

DEED

QUEEN ANNE'S COUNTY

THIS DEED, made this 24th day of August, 1998, by and between RONALD J. GARNER and GOLDIE J. GARNER, his wife, Grantors, and KEITH M. MOORE and PATRICIA C. MOORE, his wife, Grantees.

WITNESSETH:

THAT FOR and in consideration of the sum of ONE HUNDRED NINETY EIGHT THOUSAND AND NO/100 DOLLARS (\$198,000.00), the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, as Tenants by the Entirety, their personal representatives, heirs and assigns, in fee simple, all of the Grantors' right, title and interest in and to that lot of ground, situate, lying and being in Queen Anne's County, State of Maryland, described as follows:

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. 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. Said Lot 5 containing 2.842 acres, more or less.

BEING the same property which by Deed dated June 17, 1996 and recorded among the Land Records of Queen Anne's County in Liber 536, folio 88, was granted and conveyed from Edward R. Parry, individually, Edward R. Parry, Emily I. Parry, surviving partners of Parry Farms, and Frances M. Parry, Personal Representative of the Estate of Laurence G. Parry unto Ronald J. Garner and Goldie J. Garner, the Grantors herein.

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 11, 1996, and recorded among the Land Records for Queen Anne's County, Maryland in Liber S. M. No. 535, folio 347.

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 of Queen Anne's County, Maryland in Liber S.M. No. 535, folio 347.

FURTHER SUBJECT to the following property restriction which shall bind the Grantees, their successors and assigns, and run with the land: No husbandry or grazing of either animals or fowl shall be conducted or maintained on the property within 400 feet of the front lot line which binds upon White Marsh Road. No growing of crops, fruits or vegetables shall be permitted on the property within 400 feet of said front lot line. That part of the property which is within 400 feet of the front lot line shall be maintained as a residential grass lawn, except for those areas on which a residential structure is constructed. These restrictions may be enforced by the current and future owners of Lot No. 4 as shown on the above-mentioned plats.

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 otherwise appertaining; SUBJECT HOWEVER, to and all covenants, easements, rights of way, and restrictions of record applicable thereunto.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantees, as Tenants by the Entirety, their personal representative, heirs and assigns, in fee simple.

AND THE SAID Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby granted; 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.

IMP FD SURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	1,306.00
TR TAX COUNTY	930.00
TR TAX STATE	930.00
TOTAL	3,311.00
Reg# 0401	Rcpt # 57364
SM RLB	Blk # 2358
Aug 27, 1998	11:19 am

TEST:

Debbie M. Green
Witness

Ronald J. Garner (SEAL)
Ronald J. Garner

Goldie J. Garner
Witness

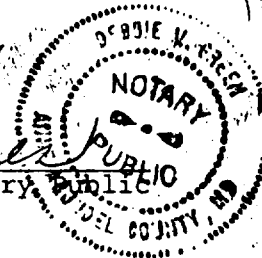
Goldie J. Garner (SEAL)
Goldie J. Garner

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S, to wit:

I HEREBY CERTIFY, that on this 24th day of August, 1998, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Anne Arundel personally appeared RONALD J. GARNER and GOLDIE J. GARNER, personally known to me (or satisfactorily proven) to be the above named grantors, and acknowledged that they executed the same for the purposes therein contained.

As witness my hand and notarial seal.

Debbie M. Green
Debbie M. Green, Notary Public



My commission expires: 8-9-99

The undersigned hereby certifies that this instrument was prepared by or under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Robert J. Brilliant
Robert J. Brilliant, Attorney

AFTER RECORDING RETURN TO:

Brilliant Title Corp.
1522 Postal Road
Chester, MD 21619
BTC FILE 10802S

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Queen Anne's County
Sheryl 8-27-98
Date

TAXES LEVIED AS OF 8/27/98
PAID TO June 30, 1999
Patricia B. Meyer
CLERK, Q.A.'S CO. FINANCE OFFICE

Agricultural Transfer Tax |
Amount of \$ 0
Signature Sheryl