

McAllister, DeTar, Showalter & Walker LLC

File No. 1253.522

Tax ID # 03-159558

Underwriter: First American Title Insurance Company

This Deed, made this 10th day of December, 2020 by and between TRIPPES CREEK, LLC, a Maryland limited liability company, party of the first part, Grantor; and MOORE & MOORE CUSTOM HOMES LLC, a Maryland limited liability company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS AND 00/100 (\$135,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said MOORE & MOORE CUSTOM HOMES LLC, a Maryland limited liability company, its successors and assigns, forever, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland, as more particularly described in Exhibit A, attached hereto and made a part hereof.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

Subject, however, to any covenants, conditions, restrictions and easements of record.

To Have and To Hold the said tract of ground 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 MOORE & MOORE CUSTOM HOMES LLC, a Maryland limited liability company, its successors and assigns, forever, in fee simple.

And the said party of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

SIGNATURES TO APPEAR ON FOLLOWING PAGE

**TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX**

AMT: \$1,620.00

DATE: 12/11/2020

INITIALS: SDH

Prop ID: 03-159558

**CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID
FINANCE OFFICER OF TALBOT COUNTY**

R ANDREW HOLLIS, FIN. OFFICER

DATE 12/11/2020 CNP

As Witness the hand and seal of said Grantor, the day and year first above written.

Laura B. Covey (SEAL)
Witness

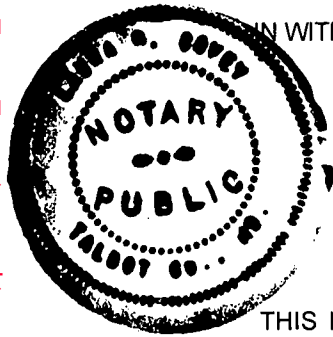
TRIPPES CREEK, LLC,
a Maryland limited liability company

By: [Signature] (SEAL)
Peter J. Hunter, Manager

STATE OF MARYLAND, COUNTY OF Talbot, TO WIT:

I hereby certify that on this 9 day of December, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Peter J. Hunter, who acknowledged himself to be the (i) Manager of Trippes Creek, LLC, a Maryland limited liability company (the "LLC"), (ii) as such Manager, being authorized to do so, executed the same for and on behalf of the LLC in the capacity therein stated and for the purposes therein contained, and (iii) said instrument is the act of the LLC, giving oath under the penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Laura B. Covey
Notary Public
My commission expires: 7/6/2023

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature] (SEAL)
Douglas S. Walker

AFTER RECORDING, PLEASE RETURN TO:
McAllister, DeTar, Showalter & Walker LLC
100 N. West Street
Easton, MD 21601

Exhibit A

All that lot or parcel of land situate, lying and being in the Third Election District of Talbot County, Maryland and described as Lot No. 23 on a certain Plat entitled: "LOT LINE ABANDONMENT & FINAL SUBDIVISION PLAT & FCP 2001 08 'SCHWANINGER FARM AT COOKE'S HOPE' IN THE FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND", prepared by Lane Engineering, Inc., Civil Engineers, dated April 22, 2002 and recorded among the Plat Record Books of Talbot County, Maryland in PC 82/42-49; reference being hereby made to said Plat for a more particularly description of said Lot by metes and bounds, courses and distances.

For informational purposes only: The improvements thereon being known as No. 28924 Jennings Road, Easton, Maryland - 21601.

Tax ID No.: 03-159558

Being a portion of the same property conveyed unto TRIPPES CREEK, LLC, a Maryland limited liability company from William T. Hunter, Jr.; Christine F. Hunter; Russell W. Fisher; Christina S. Fisher; Russell W. Fisher, Trustee under Revocable Trust Agreement dated March 15, 1990 f/b/o Matthew Allen Fisher; Kate Elisabeth Fisher; William T. Hunter, Jr., Trustee under Revocable Trust Agreement dated December 22, 1989 f/b/o Howard William Hunter; David Christian Hunter; and Peter Jasper Hunter, by Deed dated December 23, 1994 and recorded among the Land Records of Talbot County, Maryland in Liber 794, folio 98.

**Maryland
FORM
WH-AR**
**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**
2020

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 TRIPPES CREEK, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

28924 Jennings Road, Easton, MD 21601

3. Reasons for Exemption**Resident Status**
☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒

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
☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

TRIPPES CREEK, LLC

Name of Entity

By

Peter J. Hunter

Name

**Date

Manager

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.



Kathleen M. Duvall, Clerk
Circuit Court for Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
410-822-2611 Ext. 4

LR - Deed (w Taxes)
Recording Fee no RT
20.00
Name: Trippes Creek
LLC/Moore & Moore
Custom H
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 675.00
LR - County Transfer
Tax - linked 1,350.00
LR - NR Tax - 1kd 0.00
=====

SubTotal:	2,085.00
=====	
Total:	2,085.00

12/11/2020 04:26
CC20-MR
#14367131 CC0205 -
Talbot
County/CC02.05.02 -
Register 02

DOCUMENT VALIDATION
(excluded from page count)

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Talbot
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

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 _____
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input checked="" 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) Cite or Explain Authority	Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 135,000.00	Transfer Tax Consideration	\$
		Any New Mortgage	\$	X () % =	\$
		Balance of Existing Mortgage	\$	Less Exemption Amount	- \$
		Other:	\$	Total Transfer Tax	= \$
		Other:	\$	Recordation Tax Consideration	\$
		Full Cash Value:	\$	X () per \$500 =	\$
		TOTAL DUE		\$	

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$		
		Surcharge	\$ 40.00	\$		
		State Recordation Tax	\$ 1,620.00	\$		
		State Transfer Tax	\$ 675.00	\$		
		County Transfer Tax	\$ 1,350.00	\$		
		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	
			03-159558	794/98	0042	0007	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
				23			82/42	2.0 AC
		Location/Address of Property Being Conveyed (2)						
		28924 Jennings Road, Easton, MD 21601						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Lot 23 – 2.9 AC Jennings Rd. NR Easton						
		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:						

7	Transferred From	Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)	
		TRIPPES CREEK, LLC			
		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)	
		MOORE & MOORE CUSTOM HOMES LLC			
		New Owner's (Grantee) Mailing Address			

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: Katie Callahan				<input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
		Firm: McAllister, DeTar, Showalter & Walker LLC				
		Address: 100 N. West Street Easton, MD 21601 Phone: (410)820-0251				

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	Does the transfer include personal property? If yes, identify:	
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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							
Terminal Verification		Agricultural Verification		Whole		Part	
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20		Geo.	Map	Sub	Block
Land				Zoning	Grid	Plat	Lot
Buildings				Use	Parcel	Section	Occ. Cd.
Total				Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:							

Space Reserved for County Validation