

HAND DELIVER TO LONG & BADGER, P.A.

D

THIS DEED is made this 3rd day of October, in the year Two Thousand Eight, by BILLY P. SINGLETON, SR., of Wicomico County, State of Maryland, witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of ZERO DOLLARS (\$0.00) and other valuable consideration, the said BILLY P. SINGLETON, SR. does hereby grant and convey unto BILLY P. SINGLETON, SR., for and during the term of his natural life, with the power to sell, convey and dispose of the fee simple in his discretion, and from and after his death, if he be seized and possessed of the hereinafter described property, unto BILLY P. SINGLETON, JR., SANDRA G. SINGLETON VENABLE AND LESA SINGLETON BROOKS, as tenants in common, share and share alike, hereinafter referred to as "Grantees", all the following described property:

ALL that lot or parcel of land situate, lying and being in Parsons Election District, Wicomico County, State of Maryland, and located on and binding upon the Southerly side of Old Ocean City Road and on the Easterly side of Shamrock Drive, formerly known as Ellen Avenue, and being all of Lot No. 1, Block "A" on the plat entitled "Rich-Mar Acres" made by Harold W. Hampshire, Registered Surveyor, dated October 2, 1969, and recorded among the Land Records of Wicomico County, State of Maryland, in Liber J.W.T.S. No. 693, Folio 39; and being the same land conveyed unto Billy P. Singleton, Sr. by a life estate deed with the power to sell dated February 2, 1998, from Marguerite A Robinson and Stacia Cobb Cooper, Personal Representatives of the Estate of Zelda L. Major and recorded among the aforesaid Land Records in Liber M.S.B. No. 1584, Folio 453.

REFERENCE to said deeds, plat and to preceding deeds of the property hereby conveyed, and to the references contained therein, is hereby made a part hereof as if herein fully set forth.

TOGETHER with the improvements thereon and all the rights, ways, roads, privileges, appurtenances and advantages thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the above granted property unto the said Grantees, as hereinabove recited with all life interests and powers as herein provided forever in fee simple;

NO TITLE SEARCH MADE OR REQUESTED

LAW OFFICES LONG & BADGER, P.A. 124 EAST MAIN STREET P.O. BOX 259 SALISBURY, MARYLAND 21803-0259 (410) 749-2356 FAX (410) 749-8731

SUBJECT, NEVERTHELESS, to the following: (1) Covenants, conditions and restrictions as set forth in the Deed dated August 3, 1970, and recorded among the aforesaid Land Records in Liber J.W.T.S. No. 712, Folio 528, and (2) Building setback lines and all other limitations established by the aforementioned subdivision plat.

AND the said Grantor does hereby covenant that he will warrant specially the property hereby conveyed and that he will execute such other and further assurances of the land as may be requisite and necessary.

AS WITNESS my hand and seal the day and year first above written.

WITNESS:

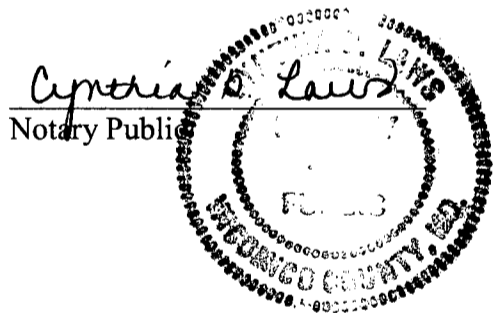
Cynthia B. Laws

Billy P. Singleton, Sr. (SEAL)  
BILLY P. SINGLETON, SR.

STATE OF MARYLAND, COUNTY OF WICOMICO:

I HEREBY CERTIFY, that on this 3<sup>rd</sup> day of October, 2008, before me, the undersigned officer, personally appeared Billy P. Singleton, Sr., known to me to be the person whose name is subscribed unto the within instrument and he acknowledged that he executed the same for the purposes therein contained. AT THE SAME TIME, the said Grantor certified under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantees is in the sum total of \$-0-.

AS WITNESS my hand and Notarial Seal.



My Commission Expires:  
8-6-2011

The undersigned hereby certifies that this Deed was prepared by or under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Date: 10/3/08

John B. Long II  
Attorney-at-Law

8-0727-JBLII

LAW OFFICES  
LONG & BADGER, P.A.  
124 EAST MAIN STREET  
P.O. BOX 259  
SALISBURY, MARYLAND  
21803-0259  
(410) 749-2356  
FAX (410) 749-8731

Not in Salisbury Md's  
Incorporated limits and  
no city taxes or services.  
11-20-08 QB  
Date

I HEREBY CERTIFY THAT TAXES ARE PAID ON  
THE PROPERTY COVERED BY THIS DEED AS  
WELL AS ANY OTHER TAXES WHICH SHOULD  
BE COLLECTED BEFORE TRANSFER OF  
PURSUANT TO SECTION 14 ARTICLE 21 OF  
ANNOTATED CODE OF MARYLAND  
PATRICIA B PETERSEN  
DIRECTOR OF FINANCE  
WICOMICO COUNTY, MARYLAND  
11/2/08 DATE  
C&K

2008  
MARYLAND  
FORM

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

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor	
BILLY P. SINGLETON, SR.	

2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

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

3a. Individual Transferors	
Witness <i>Cynthia D. Law</i>	Name: Billy P. Singleton, Sr. Signature: <i>Billy P. Singleton, Sr.</i> Name: _____ Signature: _____
3b. Entity Transferors	
Witness/Attest _____	Name of Entity BY _____ Name _____ Title _____

IMP FUND SUR	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rest 1102	Rcpt # 76216
MSB 1783	Bk # 1293
Nov 21 2008	05:52 am

Received for Record **NOV 21 2008** and  
recorded in the Land Records of Wicomico  
County, Maryland in Liber M.S.B.

No. 2983 Folios 540 - 542

*Mark S. Bowen* Clerk

State of Maryland Land Instrument Intake Sheet

LIBER 2983 FOLIO 543

Baltimore City  County, Wicomico

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 Clerk Recording Validation

<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					
<b>2</b>	<b>Conveyance Type Check Box</b>	<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]			
<b>3</b>	<b>Tax Exemptions (if applicable)</b>	<b>Recordation</b>						
	Cite or Explain Authority	<b>State Transfer</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	\$ 0.00		<b>Transfer and Recordation Tax Consideration</b>			
		Any New Mortgage	\$		Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$		X ( ) % =	\$		
		Other:	\$		Less Exemption Amount	-		
		Other:	\$		Total Transfer Tax	=		
		Full Cash Value:	\$ 0.00		Recordation Tax Consideration	\$		
				X ( ) per \$500 =	\$			
				TOTAL DUE	\$			
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>	<b>Doc. 2</b>	<b>Agent:</b>  <b>Tax Bill:</b>  <b>C.B. Credit:</b>  <b>Ag. Tax/Other:</b>		
		Recording Charge	\$ 20.00	\$	\$			
		Surcharge	\$ 20.00	\$	\$			
		State Recordation Tax	\$	\$	\$			
		State Transfer Tax	\$	\$	\$			
		County Transfer Tax	\$	\$	\$			
		Other	\$	\$	\$			
		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>	
		05	045975	1854/453	38	354	<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>	<b>SqFt/Acreage (4)</b>
		Rich-Mar Acres		14,835.34	A			21,645
		<b>Location/Address of Property Being Conveyed (2)</b>						
		1506 Old Ocean City Rd.						
		<b>Other Property Identifiers (if applicable)</b>					<b>Water Meter Account No.</b>	
		<b>Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/></b>		<b>Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/></b>		<b>Amount:</b>		
		<b>Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</b>		<b>Description/Amt. of SqFt/Acreage Transferred: 21,645 sq. ft</b>				
	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>			
		Billy P. Singleton, Sr., Life Estate, Buelah M. Hudson, Life <input type="checkbox"/>						
		Bruce W. Singleton, Billy P. Singleton, Jr.						
		<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>			
		Billy P. Singleton, Sr., Life Estate, Billy P. Singleton, Jr., Sandra G. Singleton Venable & Lesa Singleton Brook#Remaindermen						
		<b>New Owner's (Grantee) Mailing Address</b>						
<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 type="checkbox"/> Return to Contact Person	
		Name: John B. Long II (Cindy)					<input type="checkbox"/> Hold for Pickup	
		Firm Long & Badger					<input type="checkbox"/> Return Address Provided	
		Address: 124 E. Main St. Salisbury, MD. 21801 Phone: (410) 749-2356						
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>							
	<b>Assessment Information</b>	<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 checked="" 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>							
	<b>Terminal Verification</b>	<b>Agricultural Verification</b>		<b>Whole</b>	<b>Part</b>	<b>Tran. Process Verification</b>		
	<b>Transfer Number</b>	<b>Date Received:</b>		<b>Deed Reference:</b>		<b>Assigned Property No.:</b>		
	<b>Year</b>	20	20	<b>Geo.</b>	<b>Map</b>	<b>Sub</b>	<b>Block</b>	
	<b>Land</b>			<b>Zoning</b>	<b>Grid</b>	<b>Plat</b>	<b>Lot</b>	
	<b>Buildings</b>			<b>Use</b>	<b>Parcel</b>	<b>Section</b>	<b>Occ. Cd.</b>	
	<b>Total</b>			<b>Town Cd.</b>	<b>Ex. St.</b>	<b>Ex. Cd.</b>		
	<b>REMARKS:</b>							

Space Reserved for County Validation