

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

2018 FEB 13 10 47 AM EST

Baltimore City County: Talbot

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)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		1 Deed Deed of Trust	Mortgage Lease	Other _____	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 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 Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		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: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 20.00	\$	
		Surcharge	\$ 40.00	\$	
		State Recordation Tax	\$ 8,604.00	\$	
		State Transfer Tax	\$ 3,585.00	\$	
		County Transfer Tax	\$ 7,170.00	\$	
		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	
		5th	**See Attached	MAS 2181/68 & 79	44A	74 & 343	<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		6047 Tilghman Island Road & 21384 Coopertown Road, Tilghman, MD 21671						
		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)
		Patrick E. Thompson, Substitute Trustee	
8	Transferred To	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)
		Queenstown Bank of Maryland	
New Owner's (Grantee) Mailing Address			
P.O. Box 120, Queenstown, MD 21658			

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: Patrick E. Thompson		<input type="checkbox"/> Hold for Pickup
		Firm Braden, Thompson, Poltrack & Mundy, LLP		<input type="checkbox"/> Return Address Provided
		Address: 102 St. Claire Place, Suite 2		
		Stevensville, MD 21666 Phone: (410) 643-4110		

HUD-1 ADDENDUM

Property ID

05-180996

05-198795

05-191289

05-191297

05-191300

05-191319

05-191432

05-191386

05-192781

05-192803

05-192811

05-192838

05-192846

05-191726

05-192854

05-192862

05-192870

05-191378

05-192889

05-192897

05-192900

משרד המשפטים, מנהל רישום המקרקעין, תל אביב, ישראל