

Eastern Shore Title Company  
114 North West Street, P. O. Box 857  
Easton, Maryland 21601  
Phone: 410-820-4426 Fax: 410-820-4429  
Website: www.easternshoretitle.com  
e-mail: info@easternshoretitle.com

EMP FU SURE \$ 20.00  
RECORD FEE - 20.00  
RECORDATION / 3,861.00  
IR TAX STATE 27,925.00  
TOTAL 6,826.00  
Rest 1402 RCHT # 73225  
#45 6400 BLK # 143  
Jan 08, 2004 10:15 am

**This Deed**, Made this 5th day of January, 2004, by **ROBERT L. VAN FOSSAN, JR.** by **BRUCE C. ARMISTEAD**, his Attorney in Fact, of the first part, Grantor, and **HARRY L. COOK**, of the second part, Grantee. The transfer of the subject property is part of an Internal Revenue Code Section 1031 Exchange of Property and represents the simultaneous effectuation of all parties obligations and rights to transfer and receive such property.

**W i t n e s s e t h:**

THAT FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED EIGHTY FIVE THOUSAND DOLLARS and 00/100 ( \$585,000.00)** and other good, valuable and sufficient consideration, in hand paid by an accommodator pursuant to a 1031 Exchange of Property, the receipt of which is hereby acknowledged, **ROBERT L. VAN FOSSAN, JR.** by **BRUCE C. ARMISTEAD**, his Attorney in Fact,, by virtue of a Power of Attorney, dated January 30, 1997, and recorded among the Land Records of Talbot County, Maryland, in Liber No. 975, folio 127, does hereby grant and convey unto **HARRY L. COOK**, his heirs, personal representatives and assigns, forever in fee simple, all the hereinafter described property:

**ALL** that lot or parcel of land containing 4.891 acres of land, more or less, situate, lying and being in the First Election District of Talbot County, Maryland, and being more particularly shown and designated as Lot No. 2 on a plat entitled “**PLAT SHOWING REVISION OF LOT LINES LOTS 2, 3 & 4 ‘WATERLOO’ IN THE FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND,**” dated February 1, 2002, prepared by Lane Engineering, Inc., and recorded among the Plat Records of Talbot County, Maryland, in Liber No. 81, folio 123.

**BEING** part of the same property conveyed unto Robert L. Van Fossan, Jr., by Deed from Charles E. Wheeler and George W. Seger, Personal Representative of The Estate of Edward B. Freeman, dated July 2, 2001, and recorded among the Land Records of Talbot County, Maryland, in Liber No. 1010, folio 889.

**Together** with the buildings and improvements thereon 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 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 **HARRY L. COOK**, his heirs, personal representatives and assigns, forever in fee simple; **SUBJECT TO** a right-of-way over the area designated on the Plat as “**Fords Lane 50' Wide Private Road Easement,**” to be used in common with all others legally entitled thereto, for ingress and egress to and from the public roadway known as Maryland Highway No. 333 (Oxford Road) and for the extension of underground utility lines therein. **FURTHER SUBJECT, HOWEVER,** to the terms of a Declaration creating Landscape Buffer Easement dated August 7, 2002, by Robert Van Fossan, Jr., and recorded among the Land Records of Talbot County, Maryland, in Liber No. 1084, folio 621.

LIBER | 2 | 6 FOLIO 8 | 8

**And** the said Grantor does hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby conveyed; and that he will execute such other and further assurances of the same, as may be requisite.

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

WITNESS:

Ryann Harrison

Robert L. Van Fossan, Jr. {SEAL}  
ROBERT L. VAN FOSSAN, JR.

Ryann Harrison

Bruce C. Armistead  
BRUCE C. ARMISTEAD, Attorney in  
Fact for ROBERT L. VAN FOSSAN,  
JR.

State of Maryland  
County of TALBOT, to wit:

I Hereby Certify that on this **5th** day of **January**, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **BRUCE C. ARMISTEAD, Attorney in Fact for ROBERT L. VAN FOSSAN, JR.**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained; and further acknowledged said instrument to be his act, giving oath under penalties of perjury that the consideration recited is correct.

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

Ryann Harrison  
Notary Public

My Commission Expires: 1-1-05

AFFIDAVIT AS TO TOTAL PAYMENT PURSUANT TO SECTION 10-912(B)(2) OF THE TAX -GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND

THE undersigned make(s) oath, in due form of law and 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") as follows:

1. That I/we am/are the transferor(s) of that real property described in the accompanying deed (the "property");
2. That I/we have examined the settlement statement prepared in connection with the transfer of the property, including both the gross amounts due to me/us and the listing of expenses and adjustments which result in a reduction in the net proceeds due to me/us;
3. That with respect to the determination of "total payment," stated below, for the purpose of the withholding law: (a) the "total payment," includes the fair market value of any property transferred to me/us as part of the sale; (b) in calculating the deductions from gross proceeds, "debts incurred in contemplation of sale" (meaning debts secured by the property that were incurred within 90 days of the sale, such as loan funds received from a financing or a previous or new line of credit within the past 90 days prior to the sale of the property) were

not deducted from gross proceeds and (c) in calculating the deductions from gross proceeds, only my/our expenses arising out of the sale or exchange of the property have been deducted; and

4. That the amount of "total payment" for the purpose of the withholding law is \$532,475.14.

DATED THIS 5<sup>th</sup> day of January, 2004

Katharine Turner  
Katharine Turner

Witness

Robert L. Van Fossan, Jr.  
ROBERT L. VAN FOSSAN, JR.  
Bruce C. Armistead

BRUCE C. ARMISTEAD  
Attorney in Fact for Robert L. Van Fossan, Jr.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's 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  
ROBERT L. VAN FOSSAN, JR.

2. Reason for Exemption

- Resident ☒ I, Transferor, am a resident of the State of Maryland.
- Status ☐ Transferor is a resident entity under §10-912 (a)(4) of Maryland's Tax General Article, 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.

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

Katharine Turner  
Witness  
Katharine Turner  
Witness

Robert L. Van Fossan, Jr.  
ROBERT L. VAN FOSSAN, JR.  
Bruce C. Armistead  
BRUCE C. ARMISTEAD,  
Attorney In Fact for Robert L. Van Fossan, Jr.

LIBER 1216 FOLIO 820

3b. Entity Transferors

Name of Entity

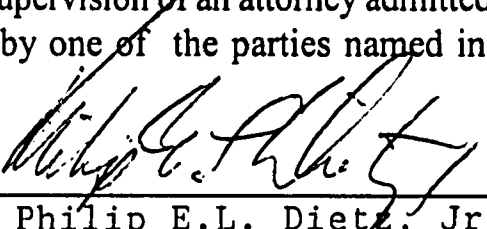
By:

Witness

Name

Title

This document was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland, or by one of the parties named in the within instrument.

  
Philip E.L. Dietz, Jr., Esquire

**AFTER RECORDING MAIL TO:**  
Eastern Shore Title Company  
Telephone: 410-820-4426  
P.O. Box 857  
Easton, MD 21601  
File No. E-10581RRC

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED  
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT  
RECORDS OF TALBOT COUNTY.

DAVID H. EWING  
SUPERVISOR OF ASSESSMENTS  
ANDREW HOLLIS, FIN. OFFICER  
PER 118104 AD

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

ANDREW HOLLIS, FIN. OFFICER AD  
DATE 11/8/04 AD

**Agricultural Transfer Tax**

25,740.00 AD  
ANDREW HOLLIS, FIN. OFFICER AD  
AC 1585,000% 11/8/04 AD

LIBER 1216 FOLIO 821



State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [ X ] County: Talbot

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	( ) Check Box if Addendum Intake Form is Attached.					
		1 Deed	Mortgage	Other	Other		
2	Conveyance Type Check Box	2 Deed of Trust	Lease				
		Improved Sale	Unimproved Sale	Multiple Accounts	Not an Arms- Length Sale /9/		
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Arms-Length /1/	Arms-Length /2/	Arms Length /3/			
		Recordation					
		State Transfer					
4	Consideration and Tax Calculations	County Transfer					
		Consideration Amount		Finance Office Use Only			
		Purchase Price/Consideration	\$ 585,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$ .00	Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$	X ( ) % =	\$		
		Other:	\$	Less Exemption Amount	\$		
5	Fees	Other:	\$	Total Transfer Tax	\$		
		Other:	\$	Recordation Tax Consideration	\$		
		Full Cash Value	\$ 585,000.00	X ( ) per \$500 =	\$		
		TOTAL DUE		\$			
		Amount of Fees	Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ 20.00	\$	Tax Bill:		
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).	Surcharge	\$ 20.00	\$	C.B. Credit:		
		State Recordation Tax	\$ 3861.00	\$	Ag. Tax/Other:		
		State Transfer Tax	\$ 2925.00	\$			
		County Transfer Tax	\$	\$			
		Other	\$	\$			
		Other	\$	\$			
		District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
		03	155919	1010/889	48	54	1(5)
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.
							SqFt/Acreage(4)
		Location/Address of Property Being Conveyed (2)					
MAP 48 PARCEL 154 LOT 2, WATERLOO SUB - OXFORD ROAD, EASTON, MD 21601							
Other Property Identifiers (if applicable)			Water Meter Account No.				
Residential [ X ] or Non-Residential [ ] Fee Simple [ X ] or Ground Rent [ ] Amount:							
Partial Conveyance? [ ] Yes [ X ] No Description/Amt. of SqFt/Acreage Transferred:							
7	Transferred From	If Partial Conveyance, List Improvements Conveyed:					
		Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)			
		ROBERT L. VAN FOSSAN		HARRY L. COOK			
		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)			
		HARRY L. COOK					
		New Owner's (Grantee) Mailing Address					
		515 MULBERRY LANE, HAVERFORD, PA 19041 - 1913					
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)			
				N/A			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					
		Name:					
		Firm: Eastern Shore Title Company					
		Address: P.O. Box 857 Easton, MD 21601 Phone: 410-820-4426					
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information					
		Yes [ X ] No Will the property being conveyed be the grantee's principal residence?					
		Yes [ X ] No Does transfer include personal property? If yes, identify:					
		Yes [ ] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy					
		Assessment Use Only - Do Not Write Below This Line					
		[ ] Terminal Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification					
		Transfer Number: 18 Date Received: 19 Deed Reference: Geo. Map Sub Block					
		Land: Zoning Grid Plat Lot					
		Buildings: Use Parcel Section Occ. Cd.					
		Total: Town Cd. Ex. St. Ex. Cd.					
		REMARKS:					

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