

2013 MAR -6 PM 2:45

DGS FILE NO. 00-8389

THIS DEED made this 13th day of December, 2012 by and between the
KENT COUNTY

STATE OF MARYLAND (Military Department), party of the first part, "GRANTOR"; and the
TOWN OF CHESTERTOWN, a Maryland municipal corporation, party of the second part,
"GRANTEE".

WHEREAS, by Deed dated March 14, 1931 and recorded among the Land Records of
Kent County, Maryland in Liber RAS No. 6, folio 248, Thomas W. Spranklin and Sarah E.
Spranklin, his wife conveyed to the State of Maryland (Military Department) a parcel of land
containing three and one-half (3 1/2) acres, more or less; and

WHEREAS, the above described property is under the jurisdiction and control of the State
Military Department, therefore, the State Military Department is joining in the execution of this
deed along with the Board of Public Works, as required by Section 10-305 (c)(2), State Finance
and Procurement Article, Maryland Annotated Code.

IMP TO SURE \$ 48.00
RECORDING FEE 20.00
TOTAL 68.00
KENT KIM REPT # 6230
STATE FINANCE # 168
MAR 06 PM 01:45 PM

WITNESSETH: that in consideration of the sum of Five Dollars (\$5.00) and the payment
by the Grantee of the sums that are due the United States of America ("USA") to satisfy, in full,
the federal debt owed to the USA by the Grantor upon the transfer of the property to a third
person and other good and valuable consideration, the receipt and adequacy of which are hereby
acknowledged, the said Grantor does hereby grant, convey and assign unto the said Grantee, its
successors and assigns, in fee simple, the following described property situate, lying and being in
the town of Chestertown, Kent County, Maryland and described as follows:

See **Exhibit "A"** which is attached hereto and expressly made a part hereof.

I hereby certify as of 3/6/13 taxes
are paid on the property covered by this deed
as well as any other charges which should be
collected before transfer of same pursuant
to the Real Property Article Title 3 Section 104
of the Annotated Code of Maryland.

04-018311

Patricia Menett
Collector of Taxes for Kent County, MD

KENT COUNTY CIRCUIT COURT (Land Records) MLM 750, p. 0083, MSA_ce57_1262. Date available 03/15/2013. Printed 11/04/2022.

BEING the same parcel of land which by deed dated March 14, 1931 and recorded among the Land Records of Kent County, Maryland in Liber RAS No. 6, folio 248 was granted by Thomas W. Spranklin and Sarah E. Spranklin, his wife to the State of Maryland (Military Department), the within named Grantor.

TOGETHER WITH the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

SUBJECT to any and all matters recorded and unrecorded.

The Grantor and Grantee covenant and agree that the property shall be used solely for governmental and/or educational purposes, said governmental and/or educational purposes hereby being defined as (a) government businesses and/or offices and/or (b) college and/or university uses. This provision shall be a restrictive covenant running with the land and binding on the Grantee, its successors and assigns.

The Grantor and Grantee further covenant and agree that, in the event the Chestertown Armory, which is located on the above described property, is to be demolished or otherwise renovated such that (a) the cornerstone and/or any buried vessel(s) contained therein, and/or (b) any seal and/or Maryland National Guard Seal cast and/or cut in stone and/or (c) any Maryland State Seal and/or Maryland National Guard Seal and/or other unique building items, will be destroyed or damaged or removed from the structure, all as determined in the sole judgment of the Grantor, the Grantor shall have the right to enter upon the above described property and remove, at the Grantor's expense, said items and the Grantee agrees that it shall not charge the

Grantor a monetary or other fee for the building elements so removed. This provision shall be a restrictive covenant running with the land and binding on the Grantee, its successors and assigns.

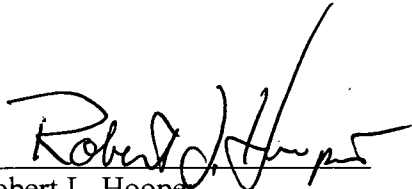
TO HAVE AND TO HOLD the said described lots of ground and premises, unto and to the use of the said Grantee, its successors and assigns, in fee simple.


AND, subject to the above, the said Grantor covenants that it will warrant specially the property hereby granted and execute such further assurance of the same as may be requisite.

WITNESS the hand and seal of the said Grantor as of the date first above written.

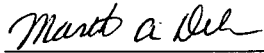
ATTEST:

STATE OF MARYLAND
STATE MILITARY DEPARTMENT


Robert L. Hooper

By:  (SEAL)
Name: James A. Adkins, Major General
Title: Adjutant General for the State of Maryland

Approved as to form and legal sufficiency
sufficiency this 7th day of December, 2012.


Martha A. Delea, Assistant Attorney General

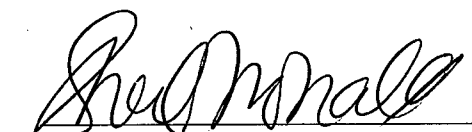
Approved by the Board of Public Works of
the State of Maryland at a meeting held on
the 22 day of August, 2012 as Item 9-RP, DGS


KENT COUNTY CIRCUIT COURT (Land Records) MLM 750, p. 0085, MSA ce57_1262. Date available 03/15/2013. Printed 11/04/2022.

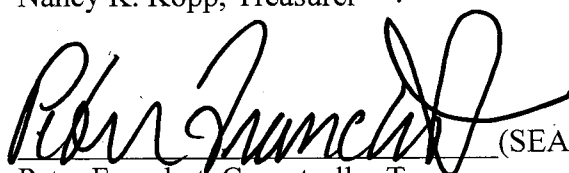
ATTEST:

STATE OF MARYLAND
BOARD OF PUBLIC WORKS

 (SEAL)
Martin O'Malley, Governor


Sheila C. McDonald
Executive Secretary

 (SEAL)
Nancy K. Kopp, Treasurer

 (SEAL)
Peter Franchot, Comptroller Treasurer

Approved as to form and legal sufficiency
sufficiency this 7th day of December, 2012.

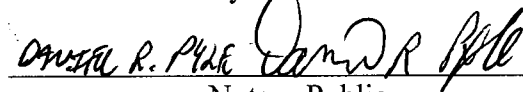

Martha A. Delea, Assistant Attorney General

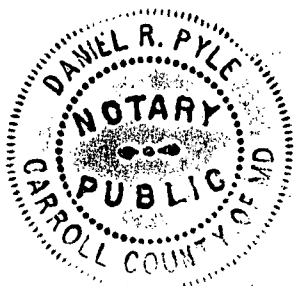
Approved by the Board of Public Works of
the State of Maryland at a meeting held on
the 22 day of August, 2012 as Item 9-RP, DGS

STATE OF MARYLAND, COUNTY OF CARROLL, TO WIT:

I HEREBY CERTIFY that, on this 7th day of December, 2012, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Major General James A. Adkins, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who acknowledged that he is the Adjutant General of the State of Maryland, State Military Department, a government entity organized and existing under the laws of Maryland, that he has been duly authorized to execute and has executed, the foregoing Deed on behalf of the said entity for the purposed therein set forth, and that the same is its act and deed.

AS WITNESS my hand and Notarial Seal.


Daniel R. Pyle
Notary Public
My Commission Expires: April 8, 2014



STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

I HEREBY CERTIFY, that on this 13th day of December, 2012, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared

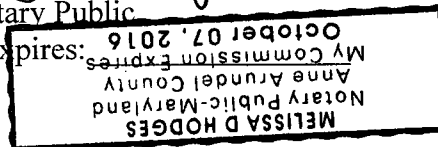
Martin O'Malley, Governor
Nancy K. Kopp, Treasurer
Peter Franchot, Comptroller

constituting the Board of Public Works of the State of Maryland, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Melissa D Hodges
Notary Public

My Commission Expires:



Approved as to form and legal sufficiency sufficiency this 7th day of December, 2012.

Martha A Delea
Martha A. Delea, Assistant Attorney General

Approved by the Board of Public Works of the State of Maryland at a meeting held on the 22 day of August, 2012 as Item 9-RP, DGS

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney or by a party to this instrument.

TOWN OF CHESTERTOWN
Utilities, taxes and ALL accounts
receivable have been paid through

1/31/13

By Ana Jankovic Date 3/6/13

[Handwritten initials]

Martha A Delea
Martha A. Delea, Attorney-at-Law

EXHIBIT "A"

DESCRIPTION

BEGINNING FOR THE SAME on the East side of the aforesaid State Road at a point 40 feet Southerly from the intersection of the property of The Red "C" Oil Company and other property of the said Thomas W. Spranklin and running from thence by and with the East side of said road, South 22 degrees and 58 minutes West, 360 feet; thence South 26 degrees and 39 minutes East, 767 feet and 4 inches to Chester River; thence by and with the waters of Chester River North 70 degrees and 4 minutes East, 40 feet; thence North 19 degrees and 56 minutes West, 210 feet; thence North 22 degrees and 58 minutes East, 170 feet to the lands of the said Thomas W. Spranklin, which lands are being retained by the said Thomas W. Spranklin as a driveway; thence North 19 degrees and 56 minutes West, 688 feet and 3 inches to the aforesaid beginning point and containing 3 1/2 acres of land, more or less.

BEING the same parcel of land which by Deed dated March 14, 1931 and recorded among the Land Records of Kent County, Maryland in Liber RAS No. 6, folio 248 was granted and conveyed by Thomas W. Spranklin and Sarah E. Spranklin, his wife to the State of Maryland (Military Department).

3/16/13 THE FOREGOING Deed FILE
 FOR RECORD AND IS ACCORDINGLY RECORDED AMONG
 THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN
 LIBER MLM NO. 750 FOLIOS 83-88
Mark L. Mumford . CLERK

State of Maryland Land Instrument Intake Sheet

Baltimore City County: **KENT**

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only

LIBER 0750 FOLIO 0089

(Type or Print in Black Ink Only - All Copies Must Be Legible)

1	Type(s) of Instrument	<input checked="" 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"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]
		<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]		
3	Tax Exemptions (if Applicable) Cite or Explain Authority	<input type="checkbox"/> Recordation			
		<input type="checkbox"/> State Transfer			
		<input type="checkbox"/> County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
				Transfer and Recordation Tax Consideration	
	Purchase Price/Consideration	\$	50.00	Transfer Tax Consideration	\$
	Any New Mortgage	\$		X ()% =	\$
	Balance of Existing Mortgage	\$		Less Exemption Amount -	\$
	Other	\$		Total Transfer Tax =	\$
	Other	\$	-0-	Recordation Tax Consideration	\$
	Full Cash Value	\$	-0-	X () per \$500 =	\$
				TOTAL DUE	\$

5	FEES	Amount of Fees		Doc. 1	Doc. 2	Agent:
	Recording Charge	\$	20.00	\$		Tax Bill:
	Surcharge	\$	40.00	\$		C.B. Credit:
	State Recordation	\$		\$		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)(l).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
		04	018311	RAS 6/248	44	170	<input type="checkbox"/> (5)		
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)	
								3.5 acres	
		Location/Address of Property Being Conveyed (2)							
		509 Cross Street, Chestertown, MD 21620							
Other Property Identifiers (if applicable)						Water Meter Account No.			
Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:					
Patril Conveyance? <input type="checkbox"/> Yes <input checked="" 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)
		State of Maryland (Military Department)	
		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)
		Town of Chestertown	
		Lawrence E. Taylor	
New Owner's (Grantee) Mailing Address			
118 N. Cross Street, Chestertown, MD 21620			

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:		<input type="checkbox"/> Hold for Pickup
		Firm: Cookerly & Barroll, LLC		<input type="checkbox"/> Return Address Provided
		Address: 123 Court Street, Chestertown, MD 21620		
		Phone: (410) 778 - 2112		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		
		<input type="checkbox"/> Yes <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	Does transfer include personal property? If yes, identify	
		<input type="checkbox"/> Yes <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							
<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		Geo.	Map	Sub	Block		
Land		Zoning	Grid	Plat	Lot		
Buildings		Use	Parcel	Section	Occ.Cd.		
Total		Town Cd.	Ex. St.	Ex. Cd.			

REMARKS:

KENT COUNTY CIRCUIT COURT (Land Records) ML M 750 P. 0089, MSA ce57_1262. Date available 03/15/2013. Printed 11/04/2022.