

WHEN RECORDED RETURN
TO:

LIBER 0827 FOLIO 161

McGuireWoods LLP
7 Saint Paul St, Suite 1000
Baltimore, MD 21202-1671

NO TITLE SEARCH
NO LIABILITY TO PREPARER

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 7th day of March, 2012, by and between JOHN WATTS ROBERTS, whose address is 1500 Westbrook Court, Apartment 5115, Richmond, Virginia 23227 (hereinafter "Grantor"), and DEBORAH S. CATES, LLC, a Virginia limited liability company, whose address is 4310 Coventry Road, Richmond, Virginia 23221 (hereinafter "Grantee").

WITNESSETH, that in consideration of the sum of Twenty-five Thousand Dollars (\$25,000), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, in fee simple, a one-half undivided interest in and to the real property situate in Somerset County, Maryland, and being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION

AND BEING a portion of the same property which, by Deed dated December 28, 1960, and recorded in the Land Records of Somerset County, Maryland, in Liber 201 at folio 411, was granted and conveyed to Grantor by Helen Watts Roberts.

TOGETHER WITH all improvements thereon and the rights, alleys, ways, waters, privileges, appurtenances, and advantages, belonging or appertaining thereto.

TO HAVE AND TO HOLD the property above described and hereby intended to be conveyed to the Grantee, its successors and assigns, in fee simple, subject to the restrictions, covenants and reservations as aforesaid.

Grantor covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of the premises as may be requisite.

[SIGNATURE PAGE FOLLOWS]

LIBER 0827 FOLIO 162

IN WITNESS WHEREOF, Grantor has on the day and year hereinabove written signed and delivered this Deed.

WITNESS/ATTEST:

GRANTOR:

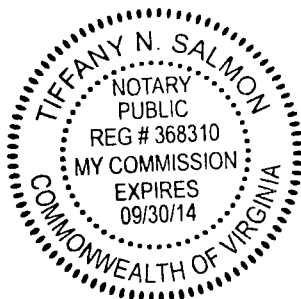
Brandy J. F. Burnett
Brandy J. F. Burnett

John Watts Roberts (SEAL)
John Watts Roberts

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to wit:

I HEREBY CERTIFY that on this 7th day of March, 2012, before me, a Notary Public of the State and City aforesaid, personally appeared JOHN WATTS ROBERTS, known to me, and that he executed the foregoing and annexed instrument for the purposes therein contained.

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



Tiffany N. Salmon
NOTARY PUBLIC
My commission expires:

ATTORNEY'S CERTIFICATION

THIS IS TO CERTIFY that this instrument has been prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

AGRICULTURAL TRANSFER TAX IN THE AMOUNT OF <u>Declaration of debt</u>
SIG. <u>[Signature]</u>

[Signature]
Vaughn S. Comeau, Attorney at Law

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Somerset County

[Signature] 6/13/12

CERTIFIED ALL STATE
AND COUNTY TAXES PAID
CHARLES L. MUIR, TREASURER
DATED 6/13/12

SOMERSET COUNTY SANITARY DISTRICT, INC.
This is to certify that all front foot assessment
levied against the property has been paid
through December 31, 2011 and that all water
and sewer service charges have been paid through
2011
By [Signature]

**Maryland
Form
MW506NRS**
**Return of Income Tax Withholding for
Nonresident Sale of Real Property**
 Comptroller of Maryland
 Revenue Administration Division
 Annapolis, Maryland 21411-0001

LIBER 0827 FOLIO 1631

2012

• ATTACH CHECK OR MONEY ORDER AND FILE WITH THE CLERK OF THE CIRCUIT COURT •

1. Description and address of property transferred (include property account ID number) Account 9958 District 1, Map 9, Block 23, Parcel 89 179.42 Acres - Old Rt. 13 known as Marion Malone farm		7. Transferor/Seller is: ☒ An Individual/Estate/Trust ☐ A Corporation ☐ A Partnership ☐ A S Corporation ☐ A Business Trust ☐ A Limited Liability Company																	
2. Date of transfer 03/12/2012	3. Check box if the transferor/seller is reporting gain under the installment method ☐	8. Computation of Total Payment and Tax to be Withheld (See Instructions) <table style="width: 100%;"> <tr> <td>a. Total sales price</td> <td style="text-align: right;">\$ 25,000</td> </tr> <tr> <td>b. Less selling expenses</td> <td></td> </tr> <tr> <td>c. Net sales price</td> <td style="text-align: right;">25,000</td> </tr> <tr> <td>d. Less debts secured by mortgages or other liens on the property</td> <td></td> </tr> <tr> <td>e. Total payment</td> <td style="text-align: right;">25,000</td> </tr> <tr> <td>f. Transferor/Seller's ownership percentage</td> <td style="text-align: right;">100%</td> </tr> <tr> <td>g. Transferor/Seller's share of total payment</td> <td style="text-align: right;">25,000</td> </tr> <tr> <td>h. Enter h(1) or h(2) whichever applies (1) If a business entity - 8.25% (2) If an individual/estate/trust - 6.75%</td> <td style="text-align: right; vertical-align: bottom;">} 6.75%</td> </tr> </table>		a. Total sales price	\$ 25,000	b. Less selling expenses		c. Net sales price	25,000	d. Less debts secured by mortgages or other liens on the property		e. Total payment	25,000	f. Transferor/Seller's ownership percentage	100%	g. Transferor/Seller's share of total payment	25,000	h. Enter h(1) or h(2) whichever applies (1) If a business entity - 8.25% (2) If an individual/estate/trust - 6.75%	} 6.75%
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4. Transferor/Seller's identification no. (SSN or FEIN) (Enter only one number) 5. Spouse's SSN		i. Maryland Income Tax withheld (Multiply Line g by Line h) (If certificate of partial exemption granted, enter amount from Line 3 of the Form MW506E) \$ 1,687.50																	
6. Transferor/Seller's name (Enter only one name, unless husband and wife filing a joint return. If more than one transferor/seller, use separate forms for each) John W. Roberts Street address 1500 Westbrook Ct, Apt 5115 City, state and ZIP code Richmond VA 23227																			

Under penalties of perjury, I declare that I have examined this return and to the best of my knowledge and belief, it is true, correct and complete. If prepared by a person other than the transferor/seller, the declaration is based on all information to which the preparer has any knowledge.

Signature

Date

Preparer's Name **Brandy J.F. Burnett**Preparer's Phone Number **804-775-4353**

COM/RAD-308 (Rev. 06/11)

Copy A - For Comptroller of Maryland, Revenue Administration Division. (File with Clerk of the Circuit Court)

**INSTRUCTIONS FOR RETURN OF INCOME TAX WITHHOLDING FOR
NONRESIDENT SALE OF REAL PROPERTY (FORM MW506NRS)**

THERE ARE FOUR COPIES OF FORM MW506NRS.

General Instructions**Purpose of Form**

Form MW506NRS is designed to assure the regular and timely collection of Maryland income tax due from nonresident sellers of real property located within the State. This form is used to determine the amount of income tax withholding due on the sale of property and provide for its collection at the time of the sale or transfer.

Who must file Form MW506NRS

If the transferor/seller is a nonresident individual or nonresident entity, and is transferring an interest in real property located within the State of Maryland, unless the transaction is otherwise exempt from the income tax withholding requirement, the person responsible for closing must file Form MW506NRS with the deed or other instrument of transfer that will be filed with the Clerk of the Circuit Court for recordation. If there are multiple transferors/sellers, a separate form must be completed for each nonresident individual or nonresident entity subject to the withholding requirements. The separate form requirement does not apply to a husband and wife filing a joint Maryland income tax return.

A "nonresident entity" is defined to mean an entity that: (1) is not formed under the laws of Maryland more than 90 days before the date of sale of the property, and (2) is not qualified by or registered with the Department of Assessments and Taxation to do business in Maryland more than 90 days before the date of sale of the property.

When to file Form MW506NRS

Unless the transaction is otherwise exempt from the income tax withholding requirement, the person responsible for closing must include with the deed or other instrument of transfer, a Form MW506NRS for each nonresident transferor/seller, when the deed or other instrument of transfer is presented to the Clerk of the Circuit Court for recordation.

(Rev. 06-11)

What to file

Copies A and B of each Form MW506NRS must be filed with the deed or other instrument of transfer when presented to the Clerk of the Circuit Court for recordation. A separate check or money order in the aggregate amount of the tax due for each nonresident transferor/seller with regard to a sale or transfer of real property must be paid to the Clerk.

Give Copy C to the transferor/seller at closing. The issuer retains Copy D.

Specific Instructions

Line 1. Enter the street address for the property as listed with the State Department of Assessments and Taxation (SDAT). If the property does not have a street address, provide such descriptive information as is used by SDAT to identify the property. Also include the SDAT property account ID number for the parcel being transferred. If the property is made up of more than one parcel and has more than one account number, include all applicable account numbers.

Line 2. Enter the date of transfer. The date of transfer is the effective date of the deed as defined in §3-201 of the Real Property Article, Annotated Code of Maryland. The effective date is the later of: (1) the date of the last acknowledgement; or (2) the date stated in the deed.

Line 3. Check the box if the transferor/seller is reporting the gain under the installment method.

Lines 4, 5 and 6. Unless transferors/sellers are husband and wife and filing a joint Maryland income tax return, a separate Form MW506NRS must be completed for each transferor/seller that is entitled to receive any part of the proceeds of the transfer. Enter the tax identification number or social security number for the nonresident transferor/seller and the social security number for the spouse, if applicable. (Do NOT enter the tax identification number on Copy B of Form MW506NRS.) Enter the name (or names, if husband and wife filing a joint return) of the

transferor/seller and the transferor/seller's address. Do not enter the street address of the property being transferred.

Line 7. Check the appropriate box for the transferor/seller.

Line 8. If a Certificate of Partial Exemption is issued by the Comptroller, do not complete lines 8a through 8h. Instead, enter the amount from Line 3 of the Form MW506E on Line 8i.

Complete this section to determine the total payment allocable to the transferor/seller that is subject to the income tax withholding requirements and the amount of tax required to be withheld. The total payment is computed by deducting from the total sales price (including the fair market value of any property or other nonmonetary consideration paid to or otherwise transferred to the transferor/seller) the amount of any mortgages or other liens, the commission payable on account of the sale, and any other expenses due from the seller in connection with the sale.

Line f. If there are multiple owners, enter the percentage of ownership of the transferor/seller for whom this form is being filed.

Line g. Multiply line e by line f to determine the transferor/seller's share of the total payment.

Line h. Enter the applicable rate for the transferor/seller.

Payment of Tax

Make check or money order payable to the Clerk of the Circuit Court for the county or Baltimore City in which the deed or other instrument of transfer will be presented for recordation.

Signature

Copy A of this return must be verified and signed by the individual transferor/seller, an authorized person or officer of a business entity or the person responsible for closing.

EXHIBIT ALEGAL DESCRIPTION

ALL those lots, parcels or tracts of land situate in West Princess Anne Election District, Somerset County, Maryland, mostly on the westerly side of the new dual highway leading from Princess Anne to Salisbury, adjoining lands of Benjamin Harrington, Kenneth P. Austin and the E. E. Tull estate, accurately laid down on a plat made by W. Ballard Miles, dated December 21, 1948, and composed of all those lots or tracts of land which were conveyed unto John B. Roberts by the following deeds: (1) From Marion S. Malone and Lena G. Malone, his wife, dated February 21, 1917 and recorded among the Land Records of Somerset County, in Liber W.J.S. No. 73, folio 1; (2) From Ella Payne Hayes, widow, dated July 24, 1941 and recorded in Liber B.L.B. No. 118, folio 543, (3) From Percy V. Dryden, et al, dated October 26, 1945 and recorded in Liber B.L.B. No. 132, folio 461, (4) From George E. Boeman, unmarried, dated April 8, 1937 and recorded in Liber J.M.T. No. 112, folio 519, (5) From John J. Ghingher, Receiver for Peoples Bank of Somerset County, dated July 5, 1935 and recorded in Liber J.M.T. No. 106, folio 589, except 10.23 acres thereof which was conveyed unto Ina J. Greaves by the said John B. Roberts and wife by deed dated July 30, 1932 and recorded in Liber J.M.T. No. 102, folio 514, and except 4.72 acres conveyed by the said John B. Roberts and wife to the State of Maryland for the use of the State Roads Commission by deed dated March 26, 1958 and recorded in Liber G.J.B. No. 186, folio 322, leaving in the aggregate 179.42 acres, more or less.

IMP FD SURE \$	48.00
RECORDING FEE	28.00
RECORDATION T	163.00
IR TAX STATE	123.00
COMPTROLLER T	1,687.50
TOTAL	2,037.50
Rest 5001	Rest # 17309
ITP VLT	BLK # 296
Jun 13, 2012	03:19 PM

V37015164.1

FILED

2012 JUN 13 P 3:17

RECORDED IN
LIBER NO. 827 FOLIO 164
I. THEODORE PROEBUS, CLK. CI. CT.

BY ULT DEPUTY

SOMERSET COUNTY CIRCUIT COURT (Land Records) ITP 827, p. 0165, MSA_CE103_852. Date available 06/29/2012. Printed 03/26/2020.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Somerset

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)

LIBER 0

Space Reserved for Circuit Court Clerk Recording Validation

2012 JUN 13 P 3:17

RECORDED IN
LIBER NO. 1
THEODORE PROCEEDS

BY 65

Type(s) of Instruments	(☒ Check Box If Addendum Intake Form is Attached.) [1] Deed [2] _____ [3] _____					
Conveyance Type (Check Box)	☐ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]					
Tax Exemptions (if Applicable)	Recordation _____ State Transfer _____ County Transfer _____					
Site or Explain Authority						
Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only		
	Purchase Price/Consideration 25000.00			Transfer and Recordation Tax Consideration		
	Any New Mortgage			Transfer Tax Consideration		
	Balance of Existing Mortgage			X () % =		
	Other:			Less Exemption Amount -		
	Other:			Total Transfer Tax =		
	Full Cash Value			Recordation Tax Consideration		
Fees	Amount of Fees		Doc. 1		Doc. 2	
	Recording Charge		40.00			
	Surcharge		20.00			
	State Recordation Tax		112.20			
	State Transfer Tax		85.00			
	County Transfer Tax					
	Other					
	Other					
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.
	01	009958				
	Subdivision Name		Lot 3(a)	Block(3b)	Sect/AR(3c)	Plat Ref.
	Location / Address of Property Being Conveyed (2)					
	Other Property Identifiers (if applicable)				Water Meter Account No.	
	Residential ☐ or Non-Residential ☒ Fee simple ☒ or Ground Rent ☐ Amount:					
	Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:					
Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Names(s)		
	John Watts Roberts					
	Doc. 1 Owner(s) of Record, if different from Grantor(s)			Doc. 2 Owner(s) of Record, if different from Grantor(s)		
Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)		
	Deborah S. Cates, LLC					
	New Owner's (Grantee) Mailing Address					
Other Names to be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2-Additional Names to be Indexed (Optional)		
Contact/Mail Information	Instrument Submitted By or Contact Person					☐ Return to Contact Person
	Name: Allison Harrison 527640-1					☐ Hold for Pickup
	Firm: First American Title Insurance Company					☒ Return Address Provided
	Address: 401 East Pratt Street, Suite 800, Baltimore, MD 21202					
Phone: 410-783-0400						

Space Reserved for County Validation

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
Assessment Information	☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?						
	☐ Yes ☐ No Does transfer include personal property? If yes, identify:						
	☐ Yes ☐ 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:							