

THIS DEED, made this 2nd day of February, in the year two thousand four, by Irene K. Mumford, Personal Representative of the Estate of Betty Mary Widdowson.

WHEREAS, the said Betty Mary Widdowson died on October 30, 2003, seized and possessed of the real estate hereinafter described; and whereas, the said Irene K. Mumford was appointed Personal Representative of the Estate of Betty Mary Widdowson in the Orphans' Court for Somerset County, Maryland in Estate No. 6094.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR and in consideration of the sum of Fifty Thousand Dollars (\$50,000.00) and other good, valuable and sufficient considerations, the receipt of which is hereby acknowledged, the said Irene K. Mumford, Personal Representative of the Estate of Betty Mary Widdowson, does hereby grant and convey unto Shore Properties, L.L.P., a limited liability partnership of the State of Maryland, all that lot or parcel of land situate, lying and being in the East Princess Anne Election District, Somerset County, State of Maryland, and more particularly described as follows: All that tract or parcel of land, situate in the East Princess Anne Election District, Somerset County, Maryland, described on the 1981-82 Tax Assessment Maps of Somerset County on Map 15, Block 24 as Parcel 469 and described thereon as lying and binding on the west side of the Old Westover Road leading from Princess Anne to Westover, and on the east side of the right of way line of the Penn Central Railroad property, bounded on the south by the land assessed to Peninsula General Hospital Medical Center (formerly the Morris Adams Farm) (I.T.P. No. 321, folio 25); bounded on the north in part by the land of Howard K. Stone and Genevieve S. Stone (I.T.P. No. 314, folio 661); and bounded on the north in part by the land of Robert Ray Reynolds and Elois B. Reynolds (I.T.P. No. 284, folio 715); the land herein described and conveyed is assessed as containing 1.5 acres, more or less, and is comprised of Lots 36, 37, 38 and 39 on a plat by Earle B. Polk, dated September 27, 1924 and recorded among the Land Records of Somerset County in Liber W.J.S. No. 91, folio 194, described as fronting 101 feet 6 inches on the west side of the Old Westover Road and fronting 241 feet on the Railroad property and being irregular in shape. Being the same and all the land which was conveyed unto Frank Widdowson and Betty Widdowson, his wife, by Alexander G. Jones, Personal Representative of the Estate of Gladys D. Ford, by a deed

EB - 2 2004

EDMUND L. WIDDOWSON, JR., P.A.

PHILIP C. WIDDOWSON, P.A.

ATTORNEYS AT LAW

11981 SOMERSET AVENUE
PRINCESS ANNE, MD 21853

681-2800

LIBER 562 FOLIO 27

dated June 11, 1982 and recorded among the aforesaid Land Records in Liber I.T.P. No. 333, page 58. The interest of Frank Widdowson having been conveyed unto Betty Widdowson, by a deed dated April 25, 1986 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 358, page 588.

TO WHICH deeds and plat and to preceding deeds of the property hereby conveyed, special reference is here made a part hereof as if herein fully set forth.

TOGETHER WITH the buildings and improvements thereupon erected, made or being; and all and every, the rights, ways, roads, waters, privileges, appurtenances, and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said land and premises unto the said Shore Properties, L.L.P., a limited liability partnership as aforesaid, forever in FEE SIMPLE.

AND the grantor covenants that she will execute such other and further assurances thereof as may be requisite.

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

[Signature]
Witness

[Signature] (SEAL)
Irene K. Mumford
Personal Representative of the
Estate of Betty Mary Widdowson

STATE OF MARYLAND
COUNTY OF SOMERSET
TO WIT:

I hereby certify, that on this 2nd day of February, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Irene K. Mumford, Personal Representative of the Estate of Betty Mary Widdowson, and she acknowledged the foregoing deed to be her act and deed and that the consideration set forth in said deed is true and correct.

As witness my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires: November 1, 2007

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.

[Signature]
Philip C. Widdowson, P.A.

OMUNDL WIDDOWSON, JR., P.A.
PHILIP C. WIDDOWSON, P.A.
ATTORNEYS AT LAW
11701 SOMERSET AVENUE
PRINCESS ANNE, MD 21853
881-3800

LIBERO 562 FOLIO 28

AFFIDAVIT AS TO TOTAL PAYMENT AND RESIDENCE OR PRINCIPAL RESIDENCE

The undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with the requirements of Section 10-912 of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

- 1. That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of the real property described in the accompanying deed.
- 2. The amount of total payment for the purpose of the Withholding Law is \$ 49,856.29.
- 3. Transferor(s), further certifies/certify that:
 - I am a/We are resident(s) of the State of Maryland.
 - Transferor is a resident entity under Section 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
 - Although I am/we are no longer a resident of the State of Maryland, the transferred property is my/our principal residence as defined in IRC Section 121.

DATED this 2nd day of February, 2004.

WITNESS:

TRANSFEROR(S)

[Handwritten signature]

[Handwritten signature]
Irene K. Mumford, Personal Representative
of the Estate of Betty Mary Widdowson

SOMERSET COUNTY SANITARY DISTRICT, INC
I do hereby certify that all front foot assessment
levied against the property have been paid
through December 31, 2004 and that all water
and sewer service charges have been paid through

[Handwritten signature]
Feb 23 2004
A. Godsbrough

[Handwritten signature]
Not Applicable

RECEIVED
State Department of
Assessment and Taxation
for Somerset County

[Handwritten signature] 2/2/04

04 LD 2
EDMUND L. WIDDOWSON, JR., P.A.
PHILIP C. WIDDOWSON, P.A.
ATTORNEYS AT LAW
11781 SOMERSET AVENUE
PRINCESS ANNE, MD 21853
881-3800

CONTINUED ALL STATE
AND COUNTY TAXES PAID
CHARLES L. MUMFORD, TREASURER

LIBERD 562 FOLIO 29

FILED

04 FEB -2 PM 1:16

RECORDED BY
I. THEODORE J. FREEDMAN, CLERK
BY *[Handwritten signature]* DEPUTY

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

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 & Posting

FILED
 04 FEB -2 PM 1:16
 RECORDED IN
 LIBER NO. _____
 FOLIO NO. _____

1 **Type(s) of Instruments** Check Box if addendum Intake Form is Attached.
 Deed Mortgage Other _____
 Deed of Trust Lease Other _____

2 **Conveyance Type Check Box**
 Improved Sale Arms-Length (1) Unimproved Sale Arms-Length (2) Multiple Accounts Arms-Length (3) Not an Arms-Length Sale (9)

3 **Tax Exemptions (if Applicable)**
 Recordation
 State Transfer
 County Transfer

Cite or Explain Authority _____

4 Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	Amount	Transfer and Recordation Tax Consideration	
	\$ 50,000.00		Transfer Tax Consideration	\$
	\$		X () % =	\$
	\$		Less Exemption Amount -	\$
	\$		Total Transfer Tax =	\$
	\$		Recordation Tax Consideration	\$
	\$		X () per \$500 =	\$
	\$		TOTAL DUE	\$

5 **Fees**

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$	
Surcharge	\$ 20.00	\$	Tax Bill:
State Recordation Tax	\$ 330.00	\$	C.B. Credit:
State Transfer Tax	\$ 250.00	\$	Ag. Tax/Other:
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 Liber/Folio	Map	Parcel No.	Var. LOG
15	002697	358/588 59458	15	4169	<input type="checkbox"/> (8)
Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.
		36, 37, 38, 39			91/194
Location/Address of Property Being Conveyed (2)					
1132 Old Princess Anne Road					
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____					
If Partial Conveyance, List Improvements Conveyed: _____					

7 **Transferred From**

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Delane K. Mumford, P.A. & P.A.	
the Estate of Betty Marie Widdowson	
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)
Shore Properties, L.L.C.	
New Owner's (Grantee) Mailing Address	
301 Coulbourne Mill Road, Salisbury, MD 21804	

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: Philip C. Widdowson, P.A.		<input type="checkbox"/> Hold for Pickup
Firm:		<input type="checkbox"/> Return Address Provided
Address: 117A Somerset Avenue, Princess Anne, MD 21853		
Phone: (410) 651-3800		

11 **IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER**

Assessment Information: Yes No Will the property being conveyed be the grantee's principal residence?
 Yes No Does transfer include personal property? If yes, identify: _____

Yes 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. Zoning	Map Grid	Sub Block
Buildings		Use	Parcel	Plat Lot
Total		Town Cd.	Ex. St.	Section Occ. Cd.

REMARKS:
 LIBER 562 FOLIO 30

Space Reserved for County Validation