

AFTER RECORDING RETURN TO:
Charles R. Maggiore
655 Jackson Station Road
Perryville, MD 21903

DOCUMENT PREPARED BY:
Sage Title Group, LLC
2012 Tollgate Road, Suite 204
Bel Air, MD 21015
File Number: 172219BEAS

Tax ID #: 07-013388

This Deed, MADE THIS _____ day of _____ 2016, by and between Dwight R. James and Thomas P. Short III, Personal Representatives of the Estate of Mable S. Williams Whack, parties of the first part, and Charles R. Maggiore and Amber N. Maggiore, parties of the second part.

WHEREAS, by Letters of Administration from the Register of Wills of Cecil County, Maryland, issued in the estate of the decedent, Estate Number 19518, the parties of the first part were appointed Personal Representatives for the decedent's estate and are so acting on the date of this Deed, and

WHEREAS the parties of the first part, as Personal Representatives are validly seized and possessed of all lands hereinbelow conveyed.

WITNESSETH, That in consideration of the sum of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00)**, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, in fee simple, all that parcel of ground situated in **Cecil County, Maryland** and as described as follows, that is to say:

ALL that certain farm or tract of land situate in the Seventh (7th) Election District of Cecil County aforesaid, on the road from Jackson Station to Blythedale, containing Eighty-seven (87) acres, three (3) roods and ninety-five (95) square perches of land, more or less, which was conveyed unto a certain Collins S. Williams by deed from William H. Cole, Jr., et ux., dated November 9, 1926, and recorded among the Land Records of Cecil County in Liber H.W.L. No. 20, folio 234; EXCEPTING THEREOUT AND THEREFROM a tract of land containing eight (8) acres, three (3) roods and sixteen (16) square perches, more or less, conveyed in a deed from a certain Jacob Smeltzer to a certain William Taylor dated March 12, 1883, and recorded among said Land Records in Liber J.A.D. No. 6, folio 165; AND FURTHER EXCEPTING THEREOUT AND THEREFROM a parcel of land on the West side of the public road leading from Jackson Station to Blythedale, containing one-half (1/2) acre of land, more or less, which was conveyed by the said Collins S. Williams, et ux. to Collins S. Williams, Jr. et ux., by deed dated June 16, 1948, and recorded among said Land Records in Liber R.R.C. No. 31, folio 476, AND FURTHER EXCEPTING THEREOUT AND THEREFROM the following parcels:

(1) 1.64 acres, more or less, as conveyed by deed from Frances L. Williams, widow, et al., to Coite Hinshaw and Marion Hinshaw, his wife, dated May 6, 1955 and recorded among the said Land Records at Liber W.A.S. No. 8, folio 373.

(2) 1.014 acres, more or less, as conveyed by deed from Mabel Williams to Margaret M. Sweeney, dated May 10, 1982 and recorded among the said Land Records at Liber N.D.S. No. 81, folio 332.

(3) 0.5 acre, more or less, as conveyed by deed from Mabel S. Williams, widow, to Bernard L. James and Caroline W. James, his wife, dated November 6, 1987 and recorded among the said Land Records at Liber N.D.S. No. 217, folio 19.

(4) 2.2809 acres, more or less, as conveyed by deed from Mabel S. Williams-Whack, formerly known as Mabel S. Williams, to Gerald T. Scheffey and Helen M. Scheffey, his wife, dated November 29, 1989 and recorded among the said Land Records at Liber N.D.S. No. 290, folio 767.

(5) Lot No. 1, as shown on a plat of "MINOR SUBDIVISION, WILLIAMS MOBILE HOME PARK, JACKSON STATION ROAD", and recorded in the Cecile County Office of Planning and Zoning as Minor Subdivision No. 2701 as conveyed by deed from Mabel S. William, a/k/a Mabel S. Williams Whack to R. Samuel McMichael dated July 7, 1994 and recorded among the said Land Records in Liber 504, folio 113.

The improvements thereon being known as 655 Jackson Station Road, Perryville, MD 21903.

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BEING the same property which by deed dated November 6, 1987 and recorded among the Land Records of Cecil County, Maryland in Liber No. 217, folio 17, was granted and conveyed by William B. Calvert unto Mabel S. Williams. The said Mabel S. Williams having departed this life on or about September 30, 2014 thereby creating Estate No. 19518 appointed Dwight R. James and Thomas P. Short, III as Personal Representatives of the Estate of Mabel S. Williams.

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

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

WITNESS the hands and seals of the said parties of the first part:

WITNESS:

THE ESTATE OF MABLE S. WILLIAMS
WHACK

By: Thomas P. Short III (SEAL)
Thomas P. Short III Personal Representative

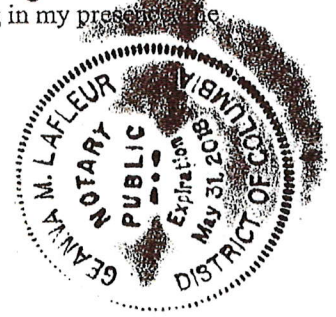
(SEAL)
Dwight R. James, Personal Representative

STATE OF Washington, DC, CITY/COUNTY OF Washington, DC to wit:

I HEREBY CERTIFY, that on this 17 day of May, 2014, before me, the subscriber, a Notary Public of the State of DC in and for DC County/City, personally appeared **Thomas P. Short III** who acknowledged himself to be the Personal Representative of the **Estate of Mable S. Williams Whack**, and that he as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence the name of the entity grantor by himself as such Personal Representative.

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

[Signature]
Notary Public
My Commission Expires
May 31, 2018



STATE OF _____, CITY/COUNTY OF _____ to wit:

I HEREBY CERTIFY, that on this _____ day of _____, 20____, before me, the subscriber, a Notary Public of the State of _____ in and for _____ County/City, personally appeared Dwight R. James who acknowledged himself be the Personal Representative of the **Estate of Mable S. Williams Whack**, and that he as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the entity grantor by himself as such Personal Representative.

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

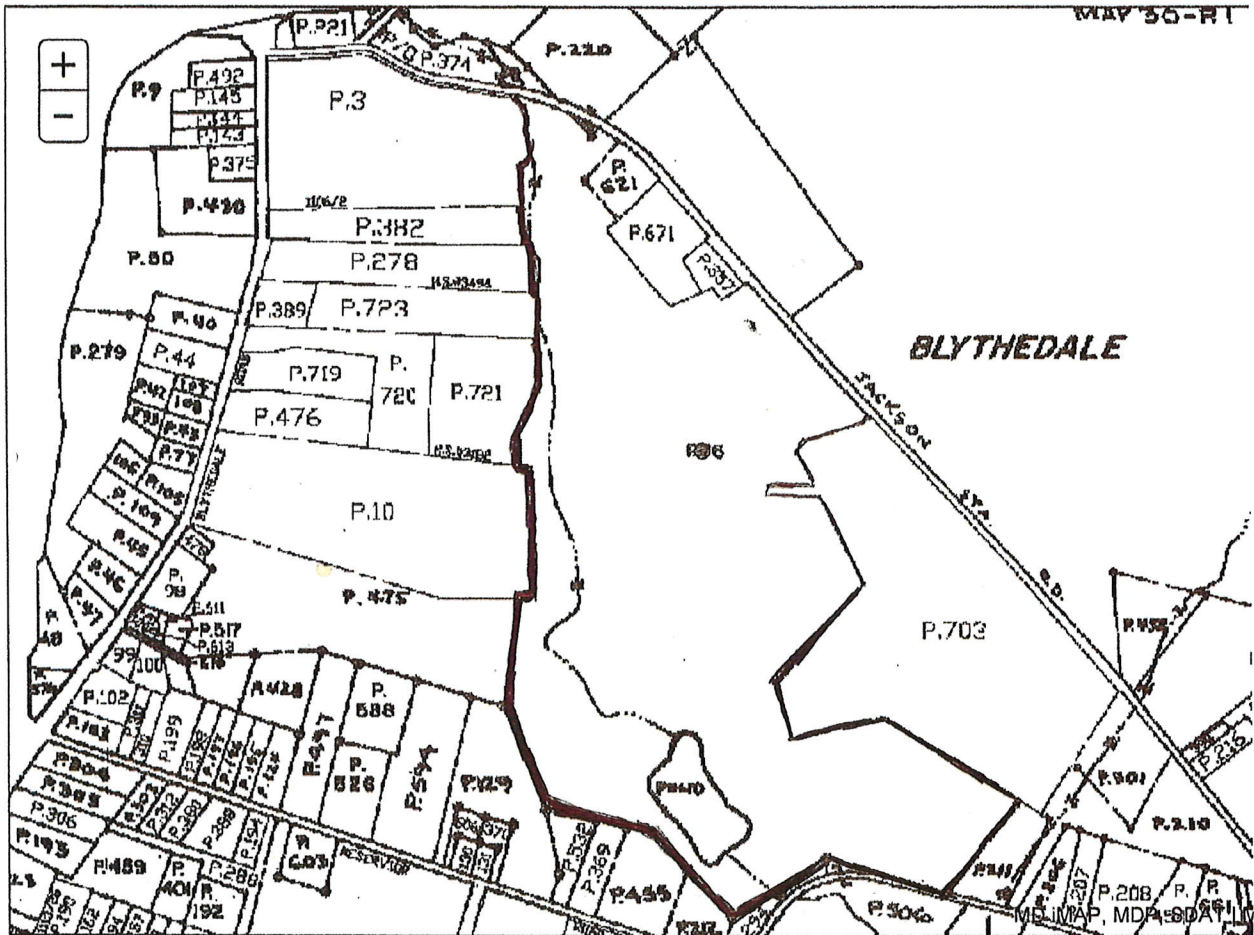
Notary Public
My Commission Expires: _____

ATTORNEY CERTIFICATION

Cecil County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **07** Account Number: **013388**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

SETTLEMENT: MAY 17, 2016

