THIS DEED, made this 9th day of February, 2018, by and between PATRICK E. THOMPSON, Substitute Trustee, party of the first part; and QUEENSTOWN BANK OF MARYLAND, a body corporate of the State of Maryland, party of the second part.

PURSUANT to the power of sale contained in an Indemnity Purchase Money Deed of Trust dated June 27, 2014, and recorded among the Land Records of Talbot County, Maryland, in Liber M.A.S. No. 2181, folio 87 from Tilghman Island Inn II, LLC; Deep Harbor Farm, LLC and Purple House, LLC, to Queenstown Bank of Maryland, Patrick E. Thompson having been appointed as Substitute Trustee by Deed of Appointment of Substitute Trustee, dated February 13, 2017, and recorded among the Land Records of Talbot County in Liber M.A.S. No. 2424, folio 374 for purposes of foreclosure, and after default in the terms of said Indemnity Purchase Money Deed of Trust, the below described property was sold at foreclosure sale by public auction, held on December 5, 2017, to Queenstown Bank of Maryland for the sum of \$717,000.00, as will be seen by a review of the Report of Sale filed in Case No. C-20-CV-17-000017 in the Circuit Court for Talbot County, Maryland.

THEREAFTER, the sale was reported to, and ratified and confirmed by the Circuit Court for Talbot County, Maryland, in the case of Patrick E. Thompson, Substitute Trustee, Plaintiff v. Tilghman Island Inn II, LLC, Deep Harbor Farm, LLC and Purple House, LLC, Defendants, Civil Action No. C-20-CV-17-000017.

WITNESSETH, the Grantor, for the consideration recited above, grant and convey unto the Grantee, Queenstown Bank of Maryland, its successors and assigns, the following described real estate, to wit:

PARCEL ONE: Tilghman Island Inn Condominium Units 1-20, Cooperstown Road, Tilghman, MD 21671

ALL that property situate, lying and being in the Fifth Election District of Talbot County, Maryland, and being residential condominium units described as Condominium Unit Nos. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19 and 20, in "TILGHMAN ISLAND INN CONDOMINIUM", a condominium regime as established pursuant to a certain Declaration of Tilghman Island

TOGETHER WITH the exclusive right of the limited common elements shown and designated on the Plats as DOCKING SLIPS numbers 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19 and 20, and the exclusive right to the additional docking slip created by dividing slip number 14 into 2 slip.

FURTHER TOGETHER WITH the right in common with others in the common elements of the aforesaid condominium regime and all other rights and privileges of a condominium unit, and subject to the duties and obligations thereto appertaining, all as more fully set forth in or upon the aforementioned Declaration, By-Laws and Plats.

BEING the same land granted and conveyed unto Tilghman Island Inn II, LLC, by deed from Tilghman Inn Limited Partnership, a Maryland limited partnership, dated June 27, 2014, and recorded among the Land Records of Talbot County in Liber M.A.S. No. 2181, folio 79.

## PARCEL TWO: 6047 Tilghman Island Road, Tilghman, MD 21671

ALL that lot of ground situate in the Village of Tilghman, Bay Hundred District, Talbot County, Maryland, and described as follows:

BEGINNING at a point on the East side of the Public Road leading from Knapps Narrows, and on the South side of a 30-foot road, and running from thence East with the South side of said 30-foot road one hundred five (105) feet (5) inches to property now or formerly belonging to Mary B. Harrison and husband, thence South and with the same one hundred (100) feet to the North side of property now or formerly belonging to Lewis P. Lee, and thence West with the North side of same eighty-five (85) feet eight 98) inches to the East side of said Public Road leading to Knapps Narrows, and thence with the East side of said Public Road and in a Northerly direction one hundred four (104) feet to the place of beginning.

BEING the same land granted and conveyed unto Purple House, LLC, by deed from David B. McCallum dated June 27, 2014, and recorded among the Land Records of Talbot County in Liber M.A.S. No. 2181, folio 68.

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.

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UZ 11, 1810A\_CEST\_2450.

WITNESS the hand and seal of the said Grantor.

WITNESS:

Khandas Bailey

Substitute Trustee

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 9th day of \_\_, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared PATRICK E. THOMPSON, Substitute Trustee, whose name is subscribed to the within and aforegoing Deed, and he acknowledged the said Deed to be his act.

> WITNESS my hand and Notarial Seal. "Mannaman"""
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Notary Public

My Commission Expires: 11/3/19

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.

Mary Ann Shortall, Clerk Circuit Court For Talbot County 11 N. Washington St., Suite 16 Easton, Maryland 21601

License and Recording (410) 822-2611 Ext. 4

LR - Deed (w Taxes) Recording Fee no RT 20.00 Name: queenstown bank Ref: LR - Deed (with Taxes) Surcharge 40.00 LR - Deed State Transfer Tax 3,585.00 LR - County Transfer Tax - linked 7,170.00 LR - NR Tax - 1kd 0.00 SubTotal: 10,815.00 \_\_\_\_\_ Total: 10,815.00 Ø2/16/2Ø18 10:48 -CC2Ø-DR #9858252 CC@2@5 -Talbot County/CC02.05.01 -

Register Ø1

DOCUMENT VALIDATION (excluded from page count)

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Information provided is for the use of the Clerk's Office, State Department of													
Assessments and Taxation, and County Finance Office Only.													
1 Type(s)	(Type or Print in Black Ink Only—All Copies Must Be Legible)												
of Instruments	( Check Box if addendum Intake Form is Attached.)							쫉					
			ortgage Other			Other			<u> </u>				
2 Conveyance Type Check Box	Improved Sale Unim		proved Sale Multiple Accounts -Length [2] Arms-Length [3]			Other Not an Arms- Length Sale [9]							
3 Tax Exemptions	Recordation								e e e e e e e e e e e e e e e e e e e				
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submission of all applicable information.	Location/Address of Property Being Conveyed (2)												
A maximum of 40	6047 Tilghman Island Road & 21384 Coopertown Road, Tilghman, MD 21671												
characters will be	Other Property Identifiers (if applicable) Water Meter Account No.						Account No.						
indexed in accordance													
with the priority cited in	Residential Jor Non-Residential Fee Simple Jor Ground Rent Amount:												
Real Property Article  Section 3-104(g)(3)(i).	Partial Conveyance? Yes INo Description/Amt. of SqFt/Acreage Transferred:												
b 260((0)) 2-104(Q)(3)(1).	If Partial Conv	eyance, List Improv	ements Conv	eyed:									
7	Doc. I – Grantor(s) Name(s)					Doc. 2 - Grantor(s) Name(s)							
J Turneformed	Patrick E. Thompson, Substitute Trustee												
From													
From	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)							Doc. 2 - Owner(s) of Record, if Different from Grantor(s)					
18	Doc. 1 – Grantee(s) Name(s)					Doc. 2 – Grantee(s) Name(s)							
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9 Other Names	Other Names Doc. 1 – Additional Names to be Indexed (Optional)						Doc. 2 – Additional Names to be Indexed (Optional)						
to Be Indexed													
10 Contact/Mail		Trantus	iment Sub-	ittarl 1	Ry or C	ntont Parac-				Z	Patron to Co-	ntant Damon	
Information	Name: Patrick	Instrument Submitted By or Contact Person  Name: Patrick E. Thompson						MAGE PEISON					
<u> </u>	Firm Braden, Thompson, Poltrack & Mundy, LLP												
rep	Address: 102 St. Claire Place, Suite 2												
5	Stevensville, MD 21666 Phone: (410 ) 643-4110   Return Address Provided												
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## **HUD-1 ADDENDUM**

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