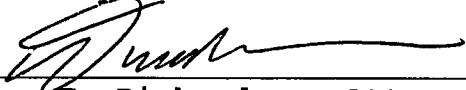


NO TITLE SEARCH REQUESTED OR PERFORMED

This instrument has been prepared by the undersigned attorney, duly admitted to practice before the Court of Appeals of the State of Maryland.


 Don E. Richardson, Attorney-At-Law

THIS DEED OF DISTRIBUTION, made this 4th day of NOVEMBER, 2015, by **CAROLYN R. PUSEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY V. RUARK**, of Wicomico County, Maryland, hereinafter referred to as Grantor.

WHEREAS, this transfer is a transfer of property unto the heir of an estate (And is Truly a Gift) and is exempt from recordation and transfer tax, pursuant to Section 12-108(dd) of the Tax-Property Article, Annotated Code of Maryland; and

WHEREAS, the Orphans Court for Wicomico County, Maryland duly appointed **CAROLYN R. PUSEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY V. RUARK**, same being Estate No. 21272 in the Orphans Court for Wicomico County, Maryland; and

WHEREAS, said Personal Representative is authorized to sell and convey the hereinafter described property,

NOW, THEREFORE, THIS DEED WITNESSETH, That for and in consideration of the sum of **ZERO DOLLARS (\$0.00)**, and other good, valuable and sufficient considerations, in hand paid, receipt of which is hereby acknowledged, the said **CAROLYN R. PUSEY, Personal Representative** aforesaid, does hereby grant and convey unto, **PHILLIP W. MILES, MICHAEL T. MILES, and BRENDA P. DREWER, A TWO-THIRDS (2/3) INTEREST**, hereinafter referred to as "Grantees", as tenants in common (and not as joint tenants), their respective heirs and assigns, and unto **CAROLYN R. PUSEY a ONE-THIRD INTEREST**, hereinafter referred to as "Grantee", her heirs and assigns, forever in fee simple, of the following described property:

ALL that tract of land situate, lying and being in the Dublin Election District, Somerset County, Maryland and lying and binding on the easterly side of Court House Hill Road and being bounded on the north by the land of Charles J. Mihalko (deed Reference Liber I.T.P. No. 369, page 677) and the land of Marion Lee Holland and Gladys T. Holland (deed reference Liber G.J.B. No. 201, page 366); being bounded on the east by Dividing Creek and the land of Pocomoke Associates (deed reference Liber

I.T.P. No. 293, page 692, ^{LIBER 0912 FOLIO 22} being bounded on the south by the
aforementioned Pocomoke Associates land; and being bounded on
the west by Court House Hill Road; containing sixty-three acres,
more or less, and being described in 1941 as "All that farm or
tract of land . . . on the County Road known as the Cokesbury
County Road, adjoining the lands of W. F. Brattan and Lee Carey,
formerly the property of William F. Pusey . . ."; and

BEING in all respects the same land conveyed unto
Dorothy V. Ruark from Mildred F. Miles and Dorothy V. Pusey by
deed dated June 22, 1995, and recorded among the Land Records of
Somerset County, Maryland in Liber I.T.P. No. 430, Folio 135;
the said Dorothy V. Ruark having departed this life on December
25, 2014, and pursuant to the Last Will & Testament of Dorothy
V. Ruark the said Grantor hereby transfers the aforesaid
property unto the said Grantees herein.

The said property thereon being known as:

8247 Courthouse Hill Road
Pocomoke City, Maryland 21851
(Somerset County, Maryland)
Tax Map 43, Parcel 15
Account No. 04-065654

REFERENCE to the aforesaid Deed and the reference
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.

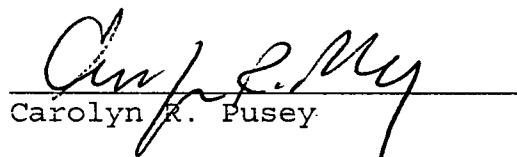
TO HAVE AND TO HOLD a **TWO-THIRDS INTEREST** in the above
described property unto **PHILLIP W. MILES, MICHAEL T. MILES, and
BRENDA P. DREWER**, as tenants in common (and not as joint
tenants), their respective heirs and assigns, and a **ONE-THIRD
INTEREST (1/3)** in the above described property unto **CAROLYN R.
PUSEY**, her heirs and assigns, forever in fee simple.

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

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

WITNESS:



 (SEAL)
Carolyn R. Pusey

LIBER 0912 FOLIO 423

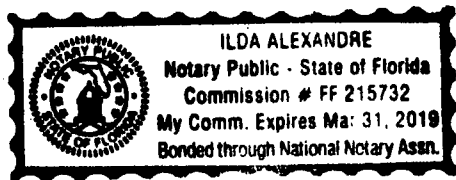
STATE OF Florida, Palm Beach COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 4th day of November, 2015, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Carolyn R. Pusey, Personal Representative as aforesaid, and she acknowledged the foregoing Deed to be her respective act and deed and did execute same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Ilida Alexandre
Notary Public

My Commission Expires:



AGRICULTURAL TRANSFER TAX IN THE
AMOUNT OF N/A
SIG. [Signature]

SOMERSET COUNTY SANITARY DISTRICT, INC.
This is to certify that all front foot assessment levied against the property has been paid through December 31, 20N/A and that all water and sewer service charges have been paid through N/A 20N/A
By [Signature]

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Somerset County
[Signature] 11/13/15
sv Date

CERTIFIED ALL STATE
AND COUNTY TAXES PAID BY
COLLECTOR OF TAXES
DATED 11-12-15 [Signature]

LR - Deed (No-Taxes) 20.00
Recording Fee 20.00
Grantor/Grantee Name:
mark
Reference/Control #: 912/421
LR - Deed (No-Taxes) 40.00
Surcharge
SubTotal: 60.00
Total: 60.00
11/13/2015 09:41
CC19-RT
#5155432 CC0102 -
Somerset
County/CC01.02.01 -
Register 01

FILED

2015 NOV 13 A 9:40

RECORDED IN CTH

LIBER # 912 FOLIO 421

CHARLES T. NORNER BY [Signature]

LAW OFFICES OF
DON E. RICHARDSON, P.A.
P.O. BOX 258
SALISBURY, MD 21803
(410) 742-8744

SOMERSET COUNTY CIRCUIT COURT (Land Records) CTH 912, p. 0423, MSA_CE103_937. Date available 12/02/2015. Printed 07/24/2017.

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Somerset

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

LIBER 0912 FOLIO 10424

Space Reserved for Circuit Court Clerk Recording

FILED

NOV 13 A 9 40

RECORDED IN LIBER # FOLIO CHARLES T. HORTNER BY DEPUTY

1	Type(s) of Instruments	(Check Box if addendum Intake Form is Attached.)						
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other	<input type="checkbox"/> Other			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input checked="" type="checkbox"/> Not an Arms- Length Sale [9]			
		3 Tax Exemptions (if applicable) Cite or Explain Authority						
Recordation		Section 12-108(dd)						
State Transfer								
County Transfer								
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$	Transfer Tax Consideration	\$			
		Any New Mortgage	\$	X ()%	= \$			
		Balance of Existing Mortgage	\$	Less Exemption Amount	= \$			
		Other:	\$	Total Transfer Tax	= \$			
		Other:	\$	Recordation Tax Consideration	\$			
		Full Cash Value:	\$	X () per \$500	= \$			
TOTAL DUE		\$						
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:			
		Recording Charge	\$ 40.00	\$	Tax Bill:			
		Surcharge	\$ 20.00	\$	C.B. Credit:			
		State Recordation Tax	\$	\$	Ag. Tax/Other:			
		State Transfer Tax	\$	\$				
		County Transfer Tax	\$	\$				
		Other	\$	\$				
		Other	\$	\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		04	065654	430/135	0043	0015	(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
								63 Ac
		Location/Address of Property Being Conveyed (2)						
		8247 Courthouse Hill Road, Pocomoke City, MD 21851						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential or Non-Residential <input checked="" type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent		Amount:		
		Partial Conveyance? 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)			
		Carolyn R. Pusey, Personal Representative						
		Dorothy V. Ruark						
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
		Carolyn R. Pusey, one third (1/3)						
		Phillip W. Miles						
		New Owner's (Grantee) Mailing Address						
131 Honeysuckle Drive, Salisbury, MD 21804								
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
		Michael T. Miles						
		Brenda P. Drewer						
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Don E. Richardson					<input type="checkbox"/> Hold for Pickup	
		Firm: Don E. Richardson, P.A.					<input type="checkbox"/> Return Address Provided	
		Address: 231 East Main Street, Salisbury, MD 21801						
		Phone: (410) 742-8744						
		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		Assessment Information	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?				
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify:				
			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).				
		Assessment Use Only - Do Not Write Below This Line						
Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification				
Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:				
Year	20	20	Geo.	Map	Sub	Block		
Land			Zoning	Grid	Plat	Lot		
Buildings			Use	Parcel	Section	Occ. Cd.		
Total			Town Cd.	Ex. St.	Ex. Cd.			
REMARKS:								

Space Reserved for County Validation

Distribution: White - Clerk's Office
Pink - Office of Finance
AOC-CC 300 (4/05)

Canary - SDAT
Goldenrod - Preparer

SOMERSET COUNTY CIRCUIT COURT (Land Records) CTH 912, p. 0424, MSA_CE103_937. Date available 12/02/2015. Printed 07/24/2017.