee of The Revocable
Trust of Thomas L. Foard, Jr.

WITNESS

Thomas L. Foard III (Seal)
Thomas L. Foard III, Individually

WITNESS

Thomas L. Foard IV (Seal)
Thomas L. Foard IV, Individually

STATE OF MARYLAND - COUNTY OF Cecil

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for Balt. City County, personally appeared **Thomas L. Foard III**, as **Trustee and Individually** and he/she severally acknowledged the foregoing deed and release to be his, her, or their respective act, or to be the act of the said body corporate.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 9th day of September, in the year 2010.



JEREMY M. LITAU
Notary Public, State of Maryland
City of Baltimore
My Commission Expires January 10, 2014

[Signature] (SEAL)
Notary Public
My Commission Expires: 11/10/14

TAX FOR 14 AND ALL PRIOR YEARS
HAVE BEEN PAID ON THE PROPERTY
DESCRIBED IN THE WITHIN DEED

Cecil County Commissioners
RECORDATION TAX

AMT: exempt

DATE: 9/30/2010

INITIALS: MS

exempt
\$10.00 TRANSFER FEE PAID TO
COUNTY COMMISSIONERS

30.5A

SEP 30 2010

Pamela R. Howard

STATE OF MARYLAND - COUNTY OF Cecil

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for Balt. City County, personally appeared **Thomas L. Foard IV** he/she severally acknowledged the foregoing deed and release to be his, her, or their respective act, or to be the act of the said body corporate.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 9th day of September, in the year 2010.



JEREMY M. LITAU
Notary Public, State of Maryland
City of Baltimore
My Commission Expires January 10, 2014

[Signature] (SEAL)
Notary Public
My Commission Expires: 11/10/14

Return Recorded Deed to:
Property Title & Escrow, LLC
7008 Security Blvd, Suite 220
Baltimore, MD 21244
File No. DPS10297

As a transfer of property to The Board of County Commissioners of Cecil County, an agency of the State of Maryland, this instrument is not subject to recordation tax (Pursuant to Section 12-108 (a) of the Tax Property Article of the Annotated Code of Maryland) and the transfer tax (Pursuant to Section 13-207(a)(1) of the Tax Property Article of the Annotated Code of Maryland). This instrument is being presented by, or on behalf of, the Board of County Commissioners of Cecil County, an agency of the State of Maryland, which is a party to this instrument. Therefore, for the reasons described in a letter from the Office of the Attorney General dated December 21, 2001, this instrument is to be recorded without charge for the recording fee and Real Property Records Improvement Fund surcharge which would otherwise be due pursuant to Section 3-601 of the Real Property Article and Section 13-604 of the Courts and Judicial Proceedings Article, respectively, of the Annotated Code of Maryland.

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.


Eric N. Lamb

RECEIVED FOR RECORD & RECORDED
2010 MAY -4 AM 10:50
LEE B. DAVIS
LIBER N.D.S. 14,
FOLIO 512

PEARL W. GUZMAN AND VIRIE BROWN
LIBER N.D.S. 469,
FOLIO 57

KNIGHTS CORNER ROAD

EDGE OF ROAD

S 48° 52' 44" E 91.93'
(AS SURVEYED)

LAWRENCE D. LENT AND MICHELE W. LENT
LIBER W.L.B. 2513,
FOLIO 077

EXISTING PAVEMENT

LONG BRANCH

POINT OF BEGINNING BEING 7.22 FEET FROM THE END OF THE 2ND OR S 48° 52' 44" W 91.93 FEET LINE OF PARCEL IN LIBER W.B.L. 2513, FOLIO 077 SAID POINT HAVING A MARYLAND STATE PLANE COORDINATE VALUE OF:
N 686087.082
E 1651249.033

THOMAS L. FOARD II
TRUSTEE
LIBER W.L.B. 1663,
FOLIO 452

STATE OF MARYLAND
JOHN WILLIAM FAUPEL
PROFESSIONAL LAND SURVEYOR
21546

CECIL COUNTY PROJECT NO.

RIGHT-OF-WAY PLAT FOR ROAD RIGHT-OF-WAY ACQUISITION KNIGHTS CORNER ROAD FOR CECIL COUNTY PUBLIC WORKS

LEGEND:

- [] RIGHT OF WAY ACQUISITION
- [] REVERSIBLE SLOPE EASEMENT
- [] TEMPORARY CONSTRUCTION AREA
- [] EXISTING COUNTY R/W
- [] AREA TO BE RELEASED
- [] PRESERVATIVE RIGHT OF MAINTENANCE

TITLE SHEET

DRAWN BY: D.G.P.
CHECKED: J.W.H.
AREA CHECKED:
TITLE CHECKED:

DATE: 10/03/10
SURV. REG. NO. 21545

SHEET 1 OF 2
SCALE: 1"=30'
C.C. JOB ORDER NO.
RW

RECEIVED FOR RECORD
& RECORDED

2010 MAY -4 AM 10:50

CECIL COUNTY, MD.
PER WILLIAM L. BRUECKMAN
CLERK

Received 5-4-10
and on same day Recorded in Liber
pc No. 1113 folio 62
one of the Record pc Books
of Cecil County and Examined.
Per
William L. Brueckman Clerk
Circuit Court for Cecil County

TEMPORARY CONSTRUCTION AREA - FOARD

L36 S50°17'13"E 38.35'
L37 N39°32'47"E 3.53'
C7 R=970.00' L=121.07'
CHD=S54°25'07"E 121.00'
L38 S57°59'40"E 3.98'
L39 S32°00'20"W 3.59'
L40 N57°47'47"W 32.90'
L41 N56°32'14"W 40.83'
C6 R=437.24' L=46.27'
CHD=N53°02'31"W 46.25'
L33 S39°43'32"W 10.67'
L34 N50°17'13"W 46.70'
L35 N50°59'52"E 13.24'

1.210 SQ. FT. OR 0.0278 ACRES +/-RIGHT OF WAY ACQUISITION - FOARD

C4 R=965.00' L=158.19'
CHD=S53°17'53"E 158.02'
L31 S57°59'40"E 1.90'
L42 S32°00'09"W 7.91'
L38 N57°59'40"W 3.98'
C7 R=970.00' L=121.07'
CHD=N54°25'07"W 121.00'
L37 S39°42'47"W 3.53'
L36 N50°17'13"W 38.35'
L43 N50°09'19"E 12.27'

1,438 SQ. FT. OR 0.0330 ACRES +/-PRESCRIPTIVE RIGHT OF MAINTENANCE - FOARD

L27 N48°56'54"E 15.13'
L28 S48°51'34"E 2.47'
C5 R=950.00' L=151.28'
CHD= S53°25'57"E 151.12'
L29 S57°59'40"E 1.90'
L30 S32°00'20"W 15.00'
L31 N57°59'40"W 1.90'
C4 R=965.00' L=158.19'
CHD= N53°17'53"W 158.02'

2,368 SQ. FT. OR 0.0544 ACRES +/-

CECIL COUNTY		PROJECT NO. 52026	
RIGHT-OF-WAY PLAT FOR ROAD RIGHT-OF-WAY ACQUISITION KNIGHTS CORNER ROAD FOR CECIL COUNTY PUBLIC WORKS	<input type="checkbox"/> RIGHT OF WAY ACQUISITION <input checked="" type="checkbox"/> REVERSIBLE SLOPE EASEMENT <input checked="" type="checkbox"/> TEMPORARY CONSTRUCTION AREA	<input checked="" type="checkbox"/> EXISTING COUNTY R/W <input checked="" type="checkbox"/> AREA TO BE RELEASED <input checked="" type="checkbox"/> PRESCRIPTIVE RIGHT OF MAINTENANCE	SURVEYOR DATE _____ REG NO. _____ SHEET 2 OF 2 REVISIONS
	ITEM NO.	RECORDED	DRAWN BY
			D.G.P.
			J.W.H.
		PLAT CHECKED	C.C. JOB ORDER NO.
		AREA CHECKED	
		TITLE CHECKED	RW

**METES AND BOUNDS DESCRIPTION
RIGHT OF WAY ACQUISITION
PRESCRIPTIVE RIGHT OF MAINTENANCE
AND TEMPORARY CONSTRUCTION AREA
TO BE ACQUIRED FROM THOMAS L. FOARD III**

Right of Way Acquisition:

Beginning for the same at a point on the line of a deed from Marilyn Delcasale and Thomas L. Foard, III to Thomas L. Foard, III, dated March 8, 2004 and recorded May 24, 2004 among the Land Records of Cecil County, Maryland in Liber W.L.B. 1663, folio 452, point also being a distance of South 50°59'52" West 7.22 feet from the end of the second or South 48° 52'44" East 91.93 feet line of a deed from Lawrence D. Lent and Christopher R. Lent to Lawrence D. Lent and Michele W. Lent dated May 22, 2008 and recorded June 3, 2008 among the Land Records of Cecil County, Maryland in Liber W.L.B. 2513, folio 077, thence leaving said point of beginning, with meridian referenced to the Maryland State Plane System as defined by the North American Datum of 1983, adjusted in 1991 (NAD83/91) as now surveyed by Pennoni Associates Inc.

1. North 50°09'19" East 12.27 feet to a point
2. 158.19 feet along the arc of a tangent curve deflecting to the left with a radius of 965.00 feet and curve being subtended by a chord with a bearing of South 53°17'53" East and a length of 158.02 feet to a point, thence
3. South 57°59'40" East 1.90 feet to a point, thence
4. South 32°00'09" West 7.91 feet to a point, thence
5. North 57°59'40" West 3.98 feet to a point, thence

6. 121.07 feet along the arc of a tangent curve deflecting to the right with a radius of 970.00 feet and curve being subtended by a chord with a bearing of North 54°25'07" West and a length of 121.00 feet to a point, thence
7. South 39°42'47" West 3.53 feet to a point, thence
8. North 50°17'13" West 38.35 feet to the point of beginning.

Containing 1,438 square feet or 0.0330 acres more or less as shown on a Cecil County, Maryland Right of Way Plat intended to be recorded herewith among the Land Records of Cecil County, Maryland.

Subject to any and all rights of way, easements, restrictions and encumbrances that may be Of record.

Prescriptive Right of Maintenance

Beginning for the same at a point on the line of a deed from Marilyn Delcasale and Thomas L. Foard, III to Thomas L. Foard, III, dated March 8, 2004 and recorded May 24, 2004 among the Land Records of Cecil County, Maryland in Liber W.L.B. 1663, folio 452, point also being at the end of the first or North 50°09'19' East 12.27 feet line of above herein described Right of Way Acquisition, thence leaving said point of beginning, with meridian referenced to the Maryland State Plane System as defined by the North American Datum of 1983, adjusted in 1991 (NAD83/91) as now surveyed by Pennoni Associates Inc.

1. North 48°56'54" East 15.13 feet to a point in or near the existing centerline of Knights Corner Road, thence running with and along the aforesaid existing centerline of Knights Corner Road, thence
2. South 48°51'34" East 2.47 feet to a point in or near the existing centerline of Knights Corner Road, thence running with and along the aforesaid existing centerline of Knights Corner Road, thence
3. 151.28 feet along the arc of a tangent curve deflecting to the left with a radius of 950.00 feet and curve being subtended by a chord with a bearing of South 53°25'57" East and a length of 151.12 feet to a point in or near the existing centerline of Knights Corner Road, thence
4. South 57°59'40" East 1.90 feet to a point in or near the existing centerline of Knights Corner Road, thence
5. South 32°00'20" West 15.00 feet to a point, thence
6. North 57°59'40" West 1.90 feet to a point, thence
7. 158.19 feet along the arc of a tangent curve deflecting to the right with a radius of 965.00 feet and curve being subtended by a chord with a bearing of North 53°17'53" West and a length of 158.02 feet to a point of beginning.

Containing 2,368 square feet or 0.0544 acres more or less as shown on a Cecil County, Maryland Right of Way Plat intended to be recorded herewith among the Land Records of Cecil County, Maryland.

Subject to any and all rights of way, easements, restrictions and encumbrances that may be of record.

Temporary Construction Easement

Beginning for the same at a point at the end of the eighth or North 50°17'13" West 38.35 feet line of the above herein described Right of Way Acquisition, thence running reversely with and along the eighth deed line, with meridian referenced to the Maryland State Plane System as defined by the North American Datum of 1983, adjusted in 1991 (NAD83/91) as now surveyed by Pennoni Associates Inc.

1. South 50°17'13" East 38.35 feet to a point, thence
2. North 39°32'47" East 3.53 feet to a point, thence
3. 121.07 feet along the arc of a tangent curve deflecting to the left with a radius of 970.00 feet and curve being subtended by a chord with a bearing of South 54°25'07" East and a length of 121.00 feet to a point, thence
4. South 57°59'40" East 3.98 feet to a point, thence
5. South 32°00'20" West 3.59 feet to a point, thence
6. North 57°47'47" West 32.90 feet to a point, thence
7. North 56°32'14" West 40.83 feet to a point, thence
8. 46.27 feet along the arc of a tangent curve deflecting to the right with a radius of 437.24 feet and curve being subtended by a chord with a bearing of North 53°02'31" West and a length of 46.25 feet to a point, thence
9. South 39°43'32" West 10.67 feet to a point, thence
10. North 50°17'13" West 46.70 feet to a point, thence
11. North
12. 50°59'52" East 13.24 feet to the point of beginning.

Containing 1,210 square feet or 0.0278 acres more or less as shown on a Cecil County, Maryland Right of Way Plat intended to be recorded herewith among the Land Records of Cecil County, Maryland.

Foard
May 17, 2010
Page 5 of 5

Subject to any and all rights of way, easements, restrictions and encumbrances that may be of record.

The above herein described Right of Way Acquisition, Prescriptive right of Maintenance and Temporary Construction Area being a part of that same land described in deed from Marilyn Delcasale and Thomas L. Foard, III to Thomas L. Foard, III, dated March 8, 2004 and recorded May 24, 2004 among the Land Records of Cecil County, Maryland in Liber W.L.B. 1663 at folio 452.

The preparation of the above herein metes and bounds descriptions, and the survey upon which they are based, were performed under my direct supervision, and are in compliance with the Maryland Minimum Standards of Practice for Land Surveyors in effect as of August 1, 2005.




John Wm. Haupt
Professional Land Surveyor
Maryland Registration No. 21545

State of Maryland Land Instrument Intake Form																																																																																																																																																																																																																																																									
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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 Acquisitions Arms-Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]																																																																																																																																																																																																																																																							
3	Tax Exemptions (if applicable)	<input type="checkbox"/> Recreational <input type="checkbox"/> State Transfer <input type="checkbox"/> County Transfer																																																																																																																																																																																																																																																							
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LOG</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>EXEMPT</td> <td>WLB 1663452</td> <td>43</td> <td>3</td> <td></td> </tr> <tr> <td colspan="2">Subdivision Name</td> <td>Lat (2a)</td> <td>Block (3b)</td> <td>Sec/VAR (3c)</td> <td>Flat Bldg</td> </tr> <tr> <td colspan="2">Location/Address of Property Being Conveyed (2)</td> <td colspan="4">SqFt/Acreage (4)</td> </tr> <tr> <td colspan="6">Part of Bldg Street</td> </tr> <tr> <td colspan="6">Other Property Identifiers (if applicable)</td> </tr> <tr> <td colspan="6">Water Meter Account No.</td> </tr> <tr> <td colspan="6">Residential/Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:</td> </tr> <tr> <td colspan="6">Partial Conveyance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Description/Amount of SqFt/Acreage Transferred: ROW 1438SF/0330AC</td> </tr> <tr> <td colspan="6">If Partial Conveyance, List Improvements Conveyed:</td> </tr> <tr> <td colspan="3">Doc. 1 - Grantor(s) Name(s)</td> <td colspan="3">Doc. 2 - Grantor(s) Name(s)</td> </tr> <tr> <td colspan="3">Thomas L. Foard, III Successor Trustee for The Revocable Trust of Thomas L. Foard, Jr.</td> <td colspan="3"></td> </tr> <tr> <td colspan="3">Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</td> <td colspan="3">Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</td> </tr> <tr> <td colspan="3">Doc. 1 - Grantor(s) Name(s)</td> <td colspan="3">Doc. 2 - Grantor(s) Name(s)</td> </tr> <tr> <td colspan="3">Board of County Commissioners of Cecil County</td> <td colspan="3"></td> </tr> <tr> <td colspan="6">New Owner's (Grantee's) Mailing Address</td> </tr> <tr> <td colspan="6">200 Chesapeake Blvd., Ste. 2100, Elkton, MD 21921</td> </tr> <tr> <td colspan="3">Doc. 1 - Additional Names to be Indexed (Optional)</td> <td colspan="3">Doc. 2 - Additional Names to be Indexed (Optional)</td> </tr> <tr> <td colspan="3"></td> <td colspan="3"></td> </tr> <tr> <td>7</td> <td>Transferred From</td> <td colspan="6"> <table border="1"> <thead> <tr> <th colspan="2">Instrument Submitted By or Contact Person</th> </tr> </thead> <tbody> <tr> <td>Name: Anna Williams</td> <td><input checked="" type="checkbox"/> Return to Contact Person</td> </tr> <tr> <td>Firm: Cecil County Dept. of Public Works</td> <td><input type="checkbox"/> Hold for Pickup</td> </tr> <tr> <td>Address: 200 Chesapeake Blvd., Ste. 2400A, Elkton, MD 21921</td> <td><input type="checkbox"/> Return Address Provided</td> </tr> <tr> <td>Phone: (410) 996-5258</td> <td></td> </tr> </tbody> </table> </td> </tr> <tr> <td>8</td> <td>Transferred To</td> <td colspan="6"> <table border="1"> <thead> <tr> <th colspan="2">Assessment Information</th> </tr> </thead> <tbody> <tr> <td>Will the property being conveyed be the grantee's principal residence?</td> <td><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>Does transfer include personal property? If yes, identify:</td> <td></td> </tr> <tr> <td>Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).</td> <td><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> </tbody> </table> </td> </tr> <tr> <td>9</td> <td>Other Names to Be Indexed</td> <td colspan="6"> <table border="1"> <thead> <tr> <th colspan="2">Terminal Verification</th> <th colspan="2">Agricultural Verification</th> <th colspan="2">Whole</th> <th colspan="2">Part</th> <th colspan="2">Tren. 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Ardent Title Company, LLC
File No. 3422
Tax ID # 02-040395 and 02-008602

BOOK 2970 PAGE 393

181

ORIGINAL

This Deed, made this 18th day of January, 2011, by and between Thomas L. Foard, III, Successor Trustee to the Revocable Trust of Thomas L. Foard, Jr. dated 10/02/00 and First Amendment dated 11/15/00, party of the first part, Grantor; and Peter Jacob Tereszczuk, Jr. and Dana L. Tereszczuk, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Thirty Six Thousand Dollars 00/100 (\$36,000.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Peter Jacob Tereszczuk, Jr. and Dana L. Tereszczuk, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Cecil, State of Maryland and described as follows, that is to say:

All that lot or parcel of ground located in the Second Election District of Cecil County, State of Maryland and being more particularly described as Add-on 5.195 acres of ground on a resubdivision plat "Plat 3, Canal View Estates Lot 14" and thereof recorded in Plat Cabinet PC 1114-34 among the Land Records of Cecil County, Maryland.

BEING a portion of the same property conveyed to Thomas L. Foard, III, Successor Trustee to the Revocable Trust of Thomas L. Foard, Jr. dated 10/02/00 and First Amendment dated 11/15/00 from Marilyn Delcasale and Thomas L. Foard, III, Personal Representatives of the Estate of Thomas L. Foard, Jr., a/k/a Thomas L. Foard., by deed dated 03/08/04 and recorded on 05/24/04 in Land Records of Cecil County at Liber 1663-452;

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 Peter Jacob Tereszczuk, Jr. and Dana L. Tereszczuk, as tenants by the entirety unto the survivor of them, his or her 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 will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

IMP FD SURE \$	28.00
RECORDING FEE	20.00
TR TAX STATE	190.00
TOTAL	238.00
Rec# CE63	Rec# 26162
DAL 900	BLK # 1872
Jan 31, 2011	09:23 am

CLERK
PER DERRICK W. LOWE
CECIL COUNTY, MD.

2011 JAN 31 AM 9:11

RECORDED
FOR RECORD

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

WITNESS:

Mary Wright

Thomas L. Foard, III (Seal)
Thomas L. Foard, III, Successor Trustee
to the Revocable Trust of Thomas L.
Foard, Jr. dated 10/02/00 and First
Amendment dated 11/15/00

STATE OF MARYLAND, COUNTY OF CECIL, to wit:

I hereby certify that on this 18th day of January, 2011, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Thomas L. Foard, III, Successor Trustee to the Revocable Trust of Thomas L. Foard, Jr. dated 10/02/00 and First Amendment dated 11/15/00, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Holly A. Wright
Notary Public, State of Maryland
Cecil County
My Commission Expires 12/8/2014

Mary Wright
Notary Public
My commission expires: 12-10-14

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]
Attorney

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Cecil County

AFTER RECORDING, PLEASE RETURN TO:
Ardent Title Company, LLC
149-151 East Main Street
2nd Floor
Elkton, MD 21921

Cecil County Commissioners
RECORDATION TAX
AMT: 295.20
DATE: 1/28/2011
INITIALS: MD

283159
transfer # 09 date 1/28/11

Agricultural Transfer Tax in the

Amount of \$ Doc. & Intent

Signature [Signature]

\$10.00 Transfer Fee paid to
County Commissioners
No. 715 A

Tax for 2010 and all prior years
have been paid on the property
described in the within deed. 1/28/2011
MD

[Signature]

2011MARYLAND
FORM

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

Based on the certification 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 **Thomas L. Foard, III, Successor Trustee to the Revocable Trust of Thomas L. Foard, Jr. dated 10/02/00 and First Amendment dated 11/15/00**

2. Reasons for Exemption

Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), 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 residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

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

Thomas L. Foard, III, Successor Trustee to the Revocable Trust of Thomas L. Foard, Jr. dated 10/02/00 and First Amendment dated 11/15/00

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

AG office copy

ATTACHMENT 1 - 019-075-020

(5 acres total)

AGRICULTURAL DECLARATION OF INTENT

part of: 040395

ACCOUNT # 008602 DISTRICT 02 MAP 43 BLOCK 1 PARCEL 3NAME(S) Robert & Dawn Jeneszcek JrLOCATION 581 Knights Court Rd 2 parcels on Biddle St.
Elkton MD 21921 Chesapeake City MD 21915I, (WE), Robert Jeneszcek Jr THE PURCHASER(S) OF THE REAL
PROPERTY LOCATED AT 581 Knights Court Rd Biddle St.
Elkton MD 21921 Chesapeake City
AND DESCRIBED AS 5 acres on Biddle Street MD 21915HEREBY DECLARE MY (OUR) INTENTION TO START OR CONTINUE AGRICULTURAL USE OF THE ABOVE
PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF TAX-PROPERTY ARTICLE §8-209 FOR A PERIOD OF
AT LEAST FIVE (5) CONSECUTIVE FULL TAXABLE YEARS FOLLOWING THIS DATE.

IF THE LAND DOES NOT REMAIN IN AGRICULTURAL USE, THE OWNER MUST NOTIFY THE
DEPARTMENT OF ASSESSMENTS AND TAXATION UNDER THE PENALTIES OF PERJURY. FAILURE TO
COMPLY WITH THE REQUIREMENTS FOR AGRICULTURAL USE ASSESSMENT DURING THE FIRST FIVE
(5) FULL TAXABLE YEARS FOLLOWING THE TRANSFER WILL REQUIRE THE IMPOSITION OF THE
AGRICULTURAL TRANSFER TAX. THE TAX WILL BE BASED UPON A FAIR MARKET VALUE APPRAISAL,
MADE CONCURRENT WITH THE DATE OF THE VIOLATION, PLUS A 10% PENALTY. THE CESSATION OF
AGRICULTURAL ACTIVITIES OR THE CONSTRUCTION OF NON-AGRICULTURAL IMPROVEMENTS
(STRUCTURES) OR SITE IMPROVEMENTS ON ALL OR PART OF THE PARCEL IS A VIOLATION OF THE
DECLARATION. A VIOLATION OF THE DECLARATION OF INTENT SUBJECTS THE PROPERTY TO A TAX
PENALTY. ONLY THAT PORTION OF THE LAND AFFECTED BY THE VIOLATION WILL BE SUBJECT TO THE TAX
AND PENALTY.

I (we) declare, under the penalties of perjury, that this declaration (including any accompanying forms
and statements) has been examined by me (us) and the information contained herein, to the best of my (our)
knowledge, information, and belief, is true, correct and complete.

SIGNATURE [Signature]DATE 1-18-11

This form seeks information for the purpose of an Agricultural Declaration of Intent. Failure to provide this information will result in denial of your application. However, some of this information would be considered a "personal record" as defined in State Government Article, §10-624. Consequently, you have the statutory right to inspect your file and to file a written request to correct or amend any information you believe to be inaccurate or incomplete. Additionally, personal information provided to the State Department of Assessments and Taxation is not generally available for public review. However, this information is available to officers of the State, county or municipality in their official capacity and to taxing officials of any State or the federal government, as provided by statute. Additionally, if your property would be used by the State Department of Assessments and Taxation as a comparable for purposes of establishing the value of another property in a hearing before the Maryland Tax Court, the requested information, or a portion thereof, may have to be provided to the owner of that other property.

APPLICATION FOR AGRICULTURAL USE ASSESSMENT

DISTRICT NO. _____

CARD NO. _____

1. Name of owner(s): Pete + Dana Vonescent Jr.
Is owner age 70 or older? _____ Disabled? _____
2. Mailing Address: 521 Knights Corner Rd
Elkton MD 21921
3. Telephone Number: 410 885 5727
4. Use of Land:
A. Acreage in crops (by type): _____
B. Acreage in pasture: 5.2
C. Acreage in a government program, etc.: ☒
D. Acreage in Woodland: ☒ Name of private or governmental forestry program that the tract is under: _____
5. Number of livestock or poultry (by type): 2 at present time
6. Amount of last harvest for each crop (in acres): _____
7. Gross sales last year if farm is under five (5) acres:
A. Crops \$ _____ B. Livestock \$ _____
C. Livestock Products \$ _____
8. Name and address of person conducting farm operation if other than owner: _____
9. Is this acreage adjacent to other farm property which you own or which is owned by an immediate family member? Yes _____ No ☒ If yes, give name of family member relationship _____
10. Did you complete Schedule F in your Federal Income Tax Return? NO

I certify that the above statements are true and correct and that I understand it is my responsibility to notify the Supervisor of Assessments if agricultural use of the land described above is discontinued.

Signature of owner: [Signature] Date: 1-18-11

CAUTION: A transfer of any portion of the above-described land may require imposition of an agricultural transfer tax. SEE TAX-PROPERTY ARTICLE, SECTION 13-301-13-308, ANNOTATED CODE OF MARYLAND.

This form seeks information for the purpose of an agricultural use assessment on the indicated property. Failure to provide this information will result in denial of your application. However, some of this information would be considered a "personal record" as defined in State Government Article, §10-624. Consequently, you have the statutory right to inspect your file and to file a written request to correct or amend any information you believe to be inaccurate or incomplete. Additionally, personal information provided to the State Department of Assessments and Taxation is not generally available for public review. However, this information is available to officers of the State, county or municipality in their official capacity and to taxing officials of any State or the federal government, as provided by statute. Additionally, if your property would be used by the State Department of Assessments and Taxation as a comparable for purposes of establishing the value of another property in a hearing before the Maryland Tax Court, the requested information, or a portion thereof, may have to be provided to the owner of that other property.

State of Maryland Land Instrument Intake Sheet																																			
<input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: Cecil																																			
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)																																			
1 Type(s) of Instruments		<input type="checkbox"/> Check Box if addendum Intake Form is Attached.																																	
2 Conveyance Type Check Box		<input checked="" type="checkbox"/> Improved Sale Arms-Length [1] <input type="checkbox"/> Mortgage Lease <input type="checkbox"/> Other _____ <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 Purchase Price/Consideration \$ 36,000.00 Any New Mortgage \$ _____ Balance of Existing Mortgage \$ _____ Other: \$ _____ Other: \$ _____ Full Cash Value: \$ 36,000.00				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ X () % = \$ _____ Less Exemption Amount = \$ _____ Total Transfer Tax = \$ _____ Recordation Tax Consideration \$ _____ X () per \$500 = \$ _____ TOTAL DUE \$ _____																													
5 Fees		Amount of Fees Recording Charge \$ 20.00 Doc. 1 Surcharge \$ 20.00 Doc. 2 State Recordation Tax \$ 295.20 State Transfer Tax \$ 180.00 County Transfer Tax \$ _____ Other \$ _____ Other \$ _____				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).		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>District</th> <th>Property Tax ID No. (1)</th> <th>Grantor Liber/Folio</th> <th>Map</th> <th>Parcel No.</th> <th>Var. LOG</th> </tr> <tr> <td>02</td> <td>040395 and 008602</td> <td>WLB 1663/452</td> <td>43</td> <td>3</td> <td><input type="checkbox"/> (5)</td> </tr> <tr> <th colspan="2">Subdivision Name</th> <th>Lot (3a)</th> <th>Block (3b)</th> <th>Sec/AR (3c)</th> <th>SqFt/Acreage (4)</th> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td></td> <td>5.195</td> </tr> </table> <p>Location/Address of Property Being Conveyed (2) 5 Acres on Biddle Street, 02-040395, 02-008602, Chesapeake City, MD 21915</p> <p>Other Property Identifiers (if applicable) _____ Water Meter Account No. _____</p> <p>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</p> <p>Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: N/A</p> <p>If Partial Conveyance, List Improvements Conveyed: N/A</p>						District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	02	040395 and 008602	WLB 1663/452	43	3	<input type="checkbox"/> (5)	Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	SqFt/Acreage (4)						5.195				
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Space Reserved for County Validation

2012 JUL 16 P 1:20

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CECIL COUNTY, MD.
PER DERRICK W. LOWE
CLERK

Tax Map 43, Parcel No. 3
Deed Reference: W.L.B. 1663/452

**PERPETUAL UTILITY EASEMENT
AND RIGHT-OF-WAY AGREEMENT**

THIS PERPETUAL EASEMENT AND RIGHT-OF-WAY AGREEMENT (the "Agreement") is made as of this 6th day of July 2012, by and between Thomas L. Foard, III, Successor Trustee to the Revocable Trust of Thomas L. Foard, Jr. dated October 2, 2000 and First Amendment dated November 15, 2000, his successors and/or assigns (hereinafter "Grantor"), and The Town of Chesapeake City, a body politic and municipal corporation of the State of Maryland, its employees, contractors, vendors and authorized agents (hereinafter "Grantee" or "Town").

WHEREAS, The Grantor, Thomas L. Foard, III, Successor Trustee, is the owner of certain property known as the Foard Farm, which is the residue of the Woolley Farm, and is located on the North Side of Biddle Street in or east of the Town of Chesapeake City, and is more fully described in a Deed recorded among the Land Records for Cecil County, Maryland in Liber W.L.B. No. 1663, folio 452 (the "Property");

WHEREAS, the Property is located in or near the area where water and/or wastewater service is or will be provided;

WHEREAS, said water and/or wastewater service requires special utility improvements and facilities to be located on the Property, which may include, but are not limited to, mains, controls, lines, and pipes; and

WHEREAS, the installation, maintenance, repair, and replacement of the aforementioned utility improvements and facilities is of material benefit to the Town, its residents, and owners and occupiers of real property located within the Town.

LAW OFFICE OF
THOMAS N. YEAGER
ATTORNEY AT LAW
203 MAPLE AVENUE
P.O. BOX 455
CHESTERTOWN, MD 21620
(410) 810-0428

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the mutual covenants contained herein and for other good and valuable consideration, the receipt of which is hereby acknowledged Grantor hereby grants, bargains and conveys to Grantee an exclusive, uninterrupted and perpetual utility easement and right-of-way, fifteen feet (15') wide along the Property's frontage on Biddle Street for the purpose of construction, installation, maintenance, improvement, operation, inspection, repair, replacement, renewal and removal of underground water and/or wastewater facilities; including, but not limited to water and wastewater mains and lines, together with all necessary and incidental accessories and appurtenances, including, but not limited to, pipes, valves, hydrants, shut-off boxes, tees, and connectors (the "Facilities"), as may be desired by Grantee for the transmission and/or distribution and provision of services over, under, through, in, upon, and across lands of the Grantor situated in the 2nd Election District, Cecil County, Maryland and/or the Town of Chesapeake City (the "Easement"), the location of which is shown on a plan marked **Exhibit "A"** and more particularly described on **Exhibit "B,"** attached hereto and made by reference a part hereof.

TOGETHER with the right and privilege of free ingress, egress and regress to and for Grantee, its affiliates, employees, agents, contractors, subcontractors, nominees, successors and assigns, as may be necessary for the purpose of installing, constructing, maintaining, inspecting, repairing, replacing, renewing and removing their facilities located in said easement area and right of way.

The foregoing grant of easement and right-of-way is further subject to the following conditions, covenants and agreements of the parties hereto:

1. The easement and right-of-way hereby granted shall apply to and run with the above described lands of Grantor, shall be binding upon Grantor, the heirs, executors, administrators, successors and assigns of Grantor, and may be released, extinguished or abandoned only by an appropriate document executed by both Grantee and Grantor.

2. Grantor agrees to provide to Grantee a temporary construction easement, fifteen feet (15') wide, running parallel and following the alignment of the described perpetual easement and right-of-way, as shown on said Exhibit A, which temporary easement shall expire upon the earlier of completion of the main construction or January 1, 2014.

3. Grantee shall have the right, from time to time, to trim, cut and clear away any and all trees and bushes now and hereafter located on said Easement which, in the reasonable opinion of Grantee may be necessary for the construction, installation, maintenance, improvement, operation, inspection, repair, replacement, renewal and removal of Grantee's facilities, or which may now be or become a hazard to said facilities.

4. Grantor agrees to keep the easement and right of way area free from obstructions which would prevent access by Grantee to the Facilities.

5. Grantee shall as a continuing condition to use of said easement, promptly replace and restore as nearly as practicable to its immediately-preceding condition, such portion of the surface of Grantor's property, whether improved or unimproved, as may be disturbed by the activities of Grantee in the course of implementing and using its easement hereby granted; provided however, that Grantee shall not be responsible for repair or replacement of any obstructions which impede reasonable access to the Facilities.

6. Grantor shall be permitted, upon written notice to and reasonable consultation with Grantee, to install or have installed any electric, cable TV, sewer, gas or other utility lines, pipes, poles, appurtenances or structures, on, over, under, across or adjacent to, Grantee's perpetual easement, subject, however, to the following: the installation shall not (i) require a change in the ground elevation of the easement area, (ii) cause damage to Grantee's equipment and facilities located in the easement area, nor (iii) adversely affect Grantee's easement rights hereunder, and shall be installed in accordance with State, County and local engineering

requirements. Grantor shall otherwise be permitted, without Grantee's consent, to make any other use of the servient estate which does not interfere with Grantee's use of the Easement, and shall be entitled to use, maintain, repair, improve, and replace this portion of its driveway which is located in the Easement area without Grantee's consent. Grantee agrees to cooperate with Grantor with respect to any such installation approval request. The installation of a building or a fence by the Grantor on the Easement area shall be considered unreasonable interference with the Grantee's use of the Easement.

7. Any facilities installed, maintained, removed or replaced by Grantee in the Easement area are, and shall at all times remain, the sole personal property of Grantee for use in its business, are subject to removal by Grantee, and shall not be considered permanently affixed to the realty so as to become "fixtures."

8. All notices and other communications, whether required or otherwise, made under this Agreement shall be in writing and shall be deemed to have been given if personally delivered or mailed by registered, certified, or first-class mail, postage prepaid, or sent by overnight delivery, email or facsimile transmission:

If to Grantor:
Thomas L. Foard, III, Successor Trustee
175 Foard Lane
Chesapeake City, Maryland 21915

If to Grantee:
Town of Chesapeake City
108 Bohemia Avenue
Chesapeake City, Maryland 21915
Attn: Town Administrator
(410) 885-2515 fax

LAW OFFICE OF
THOMAS N. YEAGER
ATTORNEY AT LAW
203 MAPLE AVENUE
PO BOX 453
CHESTERTOWN, MD 21620
(410) 810-0428

With a Copy to:

Thomas N. Yeager, Esquire
Law Office of Thomas N. Yeager
P.O. Box 455
203 Maple Avenue
Chestertown, MD 21620
(410) 778-6464 fax
yeagerlawoffice@baybroadband.net

or to such other address or such other person as one party shall have last designated by notice to the other party. Notices delivered personally or by overnight delivery shall be effective upon delivery. Notices properly addressed and delivered by mail, return receipt requested, or by certificate of mailing shall be effective upon deposit with the United States Postal Service. Notices sent by e-mail or facsimile transmission shall be effective upon confirmation of transmission.

9. Grantee hereby indemnifies and saves harmless Grantor from any liability or damage arising from any and all claims of property damage, personal injury or death; including the payment of reasonable attorney's fees as a result of Grantee's use and enjoyment of the easement; including, but not limited to, its use, construction, maintenance, repair, improvement, operation, replacement, renewal and removal of said facilities. Grantor shall not be held liable for any damage or injury to Grantee, its officers, agents or employees, or to any third party entering upon the easement area in connection with Grantee's use thereof, or for any damage or injury to Grantee's goods, chattels or other property of Grantee, its officers, officials, agents or employees, due to any cause, except if such cause is the result of the negligence or willful misconduct of Grantor, or the agents, invitees, licensees, or employees of Grantor. Grantee agrees that it shall maintain at all times i) worker's compensation insurance in the minimum amount required by Maryland law, and ii) public liability insurance in an amount of no less than \$1,000,000 per occurrence/ \$2,000,000 aggregate, and prior to any entry upon the property, provide to Grantor a current certificate of insurance evidencing such insurance.

10. Grantor grants the Easement without any warranty of title, and Grantee shall have

no recourse against Grantor in the event of any defect in Grantor's title or failure to join any other party having an interest in the property to this Agreement. Grantor makes no representation as to whether any other party may have an existing easement within any portion of the Easement as of the date of this Agreement. The grantee under any such pre-existing easement, any successor, assignee, or licensee thereunder, shall be permitted without Grantee's consent to continue to exercise the easement right thereunder. If the Grantor obtains knowledge of an easement of any other party or knowledge of a defect or cloud on the title to the Easement are, Grantor shall immediately notify Grantee of such defect or cloud.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the day and year first above written.

WITNESS/ATTEST:

GRANTOR:

Malene Walls
Name: Malene Walls
Title: Notary

Thomas L. Foard, III (SEAL)
Thomas L. Foard, III, Successor Trustee
Revocable Trust of Thomas L. Foard, Jr.
GRANTEE:

ATTEST:

THE TOWN OF
CHESAPEAKE CITY, MARYLAND

Malene Walls
Name: Malene Walls
Title: Town Clerk

By: Frank III (SEAL)
Frank III, Mayor
DEAN GERACIMUS

STATE OF MARYLAND, COUNTY OF Cecil, to wit:

I HEREBY CERTIFY, that on this 6th day of July, 2012, before me, a Notary Public of the State and County aforesaid, personally appeared Thomas L. Foard, Jr., Successor Trustee, Revocable Trust of Thomas L. Foard, Jr., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that in his capacity as such Trustee he executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal

William Waller
Notary Public

My Commission Expires: 4-7-2016

STATE OF MARYLAND, COUNTY OF Cecil, to wit:

I HEREBY CERTIFY, that on this 9th day of July, 2012, before me, a Notary Public of the State and County aforesaid, personally appeared Frank Hill, Mayor, Town of Chesapeake City, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that in his capacity as such officer he executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal

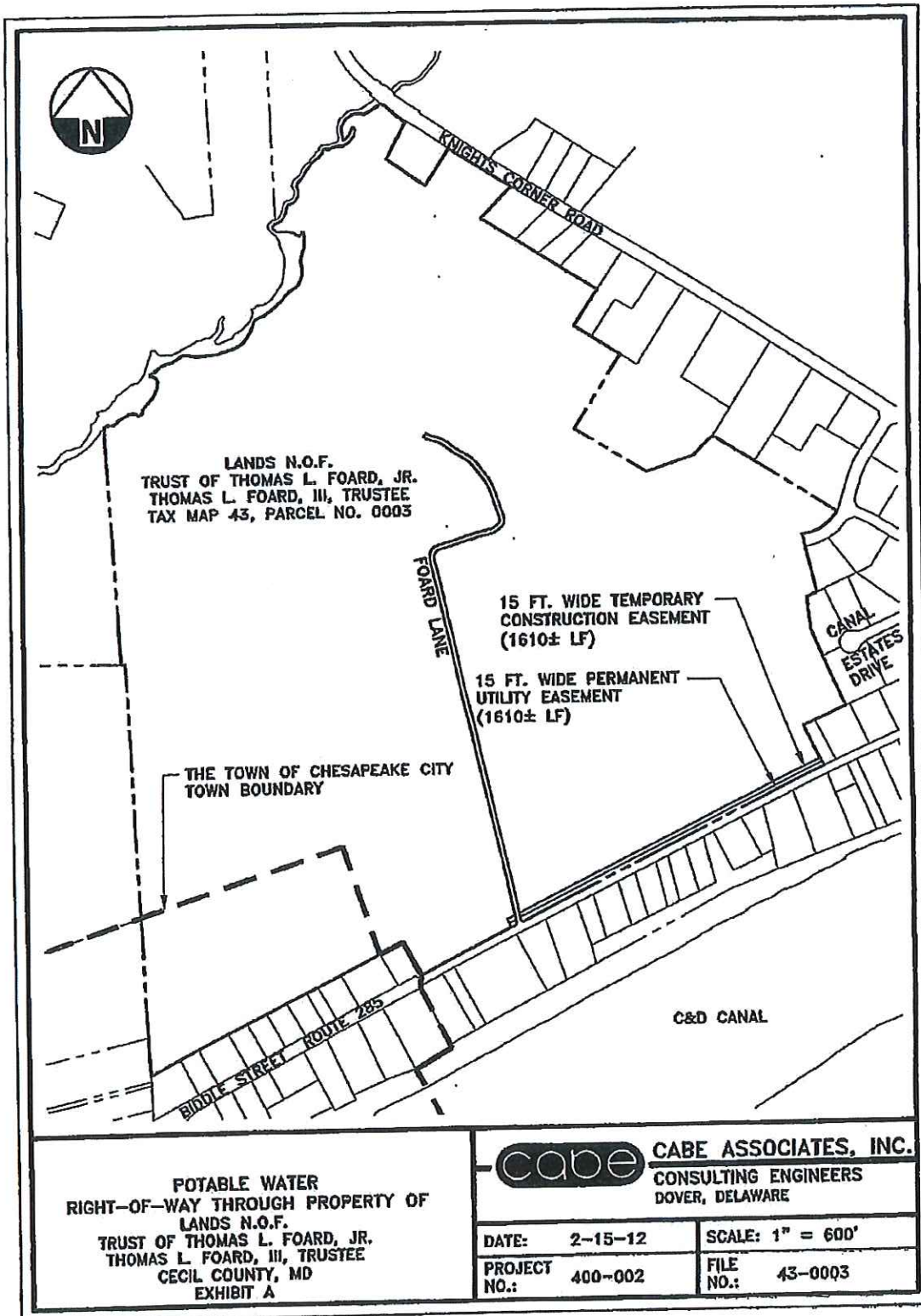
William Waller
Notary Public

My Commission Expires: 4-7-2016

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Thomas N. Yeager
Thomas N. Yeager

H:\400 Projects\002\CABE Design dwgs\EASEMENTS.dwg, EASEMENT1. 2/16/2012 2:15:07 PM



BOOK 3226 PAGE 225

EXHIBIT B

A perpetual Permanent Utility Easement and right-of-way, being fifteen (15) feet in width and sixteen hundred ten (1,610) feet in length, beginning at the southeasterly property corner of the real estate, designated as parcel no. 0003 on tax map 43, and running adjacent to the northeasterly right-of-way line of Biddle Street (Route 285).