

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

2005 SEP 19 PM 3 25

LIBER 0436 FOLIO 342

THIS DEED, made this 14<sup>th</sup> day of September, 2005, by and between

PARTNERS II OF MONTABELLO, L.L.C, a Maryland Limited Liability Company,  
hereinafter referred to as "Grantor"; and COOPERS LANE, LLC, a Maryland Limited  
Liability Company, hereinafter referred to as "Grantee".

WITNESSETH, that in consideration of the sum of One Million Six Hundred  
Two Thousand Five Hundred (\$ 1,602,500.00) Dollars and other good and valuable  
considerations, the receipt of which is hereby acknowledged, the said Partners II of  
Montabello, L.L.C. does hereby grant and convey unto the said Coopers Lane,  
LLC, its successors and assigns, in fee simple,

ALL those lots, parcels or tracts of land situated, lying and being in the  
Third Election District of Kent County, Maryland, and more particularly described  
as Lots Nos. 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51  
and 52 as depicted on a Plat, entitled " Montabello Hills" prepared by Michael A.  
Scott, Inc, dated November 8, 2004, and recorded among the Plat Records for Kent  
County, Maryland at Plat Book MLM No. 3, Folio 663A.

SUBJECT to a Declaration of Restrictions, Montabello Hill II, dated October  
13, 2004, recorded among the Land Records at Liber MLM No. 412, Folio 224,  
and other easements and restrictions of record.

Being a part of the lands conveyed by Deed dated March 17, 2004 from  
William M. Knight, Trustee under Revocable Trust Agreement of William Knight  
dated 9/16/99 and Chloe E. Knight, Trustee under Revocable Trust Agreement dated  
9/16/99 to Partners II of Montabello, LLC and recorded among the Land Records for  
Kent County, Maryland in Liber MLM No. 356, Folio 480.

TO HAVE AND TO HOLD, the said lots 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 Cooper Lane, LLC, its successors  
and assigns, in fee simple.

AND the Grantor hereby covenants that he has not done nor suffered to be  
done any act, matter or thing whatsoever, to encumber the property hereby

TIP TO SURE	20.00
RECORDING FEE	20.00
TR TAX COUNTY	10,576.50
TR TAX STATE	0,012.50
TOTAL	8,012.50
SEP 19 2005	20,641.50
	RCPT # 67393
	BLK # 032
	03:04 PM

KENT COUNTY CIRCUIT COURT (Land Records) MLM 436, p. 0342, MSA\_CE57\_932. Date available 02/14/2006. Printed 10/04/2017.

TAXES FOR 05106 AND ALL PRIOR

YEARS HAVE BEEN PAID

R. Williams

TREASURER OF KENT COUNTY

03-030156 / 030172 / 030180 / 030199 / 030202 / 030210  
03-030229 / 030237 / 030245 / 030253 / 030261 / 030288 / 030296

conveyed; that he will warrant specially the property granted and will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantor.

CERTIFICATION OF EXEMPTION FROM WITHHOLDING  
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.

**Name of Transferor: Partners II of Montabello, LLC**

**Reasons for Exemption:**

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 the Transferor, and I have authority to sign this document in Transferor's behalf.

The "Total Payment" per Maryland Annotated Code, Tax General Article, §10-912(b) is \$ 1,056,631.68

I swear, under the penalties for perjury, that I have examined this Declaration and to the best of my knowledge, information and belief, it is true, correct and complete.

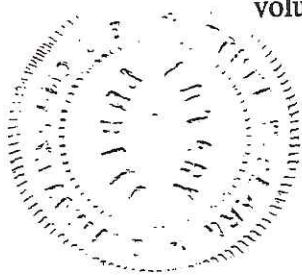
Partners II of Montabello, LLC

Ether W. Clark By: Judith H. O'Dell (SEAL)  
Judith H. O'Dell, Member  
GRANTOR

STATE OF Maryland COUNTY OF Kent

LIBER 0436 FOLIO 344

I HEREBY CERTIFY that on this 14<sup>th</sup> day of September, 2005, before me, the subscriber, a Notary Public in and for the State and County aforementioned, personally appeared JUDITH H. O'DELL, member of PARTNERS II OF MONTABELLO, LLC and made oath in due form of law that as a Member of Partners II of Montabello, LLC she is duly authorized by the Limited Liability Company to execute this Deed on its behalf and that the matters and facts set forth in the foregoing instrument are true and that the same was signed freely and voluntarily for the purposes set forth therein.



AS WITNESS my hand and Notarial Seal:

Ether W. Clark

Notary Public

My commission expires:

February 1, 2008.

I HEREBY CERTIFY, pursuant to the provisions of Annotated Code of Maryland, Real Property Article Section 3-104, that the foregoing instrument was prepared by an attorney at law or under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

Cristina Harding Landskroener  
Cristina Harding Landskroener, Attorney

9/19/05 THE FOREGOING DEED FILED  
FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
LIBER MLM NO. 436 FOLIOS 342-344  
Mark L. Humphreys CLERK

LIBER 0136 FOLIO 345

**(Type or Print in Black Ink Only—All Copies Must Be Legible)**

( ☐ Check Box if addendum Intake Form is Attached.)

**Distribution:** White - Clerk's Office  
Canary - SDAT  
Pink - Office of Finance  
Goldenrod - Preparer  
AOC-CC-300 (6/95)

KENT COUNTY CIRCUIT COURT (Land Records) MLM 436, p. 0345. MSA CE57\_932. Date available 02/14/2006. Printed 10/04/2017.

LIBER 0436 FOLIO 346

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

2005 SEP 19 PM 3 25

THIS DEED, made this 14<sup>th</sup> day of September, 2005, by and between PARTNERS II OF MONTABELLO, L.L.C, a Maryland Limited Liability Company, hereinafter referred to as "Grantor"; and COOPERS LANE, LLC, a Maryland Limited Liability Company, hereinafter referred to as "Grantee".

WHEREAS, Grantor certifies that the Total Payment hereunder is Zero Dollars (\$ 0.00) Dollars, and that it is a Maryland resident entity;

WITNESSETH, that in consideration of the sum of Zero (\$ 0.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Partners II of Montabello, L.L.C. does hereby grant and convey unto the said Coopers Lane, LLC, its successors and assigns, in fee simple,

ALL those lots, parcels or tracts of land situated, lying and being in the Third Election District of Kent County, Maryland, and more particularly described as "Open Space", "Area of Aforestation" and areas shown as "Belleau Wood Road", "Homestead Road", and "Private Spry Lane" and other common areas and subdivision community use spaces as depicted on a Plat, entitled " Montabello Hills" prepared by Michael A. Scott, Inc, dated November 8, 2004, and recorded among the Plat Records for Kent County, Maryland at Plat Book MLM No. 3, Folio 663A.

SUBJECT to a Declaration of Restrictions, Montabello Hill II, dated October 13, 2004, recorded among the Land Records at Liber MLM No. 412, Folio 224, and other easements and restrictions of record.

Being a part of the lands conveyed by Deed dated March 17, 2004 from William M. Knight, Trustee under Revocable Trust Agreement of William Knight dated 9/16/99 and Chloe E. Knight, Trustee under Revocable Trust Agreement dated 9/16/99 to Partners II of Montabello, LLC and recorded among the Land Records for Kent County, Maryland in Liber MLM No. 356, Folio 480.

TO HAVE AND TO HOLD, the said lots 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

IMP FD SURE \$ 20.00  
RECORDING FEE 20.00  
TOTAL 40.00  
REC'D KMD  
SEP 19, 2005  
RCPT # 67399  
DLN # 933  
03:34 PM

#03-030318  
TAXES FOR  
EXEMPT  
AND ALL PRIOR  
YEARS HAVE BEEN PAID.  
Ray W. Williams  
TREASURER OF KENT COUNTY

LIBER 0436 FOLIO 347

unto and to the proper use and benefit of the said Coopers Lane, L.L.C., its successors and assigns, in fee simple.

AND the Grantor hereby covenants that it has not done nor suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted and will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantor.

CERTIFICATION OF EXEMPTION FROM WITHHOLDING  
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.

**Name of Transferor: Partners II of Montabello, LLC**

**Reasons for Exemption:**

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 the Transferor, and I have authority to sign this document in Transferor's behalf.

The "Total Payment" per Maryland Annotated Code, Tax General Article, §10-912(b) is \$ 0.00

I swear, under the penalties for perjury, that I have examined this Declaration and to the best of my knowledge, information and belief, it is true, correct and complete.

Partners II of Montabello, LLC

Ethel W. Clark By: Judith H. O'Dell (SEAL)  
Judith H. O'Dell, Member  
GRANTOR

STATE OF Maryland COUNTY OF Levy

I HEREBY CERTIFY that on this 14<sup>th</sup> day of September, 2005, before me, the subscriber, a Notary Public in and for the State and County aforementioned, personally appeared JUDITH H. O'DELL, member of PARTNERS II OF MONTABELLO, LLC and made oath in due form of law that as a Member of Partners II of Montabello, LLC she is duly authorized by the Limited Liability Company to execute this Deed on its behalf and that the matters and facts set forth in the foregoing instrument are true and that the same was signed freely and voluntarily for the purposes set forth therein.

AS WITNESS my hand and Notarial Seal:

Ethel W. Clark

Notary Public

My commission expires:

February 1, 2008

I HEREBY CERTIFY, pursuant to the provisions of Annotated Code of Maryland, Real Property Article Section 3-104, that the foregoing instrument was prepared by an attorney at law or under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

Cristina Harding Landskroener  
Cristina Harding Landskroener, Attorney

9/19/05 THE FOREGOING DEED FILED  
FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
LIBER MLM NO. 436 FOLIOS 346-348  
Mark L. Humphord CLERK

**State of Maryland Land Instrument Intake Sheet**  
☐ Baltimore City ☒ County: Kent

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)

LIBER 04 6 FOLIO 349

<b>1</b>	<b>Type(s) of Instruments</b>	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.					
	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other			
	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/>	<input type="checkbox"/>			
<b>2</b>	<b>Conveyance Type Check Box</b>	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale [9]		
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]			
<b>3</b>	<b>Tax Exemptions (if Applicable)</b>	<b>Recordation</b>					
		<b>State Transfer</b>					
	<b>Cite or Explain Authority</b>	<b>County Transfer</b>					
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>		<b>Finance Office Use Only</b>			
		Purchase Price/Consideration	\$ <u>0</u>	<b>Transfer and Recordation Tax Consideration</b>			
		Any New Mortgage	\$	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	\$	<b>TOTAL DUE</b>	\$		
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>	<b>Doc. 1</b>	<b>Doc. 2</b>	<b>Agent:</b>		
		Recording Charge	\$	\$			
		Surcharge	\$	\$	<b>Tax Bill:</b>		
		State Recordation Tax	\$	\$			
		State Transfer Tax	\$	\$	<b>C.B. Credit:</b>		
		County Transfer Tax	\$	\$			
		Other	\$	\$	<b>Ag. Tax/Other:</b>		
		Other	\$	\$			
<b>6</b>	<b>Description of Property</b> 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).	<b>District</b>	<b>Property Tax ID No. (1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LOG</b>
		<u>03</u>	<u>030.318</u>	<u>num 356/486</u>	<u>20</u>		<input type="checkbox"/> (5)
		<b>Subdivision Name</b>		<b>Lot (3a)</b>	<b>Block (3b)</b>	<b>Sect/AR (3c)</b>	<b>Plat Ref.</b>
		<u>Montabellito Hills 2</u>					<u>num 3/663</u>
		<b>Location/Address of Property Being Conveyed (2)</b>					
		<u>Coopers Lane Worton</u>					
		<b>Other Property Identifiers (if applicable)</b>				<b>Water Meter Account No.</b>	
		<b>Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:</b>					
		<b>Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</b> Description/Amt. of SqFt/Acreage Transferred:					
		<u>open space etc. road beds</u>					
		If Partial Conveyance, List Improvements Conveyed:					
<b>7</b>	<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>		<b>Doc. 2 - Grantor(s) Name(s)</b>			
		<u>Partners II of Montabellito LLC</u>					
		<b>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</b>		<b>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</b>			
<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 - Grantee(s) Name(s)</b>		<b>Doc. 2 - Grantee(s) Name(s)</b>			
		<u>Coopers Lane, LLC</u>					
		<b>New Owner's (Grantee) Mailing Address</b>					
		<u>501 Bass Road Baltimore MD 21220</u>					
<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 - Additional Names to be Indexed (Optional)</b>		<b>Doc. 2 - Additional Names to be Indexed (Optional)</b>			
<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>				<input checked="" type="checkbox"/> Return to Contact Person	
		Name: <u>Cristina H. Lindstromer</u>				<input type="checkbox"/> Hold for Pickup	
		Firm: <u>C. Daniel Saunders</u>				<input type="checkbox"/> Return Address Provided	
		Address: <u>PO Box 158 Chestertown MD 21620</u>					
		Phone: <u>(410) 778-4510</u>					
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>						
	<b>Assessment Information</b>	<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 type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
	<b>Assessment Use Only - Do Not Write Below This Line</b>						
	<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Part
	Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:
	Year	20	20	Geo.	Map	Sub	Block
	Land			Zoning	Grid	Plat	Lot
	Buildings			Use	Parcel	Section	Occ. Cd.
	Total			Town Cd.	Ex. St.	Ex. Cd.	
	<b>REMARKS:</b>						

Distribution: White - Clerk's Office  
 Canary - SDAT  
 Pink - Office of Finance  
 Goldenrod - Preparer  
 AOC-CC-300 (6/95)

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

LIBER 0436 FOLIO 350

2005 SEP 19 PM 3 25

ASSIGNMENT OF RIGHTS

THIS ASSIGNMENT, made this 14<sup>TH</sup> day of September, 2005, by and between Partners II of Montabello, LLC, Grantor, and Coopers Lane, LLC, Grantee.

WHEREAS, Grantor has been a Developer of a residential subdivision in the Third Election District of Kent County, Maryland, known as "Montabello Hills II" and Grantor has conveyed all of his interest in the following described lands to the Grantee, and Grantee is continuing with the development plan:

ALL that tract of land situate, lying and being in the Third Election District of Kent County, State of Maryland, depicted on a Plat entitled "Montabello Hills II" prepared by Michael A. Scott, Inc., dated November 8, 2004, and recorded among the Plat Records for Kent County, Maryland at Plat Book MLM No. 3, Folio 663A.

Filed among the Land Records for Kent County, Maryland are restrictive covenants and conditions entitled "Declaration of Restrictions, Montabello Hills, II", dated October 13, 2004, and recorded at Liber MLM No. 412, Folio 224;

This Assignment is executed to assign all of the rights of Grantor as Developer to the Grantee, which executes this Assignment as evidence of its agreement to assume those rights, powers, duties and obligations and to carry out and perform those rights, powers, duties and obligations.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor does hereby grant and assign unto the Grantee, its successors and assigns, all the rights, powers, subject to all of the duties and obligations, imposed upon and reserved by the Grantor as Developer of Montabello Hills, II, and particularly set forth in the Declaration of Restrictions set forth above.

The Grantee does hereby assume all of the obligations and duties inherent in or connected with the enforcement, regulation and operation of said restrictions.

It is the intent of this Agreement and the parties hereto that the Grantee is the Developer under said Declaration of Restrictions.

TAX FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
MLM JC	Rcpt # 67399
Sep 19, 2005	DLR # 834
	03:25 PM

Witness the hands and seals of the parties hereto.

Partners II of Montabello, LLC

Ethel W. Clark

By: Judith H. O'Dell (SEAL)  
Judith H. O'Dell, Member

STATE OF Maryland, COUNTY OF Kent

I HEREBY CERTIFY that on this 14<sup>th</sup> day of September, 2005, before me, the subscriber, a Notary Public in and for the State and County aforementioned, personally appeared JUDITH H. O'DELL on behalf of PARTNERS II OF MONTABELLO, LLC and made oath in due form of law that she is a Member of Partners II of Montabello, LLC, and duly authorized as a Member, to execute this Assignment of Developer's Rights on behalf of Partners II of Montabello, LLC and that the matters and facts contained in the foregoing instrument are true and correct, and that the same was signed freely and voluntarily for the purposes therein named.

My commission expires:

February 1, 2008

Ethel W. Clark

Notary Public

Coopers Lane, LLC

Ethel W. Clark

Member

By: Edward G. Schafer, Jr.  
Edward G. Schafer, Jr.,

Grantee

STATE OF Maryland, COUNTY OF Kent

I HEREBY CERTIFY that on this 14<sup>th</sup> day of September, 2005, before me, the subscriber, a Notary Public in and for the State and County aforementioned, personally appeared EDWARD G. SCHAFER, JR., member, on behalf of Coopers Lane, LLC, a Maryland Limited Liability Company, and made oath in due form of law that the matters and facts contained in the foregoing instrument are true and correct, she is duly authorized by said limited liability company to execute this instrument on its behalf, and that the same was signed freely and voluntarily for the purposes therein named.

My commission expires:

February 1, 2008

Ethel W. Clark

Notary Public

9/19/05 THE FOREGOING Assmt. 10000  
 FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
 THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
 LIBER MLM NO. 436 FOLIOS 350-352  
Mark L. Mumford CLERK

2006 NOV 1 PM 3 37

THIS DEED, Made this 1<sup>st</sup> day of November, 2006, by and between  
**COOPERSLANE, LLC, a Maryland limited liability company**, Grantor, and **THE  
COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND**, Grantee.

WITNESSETH, that in consideration of the sum of Zero (\$0.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Coopers Lane, LLC, a Maryland limited liability company, does hereby grant and convey unto the said The County Commissioners of Kent County, its successors and assigns, in fee simple,

ALL that property situate, lying and being in the Third Election District of Kent County, Maryland, shown and designated as "Homestead Road", "Belleau Wood Road" and "Private Spry Lane" as shown on a plat entitled "Final Subdivision Plat of Montabello Hills II" made by Michael A. Scott, Inc., Registered Surveyors, dated October 15, 2004 and recorded among the Land Records of Kent County, Maryland in Plat Book M.L.M. No. 3, folio 663A and 663B.

BEING part of that property conveyed by Partners II of Montabello, L.L.C., a Maryland limited liability company, to Coopers Lane, LLC, a Maryland limited liability company, by Deed dated September 14, 2005 and recorded among the Land Records of Kent County, Maryland in Liber M.L.M. No. 436, folio 346.

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 anywise appertaining

TO HAVE AND TO HOLD the said lot 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 The County Commissioners of Kent County, Maryland, its successors and assigns, in fee simple.

leges appurtenances		
RECORDING FEE		20.00
TOTAL		40.00
Rest KTB1	Rest #	75110
and premises, above		

TAXES FOR 0607 AND ALL PRIOR

YEARS HAVE BEEN PAID.  
*Robert W. B.*  
 TREASURER OF KENT COUNTY

LAW OFFICES  
N & WOOTTON  
100 COURT STREET  
P. O. BOX 228  
TOWNSHIP, MARYLAND 21220  
410-778-3515

WITNESS the hand and seal of said Grantor.

TEST:

COOPERS LANE, LLC

*Eugenia Cooper*

BY:

*Albert H. Nickerson*

[SEAL]

Albert H. Nickerson, member

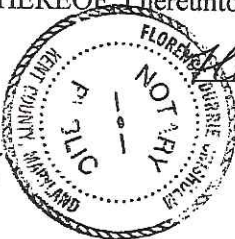
STATE OF MARYLAND, COUNTY OF KENT, to wit:

I HEREBY CERTIFY, that on this 1<sup>st</sup> day of November, 2006, before me, a Notary Public of the State of Maryland, personally appeared Albert H. Nickerson, who acknowledged himself to be a member of Coopers Lane, LLC, (the "limited liability company") and that he, as such member, being authorized so to do executed the foregoing instrument on behalf of the Company acting in his capacity as a member thereof, for the purposes therein contained by signing the name of the Company by himself as such member.

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

My commission expires:

July 1, 2007



*Florence Currie Christensen*  
Notary Public

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.

*Eugenia Cooper Wootton*  
Eugenia Cooper Wootton, Attorney

11-1-06 THE FOREGOING DEED FILED  
FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
LIBER MLW NO. 496 FOLIOS 384-385

*Mark L. Thompson* CLERK

# State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Kent

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)

LIBER 0496 FOLIO 386

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.																																																																	
	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed or Trust <input type="checkbox"/> Mortgage <input type="checkbox"/> Lease <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____																																																																		
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Arms-Length [1]	<input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Arms-Length [2] <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Arms-Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]																																																																
3	Tax Exemptions (if Applicable)	<input type="checkbox"/> Recordation <input type="checkbox"/> State Transfer <input type="checkbox"/> County Transfer																																																																	
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Distribution: White - Clerk's Office  
Canary - SDAT  
Pink - Office of Finance  
Goldenrod - Preparer  
AOC-CC-300 (6/95)

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

LIBER 0528 FOLIO 306

2007 JUN 28 PM 3:25  
THIS DEED, Made this 27<sup>th</sup> day of June, 2007, by and  
between **COOPER'S LANE, LLC, a Maryland limited liability company**, Grantor,  
and **BRIAN D. ZOTTARELLI and STEFANIE ZOTTARELLI**, husband and wife,  
of Kent County, Maryland, Grantees.

WITNESSETH, that in consideration of the sum of One Hundred Fifty-Nine  
Thousand Dollars (\$159,000.00) and other good and valuable considerations, the  
receipt whereof is hereby acknowledged, the said Cooper's Lane, LLC, a Maryland  
limited liability company, does hereby grant and convey unto the said Brian D.  
Zottarelli and Stefanie Zottarelli, as tenants by the entirety, their assigns, and to the  
survivor of them, his or her personal representative, heirs and assigns, in fee simple,

ALL that lot or parcel of land situate, lying and being in the Third Election  
District of Kent County, Maryland and more particularly described as LOT NO. 48  
as shown on a plat entitled "Final Subdivision Plat Montabello Hills II" made by  
Michael A. Scott, Inc., Registered Surveyor, dated November 8, 2004 and recorded  
among the Plat Record of Kent County, Maryland in Plat Book M.L.M. No. 3, folio  
663A and 663B. Said Lot No. 48 containing 1.99 acres of land, more or less.

BEING part of that land conveyed by Partners II of Montabello, L.L.C., a  
Maryland limited liability company, to Cooper's Lane, LLC, a Maryland limited  
liability company, by Deed dated September 14, 2005 and recorded among the Land  
Records of Kent County, Maryland in Liber M.L.M. No. 436, folio 342.

SUBJECT TO the restrictions set forth in the Declaration of Restrictions  
Montabello Hills II dated March 7, 2007 and recorded among the Land Records of  
Kent County, Maryland in Liber M.L.M. No. 512, folio 24.

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 anywise appertaining.

TO HAVE AND TO HOLD the said lot 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 Brian D. Zottarelli and Stefanie

TAXES FOR 06-07 AND ALL PRIOR  
YEARS HAVE BEEN PAID.  
Patricia Wootton  
KENT COUNTY

LAW OFFICES  
RASIN & WOOTTON  
200 COURT STREET  
P. O. BOX 226  
CHESTERTOWN, MARYLAND 21620  
410-778-3515

RECORDED  
INDEXED  
SERIALIZED  
FILED  
JUN 28 2007  
KENT COUNTY  
CLERK OF CIRCUIT COURT

Zottarelli, tenants by the entirety, their assigns, and to the survivor of them, his or her personal representative, heirs and assigns, in fee simple.

AND the said Grantor 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 granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

ATTEST:

COOPER'S LANE, LLC

*Eugenia Cooper Wootton*

BY:

*Albert H. Nickerson*

[SEAL]

Albert H. Nickerson, member

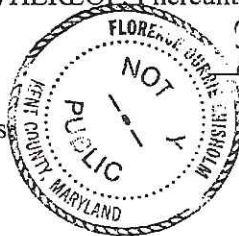
STATE OF MARYLAND, COUNTY OF KENT, to wit:

I HEREBY CERTIFY, that on this 27<sup>th</sup> day of June, 2007, before me, a Notary Public of the State of Maryland, personally appeared Albert H. Nickerson, who acknowledged himself to be a member of Cooper's Lane, LLC, (the "limited liability company") and that he, as such member, being authorized so to do executed the foregoing instrument on behalf of the Company acting in his capacity as a member thereof, for the purposes therein contained by signing the name of the Company by himself as such member.

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

My commission expires

June 14, 2011



*Florence Durrie Clusha*  
Notary Public

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.

*Eugenia Cooper Wootton*  
Eugenia Cooper Wootton, Attorney

LIBER 0528 FOLIO 308

**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 Section 10-912 of Maryland's Tax General Article.

**1. Transferor Information**

Name of Transferor No. 1 COOPER'S LANE, LLC

Name of Transferor No. 2 \_\_\_\_\_

Name of Transferor No. 3 \_\_\_\_\_

Name of Transferor No. 4 \_\_\_\_\_

**2. Reason for Exemption**

Resident Status ☐ I, Transferor, am a resident of the State of Maryland.  
☐ We, Transferors, are residents of the State of Maryland.  
☒ Transferor is a resident entity under Section 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC Section 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.

**3b. Entity Transferors**

Ally H. A.  
 Name of Entity  
 BY: \_\_\_\_\_  
 Signature  
Supria C. Wood  
 Witness/Attest  
6/28/07 THE FOREGOING Deed FILED  
 FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
 THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
 LIBER MLM NO. 528 FOLIOS 306-308  
Mark L. Munter, CLERK  
 Name  
 Title

KENT COUNTY CIRCUIT COURT (Land Records) MLM 528, p. 0308, MSA\_CE57\_1040. Date available 07/04/2007. Printed 10/04/2017.

LAW OFFICES  
 RASIN & WOOTTON  
 200 COURT STREET  
 P. O. BOX 270  
 CHESTERTOWN, MARYLAND 21620  
 410-770-2515

Information Provided is for the use of the Clerks Office and State Department of  
Assesments and Transaction, and County Finance Office only.  
(Type or Print in Black Ink Only - All Copies Must be Legible)

<b>1</b>	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached. <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"/> _____					
<b>2</b>	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms Length [1] <input checked="" type="checkbox"/> Unimproved Sale Arms Length [2] <input type="checkbox"/> Multiple Accounts Arms Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]					
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Cite or Explain Authority							
<b>4</b>	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration <b>159,000.00</b> Any New Mortgage _____ Balance of Existing Mortgage _____ Other: _____ Other: _____ Full Cash Value _____			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 _____		
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	SDAT requires submissions 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).	03	03-030245	P/OMLM436/342	20	242	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Sq.Ft./Acreage (4)
		MONTABELLO LAKE II		48			1.99AC
		Location/Address of Property Being Conveyed (2)					
		Lot 48, Montabello Hills II, Worton, MD 21678					
		Other Property Identifiers (if applicable)					Water Meter Account No.
		Residential [X] or Non-Residential [ ]		Fee Simple [X] or Ground Rent [ ]		Amount:	
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		New Owner's (Grantee) Mailing Address					
		137 HILLTOP DRIVE, CHESTERTOWN, MD 21620					
<b>9</b>	Other Names to Be Indexed	Doc. 1-Additional Names to be indexed (Optional)			Doc. 2-Additional Names to be indexed (Optional)		
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		Name: Eugenia C. Wootton				[ ] Hold for Pickup	
		Firm: Rasin & Wootton				[ ] Return Address Provided	
		Address: 200 Court Street					
		Chestertown, MD 21620 Phone: (410) 778-3515					
<b>11</b>		IMPORTANT: BOTH THE ORIGINAL DEED AND PHOTOCOPY MUST ACCOMPANY EACH TRANSFER					
	Assessment Information	[ ] Yes [X] No	Will the property being conveyed be the grantee's principal residence?				
		[ ] Yes [ ] No	Does the transfer include personal property? If yes, identify:				
		[ ] Yes [ ] No	Was the 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	

KENT COUNTY CIRCUIT COURT (Land Records) MLM 528, p. 0309, MSA\_CE57\_1040. Date available 07/04/2007. Printed 10/04/2017.

THIS DEED, Made this 31<sup>st</sup> day of August, 2007, by and between **COOPER'S LANE, LLC, a Maryland limited liability company**, Grantor, and **JEREMY LEE GREEN**, of Kent County, Maryland, Grantee.

WITNESSETH, that in consideration of the sum of One Hundred Sixty-Seven Thousand Two Hundred Fifty Dollars (\$167,250.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Cooper's Lane, LLC, a Maryland limited liability company, does hereby grant and convey unto the said Jeremy Lee Green, his personal representative, heirs and assigns, in fee simple,

ALL that lot or parcel of land situate, lying and being in the Third Election District of Kent County, Maryland and more particularly described as LOT NO. 42 as shown on a plat entitled "Final Subdivision Plat Montabello Hills II" made by Michael A. Scott, Inc., Registered Surveyor, dated November 8, 2004 and recorded among the Plat Record of Kent County, Maryland in Plat Book M.L.M. No. 3, folio 663A and 663B. Said Lot No. 48 containing 4.532 acres of land, more or less.

BEING part of that land conveyed by Partners II of Montabello, L.L.C., a Maryland limited liability company, to Cooper's Lane, LLC, a Maryland limited liability company, by Deed dated September 14, 2005 and recorded among the Land Records of Kent County, Maryland in Liber M.L.M. No. 436, folio 342.

SUBJECT TO the restrictions set forth in the Declaration of Restrictions Montabello Hills II dated March 7, 2007 and recorded among the Land Records of Kent County, Maryland in Liber M.L.M. No. 512, folio 24.

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 anywise appertaining.

TO HAVE AND TO HOLD the said lot 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 Jeremy Lee Green, his personal representative, heirs and assigns, in fee simple.

KENT COUNTY CIRCUIT COURT (Land Records) MLM 536, p. 0536, MSA CE57, 1048. Date available 09/13/2007. Printed 10/04/2017.

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

2007 AUG 31 PM 3 47

TAXES FOR 07-08 AND ALL PRIOR YEARS HAVE BEEN PAID.

*Patricia A. Wootton*  
KENT COUNTY

LAW OFFICES  
RASIN & WOOTTON  
200 COURT STREET  
P. O. BOX 228  
CHESTERTOWN, MARYLAND 21620  
410-778-2515

100% FIDELITY	\$	20.00
RECORDING FEE		20.00
RECORDATION I	1,105.50	
TX TAX STATE	836.25	
TOTAL	2,061.75	
Rest 1101	Rest 1101	Rest 1101
PLA 88	PLA 88	PLA 88
100% FIDELITY	\$	20.00
RECORDING FEE		20.00
RECORDATION I	1,105.50	
TX TAX STATE	836.25	
TOTAL	2,061.75	
Rest 1101	Rest 1101	Rest 1101
PLA 88	PLA 88	PLA 88
100% FIDELITY	\$	20.00
RECORDING FEE		20.00
RECORDATION I	1,105.50	
TX TAX STATE	836.25	
TOTAL	2,061.75	
Rest 1101	Rest 1101	Rest 1101
PLA 88	PLA 88	PLA 88

AND the said Grantor 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 granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

ATTEST:

COOPER'S LANE, LLC

Eugenia C Wootton

BY:

Kristen E L Nickerson

[SEAL]

Kristen E. L. Nickerson, member

STATE OF MARYLAND, COUNTY OF KENT, to wit:

I HEREBY CERTIFY, that on this 31<sup>st</sup> day of August, 2007, before me, a Notary Public of the State of Maryland, personally appeared Kristen E. L. Nickerson, who acknowledged herself to be a member of Cooper's Lane, LLC, (the "limited liability company") and that she, as such member, being authorized so to do executed the foregoing instrument on behalf of the Company acting in her capacity as a member thereof, for the purposes therein contained by signing the name of the Company by herself as such member.

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

My commission expires:

June 14, 2011



Florence Burr  
Notary Public

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.

Eugenia Cooper Wootton  
Eugenia Cooper Wootton, Attorney

# **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 Section 10-912 of Maryland's Tax General Article.

### **1. Transferor Information**

Name of Transferor No. 1 COOPERS LANE, LLC

Name of Transferor No. 2 \_\_\_\_\_

Name of Transferor No. 3 \_\_\_\_\_

Name of Transferor No. 4 \_\_\_\_\_

### **2. Reason for Exemption**

Resident Status ☐ I, Transferor, am a resident of the State of Maryland.  
☐ We, Transferors, are residents of the State of Maryland.  
☒ Transferor is a resident entity under Section 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC Section 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.**

### **3b. Entity Transferors**

Erin C. Coopers Coopers Lane LLC  
 Witness/Attest Name of Entity  
 BY: Kristen E. Duerksen  
 Signature  
8-31-07 THE FOREGOING DEED FILED  
 FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
 THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
 LIBER MLM NO. 536 FOLIOS 226-228  
Mark L. Mumford, CLERK  
 Name  
 Title

☒ County: Kent

LIBER 0536 FOLIO 229

KENT COUNTY CIRCUIT COURT (Land Records) MLM 536, p. 0229, MSA\_CE57\_1048. Date available 09/13/2007. Printed 10/04/2017.

~~LIBER 0535 FOLIO 226~~

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

2007 SEP 2 7 PM 4 09

~~FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY~~

2007 AUG 31 PM 3 47

ALL that lot or parcel of land situate, lying and being in the Third Election District of Kent County, Maryland and more particularly described as LOT NO. 42 as shown on a plat entitled "Final Subdivision Plat Montabello Hills II" made by Michael A. Scott, Inc., Registered Surveyor, dated November 8, 2004 and recorded among the Plat Record of Kent County, Maryland in Plat Book M.L.M. No. 3, folio 663A and 663B. Said Lot No. 42, containing 4.532 acres of land, more or less.

SUBJECT TO the restrictions set forth in the Declaration of Restrictions Montabello Hills II dated March 7, 2007 and recorded among the Land Records of Kent County, Maryland in Liber M.L.M. No. 512, folio 24.

TO HAVE AND TO HOLD the said lot 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 Jeremy Lee Green, his personal representative, heirs and assigns, in fee simple.

LAW OFFICES  
**RASIN & WOOTTON**  
208 COURT STREET  
P. O. BOX 228  
CHESTERTOWN, MARYLAND 21620  
410-778-3515

KENT COUNTY CIRCUIT COURT (Land Records) MLM 536, p. 0564, MSA CE57\_1048. Date available 09/13/2007. Printed 10/04/2017.

LIBER 0536 FOLIO 565 ~~LIBER 0536 FOLIO 227~~

AND the said Grantor 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 granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

ATTEST:

COOPER'S LANE, LLC

Eugenia C Wootton

BY: Kristen E L Nickerson [SEAL]  
Kristen E. L. Nickerson, member

STATE OF MARYLAND, COUNTY OF KENT, to wit:

I HEREBY CERTIFY, that on this 31<sup>st</sup> day of August, 2007, before me, a Notary Public of the State of Maryland, personally appeared Kristen E. L. Nickerson, who acknowledged herself to be a member of Cooper's Lane, LLC, (the "limited liability company") and that she, as such member, being authorized so to do executed the foregoing instrument on behalf of the Company acting in her capacity as a member thereof, for the purposes therein contained by signing the name of the Company by herself as such member.

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

My commission expires:

June 14, 2011



Florence Durbin  
Notary Public

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.

Eugenia Cooper Wootton  
Eugenia Cooper Wootton, Attorney

**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 Section 10-912 of Maryland's Tax General Article.

**1. Transferor Information**

Name of Transferor No. 1 COOPERS LANE, LLC  
 Name of Transferor No. 2 \_\_\_\_\_  
 Name of Transferor No. 3 \_\_\_\_\_  
 Name of Transferor No. 4 \_\_\_\_\_

**2. Reason for Exemption**

Resident Status ☐ I, Transferor, am a resident of the State of Maryland.  
☐ We, Transferors, are residents of the State of Maryland.  
☒ Transferor is a resident entity under Section 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.  
 Principal Residence ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC Section 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.

**3b. Entity Transferors**

Coopers Lane LLC  
 Name of Entity  
 BY: Kristen Edler  
 Signature  
Eugenia Coquer  
 Witness/Attest  
 8-31-07 THE FOREGOING DEED FILED  
 FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
 THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
 LIBER MLM NO. 536 FOLIOS 226-228  
Mark L. Mumford, CLERK  
 Name  
 Title

9-7-07 THE FOREGOING DEED FILED  
 FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
 THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
 LIBER MLM NO. 536 FOLIOS 564-566  
Mark L. Mumford, CLERK

## State of Maryland Land Instrument Intake Sheet

☐ Baltimore City☒ County: Kent

Information Provided is for the use of the Clerks Office and State Department of Assessments and Transaction, 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. <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Other _____			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms Length [1]	<input checked="" 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)	Recordation State Transfer County Transfer			
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration: 167,250.00 Any New Mortgage: 121,000.00 Balance of Existing Mortgage: Other: Other: Full Cash Value:		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 Surcharge: 20.00 State Recordation Tax: 1,105.50 State Transfer Tax: 836.25 County Transfer Tax: 836.25 Other: Other:		Doc. 1      Doc. 2 20.00      20.00 20.00      20.00 1,105.50 836.25 836.25 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:	
6	Description of Property	District: 03 Property Tax ID No. (1): 03-030180 Grantor Liber/Folio: P/OMLM 436/342 Map: 20 Parcel No.: P/O242 Var. LOG: [ ] (5) Subdivision Name: MONTABELLO HILLS II Lot (3a): 42 Block (3b): Sect/AR(3c): Plat Ref.: Sq.Ft./Acreage (4): 4.53AC Location/Address of Property Being Conveyed (2): Lot 42, Montabello Hills II, Worton, MD 21678 Other Property Identifiers (if applicable): Water Meter Account No.: Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      Description/Amt. of Sq. Ft./Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:			
7	Transferred From	Doc. 1-Grantor(s) Name(s): Cooper's Lane, LLC Doc. 1-Owner(s) of Record, if Different from Grantor(s):		Doc. 2-Grantor(s) Name(s): JEREMY LEE GREEN Doc. 2-Owner(s) of Record, if Different from Grantor(s):	
8		Doc. 1-Grantee(s) Name(s): Jeremy Lee Green New Owner's (Grantee) Mailing Address: 6160 FISHER STATION ROAD, LOTHIAN, MD 20711		Doc. 2-Grantee(s) Name(s): MIDATLANTIC FARM CREDIT, ACA	
9	Other Names to Be Indexed	Doc. 1-Additional Names to be indexed (Optional):		Doc. 2-Additional Names to be indexed (Optional):	
10		Instrument Submitted By or Contact Person Name: Eugenia C. Wootton Firm: Rasin & Wootton Address: 200 Court Street Chestertown, MD 21620      Phone: (410) 778-3515		<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
11		IMPORTANT: BOTH THE ORIGINAL DEED AND PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment Information: [ ] Yes [X] No Will the property being conveyed be the grantee's principal residence? [ ] Yes [ ] No Does the transfer include personal property? If yes, identify: [ ] Yes [ ] No Was the 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			

KENT COUNTY CIRCUIT COURT (Land Records) MLM 536, p. 0567, MSA\_CES7\_1048, Date available 09/13/2007. Printed 10/04/2017.

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

2009 MAY 28 PM 4 01

LIBER 0606 FOLIO 11

Tax Parcel No.: 242

Prepared By: Delmarva Power & Light Company  
Right of Way Department  
P.O. Box 9239, I-95 & Rt. 273  
Newark, DE 19714-9239

### UTILITY EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made this 15 day of MAY, 2009, between **COOPERS LANE LLC, ALBERT NICKERSON, ,** ("Grantor(s)") and **DELMARVA POWER & LIGHT COMPANY, a** corporation of the State of Delaware and the Commonwealth of Virginia ("Delmarva"),

### WITNESSETH:

WHEREAS, Grantor is the owner of land located in the State/Commonwealth of, **MARYLAND** the County of **KENT**, which land abuts on (Street, Highway, or County Road) **HOMESTEAD RD**, (Town, City, Subdivision or Hundred) **WORTON**, the land having been granted to Grantor by , by deed/will dated , which is recorded in (Liber) **MLM / 436**, (Folio) **342** .

For and in consideration of the payment by Delmarva of the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Grantor grants to Delmarva a perpetual easement and right of way and agrees as follows:

1. Delmarva shall have the right to install, operate, maintain, add to, extend, relocate and remove its **ELECTRIC [X], GAS [ ], COMMUNICATION [X]**, and other appropriate facilities, and accessories, and appurtenances thereto to extend Delmarva's systems and to provide services to Delmarva's service areas; including any other cables, conduits, fiber optic cables and wires on, over, under, and across Grantor's land which may become necessary to provide such services.
2. The facilities installed pursuant to this agreement shall remain the property of Delmarva and all maintenance, repairs and removals of said facilities shall be the responsibility of Delmarva.
3. Delmarva shall have the right to trim, remove, and/or otherwise maintain all trees and underbrush located 15 feet on each side of the centerline of Delmarva's facilities.
4. Delmarva shall have the rights of ingress, egress and regress to and over Grantor's land as necessary for the enjoyment of the rights granted herein.
5. Grantor agrees not to place any improvements, including trees or other foliage, within 10 feet of the opening side of any enclosed equipment installed under the terms of this Agreement and shall not construct any structures or improvements over or under the utility facilities permitted by this Agreement.
6. Grantor shall have the right to use the land covered by this Agreement for any lawful purpose not inconsistent with or in contravention of the rights of Delmarva.
7. Grantor covenants that it is seized of and has the right to convey the foregoing easement, rights and privileges; agrees that Delmarva shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement, rights and privileges.
8. Grantor agrees that this Utility Easement Agreement shall be binding upon and inure to the benefit of Grantor and Delmarva and their respective heirs, personal representatives, administrators, successors and assigns.

IMP. FOL. SEE \$ 20.00  
RECORDING FEE 20.00  
RECORDATION 3.38  
TOTAL 43.38  
RCPT # 50749  
MLM JC 01k \$ 1016  
MAY 28, 2009 04:09 PM

LIBER 0606 FOLIO 012

9. Grantor hereby certifies that the actual monetary consideration paid for this Agreement is \$1.00.
10. Delmarva's utility facilities installed hereunder may, without further consideration, be relocated to conform to new or reestablished highway limits.

All property and property rights acquired by Delmarva are subject to its existing mortgage. The interest in property granted to Delmarva herein is subject to the lien of the Indenture of Mortgage and Deed of Trust, dated as of October 1, 1943, as amended and supplemented, which document is now between Delmarva Power & Light Company and Chemical Bank, successor trustee. This paragraph affects only the property and/or property rights granted to Delmarva herein and does not affect any property rights of Grantor.

As agent on behalf of Delmarva, I certify that this document was prepared by Delmarva.

Daniel B. Stinnett Sr.  
Name: DANIEL E STINNETT SR  
Title: ENGINEERING FIELDMAN

WITNESS our hands and seals the day and year aforesaid.

WITNESS:

\_\_\_\_\_  
Ann B. Jewell  
\_\_\_\_\_  
\_\_\_\_\_

INDIVIDUAL OR PARTNERSHIP GRANTOR:

\_\_\_\_\_  
COOPERS LANE LLC (SEAL)  
Albert Nickerson  
ALBERT NICKERSON - Member (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)

STATE OR COMMONWEALTH OF MD  
COUNTY OF Kent

)  
) SS  
)

BE IT REMEMBERED, That on the 15 day of May, 2009, personally came before me, a notary public, the within named Grantor, COOPERS LANE LLC, ALBERT NICKERSON, member party(ies) to this indenture and known to me personally to be such, and acknowledged said Agreement to be his/her act of said individual(s) or the act and deed of the corporation or partnership for which he/she signed.

My commission expires: 7/1/09

Ann B. Jewell  
Print Name: Ann B. Jewell  
Notary Public

Notary  
Seal/Stamp Here

5/28/09 THE FOREGOING Esmt FILED  
FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
LIBER MLM NO. 606 FOLIOS 011-012  
Mark L. Mumford, CLERK

LIBER 0623 FOLIO 396

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

2009 OCT 23 AM 11 22

THIS DEED, made this 23<sup>rd</sup> day of October, 2009, by and between

COOPER'S LANE, LLC, a Maryland limited liability company, Grantor, and  
PETER P. RICE, JR., of Kent County, Maryland, Grantee.

WITNESSETH, that in consideration of the sum of Seventy Eight Thousand  
Five Hundred Dollars (\$78,500.00) and other good and valuable considerations, the  
receipt whereof is hereby acknowledged, the said Cooper's Lane, LLC, a Maryland  
limited liability company, does hereby grant and convey unto the said Peter P. Rice,  
Jr., his personal representative, heirs and assigns, in fee simple,

ALL that lot or parcel of land situate, lying and being in the Third Election  
District of Kent County, Maryland containing 1.44 acres of land, more or less, and  
more particularly described as Lot No. 41 on a plat made by Michael A. Scott, Inc.,  
Registered Surveyor, entitled "Final Subdivision Plat Montabello Hills II" dated  
November 8, 2004 and recorded among the Plat Record of Kent County, Maryland  
in Plat Book M.L.M. No. 3, folio 663A and 663B.

BEING part of the land conveyed by Partners II of Montabello, L.L.C., a  
Maryland limited liability company, to Cooper's Lane, LLC, a Maryland limited  
liability company, by Deed dated September 14, 2005 and recorded among the Land  
Records of Kent County, Maryland in Liber M.L.M. No. 436, folio 342.

SUBJECT to the restrictions set forth in the Declaration of Restrictions  
Montabello Hills II dated March 7, 2007 and recorded among the Land Records of  
Kent County, Maryland in Liber M.L.M. No. 512, folio 24.

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 anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and improvements, 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 P. Rice, Jr., his personal  
representative, heirs and assigns, in fee simple.

AND the said Grantor hereby covenants that it has not done or suffered to be  
done any act, matter or thing whatsoever, to encumber the property hereby

KENT COUNTY CIRCUIT COURT (Land Records) M 0623 23, 0623 23, ce57\_1135. Date available 10/28/2009. Printed 10/04/2017.

TAXES FOR 09.10 AND ALL PRIOR  
YEARS HAVE BEEN PAID.

Patricia Phoenix

KENT COUNTY

LAW OFFICES  
RASIN & WOOTTON  
300 COURT STREET  
P. O. BOX 229  
CHESTERTOWN, MARYLAND 21620  
410-779-0815

IMP FID SURE \$	20.00
RECORDING FEE	20.00
TR TAX COUNTY	392.50
TR TAX STATE	392.50
TOTAL	1734.50
Rec'd KTOI	Rec'd \$ 92742
Oct 23, 2009	11:24 AM

conveyed; that it will warrant specially the property granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

ATTEST:

COOPER'S LANE, LLC

Alexander P. Rasin

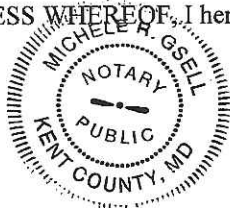
BY:

Albert H. Nickerson  
Albert H. Nickerson, member

STATE OF MARYLAND, COUNTY OF Kent, to wit:

I HEREBY CERTIFY, that on this 28<sup>th</sup> day of October, 2009, before me, a Notary Public of the State of Maryland, personally appeared Albert H. Nickerson, who acknowledged himself to be a member of Cooper's Lane, LLC, (the "limited liability company") and that he, as such member, being authorized so to do executed the foregoing instrument on behalf of the Company acting in his capacity as a member thereof, for the purposes therein contained by signing the name of the Company by himself as such member.

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



Michelle R. Gsell

Notary Public

My commission expires:

May 13, 2012

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.

Alexander P. Rasin

Alexander P. Rasin, Attorney

# **CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MARYLAND REAL ESTATE**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of Section 10-912 of Maryland's Tax General Article.

## **1. Transferor Information**

Name of Transferor No. 1 Coopers Lane, LLC  
or Entity

Name of Transferor No. 2 \_\_\_\_\_

Name of Transferor No. 3 \_\_\_\_\_

Name of Transferor No. 4 \_\_\_\_\_

## **2. Reason for Exemption**

Resident Status \_\_\_\_\_ I, Transferor am a resident of the State of Maryland.  
\_\_\_\_\_ We, Transferors are residents of the State of Maryland.  
\_\_\_\_\_ x \_\_\_\_\_ 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 the authority to sign this document on the Transferor's behalf.

Principal Residence \_\_\_\_\_ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC Section 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**

Signature – Transferor No. 1 \_\_\_\_\_

Signature – Transferor No. 2 \_\_\_\_\_

Signature – Transferor No. 3 \_\_\_\_\_

Signature – Transferor No. 4 \_\_\_\_\_

As Witness to All \_\_\_\_\_

### **3b. Entity Transfers**

Albert H. Nickerson  
Signature

Albert H. Nickerson  
Name

Member \_\_\_\_\_

Title \_\_\_\_\_

Christopher P. Rasin  
Witness

KENT COUNTY CIRCUIT COURT (Land Records) MLM 623, p. 0398, MSA\_ce57\_1135, Date available 10/28/2009. Printed 10/04/2017.

LAW OFFICES  
**RASIN & WOOTTON**  
280 COURT STREET  
P. O. BOX 224  
CHESTERTOWN, MARYLAND 21620  
410-778-3515

10/23/09 THE FOREGOING DEED FILED  
FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
LIBER MLM NO 623 FOLIOS 396-398  
Mark L. Mumford, CLERK

# State of Maryland Land Instrument Intake Sheet

☐ Baltimore City

☒ County: Kent

LIBER 0623 FOLIO 399

Information Provided is for the use of the Clerks Office and State Department of Assessments and Transaction, 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.)						
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms Length [1]	<input type="checkbox"/> Unimproved Sale Arms Length [2]	<input type="checkbox"/> Multiple Accounts Arms Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]			
3	Tax Exemptions (if Applicable)	Recordation						
		State Transfer						
	Cite or Explain Authority	County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	78,500.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage		Transfer Tax Consideration				
		Balance of Existing Mortgage		X ( ) % =				
		Other:		Less Exemption Amount -				
		Other:		Total Transfer Tax =				
		Full Cash Value		Recordation Tax Consideration				
			X ( ) per \$500 =					
			TOTAL DUE					
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:			
		Recording Charge	20.00		Tax Bill:			
		Surcharge	20.00		C.B. Credit:			
		State Recordation Tax	518.10		Ag. Tax/Other:			
		State Transfer Tax	392.50					
		County Transfer Tax	392.50					
		Other						
6	Description of Property  SDAT requires submissions 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	
		03	030172	MLM 436/342	20	242	[ 1 (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage (4)
		Montabello Hills II		41			MLM 3/663	
		Location/Address of Property Being Conveyed (2)						
		1.44 acres, Belleau Wood Road, Worton, MD 21678						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of Sq. Ft./Acreage Transferred:						
7	Transferred From	Doc. 1-Grantor(s) Name(s)			Doc. 2-Grantor(s) Name(s)			
		Coopers Lane, LLC						
		Doc.1-Owner(s) of Record, if Different from Grantor(s)			Doc.2-Owner(s) of Record, if Different from Grantor(s)			
8		Doc. 1-Grantee(s) Name(s)			Doc. 2-Grantee(s) Name(s)			
		Peter P. Rice, Jr.						
		New Owner's (Grantee) Mailing Address						
24196 Still Pond Neck Road, Worton, MD 21678								
9	Other Names to Be Indexed	Doc. 1-Additional Names to be indexed (Optional)			Doc. 2-Additional Names to be indexed (Optional)			
10		Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person		
		Name: Michele Gsell				<input type="checkbox"/> Hold for Pickup		
		Firm: Rasin & Wootton				<input type="checkbox"/> Return Address Provided		
		Address: P.O. Box 228, 200 Court Street Chestertown, MD 21620 Phone: (410) 778-3515						
11		IMPORTANT: BOTH THE ORIGINAL DEED AND 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 the transfer include personal property? If yes, identify:				
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was the 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"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification		

KENT COUNTY CIRCUIT COURT (Land Records) MLM 623, p. 0399, MSA\_ce57\_1135. Date available 10/28/2009. Printed 10/04/2017.

FILED  
CLERK OF CIRCUIT COURT  
Rasin & Wootton, LLC  
File No. 12713ECW  
Tax ID # 0303030742 30

LIBER 0680 FOLIO 112

POOR ORIGINAL

THIS DEED, made this 28th day of April, 2011, by and between **COOPERS LANE, LLC**, a Maryland limited liability company, Grantor, and **JLS DESIGN, LTD.**, a Pennsylvania corporation, Grantee.

WITNESSETH, that in consideration of the sum of SIXTY FIVE THOUSAND DOLLARS 00/100 (\$65,000.00), the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns, in fee simple, all that lot of ground situate in the County of Kent, State of Maryland and described as follows, that is to say:

ALL that lot or parcel of land situate, lying and being in the Third Election District of Kent County, Maryland and more particularly described as LOT NO. 38 as shown on a plat entitled "Final Subdivision Plat Montabello Hills II" made by Michael A. Scott, Inc., Registered Surveyor, dated November 8, 2004 and recorded among the Plat Record of Kent County, Maryland in Plat Book M.L.M. No. 3, folio 663A and 663B. Said Lot No. 38 containing 1.443 acres of land, more or less.

BEING part of that land conveyed by Partners II of Montabello, L.L.C. to Coopers Lane, LLC, a Maryland limited liability company, by Deed dated September 14, 2005 and recorded among the Land Records for Kent County, Maryland in Liber M.L.M. No. 436, folio 342.

SUBJECT TO the restrictions set forth in the Declaration of Restrictions Montabello Hills II dated March 7, 2007 and recorded among the Land Records of Kent County, Maryland in Liber M.L.M. No. 512, folio 24.

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 JLS Design, Ltd., a Pennsylvania corporation, its successors and assigns, in fee simple.

INT. TO SURV.	\$	20.00
RECORDING FEE		20.00
NOTARIAL FEE		20.00
STATE TAX		20.00
LOCAL TAX		20.00
TOTAL		110.00
RECEIVED		110.00
DATE		10-04-17

TAXES FOR 10-11 AND ALL PRIOR YEARS HAVE BEEN PAID.  
*Signature*  
KENT COUNTY

LAW OFFICES  
RASIN & WOOTTON  
200 COURT STREET  
P. O. BOX 120  
CHESTERTOWN, MARYLAND 21620  
410-778-2615

AFTER RECORDING, PLEASE RETURN TO:  
Rasia & Wootton, LLC  
200 Court Street  
Chestertown, MD 21620

POOR ORIGINAL

LIBER 0680 FOLIO 113

AND the Grantor 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.

IN WITNESS WHEREOF Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

COOPERS LANE, LLC

Amber L. Smucker  
Witness Amber L. Smucker, Sec.

BY: Kristen E.L. Nickerson (SEAL)  
Kristen E.L. Nickerson, member

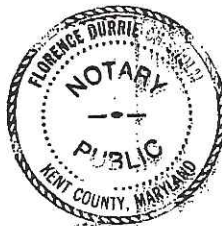
[Corporate Seal]

STATE OF MARYLAND

COUNTY OF Belt

I hereby certify that on this 28th day of April, 2011 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Kristen E.L. Nickerson, member Coopers Lane, LLC, a Maryland corporation, 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, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Florence Durrie Christola  
Notary Public  
My Commission Expires: 6/14/15

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.

Eugenia C. Wootton  
Eugenia C. Wootton, Attorney

KENT COUNTY CIRCUIT COURT (Land Records) MLM 680, p. 0113, MSA\_ce57\_1192. Date available 05/18/2011. Printed 10/04/2017.

LAW OFFICES  
RASIN & WOOTTON  
300 COURT STREET  
P.O. BOX 229  
CHESTERTOWN, MARYLAND 21620  
410-779-3213

**2011**MARYLAND  
FORM

LIBER 0680 FOLIO 114

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


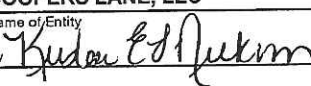
Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership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

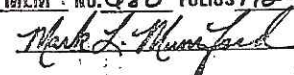
Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness	Name _____ Signature _____

3b. Entity Transferors	
 Witness/Agent	COOPERS LANE, LLC Name of Entity By  Kristen E. L. Nickerson Name member Title

File No. 12713ECW Re: Lot 38, NE/S Belleau Wood Road, Montabello Hills II, Worton, MD 21678

10-49

4/29/11 THE FOREGOING Deed FILED  
 FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
 THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
 LIBER MLM NO. 680 FOLIOS 112-114  
 CLERK

☐ Baltimore City    ☒ County: Kent

*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)*

Share Reserved for Circuit Court Clerk Record Management Validation

Space Reserved for County Validation

FILED  
CLERK OF CIRCUIT COURT  
KENT COUNTY

LIBER 0694 FOLIO 149

2011 SEP 30 11:11 15  
THIS DEED is dated this 26<sup>th</sup> day of September, 2011, from  
COOPERS LANE, LLC, a Maryland Limited Liability Company Grantor, to  
RAYMOND W. STRONG and JESSICA L. STRONG, his wife of Kent County,  
State of Maryland, Grantees.

THE GRANTOR, for a consideration of Sixty-eight Thousand Dollars  
(\$68,000.00), grants, conveys and assigns to the Grantees, as tenants by the  
entireties, their assigns, and to the survivor of them, and the personal  
representatives, heirs and assigns of the survivor in fee simple, the property  
located in Kent County, Maryland, and described as follows:

ALL that lot, parcel or tract of land situate, lying and being in the Third  
Election District of Kent County, Maryland, and more particularly described as  
Lot No. 40 as depicted on a Plat entitled "Montabello Hills" prepared by Michael  
A. Scott, Inc., dated November 8, 2004, and recorded among the Plat Records for  
Kent County, Maryland in Plat Book M.L.M. No. 3, Folio 663A.

SUBJECT to a Declaration of Restrictions, Montabello Hills II, dated  
March 7, 2007 by Coopers Lane, LLC, a Maryland Limited Liability Company,  
and recorded among the Land Records aforesaid in Liber M.L.M. No. 512, Folio  
024, and other easements and restrictions of record.

BEING a part of the lands conveyed to Grantor by Deed dated September  
14, 2005, from Partners II of Montabello, LLC, a Maryland Limited Liability  
Company, and recorded among the Land Records of Kent County, Maryland in  
Liber M.L.M. No. 436, Folio 342.

TAX CHARGE \$	48.00
RECORDING FEE	22.00
RECEIPT FEE	448.00
TO TAX COUNTY	348.00
TO TAX STATE	348.00
TOTAL	1,199.00
Rec'd KIRI	Rec'd \$ 2545
ALH SK	DLK \$ 588
DATE	12-11-11

TOGETHER with all improvements thereupon and the rights, ways,  
ways, waters, easements, privileges, appurtenances and advantages belonging or  
appertaining thereto.

TO HAVE AND TO HOLD the property hereby conveyed unto the  
Grantees, as tenants by the entireties, their assigns, and to the survivor of them  
and the personal representatives, heirs and assigns of the survivor, in fee simple,  
forever.

KENT COUNTY CIRCUIT COURT (Land Records) M.L.M. 694, 0349 0346 206. Date available 10/13/2011. Printed 10/04/2017.

TAXES FOR 11-12 AND ALL PRIOR  
YEARS HAVE BEEN PAID  
*[Signature]*  
KENT COUNTY

OKERLY & BARROLL, LLC  
ATTORNEYS AT LAW  
123 COURT STREET  
CHESTERTOWN, MD 21620  
(410) 778-2112

THIS conveyance is subject to the existing easements, rights of way and agreements for roadways, electric transmission lines and the service and maintenance thereof.

THE GRANTOR 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 conveyed and that it will execute such further assurances of the property as may be requisite.

WITNESS:

COOPERS LANE, LLC

A Maryland Limited Liability Company

*William L. Barroll*

By:

*Edward G. Schafer, Jr.*

(SEAL)

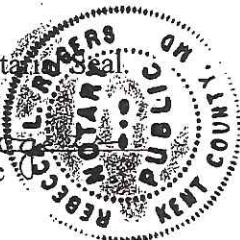
Edward G. Schafer, Jr.

STATE OF MARYLAND, COUNTY OF Kent, to wit:

I HEREBY CERTIFY, that on this 26<sup>th</sup> day of September, 2011, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared EDWARD G. SCHAFER, JR., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged himself to be a member of Coopers Lane LLC, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notary Seal.

*Rebecca L. Rogers*  
Notary Public



My Commission Expires: 8-1-2014

This instrument has been prepared by R. Stewart Barroll, an attorney at law duly admitted to practice before the Court of Appeals of Maryland, under such attorney's supervision, or by one of the parties named in this instrument.

*R. Stewart Barroll*  
R. Stewart Barroll

9/30/11 THE FOREGOING Deed FILED  
FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
LIBER MLM NO. 694 FOLIOS 149-150

*Mark L. Munro* CLERK

# State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: KENT

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)

LIBER 0694 FOLIO 151

1	Type(s) of Instrument	<input checked="" type="checkbox"/> Check Box if Addendum Intake Form is Attached.			
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other:	<input type="checkbox"/> Other
2	Conveyance Type (Check Box)	<input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale [9]
		<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]		
3	Tax Exemptions (if Applicable)	<input type="checkbox"/> Recordation			
		<input type="checkbox"/> State Transfer			
		<input type="checkbox"/> County Transfer			
Cite or Explain Authority					

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$ 68000.00	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$ 40000.00	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$ -0-	X ( ) % =	\$
		Other	\$	Less Exemption Amount -	\$
		Other	\$ -0-	Total Transfer Tax =	\$
		Full Cash Value	\$ -0-	Recordation Tax Consideration	\$
				X ( ) per \$500 =	\$
		TOTAL DUE	\$		

5	FEES	Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$ 20.00	\$ 20.00	Tax Bill:
		Surcharge	\$ 40.00	\$ 40.00	C.B. Credit:
		State Recordation	\$ 448.80		Ag. Tax/Other:
		State Transfer Tax	\$ 340.00		
		County Transfer tax	\$ 340.00		
		Other:	\$		
		Other:	\$		

6	Description of Property SDAT requires submission of all applicable information. A Maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		03	030164	MLM 436/342	20	0001A	(5)	
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		Montabello Hills		40			MLM 3/0663	1.49 acres
		Location/Address of Property Being Conveyed (2)						
		Belleau Wood Road, Worton, MD 21678						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:								
Patril Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description /Amt. of SqFt/Acreage Transferred:								

7	Transferred From	If Partial Conveyance, List Improvements Conveyed:	
		Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		Coopers Lane, LLC	Raymond W. Strong
		Jessica L. Strong	
8	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)
		Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		Raymond W. Strong	James M. Anthony, Trustee
		Chesapeake Bank & Trust Company	
New Owner's (Grantee) Mailing Address			
6385 Edesville Road, Rock Hall, MD 21661			

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name:		<input type="checkbox"/> Hold for Pickup
		Firm: COOKERLY & BARROLL, LLC		<input type="checkbox"/> Return Address Provided
		Address: 123 Court St., Chestertown, Md 21620		
		Phone: (410) 778 - 2112		

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

KENT COUNTY CIRCUIT COURT (Land Records) MLM 694, p. 0151, MSA ce57\_1206, Date available 10/13/2011. Printed 10/04/2017.

LIBER 0745 FOLIO 323

Rasin & Wootton, LLC  
File No. 13251ECW  
Tax ID # 03 03-030202

THIS DEED, made this 25th day of January, 2013, by and between  
COOPER'S LANE, LLC, a Maryland limited liability company, Grantor, and  
MICHAEL J. JONES and VALARIE J. JONES, husband and wife, of Kent  
County, Maryland, Grantees.

WITNESSETH, that in consideration of the sum of NINETY FIVE  
THOUSAND DOLLARS 00/100 (\$95,000.00), the receipt of which is hereby  
acknowledged, the said Grantor does hereby grant and convey to the said Grantees,  
husband and wife, as tenants by the entirety unto the survivor of them, his or her  
personal representative, heirs and assigns, in fee simple,

ALL that lot or parcel of land situate, lying and being in the Third Election  
District of Kent County, Maryland and more particularly described as LOT NO. 44  
as shown on a plat entitled "Final Subdivision Plat Montabello Hills II" made by  
Michael A. Scott, Inc., Registered Surveyor, dated November 8, 2004 and recorded  
among the Plat Record of Kent County, Maryland in Plat Book M.L.M. No. 3,  
folio 663A and 663B. Said Lot No. 44 containing 2.460 acres of land, more or less.

BEING part of that land conveyed by Partners II of Montabello, L.L.C. to  
Coopers Lane, LLC, a Maryland limited liability company, by Deed dated  
September 14, 2005 and recorded among the Land Records for Kent County,  
Maryland in Liber M.L.M. No. 436, folio 342.

SUBJECT TO the restrictions set forth in the Declaration of Restrictions  
Montabello Hills II dated March 7, 2007 and recorded among the Land Records of  
Kent County, Maryland in Liber M.L.M. No. 512, folio 24.

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

IN FULL \$ 48.00  
RECORDATION FEE 24.00  
RECORDATION 627.00  
KENT COUNTY 475.00  
TOTAL 1164.00  
JAN 29, 2013 12:51 PM

I hereby certify as of 1-28-13 taxes  
are paid on the property covered by this deed  
as well as any other charges which should be  
collected before transfer of same pursuant  
to the Real Property Article Title 3 Section 104  
of the Annotated Code of Maryland.

03.030202  
Patricia Menitt  
Collector of Taxes for Kent County, MD

AFTER RECORDING, PLEASE RETURN TO:  
Rasin & Wootton, LLC  
200 Court Street  
Chestertown, MD 21620

KENT COUNTY CIRCUIT COURT (Land Records) MLM 745, p. 0323, MSA\_ce57\_1257. Date available 01/31/2013. Printed 10/04/2017.

FILED  
CLERK OF  
CIRCUIT COURT

2013 JAN 28 PM 12:46

LAW OFFICES  
RASIN & WOOTTON, LLC  
200 COURT STREET  
P. O. BOX 226  
CHESTERTOWN, MARYLAND 21620  
410-776-2515

unto and to the proper use and benefit of the said Michael J. Jones and Valarie J. Jones, husband and wife, as tenants by the entirety unto the survivor of them, his or her personal representative, heirs and assigns, in fee simple.

AND the Grantor 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.

IN WITNESS WHEREOF Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

COOPER'S LANE, LLC

Kathleen Curallon

Witness

BY: Kristin E. L. Nickerson, member (SEAL)  
Kristin E. L. Nickerson, member

[Corporate Seal]

STATE OF MARYLAND

COUNTY OF Kent

I hereby certify that on this 25th day of January, 2013 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Kristin E. L. Nickerson, member Cooper's Lane, LLC, a Maryland limited liability company, and that as such member, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by herself as such member and that the consideration recited herein is correct.

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



Michele R. Gsell  
Notary Public

My Commission Expires: 5/13/16

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.

Eugenia C. Wootton  
Eugenia C. Wootton, Attorney

2013  
MARYLAND  
FORM

LIBER 0745 FOLIO 325

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

Cooper's Lane, LLC

2. Reasons for Exemption

Resident  
Status



I, Transferor, am a resident of the State of Maryland.  
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



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

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

*Kathleen E. Wootton*

COOPER'S LANE, LLC

Name of Entity

By

*Kristin E. L. Nickerson*

Kristin E. L. Nickerson

Name

member

Title

1-28-13 THE FOREGOING DEED FILE  
FOR RECORD AND IS ACCORDINGLY RECORDED AMONG  
THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN  
LIBER MLM NO. 745 FOLIOS 323-325

*Mark L. Mansfield*

CLERK

File No. 13251ECW Re: Lot 44 Homestead Road, Montabell Hills, Worton, MD 21678

☐ **Baltimore City**    ☒ **County: Kent**

*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)

Source Document for Circuit Court Case No. 2023-00000 Validation

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