

LR - Deed (No-Taxes)
 Recording Fee 20.00
 Name: Monsanto
 Ref:
 LR - Deed (No-Taxes)
 Surcharge 40.00
 =====
 SubTotal: 60.00
 =====
 Total: 60.00
 12/30/2020 12:26
 CC14-DB
 #14412420 CC0203 -
 Bayer Research and Development Services LLC
 - Register 01

Return Document To:
 Steven H. Leyton
 Stone, Leyton & Gershman,
 A Professional Corporation
 7733 Forsyth Blvd., Suite 500
 St. Louis, MO 63105

Send Tax Statements To:
 Bayer Research and Development Services LLC
 c/o DuCharme, McMillen & Associates, Inc.
 P.O. Box 80615
 Indianapolis, IN 46280-0615

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is dated and effective as of December 2, 2020, by and between **MONSANTO COMPANY**, a Delaware corporation (“Grantor”), having an address at 800 N. Lindbergh Blvd., Mail Code E2NK, St. Louis, MO 63167, **BAYER RESEARCH AND DEVELOPMENT SERVICES LLC**, a Delaware limited liability company (“Grantee”), having an address at 800 N. Lindbergh Blvd., Mail Code E2NK, St. Louis, MO 63167.

WITNESSETH, than in consideration of ZERO DOLLARS (\$0.0), Grantor does GRANT and CONVEY to Grantee, its successors and assigns, in fee simple, the following described land and premises situate in Kent County, Maryland (the “Property”):

SEE EXHIBIT A, attached hereto and incorporated herein.

District - 01 Account Number – 027786
 Property Address: 32545 Galena Sassafras Road, Galena, MD 21635

BEING the premises conveyed to Grantor by Asgrow Seed Company LLC by Special Warranty Deed, dated June 30, 2010, and recorded on October 29, 2010, in Liber 0660 Folio 486 in the records of the Kent County Clerk.

TOGETHER WITH any buildings, structures and improvements thereon and any and all rights, easements, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD said Property above-described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use and benefit forever of the Grantee, its successors and assigns, in fee simple.

Galena, MD - US146F01

I hereby certify as of 12/29/20, 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
Patricia Meritt #01-037786
 Collector of Taxes for Kent County, MD 86

KENT COUNTY CIRCUIT COURT (Land Records) SLK 1116, p. 0229, MSA_CE57_1628. Date available 01/05/2021. Printed 01/10/2024.

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

This deed is exempt from recordation taxes and transfer taxes pursuant to §12-108(p) and §13-207(a)(9) of the Tax Property Article of the Annotated Code of Maryland, in that Grantee is a wholly owned subsidiary of Grantor, and there was no or nominal consideration for Grantor's interest in Grantee.

IN WITNESS WHEREOF, Grantor has duly executed and delivered these presents to be effective as of the day and year first above written.

GRANTOR:

MONSANTO COMPANY,
a Delaware corporation

By: *Mary M. Shaffer*
Mary M. Shaffer, Authorized Representative

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 2nd day of December, 2020, before me, a Notary Public within and for said County and State, personally appeared Mary M. Shaffer, to me personally known, who being by me duly sworn, did say that she is the Authorized Representative of Monsanto Company, a Delaware corporation, and that the foregoing instrument was signed and sealed on behalf of said corporation by authority of its board of directors and she acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Michelle A. Sholar
Notary Public *Michelle A. Sholar*

My Commission Expires: *01/08/23*



MICHELLE A. SHOLAR
My Commission Expires
January 8, 2023
St. Louis County
Commission #15511680

Galena, MD - US146F01

KENT COUNTY CIRCUIT COURT (Land Records) SLK 1116, p. 0230, MSA_CE57_1628. Date available 01/05/2021. Printed 01/10/2024.

PREPARATION CERTIFICATE

I hereby certify that this written instrument was prepared by Mary M. Schaffer, Authorized Representative and Senior Assistant General Counsel for both Grantor and Grantee, the parties to such written instrument.



Mary M. Schaffer

EXHIBIT A**Legal Description**

PARCEL 1: BEGINNING for the same at an iron pipe at the intersection of the division line between the herein described lands and the lands of Hock-White Farm Associates and the right-of-way line of Maryland Route 290 as is shown on S.H.A. Plats 14461-14464, said point being in the centerline of the old road, now abandoned, that is the extension of Wilson Point Road; and running, thence, by and with the centerline of said abandoned road, which is the division line with Hock-White Farm Associates lands, South 43 degrees 51 minutes 20 seconds East - 3043.66 feet to an iron pipe on the northwest side of U.S. Route 301; thence, by and with the northwest side of said road South 40 degrees 28 minutes 10 seconds West - 2286.92 feet to an iron pipe and a new division line between the herein described lands and other lands of Runge (Parcel 2); thence, by and with said new division line North 41 degrees 39 minutes 30 seconds West - 2397.85 feet to an iron pipe, North 46 degrees 08 minutes 40 seconds East - 1383.76 feet to an iron pipe, and North 43 degrees 51 minutes 20 seconds West - 1000.00 feet to an iron pipe, and the southeast side of Md. Route 290 (116 feet from the centerline of the existing paving); thence, by and with the southeast side of said road, as is shown on the aforementioned S.H.A. plats, the five following courses and distances: (1) North 49 degrees 34 minutes 10 seconds East - 590.62 feet, (2) along an arc the radius of which is 5604.58 feet and the chord of which is North 50 degrees 07 minutes 30 seconds East - 109.16 feet, (3) South 86 degrees 46 minutes 50 seconds East - 75.68 feet, (4) South 43 degrees 51 minutes 20 seconds East - 28.00 feet, and (5) North 46 degrees 08 minutes 40 seconds East - 50.00 feet to the place of beginning. Containing in all 134.545 acres of land, more or less.

MARYLAND STATE DEPARTMENT OF ASSESSMENTS & TAXATION
AGRICULTURAL DECLARATION OF INTENT

ACCOUNT # 027786 DISTRICT 01 MAP 0008 BLOCK - PARCEL 0146

NAMES: Owner: Monsanto Company; Purchaser: Bayer Research and Development Services LLC

LOCATION: Owner and Purchaser: 800 N. Lindbergh Blvd., Mail Code E2NK,
St. Louis, MO 63167

ACREAGE: 134.54


I, (WE) Bayer Research and Development Services LLC, THE PURCHASER OF THE
REAL PROPERTY LOCATED AT 32545 Galena Sassafras Rd., Galena, MD 21635

AND DESCRIBED AS See Exhibit A, attached hereto.

HEREBY DECLARE MY INTENTION TO CONTINUE AND/OR PLACE INTO AGRICULTURAL USE
THE ABOVE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 8-209 OF THE
TAX-PROPERTY ARTICLE FOR A PERIOD OF AT LEAST FIVE (5) CONSECUTIVE FULL TAXABLE
YEARS FOLLOWING THIS DATE.

IF THE LAND DOES NOT REMAIN IN AGRICULTURAL USE, THE OWNER MUST NOTIFY THE
DEPARTMENT OF ASSESSMENTS AND TAXATION UNDER THE PENALTIES OF PERJURY.
FAILURE TO COMPLY WITH THE REQUIREMENTS FOR AGRICULTURAL USE ASSESSMENT
DURING THE FIRST FIVE (5) FULL TAXABLE YEARS FOLLOWING THE TRANSFER WILL
REQUIRE THE IMPOSITION OF THE AGRICULTURAL TRANSFER TAX, IT WILL BE BASED UPON
A CURRENT FAIR MARKET VALUE APPRAISAL AND A 10% PENALTY. THE CEASING OF
AGRICULTURAL ACTIVITIES OR THE CONSTRUCTION OF NON-AGRICULTURAL
IMPROVEMENTS (STRUCTURES) OR SITE IMPROVEMENTS ON ALL OR PART OF THE PARCEL
IS A VIOLATION OF THE DECLARATION. A VIOLATION OF THE DECLARATION OF INTENT
SUBJECTS THE PROPERTY TO A TAX PENALTY.

**I (WE) DECLARE, UNDER THE PENALTIES OF PERJURY, THAT THIS DECLARATION (INCLUDING ANY
ACCOMPANYING FORMS AND STATEMENTS) HAS BEEN EXAMINED BY ME (US) AND THE
INFORMATION CONTAINED HEREIN, TO THE BEST OF MY (OUR) KNOWLEDGE, INFORMATION, AND
BELIEF, IS TRUE, CORRECT AND COMPLETE.**

SIGNATURE  DATE 12/2/20
William H. Clendenin, Agent and Attorney for Purchaser

SIGNATURE _____ DATE _____
Revised 5/2006

This form seeks information for the purpose of an Agricultural Declaration of Intent. Failure to provide this information will result in denial of your application. However, some of this information would be considered a "personal record" as defined in State Government Article, §10-624. Consequently, you have the statutory right to inspect your file and to file a written request to correct or amend any information you believe to be inaccurate or incomplete. Additionally, personal information provided to the State Department of Assessments and Taxation is not generally available for public review. However, this information is available to officers of the State, county or municipality in their official capacity and to taxing officials of any State or the federal government, as provided by statute. Additionally, if your property would be used by the State Department of Assessments and Taxation as a comparable for purposes of establishing the value of another property in a hearing before the Maryland Tax Court, the requested information, or a portion thereof, may have to be provided to the owner of that other property.

KENT COUNTY CIRCUIT COURT (Land Records) SLK 1116, p. 0233, MSA_CE57_1628. Date available 01/05/2021. Printed 01/10/2024.

MARYLAND STATE DEPARTMENT of ASSESSMENTS and TAXATION
APPLICATION FOR AGRICULTURAL USE ASSESSMENT

ACCOUNT NO 027786 DISTRICT 01 MAP 8 PARCEL 0146 LOT 1 SUBDIVISION ACREAGE 134.54

1. Name of owner(s): Bayer Research and Development Services LLC
2. Is owner age 70 or older? Disabled?
3. Property Address: 32545 Galena Sassafras Rd., Galena, MD 21635
Mailing Address: c/o Ducharme, McMillen & Associates, PO Box 80615, Indianapolis, IN 46280
4. Telephone Number: (314) 694-3883 Email molly.shaffer@bayer.com
5. Total acreage requested at agricultural rates: 134.54
Acreage in crops: 119.16 Type of Crop: Corn, Soybean, Wheat
Acreage in pasture: 0
Acreage in a government program: 0 Acreage in woodland: 0
Name of private or governmental forestry program that the tract is under: N/A
Number and type of livestock or poultry: (i.e. 3 cattle (specify beef or dairy), 10 sheep)

6. Amount of last harvest for each crop: 9500 BU Corn, 4000 BU Soybeans, 275 BU Wheat

7. Gross sales last year if farm is under five (5) acres:
A. Crops: \$ 0 D. Poultry Products: \$ 0
B. Livestock: \$ 0 E. Aquaculture: \$ 0
C. Livestock Products: \$ 0 F. Other; Specify: \$

8. Name and address of person conducting farm operation if other than owner: N/A

9. Is this acreage adjacent to other farm property which you own or which is owned by an immediate family member?
Yes No [checked] If yes, give Name of family member

Relationship Property address

10. Did you complete Schedule F in your Federal Income Tax Return? Yes No [checked]

11. Is there a current, written Nutrient Management Plan covering the land at issue: Yes [checked] No

If no, will a plan be created: Yes No Approximate Date of obtaining a Plan

Question #11 is for use by the Department of Agriculture: nm.sdat@maryland.gov

I certify that the above statements are true and correct and that I understand it is my responsibility to notify the Supervisor of Assessments if agricultural use of the land described above is discontinued.

Signature of Owner: [Signature] Date: 12/2/20
William H. Clendenin, Owner's Agent and Attorney

CAUTION: A transfer of any portion of the above-described land may require imposition of an agricultural transfer tax. SEE TAX PROPERTY ARTICLE, SECTION 13-301 - 13-308, ANNOTATED CODE OF MARYLAND.

This form seeks information for the purpose of an agricultural use assessment on the indicated property. Failure to provide this information will result in denial of your application. However, some of this information would be considered a "personal record" as defined in State Government Article, § 10-624. Consequently, you have the statutory right to inspect your file and to file a written request to correct or amend any information you believe to be inaccurate or incomplete. Additionally, personal information provided to the State Department of Assessments and Taxation is not generally available for public review. However, this information is available to officers of the State, county, or municipality in their official capacity and to taxing officials of any State or the federal government, as provided by statute. Additionally, if your property would be used by the State Department of Assessments and Taxation as a comparable for purposes of establishing the value of another property in a hearing before the Maryland Tax Court, the requested information or a portion thereof, may have to be provided to the owner of that other property.

Submit to the appropriate office where the property is located; a list of offices is attached.

KENT COUNTY CIRCUIT COURT (Land Records) SLK 1116, p. 0234, MSA_CE57_1628. Date available 01/05/2021. Printed 01/10/2024.

RECEIVED
DEC 29 2020
FINANCE OFFICE

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)

1 Type(s) of Instruments (Check Box if addendum Intake Form is Attached.)

X Deed Mortgage Other _____ Other _____
 Deed of Trust Lease

2 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]

3 Tax Exemptions (if applicable)
 Cite or Explain Authority

Recordation No consideration. §12-108(p)
 State Transfer No consideration. §13-207(a)(9)
 County Transfer No consideration.

Space Reserved for Circuit Court Clerk Recording Validation

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 0.00	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:	\$ 0.00	X () per \$500 =	\$
		TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$	\$	
Surcharge	\$	\$	Tax Bill:
State Recordation Tax	\$ 0.00	\$	C.B. Credit:
State Transfer Tax	\$ 0.00	\$	Ag. Tax/Other:
County Transfer Tax	\$ 0.00	\$	
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/Follo	Map	Parcel No.	Var. LOG	
01	027786	0660/486	008	0146	<input type="checkbox"/> (5)	
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
Minor subdivision plat George F. Runge, Jr. et al. Lnd		1	-	-	1/138	134.54
Location/Address of Property Being Conveyed (2)						
32545 Galena Sassafras Road, Galena, MD 21635						
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:						
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: 134.54						
If Partial Conveyance, List Improvements Conveyed:						

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Monsanto Company	
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)
Bayer Research and Development Services LLC	
New Owner's (Grantee) Mailing Address	
C/O Ducharme, McMillen & Associates, P.O. Box 80615, Indianapolis, IN 46280	

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: Steven H. Leyton	<input type="checkbox"/> Return to Contact Person
Firm Stone, Leyton & Gershman	<input type="checkbox"/> Hold for Pickup
Address: 7733 Forsyth Blvd., Suite 500, St. Louis, MO 63105	<input checked="" type="checkbox"/> Return Address Provided
Phone: (314) 721-7011	

11 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:

Space Reserved for County Validation

KENT COUNTY CIRCUIT COURT (Land Records) SLK 1116, p. 0235, MSA_CE57_1628. Date available 01/05/2021. Printed 01/10/2024.