

After recordation, return to:

Albert S. Farver
Shore Abstract & Title Services, Inc.
Three Federal Street
Easton, MD 21601

Tax ID#: 03-11842-8

5.00
20.00
25.00
Rcpt # 66335
Blk # 401
10:32 AM
IMP FD SURE \$
RECORD FEE -
TOTAL
REST TAXE
MAS 9046
SEP 09, 2002

THIS DEED

MADE this 26th day of August, 2002, by JAMES H. CUMMINGS and NANCY K. CUMMINGS, Grantors, and JAMES H. CUMMINGS, Grantee:

WITNESSETH, that for no consideration but in accordance with the terms of a marital separation agreement, Grantors hereby grant and convey unto Grantee all the following described property, to wit:

ALL that lot or parcel of land situate, lying and being in the Third Election District, Talbot County, Maryland, being shown on a plat entitled "THE LAND OF LORETTA E. JUMP & GILES G. JUMP TRAPPE STATION TALBOT COUNTY MARYLAND," dated December, 1988, by Rauch, Walls and Lane, Inc., and recorded among the Plat Records of Talbot County, Maryland, in Plat Cabinet PC 1, folio 61BB, containing 4.648 acres of land, more or less. Reference is herein and hereby made to said plat and the record thereof for a more complete description of the said lot by metes and bounds, courses and distances, exactly as if the same had been recited herein.

BEING all and the same property conveyed unto Grantors herein by Deed dated December 27, 1994, and recorded among the aforesaid Land Records in Liber 794, folio 431.

TOGETHER WITH the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any wise appertaining.

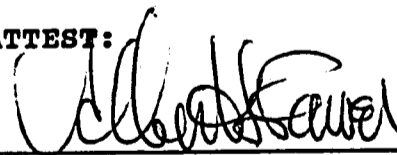
TO HAVE AND TO HOLD said tract or parcel of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of Grantee, as sole owner in fee simple, forever.

SUBJECT, however, to the effect of easements and grants of right-of-way for the construction and maintenance of public utilities as may be recorded among the aforesaid Land Records prior hereto.

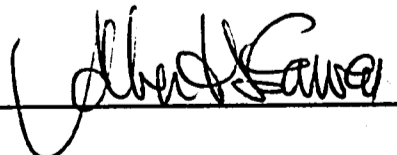
AND the said Grantors hereby covenant that they will warrant specially the said land and property; and that they will execute such other and further assurances thereof as may be requisite.

WITNESS the hands and seals of the said Grantors the day and year first above written:

ATTEST:



 (SEAL)
James H. Cummings



 (SEAL)
Nancy K. Cummings

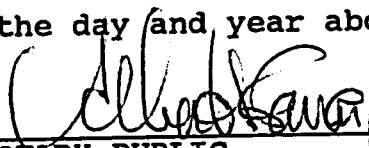
STATE OF MARYLAND, COUNTY OF CAROLINE, TO WIT:

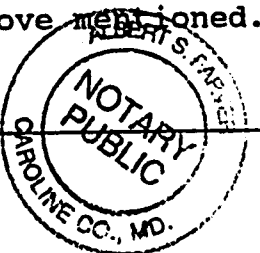
I HEREBY CERTIFY, that on this 26th day of December, 1994, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared James H. Cummings and Nancy K. Cummings, known to me to be the

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persons whose names are subscribed to the within Deed, and acknowledged the said Deed to be their act, and that they executed the same for the purposes therein contained.

AS WITNESS my hand and notarial seal, the day and year above mentioned.
My commission expires: 10/01/02


NOTARY PUBLIC



CERTIFICATION

IN ACCORDANCE WITH Real Property Article section 3-104(f)(1) of the Annotated Code of Maryland, as amended by Acts of 1990, chapter 424, this is to certify that the within instrument has been prepared by or under the supervision of an attorney at law admitted to practice before the Court of Appeals of Maryland.


Lawrence B. Goldstein, Esq.

SPACE BELOW THIS LINE FOR STAMPS AND RECORDATION PURPOSES

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT
RECORDS OF TALBOT COUNTY.

DAVID H. EWING
SUPERVISOR OF ASSESSMENTS

P. ANDREW HOLLIS, FIN. OFFICER /wll
9/9/02

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.

FINANCE OFFICER OF TALBOT COUNTY
ANDREW HOLLIS, FIN. OFFICER /wll

DATE 9/9/02 LIBER 1084 FOLIO 165

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: TALBOT

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

Space Reserved for Circuit Court Recording Validation

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 checked="" type="checkbox"/> Other <u>GA</u>	<input type="checkbox"/> Other
		<input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease		
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	Recordation	State Transfer	County Transfer	

4	Consideration and Tax Calculations	Consideration Amount		All Finance Office Use Only	
		Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration	\$
		Any New Mortgage	\$	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$	Less Exemption Amount	\$
		Other: <u>—</u>	\$	Total Transfer Tax	\$
		Other: <u>14,584.27</u>	\$	Recordation Tax Consideration	\$
		Full Cash Value	\$	X () per \$500 =	\$

5	Fees	Amount of Fees		Doc: 1	Doc: 2	Agent:	
		Recording Charge	\$	20.00	\$ 20.00	15.	Tax Bill:
		Surcharge	\$	5.00	\$ 5.00		C.B. Credit:
		State Recordation Tax	\$		\$ 8.00		Ag. Tax/Other:
		State Transfer Tax	\$		\$		
		County Transfer Tax	\$		\$		
		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 Idber/Folio	Map	Parcel No.	Var. LOG	
		<u>03</u>	<u>118428</u>	<u>74431</u>	<u>48</u>	<u>34</u>	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
							<u>PC16183</u>	
		Location / Address of Property Being Conveyed (2)						
		<u>27990 OXFORD RD, OXFORD, MD 21654</u>						

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		<u>JAMES H. CUMMINGS</u>		<u>JAMES H. CUMMINGS</u>	
		<u>NANCY K. CUMMINGS</u>			
		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)		Doc. 2 - Grantee(s) Name(s)	
		<u>JAMES H. CUMMINGS</u>		<u>KASE K. KLECKNER, JR</u>	
				<u>PAMELA A. MUSSEN DEN, JR</u>	
		New Owner's (Grantee) Mailing Address			
		<u>27990 OXFORD RD</u>			

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
			<u>EASTON BANK & TRUST CO.</u>

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name: <u>A. S. Farver</u>		<input type="checkbox"/> Hold for Pickup
		Firm: <u>Shore Abstract & Title Services, Inc.</u>		<input type="checkbox"/> Return Address Provided
		Address: <u>3 Federal St. Easton, MD 21601</u> Phone: <u>(410) 820-8299</u>		

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"/> Terminal 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	20	20	Geo. No.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. Cd.	Ex. Cd.	

Space Reserved for County Validation

REMARKS:

Distribution: White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Goldenrod - Preparer
 AOC-CC-300 (8/95)

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