

VENTURE TITLE COMPANY, LLC
File No. V-10041JAS
Tax ID # 01 092561

This Deed, made this 1st day of September, 2017, by and between **DENNIS J. MCFADDEN** and **JUDITH SALISBURY HULL**, GRANTORS, and **LEONARD J. LESNIAK** and **JANET S. LESNIAK**, GRANTEES.

Witnesseth –

That in consideration of the sum of Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$565,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

ALL that lot or parcel of land, situate, lying and being in Talbot County, Maryland, and more particularly designated as Lot No. 60, Phase Two on a Plat entitled: FINAL PLAT PHASE TWO "COOKE'S HOPE P.U.D.", IN THE TOWN OF EASTON, TAX MAP 42, GRID 10, PARCEL 268, TALBOT COUNTY, MARYLAND, dated October 1999, revised to November 24, 1999, as prepared by Lane Engineering, Inc. and recorded among the Plat Records of Talbot County, Maryland in PC5/22I; reference being hereby made to said plat and the record thereof for a more complete description of Lot 60 by metes and bounds, courses and distances.

TOGETHER WITH a right of way to be used in common with others legally entitled to use the same as a means of ingress and egress over the private roadways as shown on the aforementioned plat to and from the property herein conveyed from and to the public road.

Being the same property which was conveyed unto Dennis J. McFadden and Judith Salisbury Hull from National Transfer Services, LLC by Deed dated May 15, 2015 and recorded among the Land Records of Talbot County, Maryland in Liber 2263, folio 007.

Subject to covenants, easements and restrictions of record.

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$6,780.00
DATE: 9/6/2017
INITIALS: APierce
Prop ID: 01-092561

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 9/6/2017

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2475, p. 0412, MSA_CE91_2414. Date available 09/11/2017. Printed 04/14/2021.

VENTURE TITLE COMPANY
117 BAY STREET
EASTON, MD 21601

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.

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 LEONARD J. LESNIAK and JANET S. LESNIAK, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantors 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.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

Janet S. Lesniak

Dennis J. McFadden (SEAL)
DENNIS J. MCFADDEN

Janet S. Lesniak

Judith Salisbury Hull (SEAL)
JUDITH SALISBURY HULL

STATE OF MARYLAND }
COUNTY OF TALBOT } ss

I hereby certify that on this 1st day of September, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared DENNIS J. MCFADDEN and JUDITH SALISBURY HULL, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Jennifer Ann Swann
Notary Public

My Commission Expires: January 9, 2019

AFFIDAVIT OF GRANTEE AS MARYLAND FIRST-TIME HOME BUYER

THE UNDERSIGNED EACH STATE UNDER OATH AS FOLLOWS:

1. Each of the undersigned is a Grantee of residentially improved real property located at 28669 Emanuel Street, Easton, MD 21601.
2. Each of the undersigned is:
 - a) a "first-time Maryland home buyer", defined as individual who has never owned in the State residential real property that has been the individual's principal place of residence, who will occupy the property as Grantee's principal residence at least 7 months out of a 12-month period; or

Janet Swane

Leonard J. Lesniak {SEAL}
Leonard J. Lesniak

Janet Swane

Janet S. Lesniak {SEAL}
Janet S. Lesniak

STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I HEREBY CERTIFY, That on this 1st day of September, 2017 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared LEONARD J. LESNIAK & JANET S. LESNIAK known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they are Maryland First Time Homebuyers.

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

My commission expires: 11/9/19

Janet Swane
Notary Public



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.

Ronald B. Lee
Ronald B. Lee, Esquire, Vice-President of
Venture Title Company, LLC

AFTER RECORDING, PLEASE RETURN TO:
VENTURE TITLE COMPANY, LLC
117 BAY STREET
EASTON, MD 21601

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2475, p. 0414, MSA_CE91_2414. Date available 09/11/2017. Printed 04/14/2021.