

IMP FD SURE \$	5.00
RECORDING FEE	20.00
RECORD TAX	2,554.20
TR TAX COUNTY	3,870.00
TR TAX STATE	1,935.00
TOTAL	8,384.20
Rec# DC02	Rec# 42357
MLB FT	Blk 1294
Jun 28, 2000	03:21 PM

THIS DEED, made this 29th day of June the year two thousand (2000), by

JOHN R. KNOX JR. of Dorchester County, State of Maryland, witnesseth:

THAT in consideration of the sum of Three Hundred Eighty-Seven Thousand Dollars (\$387,000.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said JOHN R. KNOX JR. does hereby grant and convey unto M & L, LLC, a Maryland limited liability company, its successors and assigns, in fee simple:

ALL of those lots, pieces or parcels of land situate, lying and being at the intersection of Maryland Highway No. U.S. Route 50 (also known as Sunburst Highway) and being known and designated as Nos. 200, 202 and 204 Sunburst Highway, in the City of Cambridge, in the Seventh or Cambridge Election District of Dorchester County, Maryland, and being described as follows:

PARCEL NO. 1
NO. 200 SUNBURST HIGHWAY
CAMBRIDGE, MARYLAND

ALL of that lot or parcel of land situate in the aforesaid City, County and State, being Lot Nos. 105 and 106 on the Plat of "Rose Hill", which said Plat is filed for record in No. 4212 Chancery, in the Circuit Court for Dorchester County, Maryland, the lots or parcels of land hereby conveyed being more particularly described as one entire parcel of land as follows:

BEGINNING for the outlines of the same at a concrete boulder planted in the ground at the point of intersection of the East side of Sunburst Highway with the South side of Maryland Avenue, and from thence (1) running along and with the South side of Maryland Avenue, in an eastward direction, 150 feet to the divisional line between the land hereby conveyed and Lot No. 145, as shown upon said Plat; thence (2) running in a Southerly direction and binding with said Lot No. 145, 96 feet, more or less, to an iron pipe, at the end of the second and the beginning of the third courses, in a deed unto Irving F. Cannon from James F. Jones and Lucy L. Jones, his wife, dated the 31st day of December, 1945, and recorded among the Land Records of Dorchester County, Maryland, in Liber R.S.M. No. 56, folio 610, said land now being owned by Anton Alphonse Lucht and Helene M. Lucht, his wife; thence (3) running in a Westerly direction, 150 feet, binding with the third course of said deed, to an iron pipe driven in the ground on the Eastward side of Sunburst Highway; and thence (4) running in a Northerly direction, 110 feet, binding with the Eastward side of Sunburst Highway, to the place of beginning. SAVING AND EXCEPTING that portion of

M & L, LLC
200 Sunburst Highway
Cambridge, MD 21613

Mail to:

HARRINGTON & MERRYWEATHER
202-204 HIGH STREET
CAMBRIDGE, MD 21613

the property described in said deed which was conveyed to the State of Maryland by deed dated March 19, 1987, and recorded among the aforesaid Land Records in Liber P.L.C. No. 244, folio 482.

PARCEL NO. 2
NOS. 202 AND 204 SUNBURST HIGHWAY
CAMBRIDGE, MARYLAND

ALL of that lot or parcel of land situate in the aforesaid City, County and State, which according to a plat prepared by D. C. Kirby, Jr., Surveyor, dated March, 1969 and titled "Plat Showing Two Parcels of Land Surveyed for Burger Chef Systems", said land hereby conveyed being designated Parcel No. 2 thereon, is more fully described as follows:

BEGINNING for the outlines of the same at an iron pipe planted on the Eastward edge of Sunburst Highway, on the state road right of way line, at the Northwest corner of the property of P. Smith Rue acquired by deed recorded among the Land Records of Dorchester County under Liber P.L.C. No. 140, folio 31, said point of beginning being also distant 210 feet in a South 21 degrees 00 minutes West direction from an iron rod planted on said right of way line at the intersection of the Eastward side of Sunburst Highway and the Southward side of Maryland Avenue and from said place of beginning (1) running and binding the land of P. Smith Rue South 69 degrees 13 minutes East a distance of 150 feet to an iron rod planted at the Northeast corner of the said P. Smith Rue land and on the line dividing this property from the land of Irving S. Green; thence (2) running and binding land of Irving S. Green as well as lands owned by William F. Hubbard North 21 degrees 00 minutes East 100 feet to a boulder there planted; thence (3) North 69 degrees 13 minutes West 150 feet to the right of way line on the Eastward side of Sunburst Highway (U.S. Route 50); thence (4) running and binding said right of way line South 21 degrees 00 minutes West 100 feet to the point or place of beginning, containing 15,000 square feet, and being all of Parcel No. 2 as laid down on the plat first hereinbefore mentioned.

ANY discrepancies or ambiguities in the foregoing description are to be resolved by reference to the aforementioned plat which shall take priority over the description contained herein.

BEING the same land and property, and all thereof, which was conveyed unto JOHN R. KNOX JR. by deed dated the 15th day of December 1988, and recorded among the Land Record Books of Dorchester County, Maryland, in Liber 253, folio 816.

REFERENCE is hereby made to the aforesaid plat, deeds and preceding deeds in the chain of title, the courses and distances shown thereon and contained therein being incorporated into this deed as though fully set forth herein.

THIS conveyance is made subject to all valid restrictions, easements and rights-of-way affecting the property hereby conveyed.

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

TO HAVE AND TO HOLD the land 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 the said M & L, LLC, a Maryland limited liability company, its successors and assigns, in fee simple.

AND the said JOHN R. KNOX JR. does hereby covenant that he will warrant specially the land and property hereby granted and conveyed and that he will execute such other and further assurances of said lands as may be requisite.

WITNESS the hand and seal of said grantor.

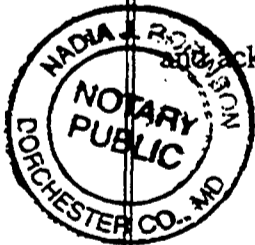
TEST: Richard D. [Signature]

[Signature] (SEAL)
JOHN R. KNOX JR.

STATE OF MARYLAND, DORCHESTER COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 29th day of June in the year two thousand (2000), before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JOHN R. KNOX JR., the within named grantor, known to me to be the person whose name is subscribed to the within and foregoing deed,

and acknowledged that he executed the same for the purposes therein contained.



WITNESS my hand and Notarial Seal:

Nadia J. Robinson
Notary Public

My Commission Expires: 11-18-03

HARRINGTON & MERRYWEATHER
202-204 HIGH STREET
CAMBRIDGE, MD 21613

CERTIFICATION

I hereby certify that the above instrument was prepared by the undersigned, an attorney at law, licensed to practice law in the State of Maryland.

Richard D. Harrington
Richard D. Harrington
Attorney at Law

referred on Assessment Record
of Cambridge, Maryland
No. 628-00 Due.

628-00
Edwin Kinnaman
Treasurer of Cambridge

CERTIFICATION IS MADE THAT
TAXES ARE PAID ON THE PROPERTY
THIS DEED OF CONVEYANCE
TREASURER OF DORCHESTER COUNTY
BY *W. Sciale* PB 428/00

45A: PERSICO DEED2
lgw

HARRINGTON & MERRYWEATHER
202-204 HIGH STREET
CAMBRIDGE, MD 21613

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

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)

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 type="checkbox"/> Other _____	<input type="checkbox"/> Other _____		
		<input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease				
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]		
3	Tax Exemptions (if Applicable)	Recordation					
	Cite or Explain Authority	State Transfer					
		County Transfer					
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only		
		Purchase Price/Consideration	\$	387,000.00	Transfer and Recordation Tax Consideration		
		Any New Mortgage	\$		Transfer Tax Consideration	\$	
		Balance of Existing Mortgage	\$		X () % =	\$	
		Other:	\$		Less Exemption Amount -	\$	
		Other:	\$		Total Transfer Tax =	\$	
		Full Cash Value	\$		Recordation Tax Consideration	\$	
					X () per \$500 =	\$	
					TOTAL DUE	\$	
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:	
		Recording Charge	\$	20.00	\$ 20.00	Tax Bill:	
		Surcharge	\$	5.00	\$ 5.00	C.B. Credit:	
		State Recordation Tax	\$		\$	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 Liber/Folio	Map	Parcel No.	Var. LOG
		07	132115	253/816	303	5516	<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
							SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)					
		202-204 Sunburst Highway, Cambridge, MD 21613					
		Other Property Identifiers (if applicable)					Water Meter Account No.
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Grout Rent <input type="checkbox"/> Amount:					
		Partial Conveyance? <input type="checkbox"/> Yes <input 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)		
		John R. Knox Jr.					
		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)		
		M & L, LLC					
		New Owner's (Grantee) Mailing Address					
		c/o Mario Persio, PO Box 1086 200 Sunburst Highway, Cambridge, MD 21613					
9	Other Names to Be Indexed	Doc. 1 - Addition: Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)		
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input type="checkbox"/> Return to Contact Person	
		Name: Richard D. Harrington				<input type="checkbox"/> Hold for Pickup	
		Firm: Harrington & Merryweather				<input checked="" type="checkbox"/> Return Address Provided	
		Address: 202 High Street					
		Cambridge, MD 21613 Phone: (410-228-3610					
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
	Assessment Information	<input type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?				
		<input type="checkbox"/> Yes <input type="checkbox"/> No	Does transfer include personal property? If yes, identify:				
		<input type="checkbox"/> Yes <input 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	19	19	Geo.	Map	Sub	Block
	Land			Zoning	Grid	Plat	Lot
	Buildings			Use	Parcel	Section	Occ. Cd.
	Total			Town Cd.	Ex. St.	Ex. Cd.	
	REMARKS:						

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

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)

Form section for Type(s) of Instruments, Conveyance Type Check Box, Tax Exemptions (if Applicable), and Recorder/Explain Authority.

Table with columns for Consideration Amount and Finance Office Use Only. Includes rows for Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, and Transfer and Recordation Tax Consideration.

Table for Fees, split into Doc. 1 and Doc. 2. Includes rows for Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, and Other.

Table for Description of Property with columns: District, Property Tax ID No. (1), Grantor Liber/Folio, Map, Parcel No., Var. LOG, Subdivision Name, Lot (3a), Block (3b), Sect/AR(3c), Plat Ref., SqFt/Acreage (4).

Location/Address of Property Being Conveyed (2): 200 Sunburst Highway, Cambridge, MD 21613. Other Property Identifiers (if applicable) and Water Meter Account No.

Residential or Non-Residential, Fee Simple or Ground Rent, Amount, Partial Conveyance? Yes/No, Description/Amt. of SqFt/Acreage Transferred.

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From: Doc. 1 - Grantor(s) Name(s) John R. Knox Jr., Doc. 2 - Grantor(s) Name(s)

8 Transferred To: Doc. 1 - Grantee(s) Name(s) M & L, LLC, Doc. 2 - Grantee(s) Name(s)

9 Other Names to Be Indexed: New Owner's (Grantee) Mailing Address 200 Sunburst Highway, Cambridge, MD 21613. Doc. 1 - Addition: Names to be Indexed (Optional), Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information: Instrument Submitted By or Contact Person Name: Richard D. Harrington, Firm: Harrington & Merryweather, Address: 202 High Street, Cambridge, MD 21613, Phone: (410)-228-3610. Return to Contact Person, Hold for Pickup, Return Address Provided.

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. Table with columns: Terminal Verification, Agricultural Verification, Whole, Part, Tran. Process Verification, Transfer Number, Date Received, Deed Reference, Assigned Property No., Year, Land, Buildings, Total, Geo. Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. St., Sub, Section, Ex. Cd., Plat, Lot, Section, Occ. Cd., Block, Lot, Occ. Cd.

REMARKS: