

Eastern Shore Title Company
117 Bay Street, P. O. Box 857
Easton, Maryland 21601
Phone: 410-820-4426 Fax: 410-820-4429
Website: www.estrland.com
e-mail: title@dmv.com

IMP FD SURE \$ 5.00
RECORD FEE - 28.00
RECORDATION T 668.00
TR TAX COUNTY 1680.00
TR TAX STATE 588.00
TOTAL 2,185.00
Res# 1A02 Rcpt # 51829
NAS 8423 Bk # 1826
Apr 13, 2001 10:08 am

This Deed, Made this 10th day of April, 2001, by CLARA M. SCHNOOR, TRUSTEE U/A DATED FEBRUARY 4, 1999, of the first part, Grantor, and WILLIAM C. SWEITZER, of the second part, Grantee.

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND DOLLARS and 00/100 (\$100,000.00) and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, CLARA M. SCHNOOR, TRUSTEE U/A DATED FEBRUARY 4, 1999, does hereby grant and convey unto WILLIAM C. SWEITZER, his heirs, personal representatives and assigns, forever in fee simple, all the hereinafter described property:

ALL that lot or parcel of land situate on the east side of Talbot Street, St. Michaels, Talbot County, Maryland, as more particularly described in a Certificate of Survey made by Kastenhuber and Anderson, Civil Engineers and Surveyors, May 13, 1921, as follows:

BEGINNING at an iron stake, a common corner of lands belonging to Mrs. Annie Radcliffe the herein described lot and of or formerly of Fairbank and Seymour; thence (1) South 63° 50' West 589.32' to an iron pin and the easterly side of the right-of-way of the new state road leading from St. Michaels to Royal Oak; thence (2) where (with) the easterly side of the new state road South 46° 20' East 95.89' to the northerly side of a lot of or formerly of S.C. Willey; thence (3) with said Willey lot North 63° 50' East 507.41' to a stake and the lands of Mrs. Annie Radcliffe; thence (4) with said Radcliffe land North 2° 20' East 102.4' to the place of beginning, containing 1.11 acres of land.

The above described lot or parcel of land is more particularly shown upon a map made by the subscribers and entitled "MAP OF LOT BELONGING TO OLIVER A. WILLEY IN MILLER'S ADDITION NEAR ST. MICHAELS, MARYLAND, SCALE: 100' TO 1" - MAY 1921".

SAVE AND EXCEPT three conveyances to State Roads Commission for the purpose of widening Maryland Route 33 (Talbot Street) recorded among the Land Records of Talbot County in the following: (1) Liber 229, folio 233; (2) Liber 229, folio 274; and (3) Liber 314, folio 152.

BEING the same property conveyed unto Clara M. Schnoor, Trustee U/A Dated February 4, 1999, from Clara M. Schnoor, by Deed dated February 4, 1999 and recorded among the Land Records of Talbot County, Maryland in Liber No. 918, folio 751.

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.

LIBER 998 FOLIO 29

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 **WILLIAM C. SWEITZER**, his heirs, personal representatives and assigns, forever in fee simple.

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

As Witness the hand and seal of the Grantor, the day and year first above written.

WITNESS:



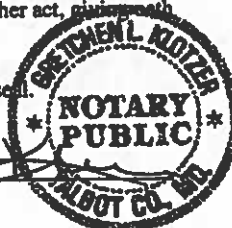
CLARA M. SCHNOOR, TRUSTEE
U/A DATED FEBRUARY 4, 1999

State of Maryland
County of Talbot to wit:

I Hereby Certify that on this 10th day of April, 2001, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **CLARA M. SCHNOOR, TRUSTEE U/A DATED FEBRUARY 4, 1999**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained and in the capacity therein stated; and further acknowledged said instrument to be her act, giving oath under penalties of perjury that the consideration recited is correct.

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


Notary Public



My Commission Expires: 9-15-01

This document was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

David C. Bryan
DAVID C. BRYAN, ESQUIRE

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT
RECORDS OF TALBOT COUNTY

DAVID H. EYING
SUPERVISOR OF ASSESSMENTS

ANDREW HOLLIS, FIN. OFFICER CD

4/12/01

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.

TAX OFFICER OF TALBOT COUNTY

ANDREW HOLLIS, FIN. OFFICER CD

DATE 4/12/01

LIBR0998 FNL130

State of Maryland Land Instrument Intake Sheet

() Baltimore City (X) County: TALBOT

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the 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																																																																																																																																																																																																																																																																																											
2 Conveyance Type Check Box		☐ Deed ☐ Mortgage ☐ Other ☐ Other ☐ Deed of Trust ☐ Lease ☐ Multiple Accounts ☐ Not an Arms-Length Sale ☐ Improved Sale ☐ Unimproved Sale ☐ Arms-Length (1) ☐ Arms-Length (2) ☐ Arms Length (3) ☐ Length Sale (9)																																																																																																																																																																																																																																																																																											
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LIBR0998 FOLIO 31

943

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM
98US156

TRP FD SURE \$	5.00
RECORD FEE -	25.00
RECORDATION T	600.00
TR TAX COUNTY	910.00
TR TAX STATE	455.00
TOTAL	1,595.00
Net 1401	Net 24502
MAS 7416	NIK 2 115
Net 877 1200	between 1200 Pa

This Deed, Made This 29th day of April

in the year one thousand nine hundred and ninety-eight

THEODORE A. MOHLMAN, JR. and CELESTE M. WEBB, Successor Trustees of the Celeste W. Mohlman Trust under Declaration dated May 25, 1993,

of Talbot County, State of Maryland, Grantors, parties of the first part, and
WILLIAM C. SWEITZER of Talbot County, State of Maryland, Grantee, party

of the second part.

WITNESSETH, That in consideration of the sum of NINETY-ONE THOUSAND AND NO/100 (\$91,000.00) DOLLARS, the receipt of which by the Grantors is hereby acknowledged, which is the actual consideration paid or to be paid,

the said Grantors

do grant and convey to the said WILLIAM C. SWEITZER, as Sole Tenant, his

personal representatives/assignors and assigns forever, in fee simple, all
that lot of ground situate in Talbot County, State of Maryland
and described as follows, that is to say:

ALL THAT LOT or parcel of ground situate, lying and being in the Second Election District of Talbot County, State of Maryland, as shown on a Boundary Survey entitled "BOUNDARY SURVEY OF THE LANDS OF THEODORE A. MOHLMAN, JR. & CELESTE M. WEBB SECOND ELECTION DISTRICT, TALBOT COUNTY, MARYLAND PREPARED FOR: THEODORE A. MOHLMAN", dated November, 1997, prepared by McCrone, and recorded among the Plat Records of Talbot County in Plat Cabinet 4, plat 63H, to which plat reference is hereby made for a more complete description by metes and bounds, courses and distances.

BEING THE SAME PROPERTY that was conveyed unto Theodore A. Mohlman, Jr. and Celeste M. Webb, Successor Trustees of the Celeste W. Mohlman Trust under Declaration dated May 25, 1993, from John-Clarence North, Personal Representative of the Estate of Charles B. Willey, John-Clarence North, Personal Representative of the Estate of Walter T. Willey, and Frederick Kastel and Daisyalea C. Kastel, his wife, Theodore A. Mohlman, Jr. and Celeste M. Webb, Personal Representatives of the Estate of Theodore A. Mohlman, and Theodore A. Mohlman, Jr. and Celeste M. Webb, Substitute Trustees under Declaration of Trust dated May 25, 1993, by Corrective and Confirmatory Deed dated April 4, 1997 and recorded among the Land Records of Talbot County in Liber 853, folio 886.

SUBJECT, HOWEVER, to all easements, rights-of-way and utility rights-of-way of record.

LIBER 0887 FOLIO 568

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 887 p.0568 MSA_CE_91_824 Date available 1/22/2004. Printed 7/17/2026

Return To: Upper Shore Title, Inc., 19 Federal Street, Suite 2C, Easton, Maryland 21601 98-156

Debra A. Cheek, City of Washington, to wit:

I HEREBY CERTIFY, that on this 14th day of April, 1998, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Celeste M. Webb, Successor Trustee of the Celeste W. Mohlman Trust under Declaration dated May 25, 1993, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

Debra A. Cheek
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Debra A. Cheek
Notary Public
District of Columbia
My Commission Expires:
August 14, 2001



COUNTY
CELINA W. LAMMIE, FIN. OFFICER /KEW
5/4/98

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TRANSPARENT ON THE ASSESSMENT
RECORDS OF TALBOT COUNTY

DONALD R. EVANS
SUPERVISOR OF ASSESSMENTS

PER CELINA W. LAMMIE /KEW

LIBERO 887 FOLIO 569

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said WILLIAM C. SWEITZER, as Sole Tenant, his

personal representatives

and assigns forever, in fee simple.

AND the said parties of the first part 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 granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors

Test:

Celeste M. Webb
Subscribed and sworn to in my presence this
14th day of April, 1993
Celeste M. Webb
Notary Public, D.C.

My Commission expires
August 14, 2001
Notary Public
District of Columbia
My Commission Expires:
August 14, 2001

STATE OF TEXAS, to wit:

I HEREBY CERTIFY, That on this 9 day of April, in the year one thousand nine hundred and ninety-eight, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Theodore A. Mohlman, Jr., Successor Trustee of the Celeste W. Mohlman Trust under Declaration dated May 25, 1993, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

My Commission expires:

3-1-00



Katrina Magnotti
Notary Public

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

LIBER 0887 FOLIO 570

State of Maryland Land Instrument Intake Sheet

Baltimore City ☒ County: Talbot

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Block Ink Only—All Copies Must Be Legible)

1. Type(s) of Instruments		☐ Deed ☐ Mortgage ☐ Other																																																																																																																																																																																																	
2. Conveyance Type Check Box		☒ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale (B)																																																																																																																																																																																																	
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149 Main Street, P.O. BOX 515, PRESTON, MD 21655																																																																																																																																																																																																			
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Deposit on: Clerk's Office
SDAT
Office of Finance
Printer
ACC-CC-300 (8/95)

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