

LIBERO 536 FOLIO 88

RECEIVED
CLERK, CIRCUIT COURT
96 JUN 18 PM 2:45
QUEEN ANNE'S COUNTY

DOC. NO. 210756

THIS DEED, is made this 17th day of June, 1996, by and between EDWARD R. PARRY, individually, EDWARD R. PARRY, EMILY I. PARRY and FRANCES M. PARRY, surviving partners of Parry Farms, and FRANCES M. PARRY, Personal Representative of the ESTATE OF LAURENCE G. PARRY, State of Maryland, of the first part and RONALD J. GARNER and GOLDIE J. GARNER, his wife, of Queen Anne's County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Two Hundred Seventy Thousand (\$270,000.00) Dollars, the receipt of which is hereby acknowledged, Edward R. Parry, individually, Edward R. Parry, Emily I. Parry and Frances M. Parry, Surviving Partners of Parry Farms, and Frances M. Parry, Personal Representative of the Estate of Laurence G. Parry, of the State of Maryland, do hereby grant and convey unto Ronald J. Garner and Goldie J. Garner, his wife, as tenants by the entireties, and to the survivor of them, and to the survivor's heirs and assigns, in fee simple,

ALL that lot or parcel of land situate, lying and being in the Sixth Election District of Queen Anne's County, and more particularly shown and designated as Lot No. 4 and Lot No. 5 on plats entitled "Large Lot Subdivision of Part of the Lands of Edward R. Parry, et al.", prepared by Michael A. Scott, Registered Surveyor, dated June 5, 1996, and recorded among the Land Records for Queen Anne's County, Maryland in Plat Book S.M. No. 23, Folio 65 and secondly, "Cluster Subdivision of Part of the Lands of Edward R. Parry, et al.", and recorded among the Land Records for Queen Anne's County, Maryland in Plat Book S.M. No. 23, Folio 66.

Containing as to Lot No. 4, 89.158 acres, more or less, and as to Lot No. 5, 2.842 acres, more or less.

BEING a part of the same lands conveyed to Edward R. Parry and Laurence G. Parry, individually and as co-partners trading as Parry Farms, from Edward R. Parry, Laurence G. Parry and Gerald F. Parry, by Deed dated January 16, 1978, and recorded among the Land

WHERLY & BARNOLL, LLC
ATTORNEYS AT LAW
123 COURT STREET
HESTER TOWN, MD 21620
(410) 778-2112

JUL 30 1996

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Records for Queen Anne's County, Maryland in Liber C.W.C. No. 130, Folio 460. The said Laurence G. Parry having departed this life on February 1, 1995, title to his interest in the property vested in Frances M. Parry, his duly appointed Personal Representative (see Estate No. 6540).

SUBJECT to a Deed of Easement from Edward R. Parry and Laurence G. Parry, individually and as co-partners trading as Parry Farms, Inc., to the County Commissioners of Queen Anne's County, a Municipal corporation, dated June 22, 1992, and recorded among the Land Records for Queen Anne's County, Maryland in Liber M.W.M. No. 402, Folio 131.

ALSO SUBJECT to an Amended Deed of Easement from Edward R. Parry and Laurence G. Parry, individually and as co-partners trading as Parry Farms, Inc., to the County Commissioners of Queen Anne's County, a Municipal corporation, dated June 11, 1996, and recorded among the Land Records for Queen Anne's County, Maryland in Liber S.M. No. 535, Folio 347.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot 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 Ronald J. Garner and Goldie J. Garner, his wife, as tenants by the entireties, and to the survivor of them, and to the survivor's heirs and assigns, 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 granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

OKERLY & BARROLL, LLC
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HESTER TOWN, MD 21630
(410) 778-2112

MP ED WRE \$ 3.00
RECORDING FEE 20.00
RECORDATION T 1,782.00
TR. TAX STATE 1,318.00
TOTAL 3,157.00
Res# 0401 Rpt# 28057
M BCB RIR # 1000
Jun 16 1996 02:47 PM

WITNESS:

R. Stewart Barroll
AS TO ALL

Edward R. Parry
Edward R. Parry, individually

PARRY FARMS

By: Edward R. Parry
Edward R. Parry

By: Emily I. Parry
Emily I. Parry

By: Frances M. Parry
Frances M. Parry
Surviving Partners of Parry Farms

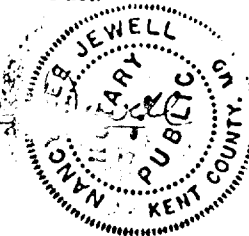
Frances M. Parry
Frances M. Parry, Personal Representative
of the Estate of Laurence G. Parry

STATE OF MARYLAND, COUNTY OF Kent To wit:

I HEREBY CERTIFY, that on this 17th day of June, 1996, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Edward R. Parry, individually and as a surviving partner of Parry Farms, one of the above named Grantors, and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.

Nancy Le...
Notary Public



My commission expires:

7-1-97

STATE OF MARYLAND, COUNTY OF Kent To wit:

I HEREBY CERTIFY, that on this 17th day of June, 1996, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Emily I. Parry as a surviving partner of Parry Farms, one of the above named Grantors, and she acknowledged the foregoing Deed to be her act.

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) SM 536, p. 0090, MSA_CE58_710. Date available 04/08/2005. Printed 01/20/2015.

SMITH & BARROLL, LLC
ATTORNEYS AT LAW
100 COURT STREET
PRTOWN, MD 21420
(410) 778-2112

LIBERO 536 FOLIO 91

AS WITNESS my hand and Notarial Seal.

Nancy Lee Jewell
Notary Public



My commission expires:

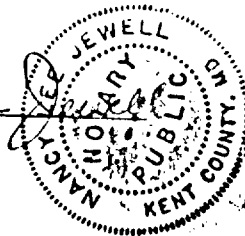
7-1-97

STATE OF MARYLAND, COUNTY OF Kent To wit:

I HEREBY CERTIFY, that on this 17th day of June, 1996, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Frances M. Parry as a surviving partner of Parry Farms, and as Personal Representative of the Estate of Laurence G. Parry, one of the above named Grantors, and she acknowledged the foregoing Deed to be her act as a surviving partner and in her capacity as Personal Representative.

AS WITNESS my hand and Notarial Seal

Nancy Lee Jewell
Notary Public



My commission expires:

7-1-97

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Queen Anne's County

V. Legg 6/18/96
Date

R. Stewart Barroll
R. Stewart Barroll

Agricultural Transfer Tax

Amount of \$ 860-

Signature *V. Legg*

TAXES LEVIED AS OF 6/18/96
PAID TO June 30, 1996
Patricia A. Meyer
CLERK, Q.A.'S CO. FINANCE OFFICE

ERLY & BARROLL, LLC
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