

EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, Maryland 21601

Website: www.easternshoretitle.com
Email: info@easternshoretitle.com

This Deed, made this 30th day of April, 2018, by and between WILLIAM L. GALLAGHER, Maryland resident(s), Grantor; and STEVEN MANTUA and JACQUELINE MANTUA, Grantees.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **One Million Fifty Thousand And 00/100 Dollars (\$1,050,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said WILLIAM L. GALLAGHER does hereby grant and convey unto the said STEVEN MANTUA and JACQUELINE MANTUA, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple, all the hereinafter described property:

ALL that lot, piece or parcel of ground situate, lying and being in the First Election District of Talbot County, State of Maryland and more particularly described as follows, that is to say:

ALL that lot, piece or parcel of land situate, lying and being in the First Election District, Talbot County, Maryland, shown as Lot No, 1 containing 20.000 acres of land, more or less, on a Plat prepared by Rauch, Walls and Lane, Inc., entitled: "LOT LINE REVISION ON THE LAND OF THE ESTATE OF AUGUST BELMONT FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND", dated November, 1995 recorded among the Plat Records of Talbot County, Maryland, in PC3/66E, and more particularly described as follows.

BEGINNING for the same of a Concrete Monument set; said Concrete Monument being the Northeasterlymost corner of the herein described land; said Concrete Monument also being on the Westerly side of the public road which leads from the herein described land to Maryland Highway No. 662, known as Presquile Road; and from said Place of Beginning running by and with the Westerly side of the said Presquile Road the following two courses and distances (1) South 07 degrees 43 minutes 57 seconds East 451.95 feet; thence (2) by and with the arc of a curve deflecting to the left, which has a radius of 779.50 feet, for a length of 125.08 feet, the chord of which bears South 12 degrees 19 minutes 46 seconds East 124.95 feet to a Concrete Monument set and the remaining land of the Estate of August Belmont (Liber 412, Folio 674 and Liber 422 , Folio 11); thence by and with a new division line between the herein described land and the said remaining lands of the Estate of August Belmont the following two courses and distances (3) South 53 degrees 18 minutes 04 seconds West 751.52 feet to a Concrete Monument set; thence (4) continuing South 53 degrees 18 minutes 04 seconds West 13 feet more or less to Gross Creek; thence by and with the Mean High Water Line of the said Gross Creek and the many meanderings thereof generally the following seven courses and distances (5) North 59 degrees 45 minutes 47 seconds West 160.96 feet; thence (6) North 53 degrees 24 minutes 45 seconds West 178.27 feet; thence (7) North 04 degrees 33 minutes 23 seconds East 51.65 feet; thence (8) North 27 degrees 49 minutes 39 seconds West 69.13 feet; thence (9) North 42 degrees 23 minutes 14 seconds West 209.20 feet; thence (10) North 26 degrees 04 minutes 53 seconds West 212.13 feet; thence (11) North

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 5/9/2018

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2534, p. 0407, MSA_CE91_2473. Date available 05/14/2018. Printed 07/23/2024.
TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$12,600.00
DATE: 5/9/2018
INITIALS: GR
Prop ID: 01-083295

31 degrees 57 minutes 22 seconds West 273.53 feet to other remaining lands of the Estate of August Belmont; thence by and with the said other remaining lands of the Estate of August Belmont the following three courses and distances (12) North 62 degrees 29 minutes 11 seconds East 21 feet more or less to a Concrete Monument set; thence (13) continuing North 62 degrees 29 minutes 11 seconds East 163.83 feet to a Concrete Monument set; thence (14) North 86 degrees 29 minutes 47 seconds East 105.97 feet to the Place of Beginning, containing 20.000 Acres of Land more or less.

BEING the same property conveyed unto WILLIAM L. GALLAGHER and SUE H. GALLAGHER, as Tenants by the entireties from RICHARD L. COUNTS, III, Trustee U/A with DONALD D. FOSTER by Deed dated November 30, 1995, and recorded among the Land Records of Talbot County, Maryland in Liber No. 0818 and folio 048; the said SUE H. GALLAGHER having departed this life on or about the 13th day of July 2013, thereby vesting title in the said WILLIAM L. GALLAHER, surviving tenant by the entirety.

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 STEVEN MANTUA and JACQUELINE MANTUA, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple.

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 said Grantor, the day and year first above written.

WITNESS:

[Signature]

[Signature] {Seal}
WILLIAM L. GALLAGHER

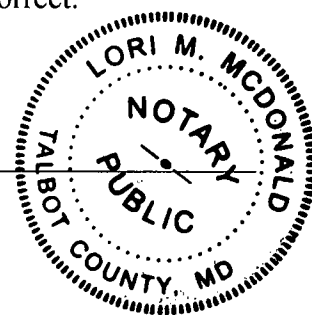
STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this 30th day of April, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared WILLIAM L. GALLAGHER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his 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.

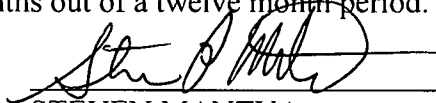
My commission expires: 12/08/20

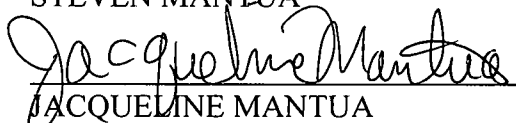
[Signature]
Notary Public



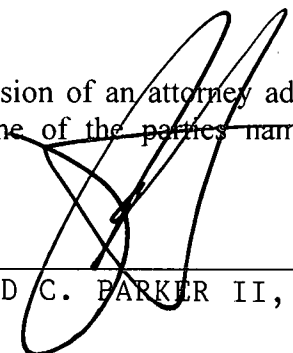
Re: Deed of Residential Real Property
Grantor: WILLIAM L. GALLAGHER
Grantee: STEVEN MANTUA and JACQUELINE MANTUA

The undersigned, being the Grantee in the above-captioned Deed, hereby certify under penalties of perjury that the land conveyed in the above-captioned Deed is residentially improved, owner-occupied real property and that the residence will be occupied by the undersigned seven months out of a twelve month period.

 {Seal}
STEVEN MANTUA

 {Seal}
JACQUELINE MANTUA

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.


WILLARD C. PARKER II, ESQUIRE

AFTER RECORDING, PLEASE RETURN TO:
EASTERN SHORE TITLE COMPANY
114 N. West Street
410-820-4426 fax 410-820-4429
Easton, Maryland 21601
File No. EST-2018-21474NMG

Agricultural Transfer Tax

Amount \$ -0- CL
R ANDREW HOLLIS, FIN. OFFICER
Signature [Signature] CL
5/9/2018 CL

Agricultural Transfer Tax Due in the
Amount of \$ 0

David H. Ewing
Supervisor of Assessments
[Signature]

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2534, p. 0409, MSA_CE91_2473. Date available 05/14/2018. Printed 07/23/2024.

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §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 WILLIAM L. GALLAGHER

2. Reasons for Exemption

Resident Status [checked] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), 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 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

[Signature] Witness

WILLIAM L. GALLAGHER Name 4/30/18 **Date [Signature] Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name **Date

Title

** Form must be dated to be valid.

Note: Form is only valid if recordation occurs within 60 days of execution of this form.

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

LR - Deed (w Taxes)
Recording Fee no RT 20.00
Name: Gallagher/Mantua
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 5,250.00
LR - County Transfer
Tax - linked 10,000.00
LR - NR Tax - 1kd 0.00
=====
SubTotal: 15,310.00
=====
Total: 15,310.00
05/09/2018 03:33
CC20-LL
#10332472 CC0205 -
Talbot
County/CC02.05.03 -
Register 03

DOCUMENT VALIDATION
(excluded from page count)

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Talbot

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)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable) Cite or Explain Authority

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge
Surcharge
State Recordation Tax
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)(i).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

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
Name: Nancy M. Gosnell, Settlement Coordinator
Firm: EASTERN SHORE TITLE COMPANY
Address: 114 N. West Street
Easton, Maryland 21601 Phone: (410) 820-4426

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
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.:

REMARKS:

Space Reserved for County Validation

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2534, p. 0412, MSA_CE91_2473, Date available 05/14/2018, Printed 07/23/2024.