

EASEMENT AGREEMENT

This Deed of Easement made this 11th day of June 2009, by and between Siamack Bahrami ("Bahrami"), Grantor, and the St. Martin's by the Bay Homeowners' Association ("Association"), Grantee, and containing covenants intended to be real covenants running with the land,

WITNESSETH:

WHEREAS, St. Martin's by the Bay Homeowners Association was formed pursuant to law as an association of owners of land within the St. Martin's by the Bay PUD Subdivision (the "Subdivision") located on the St. Martin's River north of Beauchamp Road in the Third election district of Worcester County; and

WHEREAS, Worcester County requires 30% open space to be dedicated to the Association in order for the Subdivision to be in compliance with the Worcester County Code; and

WHEREAS, because the Subdivision is currently being served by private water and sewer, areas used for septic disposal and recovery are not eligible to count towards the 30% open space requirement; and

WHEREAS, without consideration of the septic disposal and recovery areas, the Subdivision does not meet the County's 30% open space requirement; and

WHEREAS, Worcester County has agreed to allow an exclusive easement for use of private land by the members of the Association to count toward the 30% open space requirement until public water and sewer is available to the Subdivision, in accordance with a Settlement Agreement between the Parties, dated May 1, 2007, which is filed in Civil No. 23-C-06-000896 DJ in the Circuit Court for Worcester County.

NOW, THEREFORE, the Parties hereby agree as follows:

1. *Easement Areas.* For good and valuable consideration (but no monetary value), the Grantor does grant and convey to the St. Martin's by the Bay Homeowners' Association, for use by its members, invitees, and guests, for "open space" as that term is defined in the Zoning Code of Worcester County, an exclusive easement of access to and over the following areas:

a) the area designated as Parcel Q as shown on a Plat entitled "Boundary Line Adjustment, Parcels P, P-2 & P-3, St. Martin's by the Bay" prepared by Frank G. Lynch, Jr. & Associates, Inc. and dated February 25, 2009, which has been recorded in Plat Book Worcester County, Maryland in S.V.H. 232, Folio 14 ("Easement Areas"). Bahrami reserves for the purposes of ingress and egress to Parcel P-2, an easement at the north corner of Parcel Q, as designated as "Easement for Access to P-2 to be reserved by Siamack Bahrami" on the plat referred to in this paragraph a).

Webb, Burnett
2009 JUN 11 11:11 AM 21807

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STEPHEN V. NALES
CLERK, CT. CT.
WOR. CO.

b) the area designated as "Parcel D-4B" on a plat entitled "Plat 4, Section II" of the subdivision known as "St. Martin's by the Bay", Worcester County, Maryland in Plat Book R.H.O. No. 122, at Plat No. 7, and recorded among the Land Records of Worcester County, Maryland.

Such easements shall be appurtenant to and shall pass with title to the parcels which contain the Easement Areas, until such time as the private water and sewer system currently in place within the Subdivision is abandoned and public water and sewer services as provided by Worcester County replace the private system serving the parcels.

2. *Use and Maintenance of Easement Areas.* The Easement Areas are for use by members of the Association for scenic and recreation purposes, as are the other open space areas within the Subdivision in accordance with the applicable definition of "open space" in the Worcester County Code. This easement shall be exclusive and precludes any and all use by Grantor (except for recreational use as a member of the Association).

3. *Enforcement.* Breach of any of the covenants, conditions, restrictions or easements contained in this Easement Agreement, and the continuation of any such breach, may be enjoined, abated or remedied by appropriate legal or equitable proceedings. The reasonably prevailing party in any such proceeding shall be entitled to recover from the other Party its costs and expenses in connection therewith, including reasonable attorneys' fees and the costs and expenses of litigation.

4. *Binding Effect.* All of the covenants, conditions, restrictions and easements of this Easement Agreement shall be binding upon, and run with, and shall be binding upon any person having or acquiring any right, title or interest in the parcels containing the Easement Areas.

This Easement Agreement has been executed by the Parties hereto to be effective as of _____, 2009.

ATTEST:

St. Martin's by the Bay Homeowners' Association

Josephine R. Whitcomb

By: W. Oliver Walsh
Oliver Walsh, Chairman

Carolyn L. Alexander

Siamack Bahrami
Siamack Bahrami

STATE OF MARYLAND, COUNTY OF Baltimore City TO WIT:

I hereby certify that on this 24th day of July, 2009, personally appeared before me, the subscriber, a Notary Public in and for the State and County aforesaid, OLIVER WALSH, the duly authorized agent of ST. MARTIN'S BY THE BAY HOMEOWNERS ASSOCIATION, who executed the foregoing instrument on its behalf for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

Frederick R. Wornack
Notary Public

My Commission Expires: 11-17-2010

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rest 10002	Rec'd \$ 64205
SWN 0230	DIA \$ 302
Oct 07, 2009	03:42 PM

STATE OF MARYLAND, COUNTY OF Caroline, TO WIT:

I HEREBY CERTIFY that on this 11th day of June, 2009, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared SIAMACK BAHRAMI, and he acknowledged the foregoing deed to be his act and deed.

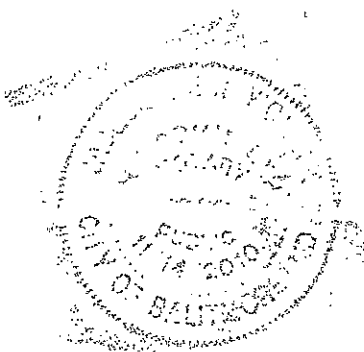
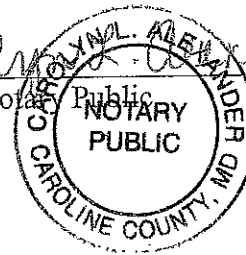
AS WITNESS my hand and Notarial Seal.

Carolyn L. Alexander

Notary Public
NOTARY PUBLIC

CAROLYN L. ALEXANDER
Notary Public State of Maryland
My Commission Expires 05/17/2011

My Commission Expires: 05/17/2011



OCT 07 2009

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

Alfred V. Balas Clerk

REVISED AGREEMENT TO TRANSFER REAL PROPERTY

This Agreement (the "Agreement"), dated the 11th day of June, 2009, is entered into by SIAMACK BAHRAMI ("Bahrami"), Grantor, and ST. MARTIN'S BY THE BAY HOMEOWNERS' ASSOCIATION ("HOA"), Grantee, collectively referred to as the "Parties".

WHEREAS, the Parties executed a Release and Settlement Agreement on May 1, 2007, which Agreement was incorporated in a Consent Order dated May 9, 2007 in relation to Case No. 23-C-06-000896DJ in the Circuit Court for Worcester County, which Agreement requires this Agreement; and

WHEREAS, the St. Martin's By the Bay subdivision (the "Subdivision") is covered by certain provisions regarding its water and sewerage system, as outlined in an Agreement between St. Martin's Group, Inc. (the original developer of the Subdivision) and the Department of Health and Mental Hygiene of the State of Maryland, dated March 6, 1984, and recorded among the Land Records of Worcester County, Maryland in Liber 960, Page 33, and in later agreements dated June 13, 1984 and recorded in Liber 991, Page 251, and dated October 3, 1986 and recorded at Liber 1225, Page 182, and dated February 23, 1988 and recorded in Liber 1410, Page 341, collectively referred to as the "Health Department Agreements"; and

WHEREAS, the Subdivision is still being served by a private water and sewerage system, which is owned by the Subdivision, as contemplated by the Health Department Agreements; and

WHEREAS, certain parcels within the Subdivision have been reserved as "Recovery and Disposal Areas" (collectively, "Reserve Areas") for the water and sewerage system and must be available for use by the Subdivision in case of a failure of a Reserve Area currently in use; and

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2009 OCT -7 P 3:40

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

J. B. Burnett
2009 OCT 9 10

WHEREAS, the parcel designated as Parcel P-3 on a plat entitled "Plat 2, Section II," and recorded among the aforesaid land records as Liber 119, Page 12 ("Plat A"), is a Reserve Area which is not currently in use.

NOW, THEREFORE, the Parties agree as follows:

1. When and if the Worcester County Health Department requires all or part of the sewerage system serving a portion of the Subdivision to be relocated to or to use of any part of Parcel P-3, Bahrami agrees to convey good and merchantable fee simple title to Parcel P-3 to the HOA, by special warranty deed.
2. Bahrami also agrees to convey, with Parcel P-3, any property located to the east of Parcel P-3 that falls between Parcel P-3 and the "Wetland Area," shown on Plat A, and to the south of Parcel P-3 to the boundary of the Subdivision, so that the entire parcel conveyed will be contiguous with the "Wetland Area" and the southerly boundary of the Subdivision.
3. Bahrami also agrees to convey with Parcel P-3 and the property described in paragraph 2, above, a strip of land fifteen (15) feet in width and running contiguous with and along the southerly boundary of the Subdivision, from Parcel P-1A, shown on (Plat A), to Parcel P-3, for the purpose of access. The total area to be conveyed is shown as "Revised Parcel P-3" on a plat entitled "Boundary Line Adjustment, Parcels P, P-2 & P-3, St. Martin's by the Bay" by Frank G. Lynch, Jr. & Associates, Inc., dated February 25, 2009(hereinafter "Settlement Plat") which Plat has been recorded in the Plat Records of Worcester County, Maryland, in Plat Cabinet SVH231, Folio 14-15.
4. In the event that Bahrami is required to convey Revised Parcel P-3 as aforementioned, Bahrami also agrees to convey an easement as necessary across "Revised Residue of Parcel P, s Parcel Q and "Residue of Parcel P-2" as on the Settlement Plat for the purposes of installation of

the components required to connect the water or sewerage system to Parcel P-3, and for its maintenance.

5. This Agreement shall be binding on Bahrami, his heirs, successors, and assigns.
6. This Agreement shall be construed in accordance with the laws of the State of Maryland.

ATTEST:

Reginald R. Womack

Carolyn L. Alexander

St. Martin's By the Bay Homeowners' Association

W. Oliver Walsh
By: Oliver Walsh, Chairman

Siamack Bahrami
Siamack Bahrami

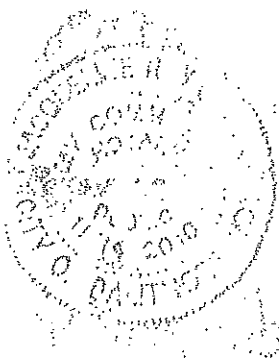
STATE OF MARYLAND, COUNTY OF Baltimore City, TO WIT:

I hereby certify that on this 24th day of July, 2009, personally appeared before me, the subscriber, a Notary Public in and for the State and County aforesaid, OLIVER WALSH, the duly authorized agent of ST. MARTIN'S BY THE BAY HOMEOWNERS ASSOCIATION, who executed the foregoing instrument on its behalf for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

Reginald R. Womack
Notary Public

My Commission Expires: 11-14-2010



LIBER 5362 FOLIO 188

STATE OF MARYLAND, COUNTY OF Caroline, TO WIT:

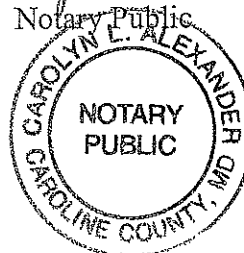
I HEREBY CERTIFY that on this 11th day of June, 2009, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared SIAMACK BAHRAMI, and he acknowledged the foregoing deed to be his act and deed.

AS WITNESS my hand and Notarial Seal.

Carolyn L. Alexander

Notary Public

My Commission Expires: 05/17/2011



CAROLYN L. ALEXANDER
Notary Public State of Maryland
My Commission Expires 05/17/2011

INF. FD. SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rec'd # 14092	Ref # 64236
SW # 8230	BL # 384
Oct 07, 2009	03:42 PM

OCT 07 2009 The foregoing instrument
filed for record and is accordingly recorded
among the land records of Worcester County,
Maryland.

Attest Clerk

EASEMENT AGREEMENT

This Deed of Easement made this 1st day of January 2008, by and between Siamack Bahrami ("Bahrami"), Grantor, and the St. Martin's by the Bay Homeowners' Association ("Association"), Grantee, and containing covenants intended to be real covenants running with the land,

WITNESSETH:

WHEREAS, St. Martin's by the Bay Homeowners Association was formed pursuant to law as an association of owners of land within the St. Martin's by the Bay PUD Subdivision (the "Subdivision") located on the St. Martin's River north of Beauchamp Road in the Third election district of Worcester County; and

WHEREAS, Worcester County requires 30% open space to be dedicated to the Association in order for the Subdivision to be in compliance with the Worcester County Code; and

WHEREAS, in order for the Wetland Area of the Subdivision to meet the County's open space requirement, ingress and egress access must be provided for the members of the Association; and

WHEREAS, Bahrami has agreed to provide a permanent easement for purposes of ingress and egress access to the Wetland Area, for the exclusive use of the members of the Association, their guests and invitees, in accordance with paragraph 7(a) of a Settlement Agreement between the Parties, dated May 1, 2007, which is filed in Civil No. 23-C-06-000896 DJ in the Circuit Court for Worcester County (the "Settlement Agreement").

NOW, THEREFORE, the Parties hereby agree as follows:

1. *Easement Area.* For good and valuable consideration (but no monetary value), the Grantor does grant and convey to the St. Martin's by the Bay Homeowners' Association, for use by its members, invitees, and guests, for ingress and egress to the Wetland Area of the Subdivision, an exclusive easement of access to and over the area as described below ("Easement Area"). Such easement shall be appurtenant to and shall pass with title to the parcel which contains the Easement Area, and shall be binding on Bahrami, his heirs, successors and assigns.

The Easement Area shall be fifteen feet (15') in width and shall be contiguous with and adjacent to the entire westerly and southerly boundary of Lot 13A of the Subdivision, which lot is shown on a plat entitled "Plat 5, Section II" recorded among the Land Records of Worcester County, Maryland in Plat Book R.H.O. Liber 125, at Plat No. 70. The Easement Area extends from Marina Drive to the point or location where Lot 13A ends and the Wetland Area begins, such Wetland Area having been deeded to the Association by Bahrami pursuant to the Settlement Agreement in a deed dated June 1,

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2009 OCT -7 P 3:40
STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

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2007, to be recorded among the aforementioned Land Records. The Easement Area is designated in detail on a Plat entitled "Boundary Line Adjustment, Parcels P, P-2 & P-3, St. Martin's by the Bay" as prepared by Frank G. Lynch, Jr. & Associates, Inc. and dated February 25, 2009. Such Plat is either recorded among the Plat Records of Worcester County, Maryland, in Plat Cabinet S.V.H. No. 232, Folio 14-15.

2. *Use and Maintenance of Easement Areas.* This easement shall be exclusive and precludes any and all use by Grantor except his, or his heirs, successors and assigns', right of use as a member of the Association.

3. *Enforcement.* Breach of any of the covenants, conditions, restrictions or easements contained in this Easement Agreement, and the continuation of any such breach, may be enjoined, abated or remedied by appropriate legal or equitable proceedings. The reasonably prevailing party in any such proceeding shall be entitled to recover from the other Party its costs and expenses in connection therewith, including reasonable attorneys' fees and the costs and expenses of litigation.

4. *Binding Effect.* All of the covenants, conditions, restrictions and easements of this Easement Agreement shall be binding upon, and run with, and shall be binding upon any person having or acquiring any right, title or interest in the parcel containing the Easement Area.

This Easement Agreement has been executed by the Parties hereto to be effective as of January 1, 2009.

ATTEST:

St. Martin's by the Bay Homeowners' Association

Josephine R. Womack

By: Oliver Walsh
Oliver Walsh, Chairman

Carolyn L. Alexander

Siamack Bahrami
Siamack Bahrami

STATE OF MARYLAND, COUNTY OF Baltimore City, TO WIT:

I hereby certify that on this 29th day of July, 2009, personally appeared before me, the subscriber, a Notary Public in and for the State and County aforesaid, OLIVER WALSH, the duly authorized agent of ST. MARTIN'S BY THE BAY HOMEOWNERS ASSOCIATION, who executed the foregoing instrument on its behalf for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

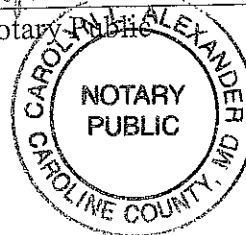
Frederica R. Wonnach
Notary Public

My Commission Expires: 11-19-2010STATE OF MARYLAND, COUNTY OF Caroline, TO WIT:

I HEREBY CERTIFY that on this 11th day of June, 2009, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared SIAMACK BAHRAMI, and he acknowledged the foregoing deed to be his act and deed.

AS WITNESS my hand and Notarial Seal.

Carolyn L. Alexander
Notary Public

My Commission Expires: 05/17/2011

CAROLYN L. ALEXANDER
Notary Public State of Maryland
My Commission Expires 05/17/2011

IMP TO SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rec'd NOB2	REC'D 6/20/09
SVH 0250	01:30
Oct 07, 2009	03:41 PM

OCT 07 2009 The foregoing instrument
filed for record and is accordingly recorded
among the land records of Worcester County,
Maryland.

Alfred Bala Clerk

32020.D 5/22/07

THIS SPECIAL WARRANTY DEED, made this 1st day of June, in the year Two Thousand Seven, by SIAMACK BAHRAMI, a resident of Montgomery County, State of Maryland.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Zero Dollars (\$0.00) and other good, valuable and sufficient considerations, receipt of which is hereby acknowledged, the said Siarnack Bahrami do hereby grant and convey unto ST. MARTIN'S BY THE BAY HOMEOWNERS' ASSOCIATION, its successors and assigns, the following described property:

ITEM ONE: ALL that parcel or tract of land situate, lying and being in the Third Election District of Worcester County, State of Maryland, and designated as Parcel "D-1", as shown on a plat entitled "Plat 1, Section 1. As Amended," of the subdivision known as St. Martin's by the Bay, Worcester County, Maryland, recorded in Plat Book W.C.L. No. 99, at Plat No. 75, among the Land Records of Worcester County, State of Maryland; AND BEING the same parcel conveyed unto Siarnack Bahrami, by St. Martin's Group, Inc., by Corrective Quit Claim Deed dated May 8, 2000, and recorded among the Land Records of Worcester County, Maryland, in Liber S.V. H. No. 2857, Folio 155; and originally by Quit Claim Deed dated December 23, 1999, and recorded among the aforesaid Land Records in Liber No. 2792, Folio 353.

ITEM TWO: ALL that lot or parcel of land, lying and being situate in the Third Election District of Worcester County, State of Maryland, and designated as "Wetland Area," as shown on a plat entitled "Plat 2, Section II," of the subdivision known as "St. Martin's By the Bay," Worcester County, Maryland, and recorded in Plat Book R.H.O. No. 119, at Plat No. 12, among the Land Records of Worcester County, Maryland, and containing 13.48 acres of land, more or less; AND BEING the same property conveyed unto Siarnack Bahrami, by Bahrami-Teichler Partnership, by deed dated November 27, 2002, and recorded among the aforesaid Land Records in Liber No. 3639, Folio 205.

REFERENCE to the aforesaid deeds and plats and all prior deeds to and plats of the above property is hereby made for a more definite description of the property hereby granted and conveyed, or for any other purpose, to the same extent as though herein more fully set forth.

FILED
2009 APR 17 P 2:57

LAW OFFICES
WEBB, BURNETT,
CORNBROOKS, WILBER,
VORHIS, DOUSE
& MASON, LLP
P. O. BOX 910
SAUSBURY, MARYLAND
AREA CODE 410
TELEPHONE 742-3176

STEPHEN V. HALES
NO LIEN OR TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED
WOR.CJ

32020.D3 5/22/07

THIS DEED, made this 11th day of June, in the year Two Thousand Nine, by SIAMACK BAHRAMI, a resident of Montgomery County, State of Maryland.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Zero Dollars (\$0.00) and other good, valuable and sufficient considerations, receipt of which is hereby acknowledged, the said Siamack Bahrami does hereby grant and convey unto ST. MARTIN'S BY THE BAY HOMEOWNERS' ASSOCIATION, its successors and assigns, the following described property:

ALL that parcel or tract of land situate, lying and being in the Third Election District of Worcester County, State of Maryland, and designated as "Revised Parcel P-1A" on a plat entitled "Boundary Line Adjustment, Parcel P, Parcel P-1A, Parcel P-4 & Parcel B" of the subdivision known as "St. Martin's by the Bay," Worcester County, Maryland, and recorded among the Plat Records of Worcester County, Maryland, in Plat Cabinet S.V.H. No. 232, Folio 13; AND INCLUDING the majority of that lot or parcel of land, lying and being situate in the Third Election District of Worcester County, State of Maryland, and designated as Parcel "P-1A," as shown on a plat entitled "Plat 4, Section II" of the subdivision known as "St. Martin's By the Bay," Worcester County, Maryland, in Plat Book R.H.O. No. 122, at Plat No. 7, among the Land Records of Worcester County, Maryland; AND BEING the same parcel conveyed unto Siamack Bahrami, by Bahrami-Teichler Partnership by Deed dated November 27, 2002, and recorded among the aforesaid Land Records in Liber 3630, Folio 199; AND INCLUDING a part of Item One (from the residue of Parcel P) of the property conveyed unto Siamack Bahrami, by St. Martin's Group, Inc., by Corrective Quit Claim Deed dated May 8, 2000, and recorded among the aforesaid Land Records, in Liber S.V. H. No. 2857, Folio 151; and originally by Quit Claim Deed dated December 23, 1999, and recorded among the aforesaid Land Records in Liber No. 2792, Folio 353.

REFERENCE to the aforesaid deed and plat and all prior deeds to and plats of the above property is hereby made for a more definite description of the property hereby granted and conveyed, or for any other purpose, to the same extent as though herein more fully set forth.

FILED

LAW OFFICES
WEBB, BURNETT,
CORNBROOKS, WILBER,
VORHIS, DOUSE
& MASON, LLP
P. O. BOX 910
SALISBURY, MARYLAND
AREA CODE 410
TELEPHONE 742-3176

NO LIEN OR TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED

STEPHEN V. HALE
REGISTERED PROFESSIONAL
WDR.CO

2009 OCT - 7 P 3:40

0055362 MD193

32020.D3 5/22/07

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, privileges and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said ST.

MARTIN'S BY THE BAY HOMEOWNERS' ASSOCIATION, its successors and assigns, forever in fee simple; SUBJECT, NEVERTHELESS, to covenants, easements and restrictions of record and the matters and facts set forth on the aforesaid plats.

AND the said Siamack Bahrami does hereby covenant that he will warrant specially the property hereby granted and conveyed, and that he will execute such other and further assurances of the same as may be requisite.

AS WITNESS the hand and seal of the said Grantor the day and year first above written.

TEST:

Carolyn L. Alexander

Carolyn L. Alexander
SIAMACK BAHRAMI (SEAL)

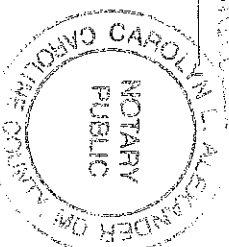
STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that on this 11th day of June, 2009, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared SIAMACK BAHRAMI, and he acknowledged the foregoing deed to be his respective act and deed.

AS WITNESS my hand and Notarial Seal.

Carolyn L. Alexander
Notary Public

My Commission Expires: 05/17/2011



CAROLYN L. ALEXANDER
Notary Public State of Maryland
My Commission Expires 05/17/2011

TAXES FOR WHICH ASSESSMENTS
HAVE BEEN RECEIVED HAVE BEEN
PAID AS OF THIS DATE 10/17/09
Worcester County Finance Officer
By ME

TRANSFEE TAX NOT REQUIRED
FINANCE OFFICER
WORCESTER COUNTY MARYLAND
By <u>ME</u> Authorized Signature
Date <u>10/17/09</u>

EXCEPT PERSONAL PROPERTY

LAW OFFICES
WESB. BURNETT,
CORNBROOKS, WILBER,
VORHIS, DOUSE
& MASON, LLP
P. O. BOX 910
SALISBURY, MARYLAND
AREA CODE 410
TELEPHONE 742-3176


NO LIEN OR TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED

32020.D3

5/22/07

I HEREBY CERTIFY that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.


K. King Burnett, Esquire

OCT 07 2009 The foregoing instrument
filed for record and is accordingly recorded
among the land records of Worcester County,
Maryland.
 Clerk

NO LIEN OR TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED

LAW OFFICES
WEBB, BURNETT,
CORNBROOKS, WILBER,
VORHIS, DOUSE
& MASON, LLP
P. O. BOX 910
SAUSBURY, MARYLAND
AREA CODE 410
TELEPHONE 742-3176

OCT 10 2009
RECORDED
LIBR 5362
JUL 194
OCT 07 2009

State of Maryland Land Instrument Intake Sheet
Baltimore City County: WORCESTER

1005062 100195

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)

① Type(s) of Instruments		<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.) <input type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Other _____			
② Conveyance Type Check Box		<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved 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		Recording State Transfer County Transfer			
④ Consideration and Tax Calculations		Finance Office Use Only Transfer and Recording Tax Consideration			
Purchase Price/Consideration Any New Mortgage		\$ -0-		Transfer Tax Consideration \$	
Balance of Existing Mortgage		\$		X() % = \$	
Other:		\$		Less Exemption Amount = \$	
Full Cash Value		\$		Total Transfer Tax = \$	
Other:		\$		Recording Tax Consideration \$	
X() per \$500 = \$		TOTAL DUE \$		Agent: Tax Bill: C.B. Credit Ag. Tax/Other:	
⑤ Fees		Amount of Fees Dec. 1 Dec. 2		Agent: Tax Bill: C.B. Credit Ag. Tax/Other:	
Recording Charge		\$20.00 \$		Tax Bill: C.B. Credit Ag. Tax/Other:	
Surcharge		\$20.00 \$		Tax Bill: C.B. Credit Ag. Tax/Other:	
State Recording Tax		\$		Tax Bill: C.B. Credit Ag. Tax/Other:	
State Transfer Tax		\$		Tax Bill: C.B. Credit Ag. Tax/Other:	
County Transfer Tax		\$		Tax Bill: C.B. Credit Ag. Tax/Other:	
Other		\$		Tax Bill: C.B. Credit Ag. Tax/Other:	
Other		\$		Tax Bill: C.B. Credit Ag. Tax/Other:	
District		Property Tax ID No. (1) 131300		Grantor Liber/Folio 3630/199	
03		Lot (3a)		Block 3(b) Sect/AR(3c) Plat Ref. SlFt/Acreage (4)	
Subdivision Name		P1A		122007 4.244 acs	
St. Martin's By the Bay		Location/Address of Property Being Conveyed (2)		Water Meter Account No.	
Marina Drive, Berlin		Other Property Identifiers (if applicable)		Water Meter Account No.	
Residential <input type="checkbox"/> or Non Residential <input type="checkbox"/>		Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:		Description/Amt. Of SqFt/Acreage Transferred:	
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. Of SqFt/Acreage Transferred:		Description/Amt. Of SqFt/Acreage Transferred:	
⑦ Transferred From		Doc. 1 - Owner(s)		Doc. 2 - Owner(s) of Record, If Different from Grantor(s)	
SIAMACK BAHRAMI		Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
ST. MARTIN'S BY THE BAY HOMEOWNERS' ASSOCIATION		New Owner's (Grantee) Mailing Address		New Owner's (Grantee) Mailing Address	
C/O J. Duver Walsh, President		Doc. 1 - Owner(s) of Record, If Diff. from Grantor(s)		Doc. 2 - Owner(s) of Rec., if Diff. from Grantor(s)	
414 Esner Street Silver Spring MD 20901		Instrument Submitted By or Contact Person		Return to Contact Person	
Name: Martha A. Minton		Instrument Submitted By or Contact Person		Return to Contact Person	
Firm: Webb, Burnett,		Instrument Submitted By or Contact Person		Return to Contact Person	
Address: 115 Broad Street, Salisbury, Maryland 21803-0910		Instrument Submitted By or Contact Person		Return to Contact Person	
Phone (410) 742-3176		Instrument Submitted By or Contact Person		Return to Contact Person	
⑧ Other Names to Be Indexed		Instrument Submitted By or Contact Person		Return to Contact Person	
Contact/Mail Information		Instrument Submitted By or Contact Person		Return to Contact Person	
⑨		Instrument Submitted By or Contact Person		Return to Contact Person	
⑩		Instrument Submitted By or Contact Person		Return to Contact Person	
⑪		Instrument Submitted By or Contact Person		Return to Contact Person	
Assessment Information		Assessment Information		Assessment Information	
Yes <input type="checkbox"/> No <input type="checkbox"/> No Will the property being conveyed be the grantee's principal residence?		Assessment Information		Assessment Information	
Yes <input type="checkbox"/> No <input type="checkbox"/> No Does the transfer include personal property? If yes, identify: _____		Assessment Information		Assessment Information	
Yes <input type="checkbox"/> No <input type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).		Assessment Information		Assessment Information	
Assessment Use Only - Do Not Write Below This Line		Assessment Use Only - Do Not Write Below This Line		Assessment Use Only - Do Not Write Below This Line	
Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification		Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification		Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification	
Transfer Number: 19 Date Received: 19		Transfer Number: 19 Date Received: 19		Transfer Number: 19 Date Received: 19	
Year: 19		Year: 19		Year: 19	
Land: Zoning		Land: Zoning		Land: Zoning	
Buildings: Use		Buildings: Use		Buildings: Use	
Total: Town Cd.		Total: Town Cd.		Total: Town Cd.	
REMARKS:		REMARKS:		REMARKS:	

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THIS DEED, made this 11th day of June, in the year Two Thousand Nine, by SIAMACK BAHRAMI, a resident of Montgomery County, State of Maryland.

WHEREAS, St. Martin's Bay Homeowners' Association is the owner of a parcel of land situate, lying and being in the Third Election District of Worcester County, Maryland, pursuant to a deed dated May 27, 1989, and recorded among the Land Records of Worcester County, Maryland, in Liber No. 1591, Folio 308, and designated as "Parcel P-4;" and

WHEREAS, the parties have entered into a Settlement Agreement dated May 1, 2007, which is filed in Civil No. 23-C-06-000896 DJ in the Circuit Court for Worcester County, Maryland; and

WHEREAS, pursuant to the above mentioned Settlement Agreement, the boundary lines of Parcel P-4 have been changed to include additional square footage, as described below.

NOW, THEREFORE,

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Zero Dollars (\$0.00) and other good, valuable and sufficient considerations, receipt of which is hereby acknowledged, the said Siamack Bahrami does hereby grant and convey, unto ST. MARTIN'S BY THE BAY HOMEOWNERS' ASSOCIATION, its successors and assigns, the following described property:

ALL that parcel or tract of land situate, lying and being in the Third Election District of Worcester County, State of Maryland, and designated as "Revised Parcel P-4" on a plat entitled "Boundary Line Adjustment, Parcel P, Parcel P-1A, Parcel P-4 & Parcel B" of the subdivision known as "St. Martin's by the Bay," Worcester County, Maryland, and recorded among the Plat Records of Worcester County, Maryland, in Liber S.V.H. No. 232, Folio 13, except for that portion of land that is already owned by the St. Martin's By the Bay Homeowners' Association, described as "Parcel P-4" in the first whereas clause above.

REFERENCE to the aforesaid deeds and plats and all prior deeds to and plats of the above property is hereby made for a more definite description of the property hereby

2009 OCT -1 P 3:40

LAW OFFICES
WEBB, BURNETT,
CORNBROOKS, WILBER,
VORHIS, DOUSE
& MASON, LLP
P. O. BOX 910
SAUSBURY, MARYLAND
AREA CODE 410
TELEPHONE 742-3176

NO LIEN OR TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED
FILED
CLERK
WOR.CO

32020.D5 5/22/07

granted and conveyed, or for any other purpose, to the same extent as though herein more fully set forth.

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, privileges and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said ST. MARTIN'S BY THE BAY HOMEOWNERS' ASSOCIATION, its successors and assigns, forever in fee simple; SUBJECT, NEVERTHELESS, to covenants, easements and restrictions of record and the matters and facts set forth on the aforesaid plats.

AND the said Siarnack Bahrani does hereby covenant that he will warrant specially the property hereby granted and conveyed, and that he will execute such other and further assurances of the same as may be requisite.

AS WITNESS the hand and seal of the said Grantor the day and year first above written.

TEST:

Signature of Grantor

Signature of Seal (SEAL)
SIAMACK BAHRAMI

LAW OFFICES
WEBB, BURNETT,
CORNBROOKS, WILBER,
VORHIS, DOUSE
& MASON, LLP
P. O. BOX 910
SALESBURY, MARYLAND
AREA CODE 410
TELEPHONE 742-3176

NO LIEN OR TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED

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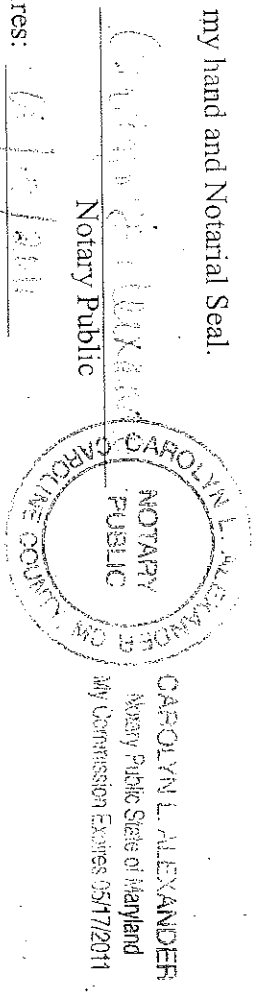
32020.D5 5/22/07

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that on this 11th day of June, 2009, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared SLAMACK BAHRAMI, and he acknowledged the foregoing deed to be his respective act and deed.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 6/10/2011



I HEREBY CERTIFY that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

K. King Burnett
K. King Burnett, Esquire

YES FOR WHICH ASSIGNMENT, HAVE BEEN REQUIRED HAVE BEEN AND AS OF THIS DATE, 10/1/09 Worcester County Finance Officer

TRANSFER TAX NOT REQUIRED FINANCE OFFICER WORCESTER COUNTY MARYLAND

By: K. King Burnett Notary Signature

Date: 10/1/09

OCT 07 2009

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

K. King Burnett Clerk

LAW OFFICES
WESS, BURNETT,
CORNBROOKS, WILBER,
VORHIS, DOUSE
& MASON, LLP
P.O. BOX 910
SALESBURY, MARYLAND
AREA CODE 410
TELEPHONE 742-3176

NO LIEN OR TITLE SEARCH HAS BEEN REQUESTED OR PERFORMED

155 062 0199

State of Maryland Land Instrument Intake Sheet
Baltimore City County: WORCESTER

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)

① Types of Instruments <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Lease <input type="checkbox"/> Other <input type="checkbox"/> Improved Sale <input type="checkbox"/> Arms-Length [1] Armlnht [2] Multiple Accounts [3] Arms-Length [3] [9] Not an Arms-Length Sale		<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.)	
② Conveyance Type Check Box Recording State Transfer County Transfer			
③ Tax Exemptions (if Applicable) Cite or Explain Authority			
④ Consideration and Tax Calculations Purchase Price/Consideration Any New Mortgage Balance of Existing Mortgage Other: Full Cash Value		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration X() % = Less Exemption Amount Total Transfer Tax = Recordation Tax Consideration X () per \$500 = TOTAL DUE Agent: Tax Bill: C.B. Credit Ag. Tax/Other:	
⑤ Fees Recording Charge Surcharge State Recordation Tax State Transfer Tax County Transfer Tax Other District 03 Subdivision Name St. Martin's By the Bay		Doc. 1 Doc. 2 \$20.00 \$ \$20.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ Property Tax ID No. (1) 3630/199 Lot (3a) Block 3(b) Sect/AR(3c) Plat Ref. St.Ft./Acreage (4)	
Marina Drive, Berlin Location/Address of Property Being Conveyed (2)			
Other Property Identifiers (if applicable)			
Residential <input type="checkbox"/> or Non Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: Partial Conveyance? Yes <input type="checkbox"/> No Description/Amt. Of SqFt./Acreage Transferred:			
If Partial Conveyance, List Improvements Conveyed:			
⑥ Transferred From Doc. 1 - Owner(s) SIAMACK BAHRAMI		Doc. 2 - Owner(s) of Record, If Different from Grantor(s)	
⑦ Transferred To Doc. 1 - Grantee(s) Name(s) ST. MARTIN'S BY THE BAY HOMEOWNERS' ASSOCIATION New Owner's (Grantee) Mailing Address C/O W. Oliver Walsh, President, 414 Eisner Street Silver Spring, MD 20901		Doc. 2 - Grantee(s) Name(s)	
⑧ Other Names to Be Indexed Name: Martha A. Minton Firm: Webb, Burnett, Address: 115 Broad Street, Salisbury, Maryland 21803-0910 Phone (410) 742-3176		<input type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
Contact/Mail Information			
⑨ Assessment Information Assessment Information <input type="checkbox"/> Yes <input type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input type="checkbox"/> No Does the transfer include personal property? If yes, identify: <input type="checkbox"/> Yes <input type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
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"/> Part <input type="checkbox"/> Tran. Process Verification Transfer Number: 19 Date Received: 19 Geo. Map Sub. Block Land Zoning Grid Plat Lot Buildings Use Parcel Section Occ. Cd. Total Ex. St. Ex. Cd. REMARKS:			