

RESOLUTION NO. 1251

A RESOLUTION of the Council of the City of Salisbury proposing the annexation to the City of Salisbury of a certain area of land situate contiguous to and binding upon the Southerly corporate limits of the City of Salisbury, to be known as the "South Division Street - Hearne Property Annexation" being an area located on the Easterly side of South Division Street and the Northerly side of Dykes Road.

WHEREAS the City of Salisbury has received a petition to annex, signed by at least twenty-five percent (25%) of the persons who are resident registered voters and of the persons who are owners of at least twenty-five percent (25%) of the assessed valuation of the real property in the area sought to be annexed, and being located on the Easterly side of South Division Street and the Northerly side of Dykes Road, said parcel being contiguous to and binding upon the Southerly corporate limits of the City of Salisbury;

WHEREAS the City of Salisbury has caused to be made a certification of the signatures on said petition to annexation and has verified that the persons signing the petition represent at least twenty-five percent (25%) of the persons who are eligible voters and property owners owning twenty-five percent (25%) of the assessed valuation of real property in the area to be annexed, all as of May 13, 2005, as will more particularly appear by the certification of W. Clay Hall, Surveyor, of the City of Salisbury, attached hereto; and

WHEREAS it appears that the petition meets all the requirements of the law.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY THAT it is hereby proposed and recommended that the boundaries of the City of Salisbury be changed so as to annex to and include within said

City all that parcel of land together with the persons residing therein and their property, contiguous to and binding upon the Easterly side of South Division Street and the Northerly side of Dykes Road, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, THAT the annexation of the said area be made subject to the terms and conditions in Exhibit "B" attached hereto and made a part hereof.

SECTION 3. AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, THAT the Council hold a public hearing on the annexation hereby proposed on July 11, 2005, at 6:00 o'clock p.m. in the Council Chambers at the City-County Office Building and the City Administrator shall cause a public notice of time and place of said hearing to be published not fewer than four (4) times at not less than weekly intervals, in a newspaper of general circulation in the City of Salisbury, of the area to be annexed, accurately describing the proposed annexation and the conditions and circumstances applicable thereto, which said notice shall specify a time and place at which the Council of the City of Salisbury will hold a public hearing on the Resolution.

SECTION 4. AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, THAT this resolution shall take effect upon the expiration of forty-five (45) days following its final passage, subject, however, to the right of referendum as contained in Article 23A of the Maryland Code.

The above resolution was introduced and read and passed at the regular meeting of the Council of the City of Salisbury held on this 23rd day of May, 2005, and having been

duly published as required by law in the meantime, was finally passed after a public hearing at its meeting held on this _____ day of _____, 2005.

Brenda J. Colegrove,
City Clerk

Michael P. Dunn,
Council President

APPROVED BY ME this _____ day of
_____ 2005.

Barrie P. Tilghman,
Mayor of the City of Salisbury

EXHIBIT "A"
SOUTH DIVISION STREET – HEARNE PROPERTY ANNEXATION

A CERTAIN AREA OF LAND contiguous to and binding upon the southerly Corporate Limit of the City of Salisbury to be known as "South Division Street – Hearne Property Annexation" beginning for the same at a point on the Corporate Limit, said point being the southeast corner of the lands of William P. Hearne, Jr. X 1,204,413.72 Y 186,869.29; thence running with the easterly boundary line of said lands North three degrees forty-eight minutes forty-eight seconds East (N 03° 48' 48" E) two hundred and fifty-three decimal two, nine (253.29) feet to a point at the southeast corner of the lands of Hearne Properties, L.L.C. X 1,204,430.56 Y 187,122.02; thence running with the boundary line of said lands the six following courses: (1) North three degrees fifty-one minutes three seconds East (N 03° 51' 03" E) five hundred and sixteen decimal two, two (516.22) feet to a point X 1,204,465.23 Y 187,637.07; (2) South eighty-seven degrees thirty-one minutes forty seconds West (S 87° 31' 40" W) seven hundred and eighty-three decimal one, nine (783.19) feet to a point X 1,203,682.77 Y 187,603.29; (3) South two degrees twenty-five minutes fifty-four seconds East (S 02° 25' 54" E) one hundred and fifty decimal zero, zero (150.00) feet to a point X 1,203,689.13 Y 187,453.42; (4) South eighty-seven degrees thirty-six minutes sixteen seconds West (S 87° 36' 16" W) three hundred decimal zero, seven (300.07) feet to a point X 1,203,389.33 Y 187,440.88; (5) North two degrees twenty-one minutes fifty-three seconds West (N 02° 21' 53" W) one hundred and fifty decimal zero, two (150.02) feet to a point X 1,203,383.14 Y 187,590.77; (6) South eighty-seven degrees thirty-two minutes three seconds West (S 87° 32' 03" W) one thousand six hundred and eighty decimal four, five (1,680.45) feet to a point at the northwest corner of the lands of Hearne Properties, L.L.C. on the easterly right of way line of South Division Street X 1,201,704.24 Y 187,518.48; thence running with the easterly right of way line of said street South three degrees twenty-three minutes twenty-four seconds West (S 03° 23' 24" W) three hundred and forty-two decimal zero, six (342.06) feet to a point at the southwest corner of the said Hearne Properties, L.L.C. lands X 1,201,684.02 Y 187,177.01; thence running with the boundary line of said lands the two following courses: (1) South eighty-nine degrees forty-six minutes thirty-five seconds East (S 89° 46' 35" E) three hundred and twenty-eight decimal three, five (328.35) feet to a cement post X 1,202,012.36 Y 187,175.73; (2) South four degrees twenty-two minutes fifty-seven seconds West (S 04° 22' 57" W) seven hundred and seventy-two decimal seven, three (772.73) feet to a point on the northerly line of Dykes Road and the Corporate Limit X 1,201,953.32 Y 186,405.26; thence running along the northerly side of said road and the Corporate Limit North eighty-seven degrees twenty-five minutes fourteen seconds East (N 87° 25' 14" E) six hundred and thirty-eight decimal eight, one (638.81) feet to a point X 1,202,591.48 Y 186,434.00; thence continuing by and with the Corporate Limit the three following courses: (1) North three degrees forty-one minutes forty-four seconds East (N 03° 41' 44" E) three hundred and forty-seven decimal eight, six (347.86) feet to a point X 1,202,613.90 Y 186,781.14; (2) North eighty-seven degrees seven minutes twelve seconds East (N 87° 07' 12" E) nine hundred and ninety-seven decimal nine, zero (997.90) feet to a point X 1,203,610.54 Y 186,831.28; (3) North eighty-seven degrees seventeen minutes twenty-six seconds East (N 87° 17' 26" E) eight hundred and four decimal zero, seven (804.07) feet to the point of beginning and containing 49.737 acres all of which are the lands of William P. Hearne, Jr. and Hearne Properties, L.L.C. All bearings and coordinates are referenced to the Maryland State Coordinate System, 1927 datum.

Exhibit "B"

CONDITIONS OF ANNEXATION

"SOUTH DIVISION STREET – HEARNE PROPERTY ANNEXATION"

A. SERVICES AND TAXES

1. Property taxes will be assessed at the first normal taxing period following annexation.
2. Existing development areas will be given City services upon request. Services requiring engineering design, construction or budget funding will be initiated with the request and completed as soon as practical.
3. Services for developing areas will be made available in accordance with City policy in effect at the time the Public Works Agreement is signed and the Comprehensive Development Plan is approved. Note: No request for water and sewer service will be considered complete until all applicable fees, charges and assessments are paid.

B. GENERAL PROVISIONS

1. All EXISTING DEVELOPMENT which is served by onsite water and/or sewer systems may maintain those systems as long as they are in good working order and pose no threat to the environment, City water supply or until ordered to abandon the system(s) by the County Health Department or State Department of the Environment. Prior to connection, the property owner must initiate and complete a request for service with the City Department of Public Works. The application is not considered complete until all appropriate fees, charges and/or assessments are paid.
2. NEWLY DEVELOPING PROPERTIES will be required to use any City water and sewer system available at the time of construction or made available in conjunction with construction. All appropriate fees, charges and/or assessments must be paid before connection to the City service lines is completed.
3. WATER AND SEWER and other improvements and services will be made available to the extent possible to all parcels within the newly annexed areas in accordance with the City Policy in effect at the time the Public Works Agreement is signed and the Comprehensive Development Plan is approved.
4. ZONING of the entire annexation area will be as follows, as recommended by the Salisbury/Wicomico County Planning & Zoning Commission: Light Business and Institutional zoning shall be applied for the area fronting the easterly side of South Division Street to the depth of Parcel # 217. R-8A Residential zoning shall be applied to the remainder of the Hearne properties.

CONDITIONS OF ANNEXATION

"SOUTH DIVISION STREET – HEARNE PROPERTY ANNEXATION"

C. MISCELLANEOUS

1. As a condition of annexation, the petitioners shall pay the cost of annexation including, but not limited to, advertising costs associated with the annexation.
2. The City of Salisbury accepts no responsibility for the construction, maintenance or upkeep of any existing roadway, public or private, until such is brought up to City standards at the expense of the developer(s) and accepted by the Director of Public Works
3. All new streets or roadways shall be constructed at the expense of the developer(s) to City standards and accepted by the Director of Public Works prior to dedication. Dedication shall be by fee simple ownership.

D. SPECIAL CONDITIONS

1. Development of this site shall be in accordance with Comprehensive Development Plans approved by the Salisbury Planning Commission.
2. A traffic study that includes the intersections of South Division Street with Dykes Road, Milford Street, Bateman Street, Onley Road, College Avenue and Hearne Property entrances will be required by Salisbury Public Works before site plan approval. The developer may be required to front the cost of any improvements required to those intersections, including signalization and road widening, that the traffic study indicates may be required. The developer may be eligible for subsequent reimbursement by future developers in the area.

Hearne
Cond.ann.

Exhibit "C"

OUTLINE OF SERVICES AND FACILITIES "SOUTH DIVISION STREET - HEARNE PROPERTY ANNEXATION"

1. LAND USE PLAN

The land to be annexed is currently zoned LB-1 Light Business and Institutional along its South Division Street frontage and I-1 Light Industrial for its remaining area under Wicomico County Zoning regulations. Zoning of the entire annexation area will be as follows, as recommended by the Salisbury/Wicomico County Planning & Zoning Commission: Light Business and Institutional zoning shall be applied for the area fronting the easterly side of South Division Street to the depth of Parcel # 217. R-8A Residential zoning shall be applied to the remainder of the Hearne properties.

A mixed-use development is tentatively planned on the site that will incorporate roughly 24,000 sq. ft of retail and/or professional office space along South Division Street as well as approximately 594 residential units. The residential portion is expected to contain roughly 288 apartment units in several three-story buildings, 176 condominium flat units with garage parking in three-four story buildings and 130 townhouse-style condominium units with garages.

2. LAND FOR PUBLIC FACILITIES

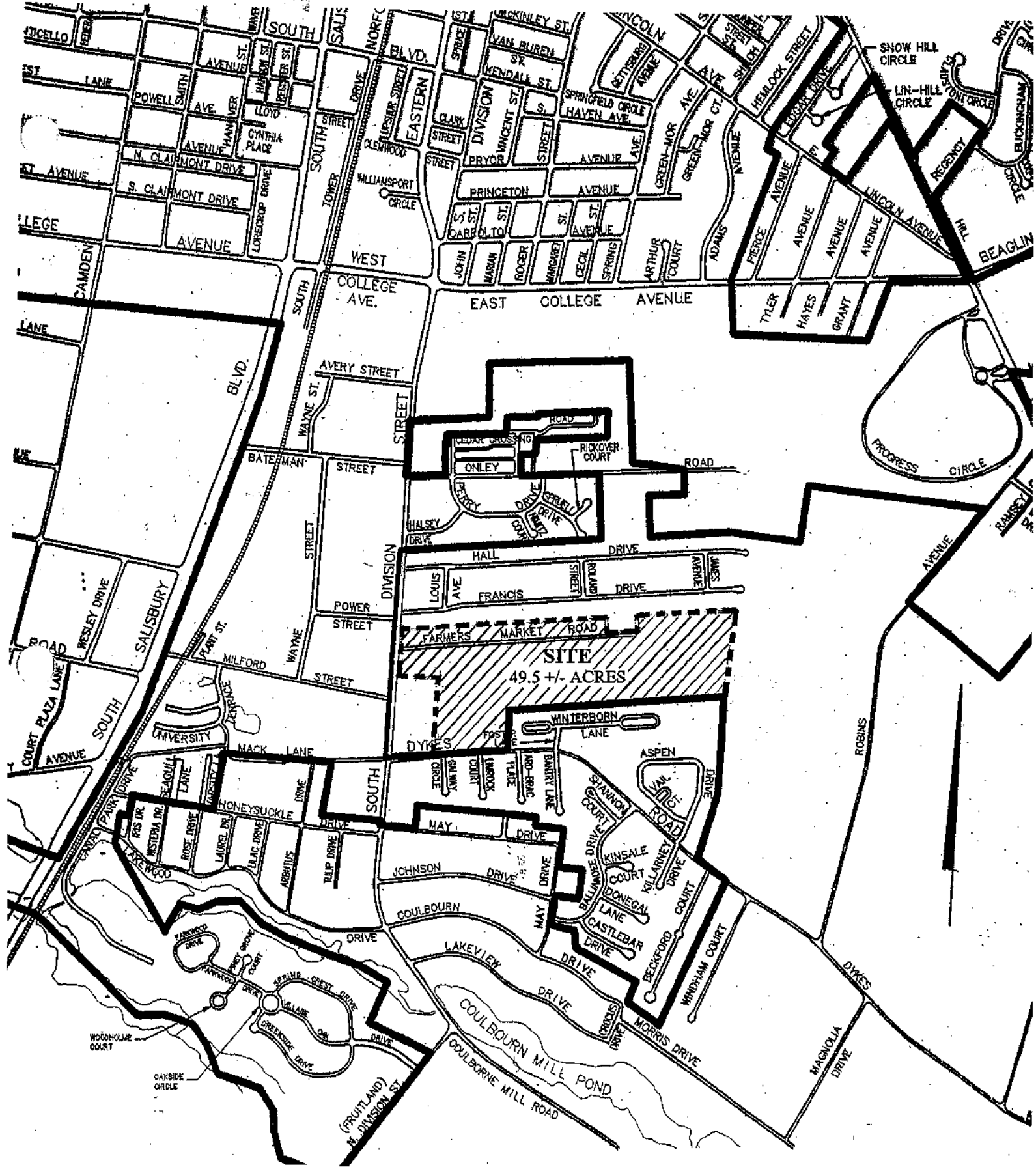
Utility easements for water and sanitary sewer mains throughout the site may be required to be deeded to the City of Salisbury. These lands will be identified on the final approved site plan and will be dependent upon development configuration. No other public facilities are anticipated.

3. EXTENSION OF MUNICIPAL SERVICES

A public sewer main will be extended roughly 350' southerly in South Division Street along the frontage of the development from its current terminus. A public water main will be extended similarly in South Division Street, run through the development and tie to the existing public main in Dykes Road.

Storm water discharge from this development will be managed onsite and discharge into the existing County storm drain facility located in South Division Street (Subject to approval by Wicomico County Department of Public Works) Discharge into the existing City facility in Dykes Road may also be considered.

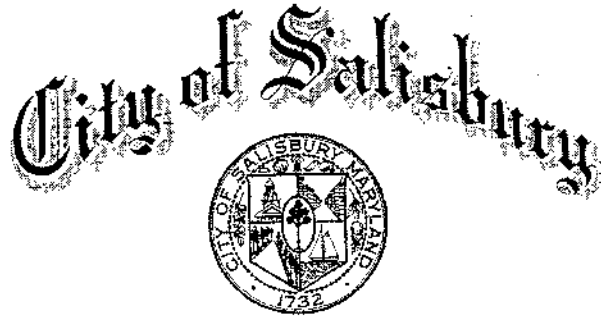
All City services can be available.



- 8 -

SOUTH DIVISION STREET - HEARNE PROPERTY ANNEXATION

TAX MAP 48 / PARCELS 211, 214, 215 & 425



JOHN F. JACOBS III, P.E.
DIRECTOR

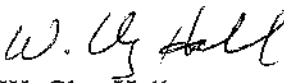
NEWELL W. MESSICK III, P.E.
DEPUTY DIRECTOR

MARYLAND
DEPARTMENT OF PUBLIC WORKS

GOVERNMENT OFFICE BLDG.
125 N. DIVISION STREET
SALISBURY, MARYLAND 21801-4940
Tel.: (410) 548-3170
Fax: (410) 548-3107

CERTIFICATION
SOUTH DIVISION STREET – HEARNE PROPERTY ANNEXATION

This is to certify that I have verified the petitions for the annexation and that to the best of my knowledge the persons having signed the petition represent at least 25% of the registered voters residing in the area to be annexed and are the owners of at least 25% of the assessed valuation of real property located in the area to be annexed.


W. Clay Hall
Surveyor

Date: 5/13/05

Certif.ann

CITY OF SALISBURY
PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

I/We request annexation of my/our land into the City of Salisbury.

Parcel(s) # 211, 214, 215, 425

Map # 48

SIGNATURE(S):

DATE:

OWNER

[Signature] 1/25/15

CONTRACT
BUYER

1/25/15



**CITY OF SALISBURY - WICOMICO COUNTY
DEPARTMENT OF PLANNING, ZONING
AND COMMUNITY DEVELOPMENT**



Tel: 410-548-4860

Fax: 410-548-4955

Planning & Zoning Commission
Historic District Commission
Metropolitan Planning Organization

Wicomico County Board of Appeals
Salisbury Board of Zoning Appeals
April 25, 2005 Agricultural Land Preservation Advisory Board

Mr. Michael Wigley
Davis, Bowen & Friedel
P.O. Box 93
Salisbury, Maryland 21803

**RE: SOUTH DIVISION STREET – HEARNE ANNEXATION – 49.55 Acres; M-48,
P-211, 214, 215, 425, G-8.**

Dear Mr. Wigley:

The Wicomico County Planning Commission at its meeting of April 21, 2005, forwarded a **FAVORABLE** recommendation to the Salisbury City Council and Wicomico County Council for approval of the following recommendations for the South Division Street - Hearne Annexation and subject to the Condition of Approval:

1. **Light Business and Institutional** zoning is recommended for the area fronting on the easterly side of South Division Street to the depth of Parcel #217.
2. **R-8A Residential** zoning is recommended for the remainder of the Hearne properties.

CONDITION:

1. A Comprehensive Development Plan shall be submitted for Commission review and approval prior to development on the Hearne properties.

If you have any questions concerning this matter, please don't hesitate to contact Gloria Smith at 410-548-4860.

Sincerely,

John F. Lenox, AICP
Director

Salisbury/Wicomico Planning & Zoning

JFL:brt

cc: P. Rai Sharma, Director of County Department of Public Works
John Jacobs, Director of Salisbury Public Works Department ✓
Bill Holland, Director of Building, Housing, and Zoning Department
Assessments
Mr. John Davis/Davis Development Co., LLC/P.O. Box 2475/Salisbury, MD 21802-2475

LIBER 2303 FOLIO 178

DEED made this 16th day of September, 2004 by Patti Sue Porter, hereinafter referred to as Grantor(s), WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good, valuable and sufficient considerations, in hand paid, receipt of which is hereby acknowledged, the said Grantor(s) does hereby grant and convey his undivided one-sixth (1/6) undivided interest in the following described property unto Hearne Properties, LLC, its successors and assigns, forever in fee simple, to wit:

ALL that lot or parcel of land situate and lying in Camden Election District, of Wicomico County and State of Maryland, located in part on the Easterly side of South Division Street, and in part on the Northerly side of the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a concrete boulder set in the Easterly line of South Division Street located 149.5 feet North 15 degrees 01 minute East from the intersection of the Easterly line of South Division Street with the Northerly line of the Vincent Dykes County Road, said point of beginning being the Northwesterly corner of the land heretofore conveyed to Martin White; (1) thence running by and with the Easterly line of South Division Street North 15 degrees 01 minute East a distance of 200.9 feet to a concrete boulder, (2) thence continuing by and with the Easterly line of South Division Street North 14 degrees 26 minutes East a distance of 41.3 feet to the land of Maurice B. Miller, (3) thence running by and with said Miller land South 80 degrees 32 minutes East a distance of 344.33 feet to a concrete boulder, (4) thence running North 13 degrees 39 minutes East a distance of 233.15 feet to the land of Wicomico Farmers Cooperative Auction Market, Inc.; (5) thence running South 83 degrees 25 minutes East by and with said Auction Market land a distance of 2433.3 feet to a concrete boulder on the line of the land of William Hall; (6) thence running South 13 degrees 04 minutes West by and with said Hall land, a distance of 253 feet to a concrete boulder on the line of the land of Elmer J. Weaver; (7) thence running North 83 degrees 19 minutes West by and with said Weaver land a distance of 1802.1 feet to a concrete boulder at the Northwest corner of the land of Elmer J. Weaver; (8) thence continuing with said Weaver land South 13 degrees 05 minutes West a distance of 352 feet to an iron pipe set in the Northerly line of the Vincent-Dykes County Road; (9) thence running by and with the Northerly line of said Vincent-Dykes County Road North 83 degrees 17 minutes West a distance of 637.8 feet to a concrete boulder located at the Southeasterly corner of the land of Martin White; (10) thence running by and with the land of Martin White North 13 degrees 39 minutes East a distance of 149.3 feet to a concrete boulder; (11) thence continuing by and with said Martin White land North 83 degrees 18 minutes West a distance of 351.2 feet to the place of beginning being shown and designated on plat entitled, "Property Survey, William P. Hearne" dated January, 1956, made by O. F. Schafer, Surveyor, and recorded among the Land Records of Wicomico County, Maryland, in Liber J.W.T.S. No. 396, Folio 83; EXCEPT for that piece or parcel of land that was conveyed unto Guarantee Title Holding Corporation, a body corporate of the State of Maryland, from William P. Hearne, et al, by deed dated December 30, 1958, and recorded among the aforesaid Land Records in Liber J.W.T.S. No. 466, Folio 126.

Being the same property conveyed unto Patti Sue Porter, et al by William P. Hearne, Sr. by deed dated September 20, 1991 and recorded among the land records of Wicomico County, Maryland in book no. 1265, folio 559 et seq.

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

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and in any manner appertaining.

TO HAVE AND TO HOLD to the above described property unto Hearne Properties, LLC as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, forever in fee simple.

AND the said Grantor(s) do hereby covenant that he/she/they will warrant specially the property hereby conveyed and that he/she/they will execute such other and further assurances of same as may be requisite.

The Grantor (s) hereby certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantees, is in the sum total of \$100,000.00.

LIBER 2303 FOLIO 179

AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

WITNESS:

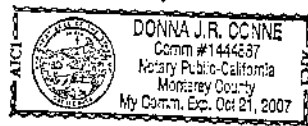
Donna J. Conne

Patti Sue Porter (SEAL)
Patti Sue Porter

STATE OF CALIFORNIA, Monterey COUNTY, TO WIT:

I HEREBY CERTIFY that on this 16 day of September, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Patti Sue Porter who acknowledged the foregoing Deed to be her act and deed and that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.



[Signature]
NOTARY PUBLIC
My Commission Expires:

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

[Signature]
Ronald G. Wayne

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Wicomico County

DS 10/2/2004
Date

AGRICULTURAL TRANSFER TAX

DS 10/2/2004
Date

I HEREBY CERTIFY THAT TAXES ARE PAID ON
THE PROPERTY COVERED BY THIS DEED AS
WELL AS ANY OTHER TAXES WHICH SHOULD
BE COLLECTED BEFORE TRANSFER OF SAME
PURSUANT TO SECTION 14 ARTICLE 21 OF THE
ANNOTATED CODE OF MARYLAND
PATRICIA B. PETERSEN
DIRECTOR OF FINANCE
WICOMICO COUNTY, MARYLAND

10/7/2004 AB

LIBER 2303 FOLIO 174

THIS DEED made this 24 day of September, 2004 by Stephen Joseph Hearne, a/k/a Steven Joseph Hearne hereinafter referred to as Grantor(s), WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good, valuable and sufficient considerations, in hand paid, receipt of which is hereby acknowledged, the said Grantor(s) does hereby grant and convey his undivided one-sixth (1/6) undivided interest in the following described property unto Hearne Properties, LLC, its successors and assigns, forever in fee simple, to wit:

*del. -
Purvis
Rayne White*

ALL that lot or parcel of land situate and lying in Camden Election District, of Wicomico County and State of Maryland, located in part on the Easterly side of South Division Street, and in part on the Northerly side of the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a concrete boulder set in the Easterly line of South Division Street located 149.5 feet North 15 degrees 01 minute East from the intersection of the Easterly line of South Division Street with the Northerly line of the Vincent Dykes County Road, said point of beginning being the Northwesterly corner of the land heretofore conveyed to Martin White; (1) thence running by and with the Easterly line of South Division Street North 15 degrees 01 minute East a distance of 200.9 feet to a concrete boulder, (2) thence continuing by and with the Easterly line of South Division Street North 14 degrees 26 minutes East a distance of 41.3 feet to the land of Maurice B. Miller, (3) thence running by and with said Miller land South 80 degrees 32 minutes East a distance of 344.33 feet to a concrete boulder, (4) thence running North 13 degrees 39 minutes East a distance of 233.15 feet to the land of Wicomico Farmers Cooperative Auction Market, Inc.; (5) thence running South 83 degrees 25 minutes East by and with said Auction Market land a distance of 2433.3 feet to a concrete boulder on the line of the land of William Hall; (6) thence running South 13 degrees 04 minutes West by and with said Hall land, a distance of 253 feet to a concrete boulder on the line of the land of Elmer J. Weaver; (7) thence running North 83 degrees 19 minutes West by and with said Weaver land a distance of 1802.1 feet to a concrete boulder at the Northwest corner of the land of Elmer J. Weaver; (8) thence continuing with said Weaver land South 13 degrees 05 minutes West a distance of 352 feet to an iron pipe set in the Northerly line of the Vincent-Dykes County Road; (9) thence running by and with the Northerly line of said Vincent-Dykes County Road North 83 degrees 17 minutes West a distance of 637.8 feet to a concrete boulder located at the Southeasterly corner of the land of Martin White; (10) thence running by and with the land of Martin White North 13 degrees 39 minutes East a distance of 149.3 feet to a concrete boulder; (11) thence continuing by and with said Martin White land North 83 degrees 18 minutes West a distance of 351.2 feet to the place of beginning being shown and designated on plat entitled, "Property Survey, William P. Hearne" dated January, 1956, made by O. P. Schafer, Surveyor, and recorded among the Land Records of Wicomico County, Maryland, in Liber J.W.T.S. No. 396, Folio 83; EXCEPT for that piece or parcel of land that was conveyed unto Guarantee Title Holding Corporation, a body corporate of the State of Maryland, from William P. Hearne, et al, by deed dated December 30, 1958, and recorded among the aforesaid Land Records in Liber J.W.T.S. No. 466, Folio 126.

Being the same property conveyed unto Stephen Joseph Hearne a/k/a Steven Joseph Hearne, et al by William P. Hearne, Sr. by deed dated September 20, 1991 and recorded among the land records of Wicomico County, Maryland in book no. 1265, folio 559 et seq.

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

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and in any manner appertaining.

TO HAVE AND TO HOLD to the above described property unto Hearne Properties, LLC as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, forever in fee simple.

AND the said Grantor(s) do hereby covenant that he/she/they will warrant specially the property hereby conveyed and that he/she/they will execute such other and further assurances of same as may be requisite.

The Grantor(s) hereby certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantees, is in the sum total of \$100,000.00.

LIBER 2303 FOLIO 175

AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

WITNESS:

Rhonda M. Boyce

Stephen Joseph Hearne (SEAL)
Stephen Joseph Hearne
a/k/a Steven Joseph Hearne

STATE OF VIRGINIA, Accomack COUNTY, TO WIT:

I HEREBY CERTIFY that on this 24th day of September, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Stephen Joseph Hearne a/k/a Steven Joseph Hearne who acknowledged the foregoing Deed to be his act and deed and that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.



Christine N. Ross
NOTARY PUBLIC
My Commission Expires: 8-31-2006

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

Ronald G. Rayne
Ronald G. Rayne

LIBER 2303 FOLIO 176

**AFFIDAVIT AS TO TOTAL PAYMENT PURSUANT TO
SECTION 10-912(B) (2) OF THE
TAX-GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND**

THE undersigned make(s) oath, in due form of law and under the penalties of perjury, that the following is true to the best of my/our knowledge, information belief, in accordance with Section 10-912(b) (2) of the Tax-General Article of the Annotated Code of Maryland, (the "withholding law") as follows

1. That I/we am/are the transferor(s) of that real property described in the accompanying Deed (the "property");
2. That I/we have examined the settlement statement prepared in connection with the transfer of the property, including gross amounts due to me/us and the listing of expenses and adjustments which result in a reduction in the net proceeds due to me/us;
3. That with respect to the determination of "total payment" stated below, for the purpose of the withholding law: (a) the "total payment" includes the fair market value of any property transferred to me/us as part of the sale; (b) in calculating the deductions from gross proceeds, "debts incurred in contemplation of the sale" (meaning debts secured by the property secured by the property that were incurred within 120 days of the sale, such as loan funds received from a financing or a previous or new line of credit within the past 120 days prior to the sale of the property) were not deducted from gross proceeds; and (c) in calculating the deductions from gross proceeds, only my/our expenses arising out of the sale or exchange of the property have been deducted; and
4. That the amount of "total payment" for the purpose of the withholding law is \$100,000.

DATED this 24th day of September, 2004.

[Signature]
Stephen Joseph Hearing Transferor
a/k/a/ Steven Joseph Hearing
IMP FUND SUR 28.00
RECORDING FEE 29.00
RECORDATION T 200.00
TX TAX STATE 300.00
NON RESIDENT 4,750.00
TOTAL 5,998.00
Part 1183 Rct 67621
4488 Rct 841
04:18 PM

STATE OF VIRGINIA, Accomack COUNTY, TO WIT:

Sworn and subscribed to before the undersigned this 24th day of September, 2004.

AS WITNESS my hand and Notarial Seal.

Christine D. Rose
NOTARY PUBLIC

My Commission Expires: 8-31-2006

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Wicomico County

AGRICULTURAL TRANSFER TAX

Received for Record OCT 13 2004 and
recorded in the Land Records of Wicomico
County, Maryland in Liber M.S.B.

No. 2303 Folio 174-176
Mad J. Brown Clerk

Date

- 16 -

I HEREBY CERTIFY THAT TAXES ARE PAID ON
THE PROPERTY COVERED BY THIS DEED AS
WELL AS ANY OTHER TAXES WHICH SHOULD
BE COLLECTED BEFORE TRANSFER OF SAME
PURSUANT TO SECTION 14 ARTICLE 21 OF THE
ANNOTATED CODE OF MARYLAND
PATRICIA J. PETERSEN
DIRECTOR OF FINANCE
WICOMICO COUNTY, MARYLAND
10/17/2004

LIBER 2312 FOLIO 686

THIS DEED made this 14th day of October, 2004 by William P. Hearne, Jr., Personal Representative of the Estate of William Crisfield Hearne in Estate No. 15299 in the Orphans' Court for Wicomico County, Maryland hereinafter referred to as Grantor(s), WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good, valuable and sufficient considerations, in hand paid, receipt of which is hereby acknowledged, the said Grantor(s) does hereby grant and convey his undivided one-eighth (1/8) undivided interest in the following described property unto Hearne Properties, LLC, its successors and assigns, forever in fee simple, to wit:

ALL that lot or parcel of land situate and lying in Camden Election District, of Wicomico County and State of Maryland, located in part on the Easterly side of South Division Street, and in part on the Northerly side of the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a concrete boulder set in the Easterly line of South Division Street located 149.5 feet North 15 degrees 01 minute East from the intersection of the Easterly line of South Division Street with the Northerly line of the Vincent Dykes County Road, said point of beginning being the Northwesterly corner of the land heretofore conveyed to Martin White; (1) thence running by and with the Easterly line of South Division Street North 15 degrees 01 minute East a distance of 200.9 feet to a concrete boulder, (2) thence continuing by and with the Easterly line of South Division Street North 14 degrees 26 minutes East a distance of 41.3 feet to the land of Maurice B. Miller, (3) thence running by and with said Miller land South 80 degrees 32 minutes East a distance of 344.33 feet to a concrete boulder, (4) thence running North 13 degrees 39 minutes East a distance of 233.15 feet to the land of Wicomico Farmers Cooperative Auction Market, Inc.; (5) thence running South 83 degrees 25 minutes East by and with said Auction Market land a distance of 2433.3 feet to a concrete boulder on the line of the land of William Hall; (6) thence running South 13 degrees 04 minutes West by and with said Hall land, a distance of 253 feet to a concrete boulder on the line of the land of Elmer J. Weaver; (7) thence running North 83 degrees 19 minutes West by and with said Weaver land a distance of 1802.1 feet to a concrete boulder at the Northwest corner of the land of Elmer J. Weaver; (8) thence continuing with said Weaver land South 13 degrees 05 minutes West a distance of 352 feet to an iron pipe set in the Northerly line of the Vincent-Dykes County Road; (9) thence running by and with the Northerly line of said Vincent-Dykes County Road North 83 degrees 17 minutes West a distance of 637.8 feet to a concrete boulder located at the Southeasterly corner of the land of Martin White; (10) thence running by and with the land of Martin White North 13 degrees 39 minutes East a distance of 149.3 feet to a concrete boulder; (11) thence continuing by and with said Martin White land North 83 degrees 18 minutes West a distance of 351.2 feet to the place of beginning being shown and designated on plat entitled, "Property Survey, William P. Hearne" dated January, 1956, made by O. F. Schafer, Surveyor, and recorded among the Land Records of Wicomico County, Maryland, in Liber J.W.T.S. No. 396, Folio 83; EXCEPT for that piece or parcel of land that was conveyed unto Guarantee Title Holding Corporation, a body corporate of the State of Maryland, from William P. Hearne, et al, by deed dated December 30, 1958, and recorded among the aforesaid Land Records in Liber J.W.T.S. No. 466, Folio 126.

Being the same property conveyed unto William Crisfield Hearne, et al by William P. Hearne, Sr. by deed dated September 20, 1991 and recorded among the land records of Wicomico County, Maryland in book no. 1265, folio 559 et seq.

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

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and in any manner appertaining.

TO HAVE AND TO HOLD to the above described property unto Hearne Properties, LLC as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, forever in fee simple.

AND the said Grantor(s) do hereby covenant that he/she/they will warrant specially the property hereby conveyed and that he/she/they will execute such other and further assurances of same as may be requisite.

The Grantor (s) hereby certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantees, is in the sum total of \$50,866.73.

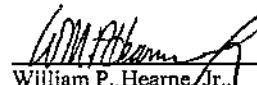
Return to: P:
PERDUE, RAYNE & WHITE, P.A.
212 E. MAIN STREET
SALISBURY, MARYLAND 21801

LIBER 2312 FOLIO 687

AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

WITNESS:



 (SEAL)
William P. Hearne, Jr.,
Personal Representative of the Estate of
William Crisfield Hearne

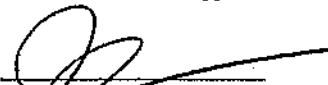
STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 14th day of October, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William P. Hearne, Jr., Personal Representative of the Estate of William Crisfield Hearne, who acknowledged the foregoing Deed to be his act and deed and that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.


NOTARY PUBLIC
My Commission Expires: 6/1/07


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


Ronald G. Rayne

RECEIVED FOR TRANSFER

State Department of
Assessments & Taxation
for Wicomico County

By DS Date 10/22/2004

I HEREBY CERTIFY THAT TAXES ARE PAID ON
THE PROPERTY COVERED BY THIS DEED AS
WELL AS ANY OTHER TAXES WHICH SHOULD
BE COLLECTED BEFORE TRANSFER OF SAME
PURSUANT TO SECTION 14 ARTICLE 21 OF THE

ANNOTATED CODE OF MARYLAND

PATRICIA B. PETERSEN

DIRECTOR OF FINANCE

WICOMICO COUNTY, MARYLAND
10/22/04

AGRICULTURAL TRANSFER TAX

\$ NA
By DS Date 10/22/2004

LIBER 2274 FOLIO 537

THIS DEED, made this 26th day of July, 2004 by **Wicomico Farmers Cooperative Auction Market, Inc.**, a Maryland Corporation, hereinafter referred to as Grantor. **WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good, valuable and sufficient considerations, in hand paid, receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey unto **Hearne Properties, LLC**, a Maryland limited liability company, Grantee it successors and assigns forever in fee simple, all of the following described property:

ITEM FIRST: ALL that piece or parcel of ground situate and lying in Camden Election district, of Wicomico County and State of Maryland, located on the Easterly side of and binding upon South Division Street Extended (also known as the County Road leading from Salisbury to Fruitland by way of Coulbourn's Mill), and being more particularly described as follows: Beginning for the Northwesterly corner of the land hereby conveyed at a point on the Easterly line of said South Division Street Extended located South 13 degrees 10 minutes West a distance of 268 feet from the Southwesterly corner of the land now or formerly owned by Louise H. Francis and Lewis B. Francis; (1) thence by and with the Easterly side of said South Division Street Extended South 13 degrees 10 minutes West, a distance of 75 feet to the center of a 16-foot right-of-way hereinafter mentioned; (2) thence by and with the center of said right of-way South 83 degrees 50 minutes East a distance of 188 feet to the land now or formerly owned by Mamie Hastings; (3) thence by and with said Hastings land North 13 degrees 10 minutes East, a distance of 75 feet to other land now or formerly owned by the said Mamie Hastings; (4) thence by and with said Hastings land North 83 degrees 50 minutes West a distance of 188 feet to the place of beginning, together with and subject to a right-of-way for the purpose of ingress, egress and regress over a certain right-of-way 16 feet wide located along the Southerly line of the property hereby conveyed, said right-of-way being more particularly described in deed from Mamie Hastings to Walter G. Price and wife dated August 20, 1947, and recorded among the aforesaid Land Records in Liber J.W.T.S. No. 291, Folio 530.

ITEM SECOND: ALL that piece or parcel of ground situate and lying in the District, County and State aforesaid, located on the Easterly side of but not binding upon South Division Street extended (also known as the County Road leading from Salisbury to Fruitland byway of Coulbourn's Mill), and being more particularly described as follows: Beginning for the Northwesterly corner of the land hereby conveyed at the Northeasterly corner of the property described in Item First hereof; (1) thence South 13 degrees 10 minutes West by and with the land described in Item First hereof a distance of 75 feet; (2) thence South 83 degrees 50 minutes East by and with land now or formerly owned by Mamie Hastings a distance of 150 feet; (3) thence North 13 degrees 10 minutes East by and with said Mamie Hastings land a distance of 75 feet; (4) thence North 83 degrees 50 minutes West by and with other land now or formerly owned by Mamie Hastings a distance of 150 feet to the place of beginning,

The herein above described property being the same property conveyed unto Wicomico Farmers Cooperative Auction Market, Inc. by Wilda M. Phillips, widower, et al., by deed dated May 11, 1955 and recorded among the land records of Wicomico County, Maryland in book no. 383, folio 338 et seq.

ITEM THIRD: All that lot, tract or parcel of land situate and lying outside of but near the Southerly corporate limits of the City of Salisbury, in Camden Election District, of Wicomico County and State of Maryland, on the Easterly side of and binding upon South Division Street Extended and being more particularly described as follows: Beginning for the same at a point on the Easterly side of said South

Del J
Return To: WBC. - Att

LIBER-2274 FOLIO 538

Division Street Extended, said point of beginning being the Southwesterly corner of the land conveyed by Lewis B. Francis and wife to Larry J. Causey, et al, by deed dated January 5, 1955, and recorded among the Land Records of Wicomico County, Maryland, in Liber J.W.T.S. No. 381, Folio 102; (1) thence South 06 degrees 02 minutes West by and with the Easterly side of said South Division Street Extended, 268 feet to the Northwest corner of the land conveyed to Walter G. Price and wife by Mamie Hastings by deed dated August 20, 1947, and recorded among the aforesaid Land Records in Liber J.W.T.S. No. 291, Folio 530; (2) thence South 88 degrees 55 minutes East by and with said Price land and the land conveyed by Mamie Hastings to Wilda M. Phillips, et al, by deed dated March 27, 1953, and recorded as aforesaid in Liber J.W.T.S. No. 345, Folio 568, a distance of 338 feet; (3) thence South 05 degrees 13 minutes West a distance of 241.7 feet to the line of the property now or formerly owned by Nellie H. Hearne; (4) thence in a general Easterly direction by and with said Hearne land to the line of the Henry Hall property; (5) thence in a general Northerly direction by and with said Hall land to the line of said Causey property; (6) thence North 83 degrees 15 minutes West by and with said Causey property a distance of 2757 feet to the place of beginning, EXCEPTING SO MUCH THEREOF as was conveyed unto Ralph W. Long by Wicomico Farmers Cooperative Auction Market, Inc. by deed dated December 3, 1958 and recorded among the aforesaid land records in book no. 468, folio 212 et seq.

ITEM FOURTH: A permanent easement and right-of-way for the purpose of ingress, egress and regress in, over and across all of that parcel of land situate and lying in Camden Election District, of Wicomico County and State of Maryland, Easterly of but not binding upon South Division Street Extended and beginning for the same at a point at the Southwesterly corner of land now owned by said The Wayne Pump Company, said point of beginning being the Northeasterly corner of the land conveyed by Nellie H. Hearne to Delvale Eastern Shore, Inc., by deed dated May 16, 1953, and recorded among the aforesaid Land Records in Liber J.W.T.S. No. 349, Folio 418; (1) thence South 05 degrees 13 minutes West by and with said Delvale Eastern Shore, Inc. property, the property now or formerly owned by Maurice E. Miller and wife, by Martin B. White and wife and by Nellie H. Hearne to a cement marker on the Northerly side of the Vincent Dykes County Road; (2) thence in a general Easterly direction by and with the Northerly side of said Vincent Dykes County Road a distance of 40 feet; (3) thence North 05 degrees 13 minutes East in a line parallel with and 40 feet Easterly from the first line herein described to the Southerly line of land conveyed to The Wayne Pump Company by Mamie Hastings described in Item First above; (4) thence South 88 degrees 11 minutes West a distance of 40 feet, more or less, to the place or beginning.

The property described in Items Third and Fourth hereof being a part of the property conveyed into Wicomico Farmers Cooperative Auction Market, Inc. by Symington Wayne Corporation, et al. by deed dated December 3, 1958 and recorded among the aforesaid land records in book no. 466, folio 118 et seq.

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

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto Hearne Properties, LLC, its successors and assigns, forever in fee simple.

LIBER 2274 FOLIO 539

AND the said Grantor does hereby covenant that it will warrant specially the property hereby conveyed and that it will execute such other and further assurances of same as may be requisite.

The Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$1,525,000.

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

ATTEST:

John F. White
Secretary

Wicomico Farmers Auction Market, Inc.

By: *Richard Renshaw* (SEAL)
President

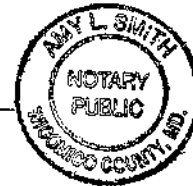
STATE OF MARYLAND, WICOMICO COUNTY TO WIT:

I HEREBY CERTIFY that on this 20th day of July, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Richard Renshaw who acknowledged himself to be the President of Wicomico Farmers Auction Market, Inc., and that he as such President, being authorized so to do, executed the foregoing Deed for the purposes therein contained, and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor Corporation.

AS WITNESS my hand and Notarial Seal.

Amy L. Smith
NOTARY PUBLIC

My Commission Expires: 10-1-06



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

Ronald G. Rayne
Ronald G. Rayne

LIBER 1953 FOLIO 478

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00) and to carry out the conveyance intended by William P. Hearne, Sr. as shown on the said Resubdivision Plat dated 9, November, 1981, and the Corrected Plat of 3, February, 1992, the said Grantor(s) does hereby grant and convey unto William P. Hearne, Jr., all the following described property:

ALL those lots or parcels of land situate, lying and being in Camden Election District of Wicomico County, Maryland, located on the easterly side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a cement post found at the southeasterly corner of the 12.883 acres, more or less, formerly owned by William P. Hearne, Sr. and shown as Lot 1 in Block "A" on the aforesaid plat made for William P. Hearne, Sr., said place of beginning being the southwesterly corner of the land hereby conveyed, thence (1) North 6 degrees 43 minutes 51 seconds East a distance of 251.40 feet to a cement post found on the line of the land now or formerly owned by Wicomico Farmers Co-op and the northeasterly corner of the land formerly owned by William P. Hearne, Sr., as shown on said plat; thence (2) By and with the said land of the said Wicomico Farmers Co-op South 83 degrees 16 minutes 9 seconds East a distance of 1,082.87 feet to a cement post found at the lands now or formerly owned by Thomas J. Hall; thence (3) By and with the said Hall land South 13 degrees 11 minutes 16 seconds West a distance of 253.00 feet to a cement post found at the land now or formerly owned by Lacy P. Taylor and the land of James L. Hearne, Jr.; thence (4) By and with the said land of James L. Hearne, Jr. North 83 degrees 20 minutes 7 seconds West a distance of 1054.43 feet to the place of beginning, containing 6.17 acres of land, more or less, and being shown and designated on the aforesaid plats dated 9, November, 1981 and 3, February, 1992 as Lot 2 in said Block "A," and the Grantor(s) does further assign, grant and convey an unobstructed and perpetual right of way for all purposes to the Grantee, his heirs and assigns and their licensees and invitees, over the right of way, now 50.00 feet in width, extending from the property hereinbefore described in a westerly direction a distance of 1,350.81 feet and thereafter in a southerly direction a distance of 606.79 feet to Vincent Dykes Road (County Road No. 227) as shown on the aforesaid 1992 plat made for William P. Hearne, Sr. and Jr.; BEING a part of the land conveyed unto William P. Hearne, Sr. by William P. Hearne Produce Company, Inc., by deed dated November 28, 1975 and recorded among the Land Records aforesaid in Liber A.J.S. No. 850, Folio 395, et seq.

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto William P. Hearne, Jr., his heirs, personal representatives and

TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto William P. Hearne, Jr., forever in fee simple.

AND the said Grantor does hereby covenant that he will warrant specially the property hereby conveyed that he will execute such other and further assurances of same as may be requisite.

The Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of Two Hundred Twenty-Seven Thousand Four Hundred Dollars (\$227,400.00).

AS WITNESS the execution hereof by the said Grantor the day and year first above written.

WITNESS:

Robert B. Jurey Jr. William P. Hearne, Sr. (SEAL)
WILLIAM P. HEARNE, SR.

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that on this 29th day of October, 1981, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William P. Hearne, Sr., and he acknowledges the foregoing Deed to be his act.

Robert B. Jurey Jr.
NOTARY PUBLIC

My Commission Expires: 8/1/82



I hereby certify that taxes are paid on the property covered by this deed, as well as any other taxes on a parcel as collected before transfer of same pursuant to Section 14 Article 27 of the Annotated Code of Maryland.

1/13/82
G. Joseph Smith
Director of Finance
Wicomico County, Maryland

Agricultural Transfer Tax in the Amount of \$ 4,756.00

Signature Jr.

I hereby certify that the above is a true and correct copy of the original as the same appears in the records of the County of Wicomico, Maryland.

1-13-82 Smith

Received for Record Jan 13 1982 and recorded in the Land Records of Wicomico County, Maryland in Liber A.J.S. No. 969, Folios 223-224

G. Joseph Smith Clerk

THIS CONFIRMATORY DEED, made this 19th day of July, 2002, by Steven Joseph Hearne, hereinafter referred to as Grantor(s), WITNESSETH:

WHEREAS, by deed dated October 29, 1981 William P. Hearne, Sr. conveyed certain real property and improvements thereon located on the east side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road together with a 40 foot right of way unto William P. Hearne, Jr., which said deed is recorded among the Land records of Wicomico County, Maryland in Book No. 969, Folio 223, et seq.; AND

WHEREAS, the property intended to be conveyed by William P. Hearne, Sr. to William P. Hearne, Jr. is shown on a plat entitled Resubdivision for William P. Hearne, Sr., dated 9, November, 1981, and is also shown on a plat entitled "Corrected Plat, Resubdivision for William P. Hearne, Sr. and Jr." dated 9, November, 1981 and corrected on 3, February, 1992, both of which plats were made by Harold W. Hampshire, R.L.S. 5094, and heretofore recorded among the plat records of Wicomico County, which said plats were signed by William P. Hearne, Sr. and, as to the later plat, both William P. Hearne, Sr. and Jr.; AND

WHEREAS, as shown on the "Corrected Plat" made in 3, February, 1992, the 40 foot right of way granted to William P. Hearne, Jr. in the aforesaid deed has been changed to 50 feet; AND

WHEREAS, the legal description contained in the aforesaid deed from William P. Hearne, Sr. to William P. Hearne, Jr. was based on a preliminary plat made for William P. Hearne, Sr. dated 20, March, 1980, and this Confirmatory Deed is necessary to properly describe the property sold by William P. Hearne, Sr. to William P. Hearne, Jr. and to document the change of the right of way to 50 feet; AND

WHEREAS, the said William P. Hearne, Sr. has conveyed his interest in the real property retained by him and the grantor(s) herein holds an interest in the property hereinafter described.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00) and to carry out the conveyance intended by William P. Hearne, Sr. as shown on the said Resubdivision Plat dated 9, November, 1981, and the Corrected Plat of 3, February, 1992, the said Grantor(s) does hereby grant and convey unto William P. Hearne, Jr., all the following described property:

ALL those lots or parcels of land situate, lying and being in Camden Election District of Wicomico County, Maryland, located on the easterly side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a cement post found at the southeasterly corner of the 12.883 acres, more or less, formerly owned by William P. Hearne, Sr. and shown as Lot 1 in Block "A" on the aforesaid plat made for William P. Hearne, Sr., said place of beginning being the southwesterly corner of the land hereby conveyed, thence (1) North 6 degrees 43 minutes 51 seconds East a distance of 251.40 feet to a cement post found on the line of the land now or formerly owned by Wicomico Farmers Co-op and the northeasterly corner of the land formerly owned by William P. Hearne, Sr., as shown on said plat; thence (2) By and with the said land of the said Wicomico Farmers Co-op South 83 degrees 16 minutes 9 seconds East a distance of 1,082.87 feet to a cement post found at the lands now or formerly owned by Thomas J. Hall; thence (3) By and with the said Hall land South 13 degrees 11 minutes 16 seconds West a distance of 253.00 feet to a cement post found at the land now or formerly owned by Lucy P. Taylor and the land of James L. Hearne, Jr.; thence (4) By and with the said land of James L. Hearne, Jr. North 83 degrees 20 minutes 7 seconds West a distance of 1054.43 feet to the place of beginning, containing 6.17 acres of land, more or less, and being shown and designated on the aforesaid plats dated 9, November, 1981 and 3, February, 1992 as Lot 2 in said Block "A," and the Grantor(s) does further assign, grant and convey an unobstructed and perpetual right of way for all purposes to the Grantee, his heirs and assigns and their licensees and invitees, over the right of way, now 50.00 feet in width, extending from the property hereinbefore described in a westerly direction a distance of 1,350.81 feet and thereafter in a southerly direction a distance of 606.79 feet to Vincent Dykes Road (County Road No. 227) as shown on the aforesaid 1992 plat made for William P. Hearne, Sr. and Jr.; BEING a part of the land conveyed unto William P. Hearne, Sr. by William P. Hearne Produce Company, Inc., by deed dated November 28, 1975 and recorded among the Land Records aforesaid in Liber A.J.S. No. 850, Folio 395, et seq.

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto William P. Hearne, Jr., his heirs, personal representatives and

assigns, forever in fee simple.

The Grantor(s) hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$0.

AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

WITNESS:

Stephen Joseph Hearne (SEAL)
Stephen Joseph Hearne, Grantor

STATE OF Virginia, Garrison COUNTY, TO WIT:

I HEREBY CERTIFY that on this 19 day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Stephen Joseph Hearne who acknowledged the foregoing Confirmatory Deed to be his act and deed and that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

James J. Zito
NOTARY PUBLIC
My Commission Expires:
My Commission Expires Dec. 31, 2006

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

Ronald G. Rayne

AGRICULTURAL TRANSFER TAX

\$ N/A

By BE 8-7-2002
Date

RECEIVED FOR TRANSFER

State Department of
Assessments & Taxation
for Wicomico County

By BE 8-7-2002

TYPED SURGE \$ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Fast H102 Recd \$ 910.00
NSP 3259 Bill \$ 538
Aug 02, 2002 09:10 am

I HEREBY CERTIFY THAT TAXES ARE PAID ON THE PROPERTY COVERED BY THIS DEED AS WELL AS ANY OTHER TAXES WHICH SHOULD BE COLLECTED BEFORE TRANSFER OF SAME PURSUANT TO SECTION 14 ARTICLE 21 OF THE

ANNOTATED CODE OF MARYLAND

PATRICIA B. PETERSEN
DIRECTOR OF FINANCE
WICOMICO COUNTY, MARYLAND

8/8/02
mm

William Zito

AUG 09 2002
Received for Record and
recorded in the Land Records of Wicomico
County, Maryland in Liber 1953
No. 1753 Folio 434-436
Michael Brown Clerk

THIS CONFIRMATORY DEED, made this 31st day of July, 2002, by Thomas F. Johnson, Jr., Robert B. Twilley, Jr., and Mabel Betts, now or formerly the Personal Representatives under the Last Will and Testament of William P. Hearne, Sr., hereinafter referred to as Grantor(s), WITNESSETH:

WHEREAS, by deed dated October 29, 1981 William P. Hearne, Sr. conveyed certain real property and improvements thereon located on the east side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road together with a 40 foot right of way unto William P. Hearne, Jr., which said deed is recorded among the Land records of Wicomico County, Maryland in Book No. 969, Folio 223, et seq.; AND

WHEREAS, the property intended to be conveyed by William P. Hearne, Sr. to William P. Hearne, Jr. is shown on a plat entitled Resubdivision for William P. Hearne, Sr., dated 9, November, 1981, and is also shown on a plat entitled "Corrected Plat, Resubdivision for William P. Hearne, Sr. and Jr." dated 9, November, 1981 and corrected on 3, February, 1992, both of which plats were made by Harold W. Hampshire, R.L.S. 5094, and heretofore recorded among the plat records of Wicomico County, which said plats were signed by William P. Hearne, Sr. and, as to the later plat, both William P. Hearne, Sr. and Jr.; AND

WHEREAS, as shown on the "Corrected Plat" made in 3, February, 1992, the 40 foot right of way granted to William P. Hearne, Jr. in the aforesaid deed has been changed to 50 feet; AND

WHEREAS, the legal description contained in the aforesaid deed from William P. Hearne, Sr. to William P. Hearne, Jr. was based on a preliminary plat made for William P. Hearne, Sr. dated 20, March, 1980, and this Confirmatory Deed is necessary to properly describe the property sold by William P. Hearne, Sr. to William P. Hearne, Jr. and to document the change of the right of way to 50 feet; AND

WHEREAS, though the said William P. Hearne, Sr. has conveyed his interest in the real property retained by him, he may have had an interest in the property and right of way hereinafter described;

WHEREAS, the said William P. Hearne, Sr. has departed this life and the Grantors herein were the Personal Representatives of his estate; AND

WHEREAS, the Grantors herein are authorized to execute this deed by virtue of Section 10-105 of the Estates and Trusts Article of the Annotated Code of Maryland.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00) and to carry out the conveyance intended by William P. Hearne, Sr. as shown on the said Resubdivision Plat dated 9, November, 1981, and the Corrected Plat of 3, February, 1992, the said Grantor(s) does hereby grant and convey unto William P. Hearne, Jr., all the following described property:

ALL those lots or parcels of land situate, lying and being in Camden Election District of Wicomico County, Maryland, located on the easterly side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a cement post found at the southeasterly corner of the 12.883 acres, more or less, formerly owned by William P. Hearne, Sr. and shown as Lot 1 in Block "A" on the aforesaid plat made for William P. Hearne, Sr., said place of beginning being the southwesterly corner of the land hereby conveyed, thence (1) North 6 degrees 43 minutes 51 seconds East a distance of 251.40 feet to a cement post found on the line of the land now or formerly owned by Wicomico Farmers Co-op and the northeasterly corner of the land formerly owned by William P. Hearne, Sr., as shown on said plat; thence (2) By and with the said land of the said Wicomico Farmers Co-op South 83 degrees 16 minutes 9 seconds East a distance of 1,082.87 feet to a cement post found at the lands now or formerly owned by Thomas J. Hall; thence (3) By and with the said Hall land South 13 degrees 11 minutes 16 seconds West a distance of 253.00 feet to a cement post found at the land now or formerly owned by Lacy P. Taylor and the land of James L. Hearne, Jr.; thence (4) By and with the said land of James L. Hearne, Jr. North 83 degrees 20 minutes 7 seconds West a distance of 1054.43 feet to the place of beginning, containing 6.17 acres of land, more or less, and being shown and designated on the aforesaid plats dated 9, November, 1981 and 3, February, 1992 as Lot 2 in said Block "A," and the Grantor(s) does further assign, grant and convey an unobstructed and perpetual right of way for all purposes to the Grantee, his heirs and assigns and their licensees and invitees, over the right of way, now 50.00 feet in width, extending from the property hereinbefore described in a westerly direction a distance of 1,350.81 feet and thereafter in a southerly direction a distance of 606.79 feet to Vincent Dykes Road (County Road No. 227) as shown on the aforesaid 1992 plat made for William P. Hearne, Sr. and Jr.; BEING a part of the land conveyed unto

William P. Hearne, Sr. by William P. Hearne Produce Company, Inc., by deed dated November 28, 1975 and recorded among the Land Records aforesaid in Liber A.J.S. No. 850, Folio 395, et seq.

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

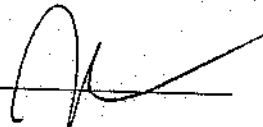
TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto William P. Hearne, Jr., his heirs, personal representatives and assigns, forever in fee simple.

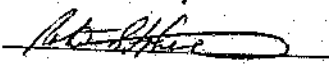
The Grantor(s) hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$0.

AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

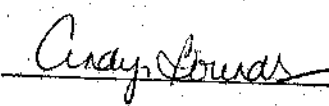
WITNESS:



Thomas F. Johnson, Jr. (SEAL)
Thomas F. Johnson, Jr., Personal Representative, Grantor



Robert B. Thilley, Jr. (SEAL)
Robert B. Thilley, Jr., Personal Representative, Grantor

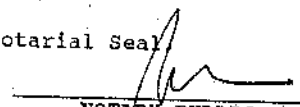


Mabel Betts (SEAL)
Mabel Betts, Personal Representative, Grantor

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 19th day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Thomas F. Johnson, Jr., now or formerly Personal Representative of the Estate of William P. Hearne, Sr. who acknowledged the foregoing Confirmatory Deed to be his act and deed and that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal


NOTARY PUBLIC
My Commission Expires: 6/1/02

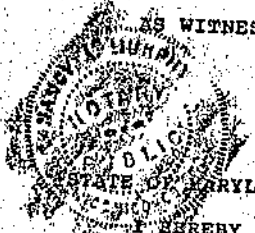


LIBER 1953 FOLIO 475

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 31st day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Twilley, Jr., now or formerly Personal Representative of the Estate of William P. Hearne, Sr. who acknowledged the foregoing Confirmatory Deed to be his act and deed and that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

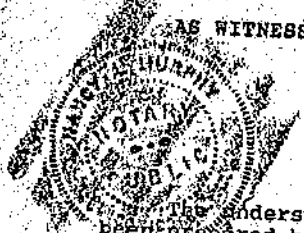


Robert B. Twilley, Jr.
NOTARY PUBLIC
My Commission Expires: 10/02/04

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 31st day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Mabel Betts now or formerly Personal Representative of the Estate of William P. Hearne, Sr., who acknowledged the foregoing Confirmatory Deed to be her act and deed and that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.



Mabel Betts
NOTARY PUBLIC
My Commission Expires: 10/02/04

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

Ronald G. Rayne
Ronald G. Rayne

AGRICULTURAL TRANSFER TAX

\$ NA
BE 8-7-2002
By _____ Date _____

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Wicomico County
BE 8-7-2002
By _____

NOTARY FEE \$ 5.00
RECORDING FEE 28.00
TOTAL 33.00
Ref # 4102 Ref # 9101
NLS 2359 Bk # 700
Aug 09, 2002 09:15 am

William P. Hearne, Jr.

I HEREBY CERTIFY THAT TAXES ARE PAID ON THE PROPERTY COVERED BY THIS DEED AS WELL AS ANY OTHER TAXES WHICH SHOULD BE COLLECTED BEFORE TRANSFER OF SAME PURSUANT TO SECTION 14 ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND
PATRICIA B. PETERSEN 8/8/02
DIRECTOR OF FINANCE mm
WICOMICO COUNTY, MARYLAND

Received for Record AUG 09 2002 and
recorded in the Land Records of Wicomico
County, Maryland in Liber M.S.B.
No. 1953 folio 472-475
Mabel Betts Clerk

LIBER 1953 FOLIO 477

THIS CONFIRMATORY DEED, made this 19th day of July, 2002,
by Patricia H. Williams, hereinafter referred to as Grantor(s),
WITNESSETH:

WHEREAS, by deed dated October 29, 1981 William P. Hearne, Sr. conveyed certain real property and improvements thereon located on the east side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road together with a 40 foot right of way unto William P. Hearne, Jr., which said deed is recorded among the Land records of Wicomico County, Maryland in Book No. 969, Folio 223, et seq.; AND

WHEREAS, the property intended to be conveyed by William P. Hearne, Sr. to William P. Hearne, Jr. is shown on a plat entitled Resubdivision for William P. Hearne, Sr., dated 9, November, 1981, and is also shown on a plat entitled "Corrected Plat, Resubdivision for William P. Hearne, Sr. and Jr." dated 9, November, 1981 and corrected on 3, February, 1992, both of which plats were made by Harold W. Hampshire, R.L.S. 5094, and heretofore recorded among the plat records of Wicomico County, which said plats were signed by William P. Hearne, Sr. and, as to the later plat, both William P. Hearne, Sr. and Jr.; AND

WHEREAS, as shown on the "Corrected Plat" made in 3, February, 1992, the 40 foot right of way granted to William P. Hearne, Jr. in the aforesaid deed has been changed to 50 feet; AND

WHEREAS, the legal description contained in the aforesaid deed from William P. Hearne, Sr. to William P. Hearne, Jr. was based on a preliminary plat made for William P. Hearne, Sr. dated 20, March, 1980, and this Confirmatory Deed is necessary to properly describe the property sold by William P. Hearne, Sr. to William P. Hearne, Jr. and to document the change of the right of way to 50 feet; AND

WHEREAS, the said William P. Hearne, Sr. has conveyed his interest in the real property retained by him and the grantor(s) herein holds an interest in the property hereinafter described.

LIBER 1953 FOLIO 478

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00) and to carry out the conveyance intended by William P. Hearne, Sr. as shown on the said Resubdivision Plat dated 9, November, 1981, and the Corrected Plat of 3, February, 1992, the said Grantor(s) does hereby grant and convey unto William P. Hearne, Jr., all the following described property:

ALL those lots or parcels of land situate, lying and being in Camden Election District of Wicomico County, Maryland, located on the easterly side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a cement post found at the southeasterly corner of the 12.883 acres, more or less, formerly owned by William P. Hearne, Sr. and shown as Lot 1 in Block "A" on the aforesaid plat made for William P. Hearne, Sr., said place of beginning being the southwesterly corner of the land hereby conveyed, thence (1) North 6 degrees 43 minutes 51 seconds East a distance of 251.40 feet to a cement post found on the line of the land now or formerly owned by Wicomico Farmers Co-op and the northeasterly corner of the land formerly owned by William P. Hearne, Sr., as shown on said plat; thence (2) By and with the said land of the said Wicomico Farmers Co-op South 81 degrees 16 minutes 9 seconds East a distance of 1,082.87 feet to a cement post found at the lands now or formerly owned by Thomas J. Hall; thence (3) By and with the said Hall land South 13 degrees 11 minutes 16 seconds West a distance of 253.00 feet to a cement post found at the land now or formerly owned by Lacy P. Taylor and the land of James L. Hearne, Jr.; thence (4) By and with the said land of James L. Hearne, Jr. North 83 degrees 20 minutes 7 seconds West a distance of 1054.43 feet to the place of beginning, containing 6.17 acres of land, more or less, and being shown and designated on the aforesaid plats dated 9, November, 1981 and 3, February, 1992 as Lot 2 in said Block "A," and the Grantor(s) does further assign, grant and convey an unobstructed and perpetual right of way for all purposes to the Grantee, his heirs and assigns and their licensees and invitees, over the right of way, now 50.00 feet in width, extending from the property hereinbefore described in a westerly direction a distance of 1,350.81 feet and thereafter in a southerly direction a distance of 606.79 feet to Vincent Dykes Road (County Road No. 227) as shown on the aforesaid 1992 plat made for William P. Hearne, Sr. and Jr.; BEING a part of the land conveyed unto William P. Hearne, Sr. by William P. Hearne Produce Company, Inc., by deed dated November 28, 1975 and recorded among the Land Records aforesaid in Liber A.J.S. No. 850, Folio 395, et seq.

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto William P. Hearne, Jr., his heirs, personal representatives and

assigns, forever in fee simple.

The Grantor(s) hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$0.

AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

WITNESS:

[Signature] Patricia H. Williams (SEAL)
Patricia H. Williams, Grantor

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 19th day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Patricia H. Williams Hearne, who acknowledged the foregoing Confirmatory Deed to be her act and deed and that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11/1/03

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

[Signature]
Ronald S. Rayne

AGRICULTURAL TRANSFER TAX
\$NA
By PE 8-7-2002 Date

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Wicomico County
By PE 8-7-2002 Date

IMP. FD. SURE \$	5.00
RECORDING FEE	20.00
TOTAL	25.00
Rest # 4783	Rest # 42874
MSB 4460	81K # 601
Aug 09, 2002	89:22 29

I HEREBY CERTIFY THAT TAXES ARE PAID ON THE PROPERTY COVERED BY THIS DEED AS WELL AS ANY OTHER TAXES WHICH SHOULD BE COLLECTED BEFORE TRANSFER OF SAME PURSUANT TO SECTION 14 ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND
PATRICIA B. PETERSEN 8/9/02
DIRECTOR OF FINANCE mm
WICOMICO COUNTY, MARYLAND

Delmarva Title

Received for Record AUG 09 2002
recorded in the Land Records of Wicomico
County, Maryland in Liber M.S.B.
No. 1953 Folios 477-479
Mad A. Brown Clerk

THIS CONFIRMATORY DEED, made this 31st day of July, 2002, by Robert B. Twilley, Jr. and Mabel Betts, Trustees under a deed of trust date September 26, 1991 hereinafter referred to as Grantor(s), WITNESSETH:

WHEREAS, by deed dated October 29, 1981 William P. Hearne, Sr. conveyed certain real property and improvements thereon located on the east side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road together with a 40 foot right of way unto William P. Hearne, Jr., which said deed is recorded among the land records of Wicomico County, Maryland in Book No. 969, Folio 223, et seq.; AND

WHEREAS, the property to be conveyed by William P. Hearne, Sr. to William P. Hearne, Jr. is shown on a plat entitled Resubdivision for William P. Hearne, Sr., dated 9, November, 1981, and is also shown on a plat entitled "Corrected Plat, Resubdivision for William P. Hearne, Sr. and Jr." dated 9, November, 1981 and corrected on 3, February, 1992, both of which plats were made by Harold W. Hampshire, R.L.S. 5094, and heretofore recorded among the plat records of Wicomico County, which said plats were signed by William P. Hearne, Sr. and, as to the later plat, both William P. Hearne, Sr. and Jr.; AND

WHEREAS, as shown on the "Corrected Plat" made in 3, February, 1992, the 40 foot right of way granted to William P. Hearne, Jr. in the aforesaid deed has been changed to 50 feet; AND

WHEREAS, the legal description contained in the aforesaid deed from William P. Hearne, Sr. to William P. Hearne, Jr. was based on a preliminary plat made for William P. Hearne, Sr. dated 20, March, 1980 and this Confirmatory Deed is necessary to properly describe the property sold by William P. Hearne, Sr. to William P. Hearne, Jr. and to document the change of the right of way to 50 feet; AND

WHEREAS, the said William P. Hearne, Sr. has conveyed his interest in the real property retained by him and the grantor(s)

herein holds an interest in the property hereinafter described.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00) and to carry out the conveyance intended by William P. Hearne, Sr. as shown on the said Resubdivision Plat dated 9, November, 1981, and the Corrected Plat of 3, February, 1992, the said Grantor(s) does hereby grant and convey unto William P. Hearne, Jr., all the following described property:

ALL those lots or parcels of land situate, lying and being in Camden Election District of Wicomico County, Maryland, located on the easterly side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a cement post found at the southeasterly corner of the 12.883 acres, more or less, formerly owned by William P. Hearne, Sr. and shown as Lot 1 in Block "A" on the aforesaid plat made for William P. Hearne, Sr., said place of beginning being the southwesterly corner of the land hereby conveyed, thence (1) North 6 degrees 43 minutes 51 seconds East a distance of 251.40 feet to a cement post found on the line of the land now or formerly owned by Wicomico Farmers Co-op and the northeasterly corner of the land formerly owned by William P. Hearne, Sr., as shown on said plat; thence (2) By and with the said land of the said Wicomico Farmers Co-op South 83 degrees 16 minutes 9 seconds East a distance of 1,082.87 feet to a cement post found at the lands now or formerly owned by Thomas J. Hall; thence (3) By and with the said Hall land South 13 degrees 11 minutes 16 seconds West a distance of 253.00 feet to a cement post found at the land now or formerly owned by Lacy P. Taylor and the land of James L. Hearne, Jr.; thence (4) By and with the said land of James L. Hearne, Jr. North 83 degrees 20 minutes 7 seconds West a distance of 1054.43 feet to the place of beginning, containing 6.17 acres of land, more or less, and being shown and designated on the aforesaid plats dated 9, November, 1981 and 3, February, 1992 as Lot 2 in said Block "A," and the Grantor(s) does further grant and convey an unobstructed and perpetual right of way for all purposes to the Grantee, his heirs and assigns and their licensees and invitees, over the right of way, now 50.00 feet in width, extending from the property hereinbefore described in a westerly direction a distance of 1,350.81 feet and thereafter in a southerly direction a distance of 606.79 feet to Vincent Dykes Road (County Road No. 227) as shown on the aforesaid 1992 plat made for William P. Hearne, Sr. and Jr.; BEING a part of the land conveyed unto William P. Hearne, Sr. by William P. Hearne Produce Company, Inc., by deed dated November 28, 1975 and recorded among the Land Records aforesaid in Liber A.J.S. No. 850, Folio 395, et seq.

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto

LIBER 1953 FOLIO 483

William P. Hearne, Jr., his heirs, personal representatives and assigns, forever in fee simple.

AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

WITNESS:

Robert B. Twilley, Jr.
Cindy Bonds

Robert B. Twilley, Jr. (SEAL)
Robert B. Twilley, Jr., Grantor
Mabel Betts (SEAL)
Mabel Betts, Grantor

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 31st day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Twilley, Jr., who acknowledged the foregoing Confirmatory Deed to be his act and deed and that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

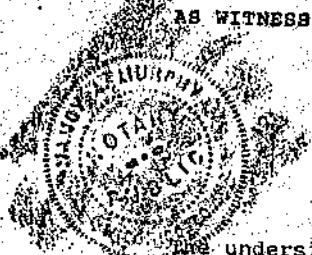


Nancy A. Murphy
NOTARY PUBLIC
My Commission Expires: 10/02/02

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 31st day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Mabel Betts, who acknowledged the foregoing Confirmatory Deed to be her act and deed and that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.



Nancy A. Murphy
NOTARY PUBLIC
My Commission Expires: 10/02/02
TWP FD SURE \$ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Rcpt # 31603
Bk # 794
Pg 22 a
AUG 03, 2002

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

Richard J. Tule

RECEIVED FOR TRANSFER

State Department of
Assessments & Taxation
for Wicomico County

By BE 8-7-2002
Date

AGRICULTURAL TRANSFER TAX

By NA
BE 8-7-2002
Date

Ronald G. Rayne

I HEREBY CERTIFY THAT TAXES ARE PAID ON THE PROPERTY COVERED BY THIS DEED AS WELL AS ANY OTHER TAXES WHICH SHOULD BE COLLECTED BEFORE TRANSFER OF SAME PURSUANT TO SECTION 14 ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND
PATRICIA B. PETERSEN
DIRECTOR OF FINANCE
WICOMICO COUNTY, MARYLAND
8/8/02

Received for Record AUG 09 2002
and recorded in the Land Records of Wicomico County, Maryland in Liber M 28
No. 1953 Folios 481-483
Mabel Betts Clerk

LIBER 1953 FOLIO 485

THIS CONFIRMATORY DEED, made this 18th day of July, 2002,
by Joann Hearne Spector, formerly Joann L. Hearne hereinafter
referred to as Grantor(s), WITNESSETH:

WHEREAS, by deed dated October 29, 1981 William P. Hearne,
Sr. conveyed certain real property and improvements thereon
located on the east side of but not binding upon South Division
Street and on the northerly side of but not binding upon the
Vincent-Dykes County Road together with a 40 foot right of way
unto William P. Hearne, Jr., which said deed is recorded among
the Land records of Wicomico County, Maryland in Book No. 969,
Folio 223, et seq.; AND

WHEREAS, the property to be conveyed by William P. Hearne,
Sr. to William P. Hearne, Jr. is shown on a plat entitled
Resubdivision for William P. Hearne, Sr., dated 9, November,
1981, and is also shown on a plat entitled "Corrected Plat,
Resubdivision for William P. Hearne, Sr. and Jr." dated 9,
November, 1981 and corrected on 3, February, 1992, both of which
plats were made by Harold W. Hampshire, R.L.S. 5094, and
heretofore recorded among the plat records of Wicomico County,
which said plats were signed by William P. Hearne, Sr. and, as to
the later plat, both William P. Hearne, Sr. and Jr.; AND

WHEREAS, as shown on the "Corrected Plat" made in 3,
February, 1992, the 40 foot right of way granted to William P.
Hearne, Jr. in the aforesaid deed has been changed to 50
feet; AND

WHEREAS, the legal description contained in the aforesaid
deed from William P. Hearne, Sr. to William P. Hearne, Jr. was
based on a preliminary plat made for William P. Hearne, Sr. dated
20, March, 1980 and this Confirmatory Deed is necessary to
properly describe the property sold by William P. Hearne, Sr. to
William P. Hearne, Jr. and to document the change of the right of
way to 50 feet; AND

WHEREAS, the said William P. Hearne, Sr. has conveyed his
interest in the real property retained by him and the grantor(s)
herein holds an interest in the property hereinafter described.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00) and to carry out the conveyance intended by William P. Hearne, Sr. as shown on the said Resubdivision Plat dated 9, November, 1981, and the Corrected Plat of 3, February, 1992, the said Grantor(s) does hereby grant and convey unto William P. Hearne, Jr., all the following described property:

ALL those lots or parcels of land situate, lying and being in Camden Election District of Wicomico County, Maryland, located on the easterly side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a cement post found at the southeasterly corner of the 12.883 acres, more or less, formerly owned by William P. Hearne, Sr. and shown as Lot 1 in Block "A" on the aforesaid plat made for William P. Hearne, Sr., said place of beginning being the southwesterly corner of the land hereby conveyed, thence (1) North 6 degrees 43 minutes 51 seconds East a distance of 251.40 feet to a cement post found on the line of the land now or formerly owned by Wicomico Farmers Co-op and the northeasterly corner of the land formerly owned by William P. Hearne, Sr., as shown on said plat; thence (2) By and with the said land of the said Wicomico Farmers Co-op South 83 degrees 16 minutes 9 seconds East a distance of 1,082.87 feet to a cement post found at the lands now or formerly owned by Thomas J. Hall; thence (3) By and with the said Hall land South 13 degrees 11 minutes 16 seconds West a distance of 253.00 feet to a cement post found at the land now or formerly owned by Lacy P. Taylor and the land of James L. Hearne, Jr.; thence (4) By and with the said land of James L. Hearne, Jr. North 83 degrees 20 minutes 7 seconds West a distance of 1054.43 feet to the place of beginning, containing 6.17 acres of land, more or less, and being shown and designated on the aforesaid plats dated 9, November, 1981 and 3, February, 1992 as Lot 2 in said Block "A," and the Grantor(s) does further grant and convey an unobstructed and perpetual right of way for all purposes to the Grantee, his heirs and assigns and their licensees and invitees, over the right of way, now 50.00 feet in width, extending from the property hereinbefore described in a westerly direction a distance of 1,350.81 feet and thereafter in a southerly direction a distance of 606.79 feet to Vincent Dykes Road (County Road No. 227) as shown on the aforesaid 1992 plat made for William P. Hearne, Sr. and Jr.; BEING a part of the land conveyed unto William P. Hearne, Sr. by William P. Hearne Produce Company, Inc., by deed dated November 28, 1975 and recorded among the Land Records aforesaid in Liber A.J.S. No. 850, Folio 395, et seq.

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

TO HAVE AND TO HOLD the above described property unto William P. Hearne, Jr., his heirs, personal representatives and

LIBER 1953 FOLIO 487

assigns, forever in fee simple.

AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

WITNESS:

Joann Hearne Spector (SEAL)
Joann Hearne Spector, Grantor

STATE OF Maryland, Wicomico COUNTY, TO WIT:

I HEREBY CERTIFY that on this 18th day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Joann Hearne Spector, who acknowledged the foregoing Confirmatory Deed to be her act and deed and that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal

NOTARY PUBLIC
My Commission Expires: 8/1/03

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

Ronald G. Rayne

AGRICULTURAL TRANSFER TAX

\$ NA
BE 8-7-2002
By Date

RECEIVED FOR TRANSFER

State Department of
Assessments & Taxation
for Wicomico County

BE 8-7-2002
By Date

IMP. TO USE	5.00
RECORDING FEE	20.00
TOTAL	25.00
Rec'd #183	Rec'd # 42875
158 4488	811 # 183
Due 02/26/02	03/26/02

I HEREBY CERTIFY THAT TAXES ARE PAID ON THE PROPERTY COVERED BY THIS DEED AS WELL AS ANY OTHER TAXES WHICH SHOULD BE COLLECTED BEFORE TRANSFER OF SAME PURSUANT TO SECTION 14 ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND
PATRICIA B. PETERSEN
DIRECTOR OF FINANCE
WICOMICO COUNTY, MARYLAND mm

AUG 09 2002
Received for Record and
recorded in the Land Records of Wicomico
County, Maryland in Liber M.S.B.

No. 1953 Folios 485-487
Mark A. Brown Clerk

THIS CONFIRMATORY DEED, made this 27th day of July, 2002,
by William Crisfield Hearne, hereinafter referred to as
Grantor(s), WITNESSETH:

WHEREAS, by deed dated October 29, 1981 William P. Hearne,
Sr. conveyed certain real property and improvements thereon
located on the east side of but not binding upon South Division
Street and on the northerly side of but not binding upon the
Vincent-Dykes County Road together with a 40 foot right of way
unto William P. Hearne, Jr., which said deed is recorded among
the Land records of Wicomico County, Maryland in Book No. 969,
Folio 223, et seq.; AND

WHEREAS, the property intended to be conveyed by William P.
Hearne, Sr. to William P. Hearne, Jr. is shown on a plat entitled
Resubdivision for William P. Hearne, Sr., dated 9, November,
1981, and is also shown on a plat entitled "Corrected Plat,
Resubdivision for William P. Hearne, Sr. and Jr." dated 9,
November, 1981 and corrected on 3, February, 1992, both of which
plats were made by Harold W. Hampshire, R.L.S. 5094, and
heretofore recorded among the plat records of Wicomico County,
which said plats were signed by William P. Hearne, Sr. and, as to
the later plat, both William P. Hearne, Sr. and Jr.; AND

WHEREAS, as shown on the "Corrected Plat" made in 3,
February, 1992, the 40 foot right of way granted to William P.
Hearne, Jr. in the aforesaid deed has been changed to 50
feet; AND

WHEREAS, the legal description contained in the aforesaid
deed from William P. Hearne, Sr. to William P. Hearne, Jr. was
based on a preliminary plat made for William P. Hearne, Sr. dated
20, March, 1980, and this Confirmatory Deed is necessary to
properly describe the property sold by William P. Hearne, Sr. to
William P. Hearne, Jr. and to document the change of the right of
way to 50 feet; AND

WHEREAS, the said William P. Hearne, Sr. has conveyed his
interest in the real property retained by him and the grantor(s)
herein holds an interest in the property hereinafter described.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00) and to carry out the conveyance intended by William P. Hearne, Sr. as shown on the said Resubdivision Plat dated 9, November, 1981 and the Corrected Plat of 3, February, 1992, the said Grantor(s) does hereby grant and convey unto William P. Hearne, Jr., all the following described property:

ALL those lots or parcels of land situate, lying and being in Camden Election District of Wicomico County, Maryland, located on the easterly side of but not binding upon South Division Street and on the northerly side of but not binding upon the Vincent-Dykes County Road, and more particularly described as follows: BEGINNING for the same at a cement post found at the southeasterly corner of the 12.883 acres, more or less, formerly owned by William P. Hearne, Sr. and shown as Lot 1 in Block "A" on the aforesaid plat made for William P. Hearne, Sr., said place of beginning being the southwesterly corner of the land hereby conveyed, thence (1) North 6 degrees 43 minutes 51 seconds East a distance of 251.40 feet to a cement post found on the line of the land now or formerly owned by Wicomico Farmers Co-op and the northeasterly corner of the land formerly owned by William P. Hearne, Sr., as shown on said plat; thence (2) By and with the said land of the said Wicomico Farmers Co-op South 83 degrees 16 minutes 9 seconds East a distance of 1,082.87 feet to a cement post found at the lands now or formerly owned by Thomas J. Hall; thence (3) By and with the said Hall land South 13 degrees 11 minutes 16 seconds West a distance of 253.00 feet to a cement post found at the land now or formerly owned by Lacy P. Taylor and the land of James L. Hearne, Jr.; thence (4) By and with the said land of James L. Hearne, Jr. North 83 degrees 20 minutes 7 seconds West a distance of 1054.43 feet to the place of beginning, containing 6.17 acres of land, more or less, and being shown and designated on the aforesaid plats dated 9, November, 1981 and 3, February, 1992 as Lot 2 in said Block "A," and the Grantor(s) does further assing, grant and convey an unobstructed and perpetual right of way for all purposes to the Grantee, his heirs and assigns and their licensees and invitees, over the right of way, now 50.00 feet in width, extending from the property hereinbefore described in a westerly direction a distance of 1,350.81 feet and thereafter in a southerly direction a distance of 606.79 feet to Vincent Dykes Road (County Road No. 227) as shown on the aforesaid 1992 plat made for William P. Hearne, Sr. and Jr.; BEING a part of the land conveyed unto William P. Hearne, Sr. by William P. Hearne Produce Company, Inc., by deed dated November 28, 1975 and recorded among the Land Records aforesaid in Liber A.J.S. No. 850, Folio 395, et seq.

REFERENCE to the aforesaid Deed and the references therein contained is hereby made for a more particular description of the property hereby conveyed.

TOGETHER with all the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in any manner appertaining.

LIBER 1953 FOLIO 491

TO HAVE AND TO HOLD the above described property unto William P. Hearne, Jr., his heirs, personal representatives and assigns, forever in fee simple.

The Grantor(s) hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$0.

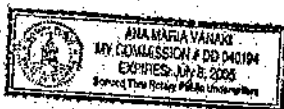
AS WITNESS the execution hereof by the Grantor(s) the day and year first above written.

WITNESS:

Catherine Habis
CATHERINE HABIS
20431 State RD 1, Bon Air, VA
STATE OF Florida, Palm Beach COUNTY, TO WIT:

I HEREBY CERTIFY that on this 22nd day of July, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William Crisfield Hearne, who acknowledged the foregoing Confirmatory Deed to be his act and deed and that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.



[Signature]
NOTARY PUBLIC
My Commission Expires: 7-8-05

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

[Signature]
Ronald G. Wayne

AGRICULTURAL TRANSFER TAX
\$ NA
By BE 8-7-2002 Date

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Wicomico County
By BE 8-7-2002 Date

IMP. FD. SURE. \$ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Rec'd HT02 Rec'd \$ 916.04
HCB 8350 Bk # 705
Aug 09, 2002 09:26 a

I HEREBY CERTIFY THAT TAXES ARE PAID ON THE PROPERTY COVERED BY THIS DEED AS WELL AS ANY OTHER TAXES WHICH SHOULD BE COLLECTED BEFORE TRANSFER OF SAME PURSUANT TO SECTION 14 ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND.
PATRICIA B. PETERSEN
DIRECTOR OF FINANCE
WICOMICO COUNTY, MARYLAND
8/8/02 mm

Received for Record AUG 09 2002
recorded in the Land Records of Wicomico
County, Maryland in Liber M.S.B.
No. 1953 Folios 489-491
[Signature] Clerk