

THIS DEED, made this 26th day of November, in the year nineteen hundred and ninety-three (1993), by CLIFFORD E. SCHOTT, JR., M.D., and MARGARET E. SCHOTT, his wife, of 531 W. Woodland Avenue, Springfield, Pennsylvania 19064, witnesseth:

THAT for and in consideration of the sum of FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00), the said Clifford E. Schott, Jr., M.D., and Margaret E. Schott, his wife, do hereby grant and convey unto ARTHUR B. BALTROTSKY and PATRICIA E. BALTROTSKY, his wife, of Worcester County, State of Maryland, as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of such survivor, forever in fee simple, the following-described property, to wit:

ITEM ONE: All those certain lots or parcels of land lying and being situate on the westerly side of North Main Street, in the town of Berlin, in the Third (formerly Ninth) Election District of Worcester County, Maryland, which are described as follows: "1. All that lot or parcel of land, which is part of an original tract of land called "Mount Pleasant", or by whatever name or names the same may be known or called, which is situate in the Ninth Election District of Worcester County aforesaid, beginning for the same at a stone set at the southeast corner of the lot where a certain George Purnell formerly resided on the west side of Main Street, in the town of Berlin, about one hundred yards north of the Delaware, Maryland and Virginia railroad tracks, thence running by and with said Main Street, south one and one quarter degrees west, sixty-two feet to an iron boulder, thence by and with the fence north eighty-eight and three quarter degrees west, one hundred seventy-five feet to a post and thence by and with said fence north one and one quarter degrees east, one hundred seven feet to the land formerly owned by the said George Purnell, and thence by and with the said Purnell land south seventy-three and three quarter degrees east one hundred eighty feet to the place of beginning. 2. All that piece or parcel of land situate in the town of Berlin, Worcester County aforesaid, beginning for the same at an iron stob driven on the westerly side of Main Street and at the southeasterly corner of the property formerly owned by George Purnell and thence running north eighty-seven and three quarter degrees west eighty-nine and two-thirds feet, thence south seventy-three degrees east ninety-six and one-sixth feet to the aforesaid Main Street, thence by and with said Main Street North two and one-quarter degrees east twenty-two and three-twelfths feet to the place of beginning. 3. All that lot or parcel of land lying and being situate in said town of Berlin, Worcester County, Maryland, beginning for the

REC FEE	20.00
MAIL	.50
SR CHG	5.00
REC TAX	242.00
TRF TAX	125.00
TOTL	392.50
2901CKEK	392.50

1993 12-01 P3:09

*Return to Shantree: 116-118 N. Main Street
Berlin, Md. 21811*

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CLERK OF THE COURT
WORCESTER COUNTY, MARYLAND

same at the northwest corner of a lot owned by Henry Powell, and the southwest corner of the property hereinbefore described, at an iron pipe set in the ground, from thence running north eighty-seven degrees thirty-five minutes west, three and forty-one one hundredths chains to a cement boulder, thence north six degrees east two and fifty-four one hundredths chains to a stone on the southwest corner of a lot formerly owned by George W. Purnell, thence following the line of said last lot south seventy-two degrees thirty minutes east three and forty one hundreds chains to the northwest corner of the above described parcel, thence by and with the said above described parcel south three degrees west one and sixty-eight one hundreds chains to the place of beginning, containing seventy-two one hundreds of an acre, more or less".

ITEM TWO: All that certain lot or parcel of land lying and being situate on the westerly side of, but not abutting, North Main Street, in the town of Berlin, in the Third (formerly Ninth) Election District of Worcester County, Maryland (said lot or parcel of land adjoining the westerly line of the lot or parcel of land thirdly described in Item One, above), which is described as follows: "all that certain tract, part of a tract or parcel of land, situate in the town of Berlin and in the Ninth Election District of Worcester County, Maryland, and which is more particularly described as follows, to wit: 'Beginning at a stone set at the north corner of the deed to the said Norman E. Whitman and a certain Evelyn P. Whitman, his then wife, as tenants by the entirety, from Union Trust Company of Maryland, Trustee, (said deed being dated February 15, 1944, and recorded among the Land Records of Worcester County, Maryland, in Liber J.E.B. No.19, folios 329, etc.), said point of beginning being also the southwest corner of the lot formerly known as the George W. Purnell Lot(the same being now owned by a certain Anthony H. Purnell), said point of beginning being also the northwest corner of the property described in Item Number Three of a deed to the said Clifford E. Schott and a certain Iola H. Schott, his then wife, from Florence Dale, widow, dated November 8, 1943, and recorded among the Land Records of Worcester County aforesaid, in Liber J.E.B. No. 20, folios 56, 57 and 58; and from said point of beginning running by and with the west line of the property described in Item Number Three of the aforesaid deed to Clifford E. Schott and Iola H. Schott, his then wife, from Florence Dale, widow, dated and recorded as hereinbefore set forth, south 5 degrees 30 minutes west 166.7 feet to a cement boulder at the southwest corner of the same; thence north 88 degrees 40 minutes west 173.7 feet to a stake on the southeast side of a farm road; thence by and with

the southeast side of the same north 49 degrees 30 minutes east 249.3 feet to the place of the beinning".

The properties above described are ALL AND THE SAME properties which were conveyed unto Clifford E. Schott, Jr., M.D., and Margaret E. Schott, his wife, from Clifford E. Schott, Jr., M.D., by deed dated September 24, 1990, and recorded among the Land Records of Worcester County, Maryland, in Liber R.H.O. No. 1682, folio 61, et seq.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted properties unto the said Arthur B. Baltrosky and Patricia E. Baltrosky, his wife, as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of such survivor, forever in fee simple.

AND the grantors herein do hereby covenant that they will warrant specially the property hereby conveyed, and that they will execute such other and further assurances of the same as may be requisite.

AS WITNESS the hands and seals of the grantors.

WITNESS:

Sarah W. Lewis
As to both

Clifford E. Schott, Jr., M.D. (SEAL)

Margaret E. Schott (SEAL)

STATE OF MARYLAND, WORCESTER COUNTY, TO WIT:

I HEREBY CERTIFY that on this 26th day of November, 1993, before the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Clifford E. Schott, Jr., M.D., and Margaret E. Schott, his wife, the grantors in the foregoing deed, and did each acknowledge said deed to be their respective act and deed.

AS WITNESS my hand and official seal.



Sarah W. Lewis
Notary Public

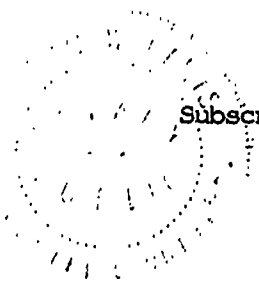
My Commission expires: 9/1/97

Pursuant to the provisions of Article-Tax-Property Section 13-203(b) the undersigned Grantees hereby make oath that the property described in the Deed to which this Affidavit is attached is residentially improved and the residence will be occupied by the Grantees year-round (12 months a year).

Arthur B. Baltrosky
Arthur B. Baltrosky

Patricia E. Baltrosky
Patricia E. Baltrosky

Subscribed and Sworn to this 26th day of November, 1993.



Arthur B. Baltrosky
Notary Public

My Commission expires: 8/1/97

I HEREBY CERTIFY that this instrument was prepared under the supervision of an attorney admitted to the practice of law before the Court of Appeals of the State of Maryland.

Jack Dunlap
Jack Dunlap

Agricultural Transfer Tax in the amount of \$ 0
Gary M. Flster
Supervisor JB

RECEIVED FOR TRANSFER
State Department of Assessments & Taxation
for Worcester County
JB 12/1/93
Date



L Age 257.00 12-1-93
L Age 12-1-93

1993 Dec 1 The foregoing Deed filed for record and is accordingly recorded among the land records of Worcester County, Md. in Liber, R.H.O. No. 1998 folios 438 thru 441
Richard H. Carter Clerk