

THIS DEED, made this 2nd day of January, in the year 2004, by Richard Mike, hereinafter called Grantor, WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Seven Hundred Forty Thousand and 00/100 (\$740,000.00), the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto 201 St. Louis Avenue, LLC, a Maryland Ltd Liability Company, its successors and assigns, forever in fee simple.

ALL that lot or parcel of land lying and being at the northwesterly corner of North 2nd Street and St. Louis Avenue in the Town of Ocean City, in the Tenth Election District of Worcester County, Maryland, having a frontage of 50 feet on the Westerly side of St. Louis Avenue and extending back therefrom along the Northerly side of North 2nd Street an even width of 50 feet for a distance of 142 feet to an alley 16 feet wide; being more particularly designated and distinguished as Lot No. Eight (8) in Block 41 North, on a plat known as "Map of the Property of Sinepuxent Beach Company of Baltimore City, Worcester County, Maryland", which said plat is filed with a deed from Thomas T. Taber, et al, to the Sinepuxent Beach Company of Baltimore City, which said Deed is dated June 11, 1891, and recorded among the Land Records of Worcester County, Maryland, in Liber F.H.P. No. 1, folio 550, said Plat being filed among the Plat Records of said County in Plat Book O.D.C. No. 1, folio 2.

BEING ALL AND THE SAME property conveyed unto the Grantor herein by Deed dated January 26, 1996, and recorded among the aforesaid Land Records in Liber No. 2236, folio 532, et seq.

TOGETHER with the improvements thereon and the rights, roads, ways, waters, privileges and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said 201 St. Louis Avenue, LLC, a Maryland Ltd Liability Company, its successors and assigns, forever in fee simple;

AND the said Grantor does hereby covenants to warrant specially the property hereby conveyed and to execute such other and further assurances of the same as may be requisite.

FILED

2004 JAN -5 P 1:52

STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

WITNESS the hand and seal of the Grantor herein the day and year first above written.

WITNESS:

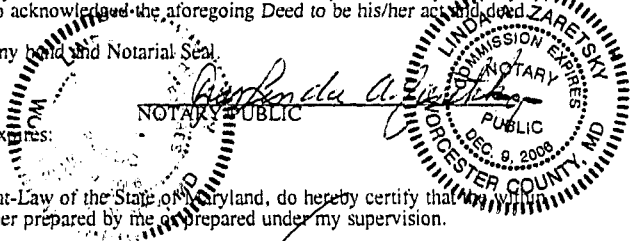
[Signature]
Richard Mike (SEAL)

STATE OF MARYLAND, COUNTY OF WORCESTER, to wit:

I HEREBY CERTIFY that on this 3rd day of January, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Richard Mike, who acknowledged the foregoing Deed to be his/her act and deed.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:



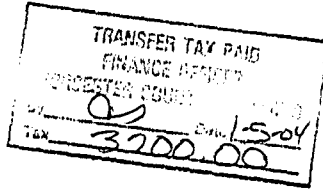
I, an Attorney-at-Law of the State of Maryland, do hereby certify that this instrument was either prepared by me or prepared under my supervision.

After recording return to:

Ayres, Jenkins, Gordy & Almand, P.A.
11047 Racetrack Rd.
Berlin, MD 21811

File No. 03-2027G

TAXES FOR WHICH ASSESSMENTS
HAVE BEEN RECEIVED HAVE BEEN
PAID AS OF THIS DATE 1/5/04
BY [Signature] COUNTY FINANCE OFFICER
EXCEPT PERSONAL PROPERTY



All Ocean City, MD. ~~water~~
water charges and wastewater
charges have been paid as of
this date.
2/1/04 1-5-04

Affidavit of Non-Applicability of Md. Ann. Code, Tax-General
Section 10-912

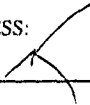
I (We) hereby certify under the penalties of perjury and upon personal knowledge, that the deed or other instrument presented for recordation with this Affidavit is not subject to the provisions of Md. Ann. Code, Tax-General, Section 10-912 because:

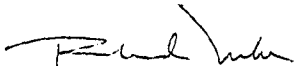
I/We are resident(s) of the State of Maryland.

Transferor is a resident entity under Tax-General Section 10-912(A)(4) Article, I am an agent of Transferor and I have authority to sign this document.

The Property is my/our principal residence as defined in IRC Section 121.

WITNESS:




_____ (SEAL)
Richard Mike

Affidavit As to Total Payment

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 Section 10-912(b)(2) 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 \$ 731,822.14.

Dated this _____ day of January, 2004.

WITNESS:

[Signature]

TRANSFEROR(S)

[Signature] (SEAL)
Richard Mike

IMP FD SURF \$	20.00
RECORDING FEE	20.00
RECORDATION T	4,864.00
TR TAX STATE	3,760.00
TOTAL	8,664.00
Res# M002	Acct # 11855
SV# 3470	Blk # 182
Jan 05 2004	02:07 pm

JAN 0 5 2004 The foregoing instrument filed for record and is accordingly recorded among the land records of Worcester County, Maryland
[Signature] Clerk

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

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 Log

1 Type(s) of Instruments [] Check Box if addendum Intake Form is Attached.
2 Conveyance Type Check Box [] Improved Sale [] Unimproved Sale [] Multiple Accounts [] Not an Arms-Length Sale []
3 Tax Exemptions (If Applicable) [] Recordation [] State Transfer [] County Transfer

4 Consideration and Tax Calculations. Table with columns: Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, Finance Office Use Only, Transfer and Recordation Tax Consideration, TOTAL DUE.

5 Fees. Table with columns: Amount of Fees, Doc. 1, Doc. 2, Agent, Tax Bill, C.B. Credit, Ag. Tax/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).

7 Transferred From. Doc. 1 - Grantor(s) Name(s) RICHARD MIKE. Doc. 2 - Grantor(s) Name(s)

8 Transferred To. Doc. 1 - Grantee(s) Name(s) 201 ST. LOUIS AVENUE LLC. Doc. 2 - Grantee(s) Name(s)

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. Name: AYRES, JENKINS, GORDY & ALMAND, P.A. Address: 11047 HACKETT ROAD, BERLIN, MD 21811

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?

Assessment Use Only - Do Not Write Below This Line. Table with columns: Terminal Verification, Agricultural Verification, Whole, Part, Tran. Process Verification, Year, Land, Buildings, Total, Geo., Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. St., Sub, Plat, Section, Ex. Cd., Block, Lot, Occ. Cd.

Distribution: White - Clerk's Office, Canary - SDAT, Pink - Office of Finance, Colored - Treasurer, ACC-CG-001 (6/95)