

WHEN RECORDED RETURN TO:  
 3S RealServ, Inc.  
 5700 Executive Drive  
 Baltimore, MD 21228

Property Tax I. D. # 03-016471

**THIS DEED**, Made this 3<sup>rd</sup> day of April, 2006, by and between Norman E. Welch, as an undivided one-half (1/2) interest, Michael H. Dersookian and Mirra Dersookian, his wife as the remaining undivided one-half (1/2) interest, parties of the first part, Grantors, Maryland residents, and Scott R. Steele, individually, party of the second part, Grantee.

**WITNESSETH**, that in consideration of the sum of Eight Hundred Fifty Thousand and 00/100 DOLLARS (\$850,000.00) and other good and valuable consideration, the receipt of which hereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said party of the second part, his heirs, Personal Representatives and assigns, in fee simple, all that lot or parcel of ground situate in Worcester County, State of Maryland, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The improvements thereon being known as: 9913 Old Ocean City Boulevard.

**BEING** the same property which by Deed dated 06/15/2005 and recorded among the Land Records of Worcester County in Liber No. 4466, folio 550, was granted and conveyed by Joseph Henry Maycock and Helen Adele Mastaglio Maycock unto Norman E. Welch, as an undivided one-half (1/2) interest, Michael H. Dersookian and Mirra Dersookian, his wife as the remaining undivided one-half (1/2) interest, the Grantors herein.

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

**TO HAVE AND TO HOLD** the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, his heirs, Personal Representatives and assigns, in fee simple.

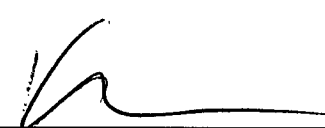
**AND** the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.

FILED

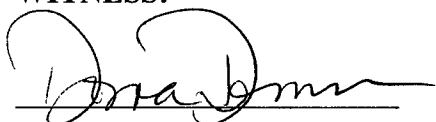
2006 APR -7 P 3:07


STEPHEN V HALES  
 CLK. CT. CT.  
 WOR. CO.


  
 Kathleen McTeague, Attorney

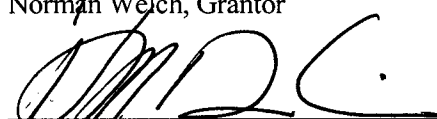
WITNESS the hands and seals of the within Grantors.

WITNESS:

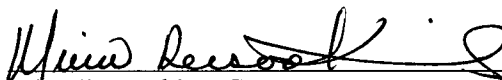


  
Norman Welch, Grantor (SEAL)



  
Michael Dersookian, Grantor (SEAL)



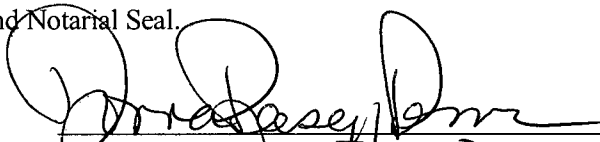
  
Mirra Dersookian, Grantor (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 30<sup>th</sup> day of April, 2006 before me, the subscriber, a Notary Public of the State of Maryland and County of HARFORD, personally appeared Norman E. Welch, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:  
2-1-09


  
Notary Public Donna Reese Dennison

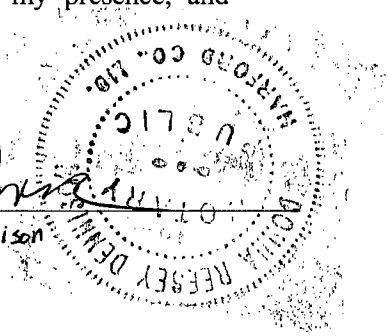
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 30<sup>th</sup> day of APRIL, 2006 before me, the subscriber, a Notary Public of the State of Maryland and County of HARFORD, personally appeared Michael H. Dersookian, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:  
2-1-09

  
Notary Public Donna Reese Dennison



STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

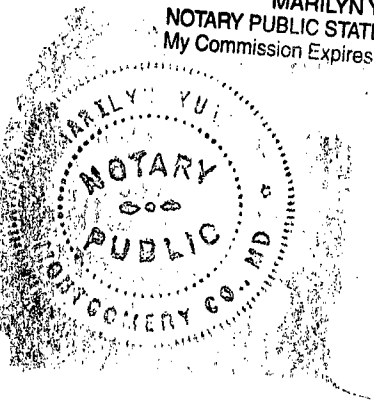
I HEREBY CERTIFY, That on this 3rd day of April, 2006 before me, the subscriber, a Notary Public of the State of Maryland and County of Montgomery, personally appeared Mirra Dersookian, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

Marilyn Yuan  
Notary Public Marilyn Yuan

MARILYN YUAN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires February 1, 2010



TAXES PAID TO  
JULY 1  
TAX COLLECTOR  
MAYOR AND COUNCIL OF  
THE TOWN OF BERLIN  
INITIAL st  
DATE 04/07/06

TRANSFER TAX PAID  
FINANCE OFFICER  
WORCESTER COUNTY MARYLAND  
By SM Date 4-7-06  
Tax \$ 4250.00

TAXES FOR WHICH ASSESSMENTS  
HAVE BEEN RECEIVED HAVE BEEN  
PAID AS OF THIS DATE. 4-7-06  
WORCESTER COUNTY FINANCE OFFICER  
BY sh  
EXCEPT PERSONAL PROPERTY

IMP FD SURE \$ 20.00  
RECORDING FEE 20.00  
RECORDATION T 5,610.00  
TR TAX STATE 4,250.00  
TOTAL 9,900.00  
Res# W001 Rcpt # 51833  
SVH 5347 Blk # 717  
Apr 07, 2006 03:05 PM

File # 90010-10494

**EXHIBIT A  
PROPERTY DESCRIPTION**

ALL that lot or parcel of land lying and being situate in what was formerly the Ninth but is now the Third, Election District of Worcester County, Maryland, near to but beyond the corporate limits of the Town of Berlin, and at the corner formed by the intersection of the Northernmost right of way line of the State stone road leading from Salisbury through the outskirts of the said Town of Berlin to Ocean City (MD. Route No. 346), and the westerly side of the State stone road which forms an extension of Main Street in said Town of Berlin and leads thence to Selbyville, Delaware (Md. Route 818), containing by estimation one (1) acre of land, more or less.

APR 07 2006

The foregoing instrument  
filed for record and is accordingly recorded  
among the land records of Worcester County,  
Maryland.



Clerk