

ORDINANCE NO. 2345

AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND TO ABANDON AND RELOCATE AN AREA OF LAND BEING THE UNIMPROVED ROADBED OF THE CUL-DE-SAC PORTION OF STANLEY COURT AND THE EASEMENT THAT ADJOINS SAID ROADBED, LOCATED NEAR THE INTERSECTION OF SNOW HILL ROAD AND THE FORMER JOHNSON ROAD, NOW STANLEY COURT, IN THE CITY OF SALISBURY, NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, STATE OF MARYLAND.

WHEREAS, the cul-de-sac portion of Stanley Court and the adjoining easement area shown on the subdivision plat entitled "Subdivision of Parcel II and Dedication Plat for JWC Johnson Road, LLC, ET AL T/C", dated January 3, 2008 and recorded among the Land Records of Wicomico County, Maryland, in Plat Cabinet M.S.B. 15, Folio 891, was never opened or paved by the City of Salisbury and the owner desires to relocate the cul-de-sac and easement east of the existing undeveloped cul-de-sac. Such area being more particularly described as the cross-hatched 2,952.81 square feet "To Be Conveyed From The City of Salisbury" along with the adjoining easement as shown on a plat entitled "Stanley Court Cul-De-Sac Owned By City of Salisbury To Be Conveyed To JWC Johnson Road, LLC, Et Al" attached as Exhibit "A"; and

WHEREAS, the City of Salisbury Department of Public Works has determined that the aforementioned area of land has never been used by the public, is unimproved and unpaved, and the City believes it is in the best interest of the City to relocate such cul-de-sac area as desired by the adjoining property owner; and

WHEREAS, the owner of all land adjoining the hatched portion of Stanley Court is JWC Johnson Road, LLC, et al T/C; and

WHEREAS, the City of Salisbury has determined it to be in the interest of the City to abandon the aforementioned property in exchange for the conveyance to the City of adjoining property of equal value and suitable for similar use; and

WHEREAS, the Salisbury Charter SC11-2 gives the City of Salisbury charge of all public ways in the City of Salisbury; and

WHEREAS, SC16-8 allows the City of Salisbury to abandon or otherwise dispose of property that is not saleable; and

WHEREAS, JWC Johnson Road, LLC, et al T/C has prepared and the City Solicitor has reviewed the proposed quitclaim deed to release the unneeded roadbed and utility easement area, a copy of which is attached hereto as Exhibit "B" and the proposed deed of dedication and easement to the City of Salisbury for the relocation of the cul-de-sac and utility easement area, a copy of which is attached hereto as Exhibit "C".

NOW, THEREFORE, be it ordained by the City of Salisbury, Maryland, as follows:

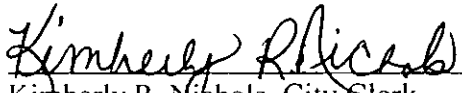
1. That the City of Salisbury hereby relocates the 2,952.81 square feet roadbed area of the cul-de-sac area of Stanley Court and the 10' wide City utility easement adjoining said area as shown on the aforementioned Exhibit "A"; and

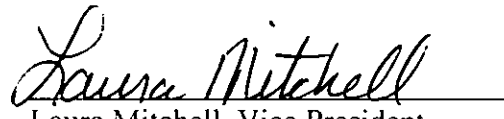
2. That the Mayor of the City of Salisbury is hereby authorized to execute the attached Exhibit "B" to convey to JWC Johnson Road, LLC, et al T/C, all of the City's right, title and interest in the abandoned cul-de-sac and utility easement areas in exchange for the conveyance by JWC Johnson Road, LLC, et al T/C of the property described in the attached Exhibit "C" which conveys to the City of Salisbury the relocated area of the aforementioned cul-de-sac and easement.

AND BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that this Ordinance shall take effect from and after the date of its final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on the 13 day of July, 2015, and thereafter a statement of the substance of this ordinance having been published as required by law, in the meantime, was finally passed by the Council on the 27 day of July, 2015.

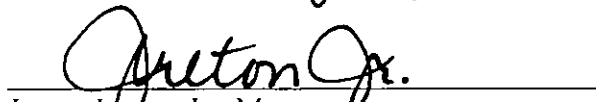
ATTEST

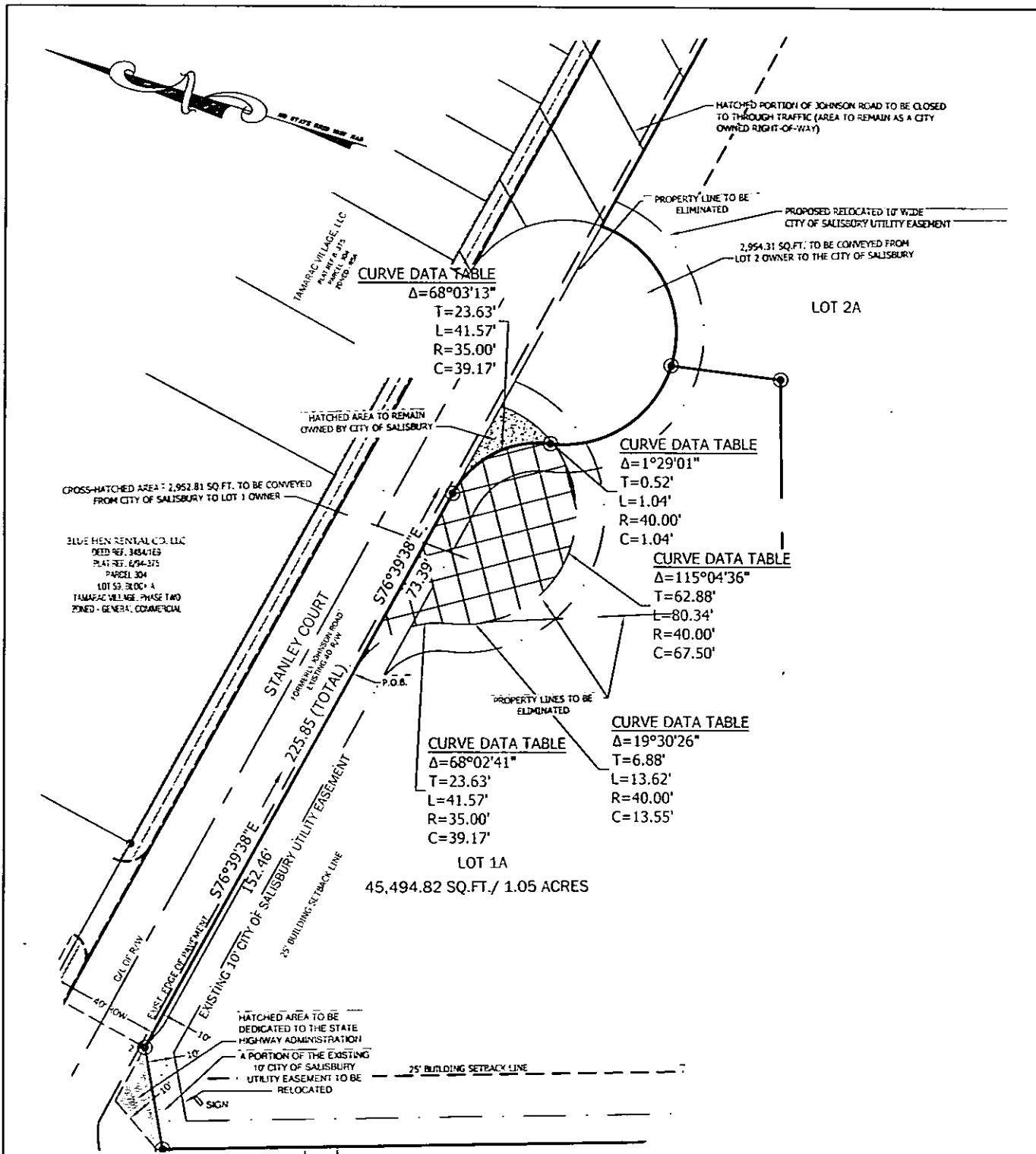

Kimberly R. Nichols, City Clerk


Laura Mitchell, Vice President
Salisbury City Council

Approved by me this:

30th day of July, 2015.


James Irton, Jr., Mayor



STANLEY COURT CUL-DE-SAC OWNED BY CITY OF SALISBURY TO BE CONVEYED TO JWC JOHNSON ROAD, LLC, ETAL

CITY OF SALISBURY
 NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

1" = 50'	DATE	04/29/15	TAX MAP	XXX	GRID	XX
JOB NO.	DRAWN BY	RDS	PARCEL	XXX		
S1538A						

SURVEYING FORESTRY

PARKER

ESTABLISHED 1977 SALISBURY, MARYLAND 410-749-1023

& ASSOCIATES

CIVIL ENGINEERING INC. SITE PLANNING

INTER

OFFICE

MEMO

OFFICE OF THE MAYOR

To: City Council
From: Tom Stevenson
Subject: Stanley Court (Land Conveyance)
Date: July 1, 2015

The cul-de-sac portion of Stanley Court and the adjoining easement area was never opened or paved by the City of Salisbury and the owner desires to relocate the cul-de-sac and easement east of the existing undeveloped cul-de-sac.

The City of Salisbury Department of Public Works has determined that the aforementioned area of land has never been used by the public, is unimproved and unpaved, and the City believes it is in the best interest of the City to relocate such cul-de-sac area as desired by the adjoining property owner.

Attached please find an ordinance that will convey the aforesaid property.

DEED OF DEDICATION AND EASEMENT

THIS DEED OF DEDICATION AND EASEMENT made this 30th day of July, 2015 by JWC Johnson Road, LLC, a Maryland limited liability company, GDM Johnson Road, LLC, a Maryland limited liability company, RDD Johnson Road, LLC, a Maryland limited liability company and H & D Johnson Road, LLC, a Maryland limited liability company (hereinafter collectively being referred to as "Grantor").

WHEREAS, Grantor is the owner of all that parcel or lot of land situate, lying and being in the City of Salisbury, Nutters Election District, Wicomico County, State of Maryland, and described as follows: all of Lot No. 1 shown on the plat entitled "Subdivision Plat for JWC Johnson Road, LLC et al T/C" which Plat is recorded among the Land Records of Wicomico County, Maryland, in Plat Cabinet 15 folio 673 and all of Lot No. 2 shown on the Plat entitled "Subdivision Plat for JWC Johnson Road, LLC et al T/C" which plat is recorded among the Land Records of Wicomico County, Maryland, in Plat Cabinet 15 folio 673; and being a part of the same property conveyed unto the within Grantor by a deed from Charles C. Carey Jr. et al dated April 29, 2005 and recorded among the Land Records of Wicomico County, Maryland, in Liber M.S. B. No. 2399 folio 699 (hereinafter the "Property"); and

WHEREAS, in order to facilitate the development of a portion of the Property, and the approval of same as required by the City of Salisbury (the "City"), Grantor intends to grant unto the City for road and utility purposes a parcel of land described on the south side of Stanley Court (formerly Johnson Road) east of Snow Hill Road and, in addition, to grant unto the City certain additional City of Salisbury utility easements; and

WHEREAS, the parcel of land to be granted on the south side of Stanley Court (formerly Johnson Road) east of Snow Hill Road and the aforesaid City of Salisbury utility easements are more specifically located and described on a one (1) page subdivision plat

D

entitled "Resubdivision of Lots 1 & 2 & Stanley Court Relocation for JWC Johnson Road, LLC et al T/C", dated August 26, 2013, made by Parker & Associates, Inc. (the "Plat"), which Plat is intended to be recorded in the aforesaid Land Records immediately prior hereto or simultaneously herewith.

NOW, THEREFORE, THIS DEED OF DEDICATION AND EASEMENT WITNESSETH:

THAT FOR AND IN CONSIDERATION OF ZERO DOLLARS (\$0.00) AND NO TAXABLE CONSIDERATION, and other good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys unto the City of Salisbury, a municipal corporation of the State of Maryland, its successors and assigns (sometimes, hereinafter, the "City") in fee simple, all that street, parcel or lot of land situate, lying and being in the City of Salisbury, Nutters Election District, Wicomico County, State of Maryland for public ingress, egress and regress, and more particularly shown as "2,954.31 SQ. FT. TO BE CONVEYED FROM LOT 2 OWNER TO THE CITY OF SALISBURY" on a plat entitled "Resubdivision of Lots 1 & 2 & Stanley Court Relocation for JWC Johnsons Road, LLC et al T/C" dated August 26, 2013, made by Parker and Associates, Inc. which plat is intended to be recorded in the Land Records immediately prior hereto or simultaneously herewith, and being part of the same property conveyed unto the within Grantor by a deed from Charles C. Carey Jr. et al dated April 29, 2005, and recorded among the aforesaid Land Records in Liber 2399 folio 699, said land being more particularly described on Exhibit A, attached hereto and made a part hereof:

AND Grantor further grants and conveys unto the City a certain permanent and perpetual a ten (10) foot utility easement for the installation of City owned underground utilities including, but not limited to, portions of the public water distribution system, public waste water collection system, storm water drainage systems, street lighting and roadway appurtenances (hereinafter the "Easement"), which Easements is described as "PROPOSED

RELOCATED 10' WIDE CITY OF SALISBURY UTILITY EASEMENT" on a one (1) page subdivision plat entitled "Resubdivision of Lots 1 & 2 & Stanley Court Relocation for JWC Johnson Road, LLC et al T/C", dated August 26, 2013, final revision February 2, 2015 made by Parker & Associates, Inc. (the "Plat"), which Plat is intended to be recorded in the aforesaid Land Records immediately prior hereto or simultaneously herewith, said Easement is more particularly described on Exhibit B attached hereto and made a part hereof.

REFERENCE to the aforesaid deeds, plats and declaration and to preceding deeds of the property hereby conveyed, and to the references therein contained, is hereby made for a more particular description of the property hereby conveyed.

TOGETHER WITH the right of ingress, egress and regress over the property of Grantor for the purpose of necessary construction, repair, maintenance and inspection and/or removal of the aforesaid utilities, provided, however, that the City shall restore the surface of the Grantor's property to its original condition upon completion of the said construction, repair, inspection and/or removal.

AND Grantor further covenants with the City that it will not construct any structural improvements, plant trees, shrubs, or place any landscaping other than grass in or on the easement area, or in the air rights over the easement hereby conveyed, without the prior written consent of the City.

TO HAVE AND TO HOLD the same for the purposes aforesaid unto the City of Salisbury, a municipal corporation of the State of Maryland, its successors and assigns, forever.

AS WITNESS the due execution hereof by the Grantor on the day and year above written.

WITNESS / ATTEST:

<p>Signed: <u>[Signature]</u> Print Name: <u>Andrea L. Filbert</u></p> <p>Signed: <u>[Signature]</u> Print Name: <u>Robert A. Deane</u></p>	<p>JWC Johnson Road, LLC</p> <p>By: <u>[Signature]</u> Print Name: <u>Charlotte T. Causey</u> Title: <u>Trustee of the Residuary Trust under the Will of John W. Causey</u> Dated: <u>7.30.15</u></p> <p>By: <u>[Signature]</u> Print Name: <u>Glenn D. Marvel</u> Title: <u>Trustee of the Residuary Trust under the Will of John W. Causey</u> Dated: <u>7-28-15</u></p>
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STATE OF MARYLAND: COUNTY OF WICOMICO

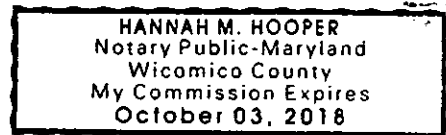
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Charlotte T. Causey and Glenn D. Marvel, the Trustees of the Residuary Trust under the Will of John W. Causey, Managing Member, of JWC Johnson Road, LLC; a Maryland limited liability company, freely and voluntarily under authority duly vested in him by said company. He/she is personally known to me or has produced Charlotte Causey as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of July, 2015.

[Signature]
Notary Public

Hannah Hooper
Typed, printed or stamped name of Notary Public

My Commission Expires: 10/3/18



Signed: <u>[Signature]</u> Print Name: <u>Andrew L. Filbin</u>	GDM Johnson Road, LLC By: <u>[Signature]</u> Print Name: <u>Glenn D. Marvel</u> Title: <u>Managing Member</u> Dated: <u>7.30.15</u>
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STATE OF MARYLAND: COUNTY OF WICOMICO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Glenn D. Marvel, the Managing Member, of GDM Johnson Road, LLC, a Maryland limited liability company, freely and voluntarily under authority duly vested in him by said company. He/she is personally known to me or has produced Glenn Marvel as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of July, 2015.

[Signature]
Notary Public

Hannah Hooper
Typed, printed or stamped name of Notary Public

My Commission Expires: 10/3/18

HANNAH M. HOOPER Notary Public-Maryland Wicomico County My Commission Expires October 03, 2018
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Signed: <u>[Signature]</u> Print Name: <u>R. Dale Dashiell</u> <u>[Signature]</u> <u>RONALD SHUPE</u>	RDD Johnson Road, LLC By: <u>[Signature]</u> Print Name: <u>R. Dale Dashiell, Jr.</u> Title: <u>Managing Member</u> Dated: <u>7-29-15</u>
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STATE OF MARYLAND
COUNTY OF WICOMICO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by R. Dale Dashiell, Jr., the Managing Member, of RDD Johnson Road, LLC, a Maryland limited liability company, freely and voluntarily under authority duly vested in him by said company. He/she is personally known to me or has produced Dale Dashiell as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of July, 2015.

[Signature]
Notary Public

Hannah Hooper
Typed, printed or stamped name of Notary Public

My Commission Expires: 10/3/15

HANNAH M. HOOPER Notary Public-Maryland Wicomico County My Commission Expires October 03, 2018
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Signed: <u>Henry H. Hanna III</u> Print Name: <u>HENRY H. HANNA III</u> <u>Paul Shupe</u> <u>RANNE S SHUPE</u>	H & D Johnson Road, LLC By: <u>Henry H. Hanna III</u> Print Name: <u>Henry H. Hanna, III</u> Title: <u>Managing Member</u> Dated: <u>JULY 28, 2015</u>
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STATE OF MARYLAND
COUNTY OF WICOMICO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Henry H. Hanna, III, the Managing Member, of H&D Johnson Road, LLC, a Maryland limited liability company, freely and voluntarily under authority duly vested in him by said company. He/she is personally known to me or has produced Henry Hanna as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of July, 2015.

[Signature]
Notary Public

Hannah Hooper
Typed, printed or stamped name of Notary Public

My Commission Expires: Oct 3, 2018

HANNAH M. HOOPER
Notary Public-Maryland
Wicomico County
My Commission Expires
October 03, 2018

PREPARER CERTIFICATION

I certify that this document was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

[Signature]

Robert A. Benson

"I hereby certify that the subject matter of this document does not require the collection of taxes and the same may be transferred without further order of this office."

LESLIE MARTIN LEWIS, CPA
Director of Finance
Wicomico County.

APPROVAL OF
CITY ENGINEER
CITY OF SALISBURY
NON-APPLICABLE

Water Dept. Acct. [Signature]
Date: 08-18-15 Per [Signature]
Finance Director, Salisbury MD

Water Dept. Acct. [Signature]
Date: 08-18-15 Per [Signature]
Finance Director, Salisbury MD

Law Offices
CULLEN, INSLEY
& BENSON, LLP
132 E. Main St.
Salisbury, MD 21801

Finance Director, Salisbury MD
08-18-15
CDAK

EXHIBIT A
LEGAL DESCRIPTION OF LAND BEING GRANTED

All that tract or parcel of land situate, lying and being in Nutters Election District, of Wicomico County, State of Maryland, and binding upon the north side of Lot 1A and Lot 2A as shown on a plat prepared by Parker and Associates, Inc. titled "Resubdivision of Lots 1 & 2 and Stanley Court Relocation for JWC Johnson Road, LLC, ET AL T/C" intended to be recorded in the Land Records of Wicomico County, Maryland and being more particularly described as follows: Beginning at a point that is South 76 degrees 39 minutes 38 seconds East a distance of 261.41 feet from an iron pipe placed at the northwesterly corner of Lot 1A;

thence running by and with the north side of the former Lot 2 South 76 degrees 39 minutes 38 seconds East a distance of 73.40 feet to an iron pipe placed;

thence along the Proposed Stanley Court and running by and with the north side of Lot 2A an arc to the right with a radius of 40.00 feet and a distance of 116.31 feet with a chord bearing of South 86 degrees 36 minutes 00 seconds West with a chord distance of 79.45 feet;

thence at an intersection of the relocated portion, and the platted portion of the Stanley Court cul-de-sac and running by and with the east side of the dedicated portion of the Stanley Court cul-de-sac to remain owned by the City of Salisbury, an arc to the left with a radius of 40.00 feet and a distance of 23.37 feet with a chord bearing of North 20 degrees 02 minutes 59 seconds East with a chord distance of 23.03 feet to the place of beginning containing 2,954.31 sq. ft./0.07 acres.

EXHIBIT B
LEGAL DESCRIPTION OF CITY OF SALISBURY UTILITY
EASEMENT

All those lots, tracts or parcels of land situate, lying and being in Nutters Election District, of Wicomico County, State of Maryland, and binding upon the south side of Stanley Court, being the Relocated 10' Wide City of Salisbury Utility Easement as shown on a plat prepared by Parker and Associates, Inc. titled "Resubdivision of Lots 1 & 2 & Stanley Court Relocation for JWC Johnson Road, LLC, ET AL T/C" intended to be recorded in the Land Records of Wicomico County, Maryland and being more particularly described as follows:

Beginning on the south side of Stanley Court at a point that is South 76 degrees, 39 minutes, 38 seconds East a distance of 152.46 feet from an iron pipe placed at the northwesterly corner of Lot 1A thence running by and with the south side of the Proposed Stanley Court South 76 degrees 39 minutes 38 seconds East a distance of 73.39 feet to the beginning of a curve; thence running by and with the south side of the dedicated portion of Stanley Court cul-de-sac to remain owned by the City of Salisbury, a curve to the right with a radius of 35.00 feet and a distance of 41.57 feet with a chord bearing of South 42 degrees 38 minutes 02 seconds East with a chord distance of 39.17 feet; thence along the south side of the dedicated portion of Stanley Court cul-de-sac to remain and owned by the City of Salisbury, a curve to the left with a radius of 40.00 feet and a distance of 117.35 feet with a chord bearing of North 87 degrees 20 minutes 56 seconds East and a chord distance of 79.57 feet; thence leaving Stanley Court and running by and with the northerly side of Lot 2A South 76 degrees 39 minutes 38 seconds East a distance of 10.12 feet to the northeast corner of the Relocated 10' Wide City of Salisbury Utility Easement; thence along the Relocated 10' Wide City of Salisbury Utility Easement the following four courses, (1) a curve to the right with a radius of 50.00 feet and a distance of 144.92 feet with a chord bearing of South 88 degrees 21 minutes 35 seconds West and a chord distance of 99.26 feet; (2) a curve to the left with a radius of 25.00 feet and a distance of 29.69 feet with a chord bearing of North 42 degrees 38 minutes 02 seconds West and a chord distance of 27.98 feet; (3) North 76 degrees 39 minutes 38 seconds West a distance of 48.89 feet; (4) a curve to the left with a radius of 35.00 feet and a distance of 27.13 feet with a chord bearing of North 54 degrees 27 minutes 10 seconds West and a chord distance of 26.46 feet to the place of beginning, containing 2,232.93 sq. ft./0.05 acres.

DOCUMENT VALIDATION

Mark S. Bowen, Clerk
Circuit Court for Wicomico County
101 North Division Street
PO Box 198
Salisbury, MD 21803-0198
(410) 543-6551

LR - Government
Instrument 0.00
Agency Name: city of
salisbury public works
Instrument List: Deed
Describe Other: rt 12
& stanley court
Reference/Control #: 3890/9

Total: 0.00
08/19/2015 10:50
CC22-03
#4716062 CC0103 -
Wicomico
County/CC01.03.03 -
Register 03

Received for Record AUG 19 2015 and
Recorded in the Land Records of Wicomico
County, Maryland in Liber M.S.B.
No. 3890 Folios 9-18

Mark S. Bowen Clerk

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Wicomico
 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)

LIBER 380 FOLIO 019

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)						
	<input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____				
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable)	Recordation						
	Cite or Explain Authority	State Transfer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration	\$	0.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$		Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$		X () % =	\$		
		Other:	\$		Less Exemption Amount -	\$		
		Other:	\$		Total Transfer Tax =	\$		
		Full Cash Value:	\$		Recordation Tax Consideration	\$		
				X () per \$500 =	\$			
				TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$		\$		Tax Bill:	
		Surcharge	\$		\$			
		State Recordation Tax	\$		\$		C.B. Credit:	
		State Transfer Tax	\$		\$			
		County Transfer Tax	\$		\$		Ag. Tax/Other:	
		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/Folio	Map	Parcel No.	Var. LOG	
		08	047790	2399/699	48	p/o 751	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
				2A			16/608	2,954.31 SqFt
		Location/Address of Property Being Conveyed (2)						
		MD Rte. 12 & Stanley Court						
		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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred: 2,954.31 SqFt					
	If Partial Conveyance, List Improvements Conveyed:							
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		JWC Johnson Road, LLC et al T/C						
		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)			
		City of Salisbury						
		New Owner's (Grantee) Mailing Address						
	125 N. Division Street, Salisbury, MD 21801							
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					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Terry King					<input type="checkbox"/> Hold for Pickup	
		Firm: City of Salisbury					<input type="checkbox"/> Return Address Provided	
		Address: 125 N. Division Street Salisbury, MD 21801 Phone: (410) 548-3170						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____					
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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

Exhibit B

QUIT CLAIM DEED

THIS QUITCLAIM DEED, made this 7th day of August in the year 2015 by the CITY OF SALISBURY, a municipal corporation of the State of Maryland, Grantor, WITNESSETH THAT:

WHEREAS, by Ordinance No. 2345 passed at a meeting of the Council of the City of Salisbury on the 27 day of July 2015, the City of Salisbury closed and relocated a portion of the unopened and unimproved public street known as Stanley Court on the north side of Lot 1A identified as "CROSS HATCHED AREA - 2,952.81 SQ. FT. TO BE CONVEYED FROM CITY OF SALISBURY TO LOT 1 OWNER" on a one (1) page plat prepared by Parker and Associates, Inc. titled "Resubdivision of Lots 1 & 2 & Stanley Court Relocation for JWC Johnson Road, LLC Et Al T/C" (herein the "Plat") intended to be recorded in the Land Records of Wicomico County, Maryland simultaneously herewith; and

WHEREAS, the City of Salisbury is, by Ordinance No. 2345, authorized to convey unto JWC Johnson Road, LLC, a Maryland limited liability company, an undivided one quarter (1/4) interest, GDM Johnson Road, LLC a Maryland limited liability company, an undivided one quarter (1/4) interest, RDD Johnson Road, LLC, a Maryland limited liability company, an undivided one quarter (1/4) interest and H & D Johnson Road, LLC, a Maryland limited liability company, an undivided one quarter interest (1/4) (collectively herein referred to as "Johnson"), all of the City's right, title and interest in and to the portion of the unopened Stanley Court depicted on the said Plat, in the manner described above.

NOW, THEREFORE, and in consideration of the sum of Zero Dollars (\$0.00) and other good, valuable and sufficient consideration, the receipt of which is hereby acknowledged, the CITY OF SALISBURY does hereby grant, convey, release, assign and quitclaim unto JWC Johnson Road, LLC, a Maryland limited liability company, an undivided one quarter (1/4)

D-

Return To Terry King
CITY OF SALISBURY
DEPARTMENT OF PUBLIC WORKS
125 N. DIVISION ST. ROOM 202
SALISBURY, MD 21801-4940

interest, GDM Johnson Road, LLC, a Maryland limited liability company, an undivided one quarter (1/4) interest, RDD Johnson Road, LLC, a Maryland limited liability company, an undivided one quarter (1/4) interest and H & D Johnson Road, LLC, a Maryland limited liability company, an undivided one quarter interest (1/4) in equal shares, as tenants in common, their successors and assigns, the following described property:

All that tract or parcel of land situate, lying and being in Nutters Election District, of Wicomico County, State of Maryland, and binding upon the north side of Lot 1A as shown and described on said Plat as "CROSS-HATCHED AREA – 2,952.81 SQ. FT. TO BE CONVEYED FROM CITY OF SALISBURY TO LOT 1 OWNER on a one (1) page plat titled "Resubdivision of Lots 1 & 2 & Stanley Court Relocation for JWC Johnson Road, LLC Et Al T/C", dated August 26, 2013, prepared by Parker & Associates, Inc. (the "Plat") intended to be recorded in the Land Records of Wicomico County, Maryland and being more particularly described on Exhibit A, attached hereto.

AND THE CITY OF SALISBURY further grants, conveys, releases, assigns and quit claims unto Johnson all permanent and perpetual easements for the installation of utilities related thereto, including but not limited to, water mains and sanitary sewers (hereinafter the "Easements"), which Easements are more particularly described on the aforesaid Plat as "EXISTING 10' WIDE CITY OF SALISBURY UTILITY EASEMENT TO BE RELOCATED" binding on the area conveyed above and shown and described on the said Plat, and being more particularly described on Exhibit B, attached hereto.

REFERENCE to the aforesaid deed and Plat and all prior deeds to and plats of the above property is hereby made for a more definite description of the property hereby granted and conveyed, or for any other purpose, to the same extent as though herein more fully set forth.

TOGETHER WITH all the rights, ways, alleys, waters, roads, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

LIBER 3890 FOLIO 003

TO HAVE AND TO HOLD the above described property unto JWC Johnson Road, LLC, a Maryland limited liability company, an undivided one quarter (1/4) interest, GDM Johnson Road, LLC a Maryland limited liability company, an undivided one quarter (1/4) interest, RDD Johnson Road, LLC, a Maryland limited liability company , an undivided one quarter (1/4) interest and H & D Johnson Road, LLC , a Maryland limited liability company, an undivided one quarter interest (1/4) in equal shares, as tenants in common, their successors and assigns, forever in fee simple.

AS WITNESS the hand and seal of the City of Salisbury the day and year first above written.

ATTEST

CITY OF SALISBURY

Kimberly R. Nichols
Kimberly R. Nichols, Clerk

James Ireton, Jr.
By: James Ireton, Jr., Mayor

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that on this 4 day of AUGUST, 2015, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared James Ireton, Jr., Mayor of the City of Salisbury, who acknowledged the foregoing deed to be its act and deed.

AS WITNESS my hand and Notarial Seal.

(SEAL)

Donna S Haag
NOTARY PUBLIC
Wicomico County, Maryland
My Commission Expires 12-29-2018

Donna S Haag
Notary Public

My Commission Expires: 12-29-2018

PREPARER CERTIFICATION

I HEREBY CERTIFY that I am an attorney admitted to practice before the Court of Appeals of Maryland, and the foregoing instrument was prepared under my supervision.

Robert A. Benson
Robert A. Benson

APPROVAL OF
CITY ENGINEER
CITY OF SALISBURY
NON-APPLICABLE

"I hereby certify that the subject matter of this document does not require the collection of taxes and the same may be transferred without further order of this office."

LESLIE MARTIN LEWIS, CPA
Director of Finance
Wicomico County

Water Dept. Act. *John*
Date 08-18-15 Per *CLK*
Keith Lindsey
Finance Director, Salisbury, MD

2564671 v.3

I hereby certify that Personal Property, Real Estate Taxes prior to Fiscal Year 2002, and all municipal obligations are paid on the property covered by this deed in accordance with the Annotated Code of Maryland.

Keith Lindsey
Finance Director, Salisbury, MD

08-15 CLK

EXHIBIT A**Legal Description of a portion of Stanley Court
Cul-de-sac owned by the City of Salisbury to be conveyed to the JWC Johnson Road, LLC,
et.al.**

All that tract or parcel of land situate, lying and being in Nutters Election District, of Wicomico County, State of Maryland, and binding upon the north side of Lot 1A as shown on a plat prepared by Parker and Associates, Inc. titled "Resubdivision of Lots 1 & 2 and Stanley Court Relocation for JWC Johnson Road, LLC, Et. Al. T/C" intended to be recorded in the Land Records of Wicomico County, Maryland and being more particularly described as follows:

Beginning at a point that is South 76 degrees 39 minutes 38 seconds East a distance of 152.46 feet from an iron pipe placed at the northwesterly corner of Lot 1A;

thence running by and with the south side of the Proposed Stanley Court South 76 degrees 39 minutes 38 seconds East a distance of 73.39 feet to an iron pipe placed;

thence running by and with the south side of the dedicated portion of the Proposed Stanley Court cul-de-sac to remain and owned by the City of Salisbury, an arc to the right with a radius of 35.00 feet and a distance of 41.57 feet with a chord bearing of South 42 degrees 38 minutes 02 seconds East with a chord distance of 39.17 feet to an iron pipe placed;

thence along the south side of the dedicated portion of the Proposed Stanley Court cul-de-sac to remain and owned by the City of Salisbury, an arc to the left with a radius of 40.00 feet and a distance of 1.04 feet with a chord bearing of South 09 degrees 20 minutes 49 seconds East and a chord distance of 1.04 feet;

thence leaving the intersection of the relocated portion and the platted proposed portion of the Proposed Stanley Court cul-de-sac and running by and with the southerly side of the platted portion of the Stanley Court cul-de-sac area to be conveyed by the City, an arc to the right with a radius of 40 feet and a distance of 80.34 feet and a chord bearing of North 85 degrees 40 minutes 12 seconds West and a chord distance of 67.50 feet;

thence by and with the easterly property line of the former Lot 1 and the westerly side of the platted portion of the Stanley Court cul-de-sac area to be conveyed by the City, an arc to the right with a radius of 40 feet and a distance of 13.62 feet with a chord bearing of North 18 degrees 22 minutes 12 seconds West with a chord distance of 13.55 feet;

thence running by and with the former Lot 1 on the southern side of the platted portion of the Stanley Court cul-de-sac an arc to the left with a radius of 35.00 feet and a distance of 41.57 feet, with a chord bearing of North 42 degrees 38 minutes 15 seconds West and a chord distance of 39.17 feet to the place of beginning, containing 2,952.81 sq. ft./0.07 acres.

EXHIBIT B**LEGAL DESCRIPTION OF CITY OF SALISBURY UTILITY EASEMENT**

All those lots, tracts or parcels of land situate, lying and being in Nutters Election District, of Wicomico County, State of Maryland, and binding upon the south side of Stanley Court cul-de-sac, being the 10' Wide City of Salisbury Utility Easement to be relocated as shown on a plat prepared by Parker and Associates titled "Resubdivision of Lots 1 & 2 & Stanley Court Relocation for JWC Johnson Road, LLC, ET AL T/C" intended to be recorded in the Land Records of Wicomico County, Maryland and being more particularly described as follows:

Beginning on the south side of but not adjacent to Stanley Court at the intersection of the south side of the existing 10' City of Salisbury Utility Easement and the 10' City of Salisbury Utility Easement to be Relocated, thence running by and with the south side of the existing 10' City of Salisbury Utility Easement South 76 degrees 39 minutes 38 seconds East a distance of 24.49 feet to a point on a non-tangent curve, thence running by and with said non-tangent curve to the right a radius of 35.00 feet and a distance of 14.43 feet with a chord bearing of South 20 degrees 25 minutes 50 seconds East and a chord distance of 14.33 feet to a point at a reverse curve, thence by with said reverse curve a radius of 40.00 feet and a distance of 82.28 feet with a chord bearing of South 67 degrees 32 minutes 51 seconds East and a chord distance of 68.52 feet to a point on a non-tangent curve and being the northeasterly corner of the herein described easement, thence by and with the non-tangent curve to the left a radius of 50.00 feet and a distance 10.22 feet with a chord bearing of South 23 degrees 34 minutes 45 seconds East and a chord distance of 10.21 feet to a point on a non-tangent curve and the southeasterly corner of the herein described easement, thence by and with the non-tangent curve to the right a radius of 50.00 feet a distance of 100.58 feet with a chord bearing of North 66 degrees 14 minutes 30 seconds West and a chord distance of 84.46 feet to a reverse curve, thence by and with the reverse curve a radius of 25.00 feet a distance of 29.69 feet with a chord bearing of North 42 degrees 38 minutes 17 seconds West and a chord distance of 27.98 feet to the place of beginning, containing 1,100.17 sq. ft./0.03 acres.

LIBER 3890 FOLIO 007

DOCUMENT VALIDATION

Mark S. Bowen, Clerk
Circuit Court for Wicomico County
101 North Division Street
PO Box 198
Salisbury, MD 21803-0198
(410) 543-6551

LR - Deed (No-Taxes)
Recording Fee 20.00
Grantor/Grantee Name:
City of
Salisbury/Stanley Ct
Reference/Control #:
3890/1
LR - Deed (No-Taxes)
Surcharge 40.00

SubTotal: 60.00

Total: 60.00
08/19/2015 10:48
CC22-CR
#4716046 CC0103 -
Wicomico
County/CC01.03.03 -
Register 03

Received for Record AUG 19 2015 and
Recorded in the Land Records of Wicomico
County, Maryland in Liber M.S.B.
No. 3890 Folios 1-7

Mark S. Bowen Clerk

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Wicomico

LIBER 3890 FOLIO 008

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)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)						
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input checked="" type="checkbox"/> Other <u>Quit Claim Deed</u>	Other _____			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation						
		State Transfer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration	\$ 0.00		Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$		Transfer Tax Consideration	\$		
		Balance of Existing Mortgage	\$		X () % =	\$		
		Other:	\$		Less Exemption Amount	-		
		Other:	\$		Total Transfer Tax	=		
		Full Cash Value:	\$		Recordation Tax Consideration	\$		
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:			
		Recording Charge	\$	\$				
		Surcharge	\$	\$				
		State Recordation Tax	\$	\$				
		State Transfer Tax	\$	\$				
		County Transfer Tax	\$	\$				
		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/Folio	Map	Parcel No.	Var. LOG	
08		047790	2399/699	48	p/o 751	<input type="checkbox"/> (5)		
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)		
		2A			16/608	2,952.81 SqFt		
Location/Address of Property Being Conveyed (2)								
MD Rte. 12 & Stanley Court								
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: 2,952.81 SqFt								
If Partial Conveyance, List Improvements Conveyed:								
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		City of Salisbury						
		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)			
		JWC Johnson Road, LLC et al T/C						
		New Owner's (Grantee) Mailing Address						
4104 Harvest Lane, Salisbury, MD 21804								
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					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Terry King					<input type="checkbox"/> Hold for Pickup	
		Firm City of Salisbury Address: 125 N. Division Street Salisbury, MD 21801 Phone: (410) 548-3170					<input type="checkbox"/> Return Address Provided	
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		Assessment Information		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?		
				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify:		
				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	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