

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1230, p. 0960, MSA_CE91_1167. Date available 04/25/2005. Printed 05/18/2021.

*Eastern Shore Land Conservancy
P.O. Box 169, Queenstown, MD 21658*

W. Field

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") made this 20th day of FEBRUARY, 2004, by and between CHOPTANK PARTNERS, a Maryland General Partnership, having an address at 27293 Southside Island Creek Road, Trappe, Maryland 21673 ("Grantor") and the EASTERN SHORE LAND CONSERVANCY, INC., a Maryland not-for-profit corporation, having an address at Post Office Box 169, Queenstown, Maryland 21658 ("Grantee").

WITNESSETH

WHEREAS the Eastern Shore Land Conservancy, Inc. is a not-for-profit tax exempt organization within the meaning of Section 501(c)(3) of the Internal Revenue Service Code, is a qualified organization within the meaning of Section 170(h)(3) of the Internal Revenue Code, and is established to promote the protection of productive farmland and natural areas of Maryland's Eastern Shore;

WHEREAS Grantor owns in fee simple 67.26 acres, more or less, of certain real property situate, lying and being in Talbot County, Maryland, and more particularly described in Exhibit A attached hereto as the "Property" (the "Property"), which was conveyed to the Grantor by Ames Associates, a District of Columbia Partnership, by deed dated December 31, 1995 and recorded among the Land Records of Talbot County in M.A.S. Liber 769, Folio 6408, and by deed dated February 16, 2004, recorded among the Land Records of Talbot County in M.A.S. Liber 816, Folio 6216.
TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1230, p. 0960, MSA_CE91_1167. Date available 04/25/2005. Printed 05/18/2021.

WHEREAS Grantor and Grantee recognize the open-space conservation value of the Property in its present state, as a natural and rural area that has not been subject to development, and have identified significant conservation features in Exhibit B attached hereto; and

NOW, THEREFORE, as an absolute gift for no monetary consideration (\$0.00) but in consideration of the facts stated in the above recitals and the covenants, terms, conditions and restrictions hereinafter set forth (the "Terms"), Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement of the nature and character and to the extent hereinafter set forth, with respect to the Property.

The purpose of this Conservation Easement is to maintain the significant conservation values, including the significant conservation features identified in Exhibit B and the dominant scenic, cultural, rural, agricultural, woodland and wetland characteristics of the Property, and to prevent the use or development of the Property for any purpose or in any manner that would conflict with these features and characteristics and the maintenance of the Property in its open-space condition.

ARTICLE I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross and as such is inheritable and assignable in accordance with Article VI and runs with the land as an incorporeal

interest in the Property, enforceable with respect to the Property by Grantee against Grantor and its successors and assigns.

ARTICLE II. PROHIBITED AND RESTRICTED ACTIVITIES

A. Activities other than Agriculture (as that term is defined below) and residential and private recreational uses, are prohibited on the Property, except (1) for small-scale commercial activities within structures used as residences (for example, a professional office and an at-home day care); (2) for small-scale commercial activities related to Agriculture within structures used for Agriculture (for example, a farm machine repair shop and a seed and mineral shop); and (3) the sale to the public of Agricultural products produced on the Property. Any commercial recreation not prohibited by the preceding sentence shall be limited to a de minimis amount.

“Agriculture” (or “Agricultural” as the context requires), means all methods of production and management of livestock, crops, trees and other vegetation, as well as aquiculture. This includes the related activities of tillage, fertilization, pest control, and harvesting as well as the feeding, housing, training and maintaining of animals such as cows, sheep, goats, hogs, horses, and poultry.

B. Display of billboards, signs or advertisements is prohibited on or over the Property, except: (1) to state solely the name and/or address of the Property and/or the owners; (2) to advertise the sale or lease of the Property; (3) to advertise the Agricultural uses of the Property; (4) to advertise the sale of goods or services produced by permitted uses of the Property; (5) to commemorate the history of the Property, its recognition under state or federal historical registers, or its protection under this Conservation Easement or state and local environmental or game laws; or (6) to prohibit trespassing or regulate hunting; provided that no sign or billboard on the Property shall exceed four (4) feet by four (4) feet. Multiple signs shall be limited to a reasonable number, shall be placed at least five hundred (500) feet apart, shall not damage living trees, and shall be placed in accordance with applicable local regulations, except that signs permitted under exception (6) may be placed the lesser of 100 feet apart or the distance required by law.

C. Dumping or placement of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances, machinery and other materials on the Property is prohibited, except that soil, rock, other earth materials, vegetative matter or compost may be placed (1) as may be reasonably necessary for Agriculture on the Property or (2) as may be reasonably necessary for the construction and/or maintenance of structures permitted under this Conservation Easement and means of access.

D. Excavation, dredging, mining and removal of loam, gravel, soil, rock, sand, coal, petroleum and other materials are prohibited, except (1) for the purpose of combatting erosion or flooding, (2) for Agriculture on the Property, or (3) for the construction and/or maintenance of permitted structures, homesites, means of access and wildlife habitat.

E. Other than creation and maintenance of man-made ponds and Agricultural drainage ditches, diking, draining, filling, dredging or removal of wetlands is prohibited. “Wetlands”

means portions of the Property defined by Maryland state law or federal law as wetlands at the time of the proposed activity.

F. Management and harvesting of all forests on the Property shall be consistent with the Soil Erosion and Sediment Control Guidelines for Forest Harvest Operations in Maryland, prepared by the Maryland Department of Environment (the "Guidelines"), or comparable provisions of any guidelines or regulations which may replace the Guidelines in the future and as they may be amended from time to time.

G. Buildings, means of access and other structures are prohibited on the Property, except the following:

- (1) non-residential structures designed, constructed and utilized in connection with the Agricultural uses of the Property provided that such structures shall not exceed a total surface area of five hundred (500) square feet and shall not be visible from Southside Island Creek Road, means of access to the Property, and the Choptank River; and
- (2) reasonable means of access to all permitted uses and structures; and
- (3) subject to location approval of Grantee, reasonable means of access across the Property to a residential structure on the adjoining property described in Exhibit A as the "Marshland Parcel".

H. The division, partition or subdivision ("Division") of the Property, including the lease of any portion less than one-hundred percent (100%) thereof for a term in excess of twenty (20) years, is prohibited. However, Grantee may approve the Division of the Property and separate ownership of the Property for reasons which Grantee determines, in its sole discretion, are sufficiently extraordinary to justify an exception to the prohibition.

I. A fifty (50) foot vegetative buffer strip ("Buffer") along each side of the unnamed tributary to the Choptank River ("Water Body") shall be permitted to naturally revegetate or shall be planted with native species, and once established, shall not be disturbed, except as may be reasonably necessary for: (1) erosion control; (2) subject to Grantee's approval, wildlife management; (3) reasonable access for irrigation, hunting, fishing, or trapping; (4) reasonable access to the water; (5) control of non-native and invasive species; or (6) subject to Grantee's approval, reasonable access to the remainder of the Property. Manure and compost shall not be stored and pesticides, insecticides, herbicides or fertilizers shall not be used or deposited within fifty (50) feet of any streams or shorelines without Grantee's approval.

J. Grantor hereby grants to Grantee all development rights (except as specifically reserved herein) that are now or hereafter allocated to, implied, reserved or inherent in the Property, and the parties agree that such rights are terminated and extinguished, and may not be used or transferred to any portion of the Property as it now is or hereafter may be bounded or described, or to any other property adjacent or otherwise, and may not be used for the purpose of calculating permissible lot yield of the Property or any other property. Grantor further agrees that the Property shall not be used to provide required open space for the development or

subdivision of another property, nor shall it be used in determining any other permissible residential, commercial or agricultural uses of another property.

K. All rights reserved by Grantor or activities not prohibited by this Conservation Easement shall be exercised so as to prevent or to minimize damage to water quality, air quality, land/soil stability and productivity, wildlife, scenic and cultural values, and the natural topographic and open-space character of the Property.

L. If Grantor believes or reasonably should believe that the exercise of a right not prohibited by this Conservation Easement may have a significant adverse effect on the purpose of this Conservation Easement or the conservation interests associated with the Property, Grantor shall notify Grantee in writing before exercising such right.

ARTICLE III. ENFORCEMENT AND REMEDIES

A. Upon any breach of a Term of this Conservation Easement by Grantor, Grantee may, exercise any or all of the following remedies:

(1) institute suits to enjoin any breach or enforce any Term by temporary, and/or permanent injunction either prohibitive or mandatory, including a temporary restraining order; and

(2) require that the Property be restored promptly to the condition required by this Conservation Easement.

Grantee's remedies shall be cumulative and shall be in addition to all appropriate legal proceedings and any other rights and remedies available to Grantee at law or equity. If Grantor is found to have breached any of the Grantor's obligations under this Conservation Easement, Grantor shall reimburse Grantee for any costs or expenses incurred by Grantee, including court costs and reasonable attorney's fees.

B. No failure on the part of Grantee to enforce any Term hereof shall discharge or invalidate such Term or any other Term hereof or affect the right of Grantee to enforce the same in the event of a subsequent breach or default.

C. Grantee, and its employees and agents, shall have the right to enter the Property at reasonable times for the purpose of inspecting the Property to determine whether the Grantor is complying with the Terms of this Conservation Easement; provided that, except in cases where Grantee determine that immediate entry is required to prevent, terminate or mitigate a suspected or actual violation of this Conservation Easement, such entry shall be upon sending prior reasonable notice to Grantor's last known address. This right of inspection does not include access to the interior of buildings and structures.

ARTICLE IV. NO PUBLIC ACCESS

The granting of this Conservation Easement does not convey to the public the right to enter the Property for any purpose whatsoever.

ARTICLE V. EXHIBITS

The following exhibits are hereby made a part of this Conservation Easement:

A. Exhibit A: Boundary Description and Property Reference is attached hereto and made a part hereof. Exhibit A consists of one (1) page.

B. Exhibit B: Summary of Conservation Values is attached hereto and made a part hereof. Exhibit B consists of one (1) page.

C. Exhibit C: Inventory of Existing Structures is attached hereto and made a part hereof. Exhibit C consists of one (1) page.

D. Exhibit D: Color Slides of the Property With Description of Slides and Slide Index Numbers are kept on file at the principal office of the Eastern Shore Land Conservancy, Inc. and are fully and completely incorporated into this Conservation Easement as though attached hereto and made a part hereof. Exhibit D consists of eleven (11) color slides and one (1) page.

E. Exhibit E: Annotated Aerial Photograph of the Property is kept on file at the principal office of the Eastern Shore Land Conservancy, Inc., and is fully and completely incorporated into this Conservation Easement as though attached hereto and made a part hereof. Exhibit E consists of one (1) page.

F. Exhibit F: Tax Map Showing Approximate Location of Property is attached hereto. This is to be used only by Grantee as an aid for locating the Property. It is not a plat or legal description of the Property. Exhibit F consists of one (1) page.

The parties acknowledge that these exhibits, other than Exhibit F, (collectively, the "Baseline Documentation") reflect the existing uses, conservation values and structures on the Property as of the date of this Conservation Easement.

ARTICLE VI. MISCELLANEOUS

A. The Grantee may assign, upon prior written notice to Grantor, its rights under this Conservation Easement to any private non-governmental "qualified organization" within the meaning of Section 170(h)(3) of the Internal Revenue Code or the comparable provision in any subsequent revision of the Code and only with assurances that the purpose of this Conservation Easement will be maintained; and, if any such assignee shall be dissolved or shall abandon this Conservation Easement or the rights and duties of enforcement herein set forth, or if the proceedings are instituted for condemnation of this Conservation Easement, the easement and rights of enforcement shall revert to the Grantee; and if said Grantee shall be dissolved and if the terms of the dissolution fail to provide a successor, then Grantor its successors or assigns, shall

institute in a court of competent jurisdiction a proceeding to appoint an appropriate successor as Grantee. Any such successor shall be a private non-governmental "qualified organization" within the meaning of Section 170(h)(3) of the Internal Revenue Code or the comparable provision in any subsequent revision of the Code. No assignment may be made by any Grantee of its rights under this Conservation Easement unless Grantee, as a condition of such assignment, requires the assignee to carry out the conservation purpose of this Conservation Easement.

B. In order to provide Grantee with notice of a change in ownership or other transfer of an interest in the Property, Grantor agrees for itself and its successors and assigns, to notify Grantee in writing of the names and addresses of any party to whom the Property, or any part thereof, is to be transferred at or prior to the time said transfer is consummated.

C. Grantee agrees to hold this Conservation Easement exclusively for conservation purposes, as defined in Section 170(h)(4)(A) of the Internal Revenue Code.

D. The donation of this Conservation Easement gives rise to a property right, immediately vested in Grantee, with a fair market value equal to the proportionate value that the Conservation Easement bears to the value of the Property as a whole. Except for a sale of the Property resulting from eminent domain or any other action resulting in the termination of this easement, the Grantee shall not be entitled to a portion of the proceeds resulting from the sale or transfer of all or a portion of the Property by the Grantor, its successors, or assigns.

E. Grantor and Grantee may jointly amend this Conservation Easement; provided that no amendment shall be allowed that will affect the qualification of this Conservation Easement or the status of Grantee under any applicable state or federal law, including Section 170(h) of the Internal Revenue Code. Proposed amendments will not be considered unless in the opinion of Grantee they (1) have no adverse effect on the conservation values protected by this Conservation Easement and (2) uphold the intent of the original grantor and the fiduciary obligation of Grantee to protect the property for the benefit of the public in perpetuity. Grantee shall not be required to agree to any amendment. Amendments shall be recorded among the Land Records where this Conservation Easement is recorded.

F. In the event that any applicable state or federal law imposes affirmative obligations on owners of land which if complied with by Grantor would be a violation of a Term of this Conservation Easement, Grantor shall: (i) if said law requires a specific act without any discretion on the part of Grantor, comply with said law and give Grantee written notice of Grantor's compliance as soon as reasonably possible, but in no event more than thirty (30) days from the time Grantor begins to comply; or (ii) if said law leaves to Grantor discretion over how to comply with said law, use the method most protective of the conservation features of the Property listed in Exhibit B.

G. This Conservation Easement shall be construed to promote the purposes of Section 2-118 of the Real Property Article of the Annotated Code of Maryland and the purpose of this Conservation Easement, including such purposes as are defined in Section 170(h)(4)(A) of the Internal Revenue Code.

H. The Terms of this Conservation Easement do not replace, abrogate or otherwise set aside any local, state or federal laws, requirements or restrictions imposing limitations on the use of the Property.

I. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to this Conservation Easement. If any Term is found to be invalid, the remainder of the Terms of this Conservation Easement, and the application of such Term to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

J. Grantee shall record this instrument in a timely fashion among the Land Records of Talbot County, Maryland, and may re-record it at any time as may be required to preserve their rights under this Conservation Easement.

K. Grantor hereby certifies that there are no mortgages or deeds of trust affecting this Property.

L. Any notices by Grantor to Grantee pursuant to any Term hereof shall be sent by registered or certified mail, return receipt requested, addressed to Eastern Shore Land Conservancy Post Office Box, 169, Queenstown, MD 21658 or to such other address as Grantee may establish in writing on notification to Grantor, or to such other address as Grantor knows to be the actual location of Grantee.

M. For purposes of this Conservation Easement, "Grantor" shall mean only, at any given time, the then current fee simple owner(s) of the Property and shall not include the original Grantor herein unless said original Grantor is still the then current fee simple owner of the Property, except that if any Grantor has violated any Term of this Conservation Easement, it shall continue to be liable therefore.

N. In any case where the Terms of this Conservation Easement require the permission, consent or approval ("Approval") of Grantee, the Approval shall be requested by written notice to Grantee prior to the proposed activity or use. Grantee shall consider the specific Term of this Conservation Easement requiring the Approval, the purpose of this Conservation Easement and the conservation values listed in Exhibit B. The Approval shall be deemed to have been given unless within ninety (90) days after receipt of notice Grantee mails notice to Grantor of disapproval and the reason therefore. In the event of a conflict between this paragraph and a Term requiring Approval, the Term requiring Approval shall prevail.

TO HAVE AND TO HOLD unto the Eastern Shore Land Conservancy, Inc., its successors and assigns, forever. The covenants agreed to and the terms, conditions, and restrictions-imposed as aforesaid shall be binding upon Grantor, its assigns and all other successors to it in interest, and shall continue as a servitude running in perpetuity with the Property.

AND Grantor covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the interest in the Property hereby conveyed; that it will warrant specially the Property granted and that it will execute such further assurances of the same as may be requisite.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seals the day and year above written.

GRANTOR:
CHOPTANK PARTNERS, a Maryland General Partnership
By: Horizon Associates Inc. – Managing General Partner
By: Lex Ltd. – Director

ZARINA M. FITZGERALD (SEAL)
By: ZARINA M. FITZGERALD (Print Name)
Title: AUTHORIZED REPRESENTATIVE (Print Title)

COMMONWEALTH
STATE OF THE BAHAMAS of _____, TO WIT:

I HEREBY CERTIFY, that on this 20th day of February, 2004, before me the subscriber, a Notary Public of the State aforesaid, personally appeared Zarina M. Fitzgerald (name) who acknowledged himself/herself to be the Authorized Representative (title) of Lex Ltd., a Bahamian (state) Company (type of entity) Managing General Partner of Choptank Partners, and that he/she, as such Authorized Representative (title), being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Lex Ltd. corporation by himself as Authorized Representative (title).
+ a Director of Horizon Associates Inc.


WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: 31-12-04



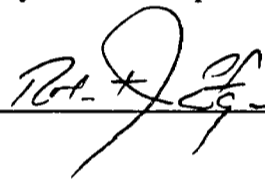
ACCEPTED BY

EASTERN SHORE LAND CONSERVANCY, INC.



Robert J. Etgen
Executive Director

I hereby certify this deed was prepared by or under the supervision of
ROBERT J. ETGEN, an attorney admitted to practice by the Court of Appeals of
Maryland.



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 (1)
PER _____
3/16/04 (1)

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 (1)
DATE _____
3/16/04 (1)

Exhibit A
Boundary Description and Property Reference
Page One of One

The "Property" is described as follows:

All that tract of land containing 67.2606 acres of land more or less, lying and being in the Third Election District, Talbot County, Maryland and being more particularly shown as "Lot 3" on a Plat entitled "PLAT SHOWING A PART OF WILDERNESS FARM 3rd Election Dist., Talbot Co. Md.", dated January 1979, prepared by J. R. McCrone, Jr., Inc., and recorded among the Plat Records of Talbot County in Plat Cabinet 48, Page 40. Reference being hereby made to said Plat for a more particular description of said parcel by metes and bounds, courses and distances.

BEING in all respects the same parcel of land conveyed to Choptank Partners, a Maryland General Partnership, by deed from Ames Associates, a District of Columbia Partnership, dated December 31, 1993 and recorded among the Land Records of Talbot County in M.A.S. Liber 769, Folio 33.

The "Marshland Parcel" is described as follows:

All that certain lot or parcel of land containing 31.3675 acres of land more or less, being part of "Wilderness" Farm, and lying and being in the Third Election District, Talbot County, Maryland and being more particularly shown as "Lot 4" on a Plat entitled "PLAT SHOWING A PART OF WILDERNESS FARM THIRD ELECTION DISTRICT TALBOT COUNTY, MD.", dated August 1979, prepared by J. R. McCrone, Jr., Inc., and recorded among the Plat Records of Talbot County in Plat Cabinet 51, Page 21. Reference being hereby made to said Plat for a more particular description of said parcel by metes and bounds, courses and distances.

BEING in all respects the same parcel of land and right-of-way conveyed to Choptank Partners, a Maryland General Partnership, by deed from Ames Associates, a District of Columbia Partnership, dated December 31, 1993 and recorded among the Land Records of Talbot County in M.A.S. Liber 769, Folio 35.

Exhibit B
Summary Of Conservation Values
Page 1 of 1

1. Scenic Conservation Values

The Property contains approximately 1900 lineal feet of scenic agricultural frontage along South Side Island Creek Road. (Source: October 15, 2002 site visit by ESLC staff.)

2. Conservation Values Furthering Government Policy

Productive Agricultural Land

The Property contains approximately 61 acres of agricultural land in current productive use. In creating the Maryland Agricultural Land Preservation Foundation in 1974, the Maryland General Assembly expressed its intent and commitment to preserving productive farmland:

"It is the intent of the Maryland General Assembly to preserve agricultural land and woodland in order to: provide sources of agricultural products within the State for citizens of the State; control the urban expansion which is consuming the agricultural land and woodland of the State; curb the spread of urban blight and deterioration; and protect agricultural land and woodland as open space land." (Md. Agriculture Code Ann. Section 2-501, 1974)

Water Quality Protection

A fifty (50) foot wide vegetated buffer is required along a tributary to the Choptank River under the Conservation Easement. Buffer strip standards in the Conservation Easement are consistent with the current guidelines recommended by the Forest Service of the Maryland Department of Natural Resources for contributing to the protection of surface water quality.

Talbot County Comprehensive Plan

Protection of the farmland on the Property through execution of the Conservation Easement is consistent with and pursuant to natural resources policies of the 1990 Talbot County Comprehensive Plan. The Property is "Rural Agricultural Conservation" under the Comprehensive Plan. No sewer or water is existing or planned for the area. (Source: Letter dated May 15, 2002 from Frank Hall, Assistant Planning Officer of the Talbot County Planning Office, Easton, Maryland).

Further, according to the August 1990 Talbot County Comprehensive Plan, it is the policy of the County to, "encourage rural property owners to participate in other land preservation easement programs offered by national, state, regional and local land trust organizations" page 7-20).

Deed of Conservation Easement – West Field

LIBER 1230 FOLIO 970

Exhibit C
Inventory of Existing Structures
Page 1 of 1

The property contains no structures.

Exhibit D
Description of Slides and Slide Index Numbers
Page 1 of 1

Slide Index Number	Photo Point Description	Slide Scene Description
TAL-CHOP3-01	Eastern corner of Property along South Side Island Creek Road.	Looking southwest from photo point along southeastern property line.
TAL-CHOP3-02	Same as above.	Panning right from above slide and looking northwest along South Side Island Creek Road.
TAL-CHOP3-03	Intersection of agricultural ditch and associated hedgerow in the northern portion of field.	Looking south at agricultural field on the southeast side of hedgerow.
TAL-CHOP3-04	Same as above.	Looking north at agricultural field on the northwest side of hedgerow.
TAL-CHOP3-05	Same as above.	Panning right from above slide along road frontage on South Side Island Creek Road.
TAL-CHOP3-06	Northern corner of property along South Side Island Creek Road.	Looking southeast at frontage on South Side Island Creek Road.
TAL-CHOP3-07	Same as above.	Panning right from above slide and looking southward into field.
TAL-CHOP3-08	Western corner of Property.	Looking northeast along northwest property line.
TAL-CHOP3-09	Same as above.	Panning right from above slide and looking southeast along dirt lane that runs along southwest property line.
TAL-CHOP3-10	Intersection of dirt lane along southwest property line and agricultural ditch.	Looking northeast into agricultural field.
TAL-CHOP3-11	Southern property corner.	Pond area in the southern property corner.

Exhibit E
Annotated Aerial Photograph of the Property
Page 1 of 1



0 600 1200 Feet

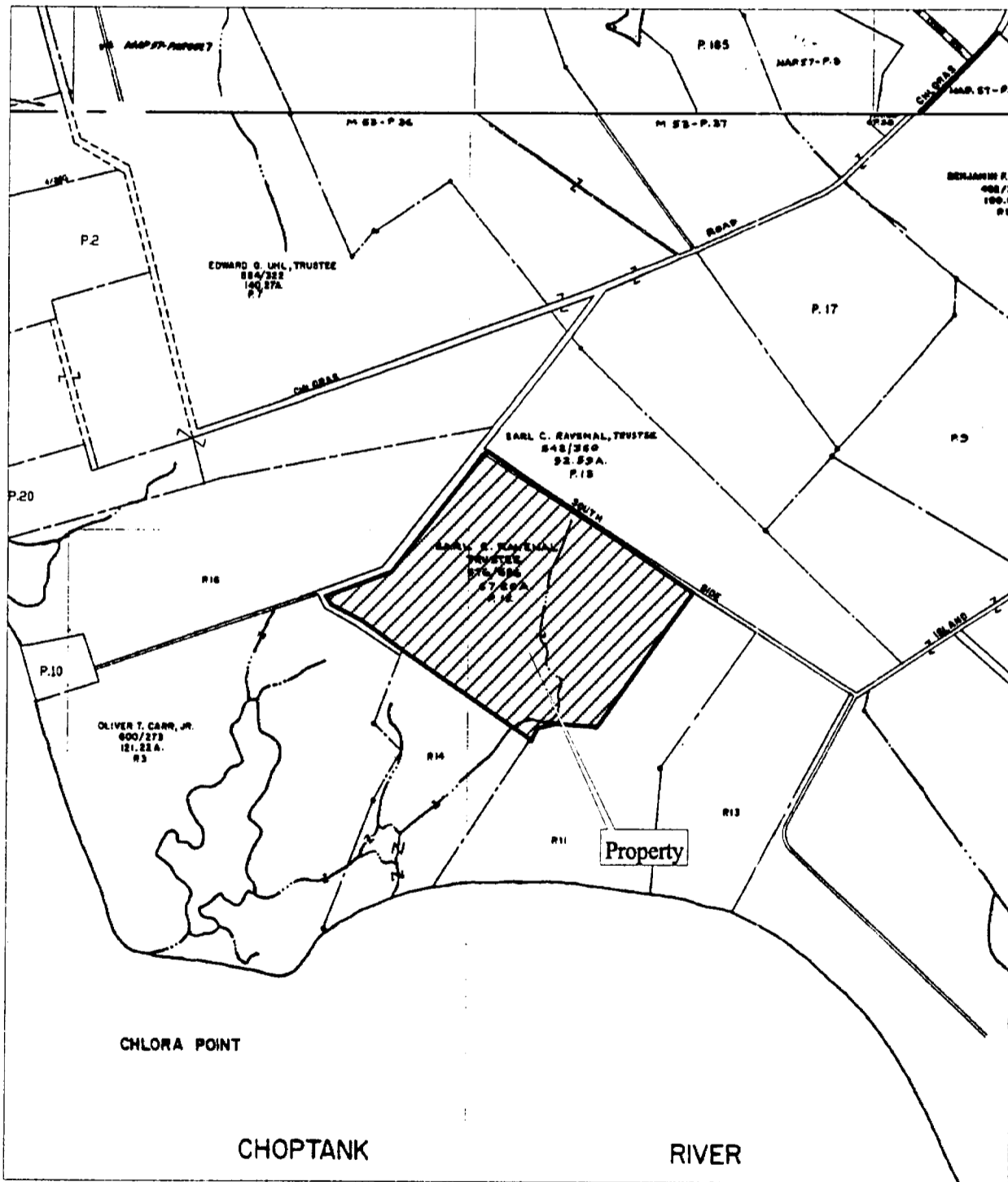


Data Source: Talbot County Digital Orthophoto
Published by 3Di Technologies, Inc.
Easton, Maryland 21601 Dated: 12/10/2001

Deed of Conservation Easement - West Field

LIBER 1 2 3 0 FOLIO 9 7 3

Exhibit F
Tax Map Showing Approximate Location of Property
Page 1 of 1



0 1000 2000 Feet



Deed of Conservation Easement - West Field

Data Source:
Maryland Property View

LIBER 1230 FOLIO 974

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	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other _____						
		<input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> _____ <input type="checkbox"/> Other _____						
2	Conveyance Type	<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)	Recordation						
		State Transfer						
	Cite or Explain Authority	County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration	\$		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	\$		
				X () per \$500 =	\$			
				TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$	25.00	\$		Tax Bill:	
		Surcharge	\$		\$		C.B. Credit:	
		State Recordation Tax	\$		\$		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)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		3		769/33	57	12	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		NA						
		Location/Address of Property Being Conveyed (2)						
		27293 Southside Island Creek Rd						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:		
		Partial Conveyance? <input type="checkbox"/> Yes <input 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)			
		Choptank Partners						
		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)			
		Eastern Shore Land Conservancy						
		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					<input type="checkbox"/> Return to Contact Person	
		Name: <u>Nina White</u>					<input type="checkbox"/> Hold for Pickup	
		Firm: <u>Eastern Shore Land Conservancy</u>					<input type="checkbox"/> Return Address Provided	
		Address: <u>PO Box 169 Queenstown MD 21658</u> Phone: <u>410) 827-9756</u>						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	<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							
	<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	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:							
	Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC 00-300 (6/05)							

Space Reserved for County Validation

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