

WR 1061

LIBER 0758 FOLIO 066

THIS DEED, made as of this 3rd day of May, in the year two thousand and thirteen, by and between **TOWN OF CHESTERTOWN**, a Maryland municipal corporation (the "Grantor") and **WASHINGTON COLLEGE**, a Maryland corporation (the "Grantee").

WITNESSETH, That in consideration of the sum of TWO HUNDRED FIFTY EIGHT THOUSAND FOUR HUNDRED TWENTY EIGHT AND 22/100THS DOLLARS (\$258,428.22) the actual consideration paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant and convey unto Grantee, its successors and assigns, in fee simple, all that lot of ground, including improvements thereon, if any, lying and being situate in Kent County, State of Maryland, and described as follows, that is to say:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY conveyed by Deed dated December 13, 2012 and recorded among the Land Records of Kent County, Maryland in Liber No. 750, folio 83 from State of Maryland (Military Department) unto the Town of Chestertown, the Grantor herein.

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

THE GRANTOR hereby certifies that this conveyance is not a part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said Grantor

TO HAVE AND TO HOLD the lot of ground unto the Grantee, its successors and assigns, in fee simple.

AND the said Grantor does hereby covenant that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

FILED
CLERK OF
CIRCUIT COURT
2013 MAY -8 PM 4:07
KENT COUNTY

IMP FD SURE \$	40.00
RECORDING FEE	20.00
RECORDATION I	1,705.10
IK TAX COUNTY	1,252.14
IK TAX STATE	1,252.14
TOTAL	4,250.38
Next K101	Kept \$ 2,000
ALA SS	NIK \$ 300
Nov 09, 2013	12:10 pm

I hereby certify as of 5/8/13 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

Collector of Taxes for Kent County, MD

PLEASE RETURN TO:
CONTINENTAL TITLE GROUP
1500 WHETSTONE WAY, T-100
BALTIMORE, MARYLAND 21230
J Fisher (3725 070)

KENT COUNTY CIRCUIT COURT (Land Records) MLM 758, p. 0066, MSA_ce57_1270. Date available 05/17/2013. Printed 11/04/2022.

WITNESS the hand and seal of the herein Grantor.

WITNESS OR ATTEST:

TOWN OF CHESTERTOWN

[Handwritten signature]

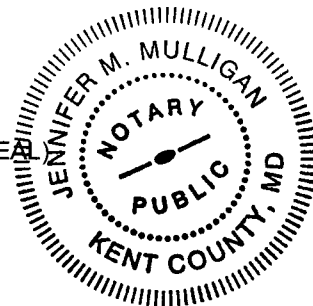
By: Margo G. Bailey (SEAL)
Name: Margo G. Bailey
Title: Mayor

STATE OF MARYLAND, ~~CITY~~/COUNTY of Kent, to wit:

I HEREBY CERTIFY, that on this 1st day of May, 2013, before me, the subscriber, Notary Public of the State aforesaid in and for the City/County aforesaid, personally appeared Margo G. Bailey, Mayor of the Town of Chestertown, who acknowledged him/herself to be the Mayor of the Town of Chestertown and that he/she as such Mayor of the Town of Chestertown and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing in my presence the name of the Town of Chestertown as the Mayor.

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

Jennifer M. Mulligan (SEAL)
Notary Public



My Commission Expires: 3/6/15

THIS is to certify that the within instrument has been prepared under the supervision of the undersigned Maryland attorney.

Jerry S. Sopher
Jerry S. Sopher, Esquire

AFTER RECORDATION, PLEASE RETURN TO:

James D. Fisher
Continental Title Group
1500 Whetstone Way, Suite T-100
Baltimore, Maryland 21230
(410) 332-0820
File No. 3725CTG

TOWN OF CHESTERTOWN
Utilities, taxes and ALL accounts
receivable have been paid through
5/30/13
By Ana Fairbank Date 5/8/13

EXHIBIT A

BEGINNING FOR THE SAME on the East side of Maryland Route 289 (Cross Street) 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 the 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 ½ acres of land, more or less.

For Informational Purposes Only: The improvements thereon being known as 509 Cross Street, Chestertown, Maryland.

Form A-1

2013

MARYLAND

FORM

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 tax withholding requirements of Section §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	Town of Chestertown

2. Reasons for Exemption	
Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. XX Transferor is a resident entity as defined in Code of Regulations (COMAR) 03.04.12.02B(11), and I am an agent of Transferor and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is 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 _____ Signature

3b. Entity Transferors	
TOWN OF CHESTERTOWN	
Witness/Attest <i>W. J. [Signature]</i>	Signature - Margo G. Bailey, Mayor <i>Margo G. Bailey</i>

5-8-13 THE FOREGOING DEED FILE FOR RECORD AND IS ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN LIBER MLM NO. 758 FOLIOS 66-69

Mark D. [Signature] . CLERK

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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.
(Type or Print in Black Ink Only—All Copies Must Be Legible)*

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LIBER 0758 FOLIO 70

1	Type(s) of Instruments	(Check Box if addendum Intake Form is Attached.)						
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____			
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) 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	\$ 258,428.22	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 =	\$			
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	\$ 1,706.10	\$				
		State Transfer Tax	\$ 1,292.14	\$				
		County Transfer Tax	\$ 1,292.14	\$				
		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	
		04	018311	750-83	0044	0170	(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		509 Cross Street, Chestertown MD 21620						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential or Non-Residential <input checked="" type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent		Amount:		
		Partial Conveyance? 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)	
Town of Chestertown								
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)			
		Washington College						
		New Owner's (Grantee) Mailing Address						
300 Washington Avenue, Chestertown, Maryland 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: James D. Fisher (3725CTG)					<input type="checkbox"/> Hold for Pickup	
		Firm Continental Title Group					<input type="checkbox"/> Return Address Provided	
		Address: 1500 Whetstone Way, T-100, Baltimore, Maryland 21230						
		Phone: (410) 332-0820						
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER						
		<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						
		Terminal Verification		Agricultural Verification		Whole Part		Tran. Process Verification
		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

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