

Certification is made that all taxes due on the property indicated in this deed have been paid.
Finance Office of Talbot County
Clay B. Stamp Fin. Officer
CL 05/20/2022

Talbot County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$850.00
TR TAX CTY \$2,900.00
TOTAL \$3,810.00
KMD MG
May 20, 2022 04:34 pm

Talbot Cty Property Tax
Sanitary Paid \$0.00
CL 05/20/2022

EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, Maryland 21601
Telephone: 410-820-4426 Fax: 410-820-4429
Website: www.easternshoretitle.com
Email: info@easternshoretitle.com

Talbot County Finance Office
Recording Tax \$4,080.00
PK 05/20/2022
Prop ID: 01-064215

This Deed, made this 20th day of **May, 2022**, by and between **James M. Short and Ardoth A. Hassler-Short**, Maryland residents, Grantors; and **Jennifer Leigh Webber**, Grantee.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said **James M. Short and Ardoth A. Hassler-Short**, do hereby grant and convey unto the said **Jennifer Leigh Webber**, her heirs, personal representatives and assigns, forever, in fee simple, all the hereinafter described property:

ALL that lot of ground situate near the Village of Tunis Mills, in Miles River Neck, Talbot County, Maryland, and described as follows:

BEGINNING at an iron pipe driven at the side of a corner post at the Northwesterly corner of a lot belonging now or formerly to Arena Draper, said point also bearing North 15° 52' West 27.98 feet from a granite monument or marker set on an angle in the rear line of the said Draper lot and at the Northerly end of the fourth course of a survey made by Robert H. Blain for Thomas H. Oliver, dated September 19, 1900, and recorded among the Land Records of Talbot County in Liber 133, folio 475; thence with the lands owned now or formerly by Jacquelin A. Stewart (formerly T. H. Oliver) North 15° 52' West 121.18 feet to a steel anchor post set at the original location of another granite marker and at the Southwesterly corner of the old Tunis Mills School House lot now or formerly owned by Gustis F. Mielke; thence with said Mielke lot, North 71° 03' East 119.27 feet to an iron pipe and to the Westerly side of the public road leading through the Village of Tunis Mills; thence with the Westerly side of said public road, South 20° 03' East 121.21 feet to a large, ancient post and the Northeasterly corner of the lot belonging now or formerly to Arena Draper; thence with said Draper lot, South 71° 07' West 128.11 feet to the place of beginning; containing 0.344 of an Acre of land, and being more particularly shown upon a Plat entitled: "MAP SHOWING LOT BELONGING TO WALTER L. AND JESSIE B. BRISCOE", dated August, 1947, by Kasthuber and Anderson, Civil Engineers and Surveyors, and recorded among the Plat Records of Talbot County, Maryland in Liber LBC 2, folio 139.

BEING the same property conveyed unto James M. Short and Ardoth A. Hassler-Short from Francis H. Collins, III by Deed dated May 24, 1990 and recorded among the Land Records of Talbot County, Maryland in Liber No. 688, folio 80.

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 **Jennifer Leigh Webber, her heirs, personal representatives and assigns**, forever, in fee simple.

And the said Grantors do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby conveyed; and that they will execute such other and further assurances of the same, as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Candi L. Harrison
as to both

James M Short {Seal}
James M. Short

Ardoth A Hassler-Short {Seal}
Ardoth A. Hassler-Short

STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this 20th day of **May, 2022**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **James M. Short and Ardoth A. Hassler-Short**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.

Candi L. Harrison
Notary Public



My commission expires: 10-2-25

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.

Sharon M. Emburgh
SHARON VAN EMBURGH, ATTORNEY

AFTER RECORDING, PLEASE RETURN TO:
EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, Maryland 21601
File No. EST-27485-CH