

RECEIVED
CLERK, CIRCUIT COURT
2006 SEP 20 AM 9:05
QUEEN ANNE'S COUNTY

THIS DEED, made this 13th day of September, 2006, by and between MBA CONSULTANTS, INC., a body corporate of the State of Maryland, party of the first part; and ISLAND PROFESSIONAL PARK, LLC, a Maryland Limited Liability Company, party of the second part.

WITNESSETH, that for and in consideration of the sum of \$1,300,000.00, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said party of the second part, its successors and assigns, in fee simple, the following described real estate, to wit:

ALL that tract or parcel of land on Kent Island, in the Fourth Election District of Queen Anne's County, State of Maryland, and more particularly described as follows:

BEGINNING for the same at an iron pipe found at the northwesterly corner of a parcel of land conveyed by Thomas C. Tanner, et. al. to the Queenstown Bank of Maryland as recorded among the Land Records of Queen Anne's County, Maryland in M.W.M. No. 148 at folio 721, all as shown on a plat filed in M.W.M. 148 at folio 724, said iron pipe being located North 78 degrees 06' 49" West 300.00 feet from an iron pipe found in the westerly right of way line of Cox Neck Road. Thence leaving said iron pipe found and binding the westerly line of land conveyed to the Queenstown Bank of Maryland as aforesaid and referring to the courses of this description to the same meridian as that shown on a plat filed in M.W.M. 148, folio 724, 1) South 06 degrees 46' 06" West 400.20 feet to an iron pipe set in the northerly right of way line of Maryland Route 18 as shown on the State Right of Way Commission Plats Number 37609 and 37610. Thence leaving said point and binding the northerly right of way of the aforesaid Maryland Route 18 the following five courses: 2) along a curve deflecting to the left 14.18 feet, said curve having a radius of 858.51 feet being subtended by a chord bearing South 79 degrees 11' 21" West 14.18 feet, thence 3) South 82 degrees 01' 06" West

IRP TO SURE \$	20.00
RECORDING FEE	20.05
RECORDATION T	8,500.00
TO TAX COUNTY	6,500.00
TO TAX STATE	6,500.00
TOTAL	21,620.05
REPT \$ 5405	
SM JCG	DLR \$ 1848
SEP 20, 2006	09:08 AM

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55.67 feet thence 4) South 78 degrees 40' 38" West 53.12 feet, thence 5) South 59 degrees 02' 04" West 53.68 feet, thence 6) along a curve deflecting to the left 41.28 feet, said curve having a radius of 858.51 feet and being subtended by a chord bearing South 66 degrees 38' 21" West 41.28 feet, thence leaving said right of way line of Maryland Route 18 and running for a new line of division, 7) North 06 degrees 46' 06" East 506.21 feet to an iron pipe set in the south line of a parcel of land owned by Lillie V. Tanner, et. al., by deed recorded among the Land Records of Queen Anne's County, Maryland in Liber C.W.C. 57 at folio 173. Thence binding the south line of land of Tanner as aforesaid 8) South 78 degrees 06' 49" East 196.80 feet to the point and place of beginning and containing an area of 2.000 acres of land according to a survey prepared by C. H. Miller & Associates, Inc., dated September 9, 1985, and recorded among the Land Records of Queen Anne's County in Liber M.W.M. No. 244, folio 98.

SAVE AND EXCEPTING THEREFROM 0.017 acres of land, more or less, by deed from Island Professional Associates to The State of Maryland to the use of The State Highway Administration of the Department of Transportation, dated May 18, 1989, and recorded among the Land Records of Queen Anne's County, Maryland, in Liber S.M. No. 328, folio 623.

BEING the same land granted and conveyed unto the Grantor herein by deed from Island Professional Associates, dated March 4, 2003, and recorded among the Land Records of Queen Anne's County, Maryland, in Liber S.M. No. 1040, folio 76.

THIS CONVEYANCE, is subject to the existing easements, rights of way and agreements for roadways, electric transmission lines and telephone lines and the service and maintenance thereof.

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

TO HAVE AND TO HOLD the said lot or parcel of land and premises, unto and to the use of the said party of the second part, its successors and assigns, in fee simple, forever.

AND the said party of the first part does hereby covenant that it has not done, nor suffered to be done, any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that it will warrant specially the property

hereby granted and conveyed; and that it will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of the said Grantor.

WITNESS:

MBA CONSULTANTS, INC.

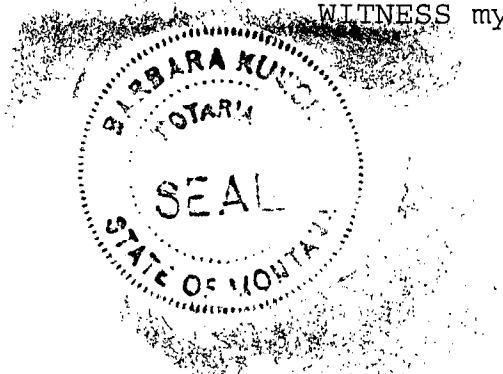
Barbara Kurick

BY: *Matthew M. Rosendale, Sr.* (SEAL)
Matthew M. Rosendale, Sr.
President

STATE OF Montana, Dawson COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 31 day of August, 2006, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MATTHEW M. ROSENDALE, SR., who acknowledged himself to be President of MBA CONSULTANTS, INC., a body corporate as aforesaid, and that he, as such President, being authorized so to do, executed the foregoing Deed for the purpose therein set forth; and he further certifies 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.

WITNESS my hand and Notarial Seal.



Barbara Kurick
Notary Public
My commission expires:
Residing: Glendive, Montana

The undersigned does hereby certify that this instrument has been prepared by an attorney admitted to practice before the Court of Appeals, under his supervision.

Patrick E. Thompson
Patrick E. Thompson

TAXES LEVIED AS OF 9/18/06
PAID TO 6/30/07
Judy Johnson
CLERK, C.A.S. CO. FINANCE OFFICE

**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

LIBER 1598 FOLIO 219


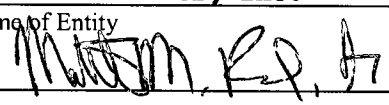
Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transfer Information	
Name of Transferor:	MBA CONSULTANTS, INC.

2. Reason for Exemption	
Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity under §10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
_____ Witness	_____ Name _____ Signature
3b. Entity Transferors	

 _____ Witness/Attest	MBA Consultants, Inc. _____ Name of Entity By:  _____ Matthew M. Rosendale, Sr. _____ Name President _____ Title
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State of Maryland Land Instrument Intake Sheet County: Queen Anne's County Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only. (Type or Print in Black Ink Only--All Copies Must Be Legible)							
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached					
	1 Deed	2 Mortgage	Other		Other		
	Deed of Trust	Lease					
2	Conveyance Type Check box	<input checked="" type="checkbox"/> Improved Sale Arms-Length[1]	<input type="checkbox"/> Unimproved Sale Arms-Length[2]	<input type="checkbox"/> Multiple Accounts Arms-Length[3]	<input type="checkbox"/> Not an Arms-Length Sale[9]		
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation					
		State Transfer					
		County Transfer					
4	Consideration And Tax Calculation	Consideration Amount		Finance Office Use Only			
	Purchase Price/Consideration	\$1,300,000.00		Transfer and Recordation Tax Consideration			
	Any New Mortgage	\$1,000,000.00		Transfer Tax Consideration	\$		
	Balance of Existing Mortgage	\$		X()%	= \$		
	Other:	\$		Less Exemption Amount	\$		
				Total Transfer Tax	\$		
	Other	\$		Recordation Tax Consideration	\$		
				X()per \$500	= \$		
	Full Cash Value	\$		TOTAL DUE	\$		
5	Fees	Amount of Fees		Doc. 1		Doc. 2	
	Recording Charge	\$ 20.00		\$20.00		Agent:	
	Surcharge	\$ 20.00		\$20.00		Tax Bill:	
	State Recordation Tax	\$8580.00		\$		C.B. Credit:	
	State Transfer Tax	\$6500.00		\$			
	County Transfer Tax	\$6500.00		\$		Ag. Tax/Other:	
	Other	\$		\$			
	Other	\$		\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(l)	District 4 th	Property Tax ID No.(1) 04 094 719	Grantor Liber/Folio SM 1040/76	Map 57	Parcel No. 481	Var.LOG (5)
		Subdivision Name		Lot(3a)	Block (3b)	Sect/AR(3c)	Plat Ref. MWM 244/98
							SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)					
		1.983 acres, West side of Route 18,, Chester, MD 21619					
		Other Property Identifiers (if applicable)					Water Meter Account No.
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground rent <input type="checkbox"/> Amount:					
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:			
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc.1 – Grantor(s) Name(s)			Doc.2 – Grantor(s) Name(s)		
		MBA Consultants, Inc.			Island Professional Park, LLC		
		Doc.1 – Owner(s) of Record, if Different from Grantor(s)			Doc.2 – Owner(s) of Record, if Different from Grantor(s)		
8	Transferred to	Doc.1 – Grantee(s) Name(s)			Doc.2 – Grantee(s) Names(s)		
		Island Professional Park, LLC			Queenstown Bank of Maryland		
		New Owner's (Grantee) Mailing Address					
		222 Schulz Lane, Chester, Maryland 21666					
9	Other Names To Be Indexed	Doc.1 – Additional Names to be Indexed (Optional)			Doc.2 – Additional Names to be Indexed (Optional)		
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person
		Name: Lauren J. Freburger					<input type="checkbox"/> Hold for Pickup
		Firm: ATTORNEYS' TITLE & ESCROW COMPANY, INC.					
		Address: 102 East Main Street, Suite 202 Stevensville, Maryland 21666					
		Phone: 410-643-9920					<input type="checkbox"/> Return Address Provided
		11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER					
		Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?				
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify:				
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).				
		Assessment Use Only – Do Not Write Below This Line					
		<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Pad	<input type="checkbox"/> Tran. Process Verification	
		Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.:	
		Year		Geo.	Map	Sub.	Block
		Land		Zoning	Grid.	Plat	Lot
		Buildings		Use	Parcel	Section	Occ.Cd.
		Total		Town Cd.	Ex.St.	Ex.Cd.	
		REMARKS:					

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