

When Recorded Return To IKD  
First American Title Insurance Company  
National Commercial Services  
250 W Pratt St, Suite 650  
Baltimore, MD 21201  
File No. NCS 1054735A

## Special Warranty Deed

This SPECIAL WARRANTY DEED, dated this 6 day of October, 2022, from JH & JH HOLDINGS, LLC A SOUTH CAROLINA LIMITED LIABILITY COMPANY, AND CRISFIELD BOAT SLIPS, LLC A FLORIDA LIMITED LIABILITY COMPANY, AS TENANTS IN COMMON, Grantors, to MARK LILLARD, Grantee.

The Grantor, for and in consideration of the sum of NINETY THOUSAND DOLLARS (\$90,000.00) and other good and valuable consideration the receipt of which is hereby acknowledged, hereby grants and conveys unto the Grantee, its successors and assigns, in fee simple, all that property located in Somerset County, Maryland, and described on Exhibit A attached hereto and made a part hereof.

Subject to covenants, easements and restrictions of record,

BEING A portion of the same property conveyed by a Special Warranty Deed recorded April 14, 2021 among the Land Records of Somerset, Maryland in Liber 1145, folio 286.

**TO HAVE AND TO HOLD** said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behoof forever of said parties of the second part in fee simple.

And the Grantor does hereby bind Grantor's successors/heirs/assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, their successors/heirs/assigns, against Grantor and Grantor's successors/heirs/assigns.

SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE

WITNESS the hand and seal of the Grantor.

WITNESS:

JH& JH HOLDINGS, LLC A SOUTH CAROLINA LIMITED LIABILITY COMPANY

By:

J Lucas

By: [Signature]  
Name: John B. Hittow, III  
Title: Member

State of S.C.

City/ County of Sumter to wit:

Before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, personally appeared this date, John Hittow III, the manager of JH & JH Holdings, LLC, the Grantor herein, approves this transaction by signing her name in the capacity stated herein and for the purposes therein contained.

WITNESS my hand and seal this 28 day of July, 2022.

[Signature]  
Notary Public

My commission expires: 5/24/2028



GRANTEE'S ADDRESS FOR TAX NOTICES:

115 N. DUPONT HWY.  
DOVER, DE 19901

CERTIFIED ALL STATE AND COUNTY TAXES PAID BY COLLECTOR OF TAXES

DATED 11/03/22

THIS IS TO CERTIFY THAT: The property conveyed herein has been transferred on the assessment book of the City of Crisfield.

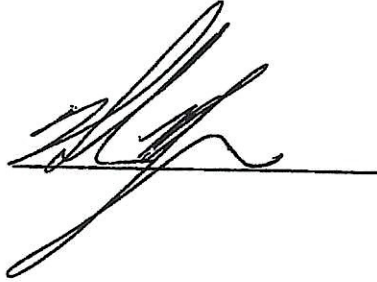
Date: 11.1.22

[Signature]  
City clerk


WITNESS the hand and seal of the Grantor.

WITNESS:

**CRISFIELD BOAT SLIPS, LLC A FLORIDA  
LIMITED LIABILITY COMPANY**



By:


By:   
Name: BENJAMIN FREDRICKS  
Title: MAN

State of FL

City/ County of VOLUSIA to wit:

Before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, personally appeared this date, BENJAMIN FREDRICKS, the manager of Crisfield Boat Slips, LLC, the Grantor herein, approves this transaction by signing her name in the capacity stated herein and for the purposes therein contained.

WITNESS my hand and seal this 3rd day of OCTOBER, 2022.

  
Notary Public

My commission expires: 03/12/2024



**BARBARA TYLER**  
Commission # GG 968992  
Expires March 12, 2024  
Bonded Thru Budget Notary Services

**EXHIBIT "A"**

**PROPERTY**

Condominium Private Slip Unit Nos. 11, 13, 16-28, inclusive, 30 and 34-54, inclusive, in Phase 1, as shown on a Condominium plat entitled "Tangier Sound Marina Condominium", recorded in Plat Book L.T.P. No. 32, pages 8 thru and including 11, and any amendments thereto, among the Land Records of Somerset County, Maryland, and established by Condominium Declaration and Bylaws dated January 16, 2009 recorded in Liber 741, folio 10, and as may be further supplemented or amended, all as recorded among the aforesaid Land Records. together with the related percentage interests in the common elements of said Condominium regime,

Each being a Private Slip Unit as defined in Article I of the Declaration of Condominium, Tangier Sound Marina Condominium, recorded in Liber 741, folio 10 among the aforesaid land records.

Being also a part of the same interest described in Deed recorded in Liber 592, folio 265, among the land records of Somerset County, Maryland.

MARINA DECLARATION TAX ACCOUNT IDENTIFIERS

07-143621

07-143648

07-143354

07-143370

07-143400

07-143419

07-143435

07-143443

07-143451

07-143478

07-143486

07-143494

07-143508

07-143516

07-143524

07-143532

07-143559

07-143591

07-143605

07-143613

07-143656

07-143664

07-143672

07-143680

07-143699

~~07-141702~~ 143702

07-143710

07-143729

07-143737

07-143745

07-143753

~~07-141761~~ 143761

07-143788

07-143796

07-143818

07-143826

07-143850

**CERTIFICATION**

THIS IS TO CERTIFY that the within instrument was prepared by JH & JH Holdings, LLC, a party to this transaction.

  
\_\_\_\_\_  
JH & JH Holdings, LLC

By: John Hilton III, Its member

**Form Maryland Return of Income Tax Withholding  
MW506NRS for Nonresident Sale of Real Property**

**2022**

ATTACH CHECK OR MONEY ORDER AND FILE WITH THE CLERK OF THE CIRCUIT COURT

1. Description and address of property transferred (include property account ID number)

Somers Road  
Crisfield, Maryland 21817

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2. Date of transfer

10/06/2022

---

3. Check box if the transferor/seller is reporting gain under the installment method

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4. Transferor/Seller's identification no. (SSN or FEIN) (Enter only one number)

[REDACTED]

---

5. Spouse's SSN

N/A

---

6. Transferor/Seller's name (Enter only one name, unless spouses are filing a joint return. If more than one transferor/seller, use separate forms for each)

Crisfield Boat Silps, LLC

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Street address

1224 Pickens Street

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City, State and ZIP code + 4

Columbia, SC 29201

7. Transferor/Seller is:

An Individual/Estate/Trust     A Partnership  
 A Corporation     An S Corporation  
 A Business Trust     A Limited Liability Company

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8. Computation of Total Payment and Tax to be Withheld (See Instructions)

a. Total sales price	\$ 90,000.00
b. Less selling expenses	0.00
c. Net sales price	90,000.00
d. Less debts secured by mortgages or other liens on the property	0.00
e. Total payment	90,000.00
f. Transferor/Seller's ownership percentage	50%
g. Transferor/Seller's share of total payment	45,000.00
h. Enter h(1) or h(2) whichever applies	
(1) If a business entity - 8.25%	8.25
(2) If an individual/estate/trust - 8.0%	
i. Maryland Income Tax withheld (Multiply Line g by Line h) (If certificate of partial exemption granted, enter amount from Line 3 of the Form MW506E)	\$ 3,712.50

COM/RAD-308 01/22

Copy B - For Clerk of the Court

**INSTRUCTIONS FOR RETURN OF INCOME TAX WITHHOLDING FOR NONRESIDENT SALE OF REAL PROPERTY (FORM MW506NRS)**

THERE ARE FOUR COPIES OF FORM MW506NRS.

**General Instructions**

**Purpose of Form**

Form MW506NRS is designed to assure the regular and timely collection of Maryland income tax due from nonresident sellers of real property located within the State. This form is used to determine the amount of income tax withholding due on the sale of property and provide for its collection at the time of the sale or transfer.

**What to file**

A copy of each Copy A will be filed with Form MW508NRS on or before the 21st day of the month following the month in which the Form MW506NRS is filed with the Clerk of the Circuit Court. The Clerk of the Circuit Court shall remit the forms to the Comptroller of Maryland in accordance with the instructions for Form MW508NRS.

**Form Maryland Return of Income Tax Withholding  
MW506NRS for Nonresident Sale of Real Property**

**2022**

ATTACH CHECK OR MONEY ORDER AND FILE WITH THE CLERK OF THE CIRCUIT COURT

<b>1. Description and address of property transferred (include property account ID number)</b>  Somers Road Crisfield, Maryland 21817		<b>7. Transferor/Seller is:</b> <input type="checkbox"/> An Individual/Estate/Trust <input type="checkbox"/> A Partnership <input type="checkbox"/> A Corporation <input type="checkbox"/> An S Corporation <input type="checkbox"/> A Business Trust <input checked="" type="checkbox"/> A Limited Liability Company																			
<b>2. Date of transfer</b>  10/06/2022	<b>3. Check box if the transferor/seller is reporting gain under the installment method</b> <input type="checkbox"/>	<b>B. Computation of Total Payment and Tax to be Withheld (See Instructions)</b>  <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">a. Total sales price</td> <td style="width: 20%; text-align: right;">\$ 90,000.00</td> </tr> <tr> <td>b. Less selling expenses</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>c. Net sales price</td> <td style="text-align: right; border-top: 1px solid black;">90,000.00</td> </tr> <tr> <td>d. Less debts secured by mortgages or other liens on the property</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>e. Total payment</td> <td style="text-align: right; border-top: 1px solid black;">90,000.00</td> </tr> <tr> <td>f. Transferor/Seller's ownership percentage</td> <td style="text-align: right;">50%</td> </tr> <tr> <td>g. Transferor/Seller's share of total payment</td> <td style="text-align: right; border-top: 1px solid black;">45,000.00</td> </tr> <tr> <td>h. Enter h(1) or h(2) whichever applies (1) If a business entity - 8.25% (2) If an individual/estate/trust - 8.0%</td> <td style="text-align: right; vertical-align: bottom;">8.25</td> </tr> <tr> <td>i. Maryland Income Tax withheld (Multiply Line g by Line h) (If certificate of partial exemption granted, enter amount from Line 3 of the Form MW506E)</td> <td style="text-align: right; border: 1px solid black;">\$ 3,712.50</td> </tr> </table>		a. Total sales price	\$ 90,000.00	b. Less selling expenses	0.00	c. Net sales price	90,000.00	d. Less debts secured by mortgages or other liens on the property	0.00	e. Total payment	90,000.00	f. Transferor/Seller's ownership percentage	50%	g. Transferor/Seller's share of total payment	45,000.00	h. Enter h(1) or h(2) whichever applies (1) If a business entity - 8.25% (2) If an individual/estate/trust - 8.0%	8.25	i. Maryland Income Tax withheld (Multiply Line g by Line h) (If certificate of partial exemption granted, enter amount from Line 3 of the Form MW506E)	\$ 3,712.50
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b. Less selling expenses	0.00																				
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i. Maryland Income Tax withheld (Multiply Line g by Line h) (If certificate of partial exemption granted, enter amount from Line 3 of the Form MW506E)	\$ 3,712.50																				
<b>4. Transferor/Seller's identification no. (SSN or FEIN) (Enter only one number)</b> <div style="border: 1px solid black; width: 100px; height: 15px; margin: 5px 0;"></div>		<b>5. Spouse's SSN</b>  N/A																			
<b>6. Transferor/Seller's name (Enter only one name, unless spouses are filing a joint return. If more than one transferor/seller, use separate forms for each)</b>  JH & JH Holdings, LLC <hr/> Street address  1224 Pickens Street <hr/> City, State and ZIP code + 4  Columbia, SC 29201																					

COM/RAD-308    01/22

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LR - Deed (w Taxes)  
Recording Fee as CT 20.00  
Name: Lillard  
Ref:  
LR - Surcharge -  
linked 40.00  
LR - Recordation Tax -  
linked 504.00  
LR - State Transfer  
Tax - linked 450.00  
LR - NR Tax - kd  
7,425.00  
=====

SubTotal:	8,529.00
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Total:	8,589.00
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11/03/2022 03:12  
#26755656 CC0102 -  
Somerset  
County/CC01.02.01 -  
Register 01

DOCUMENT VALIDATION

(Excluded from page count)

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**Circuit Court for Somerset County**

**Charles T. Horner, Clerk**

**Courthouse, P.O. Box 99**

**Princess Anne, MD 21853**

**410-845-4840**

2	<b>Conveyance Type Check Box</b>	<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]	Space Reserved for C			
3	<b>Tax Exemptions (if applicable)</b> Cite or Explain Authority	<b>Recordation</b>							
		<b>State Transfer</b>							
		<b>County Transfer</b>							
4	<b>Consideration and Tax Calculations</b>	<b>Consideration Amount</b>			<b>Finance Office Use Only</b>				
		Purchase Price/Consideration	\$ 90,000.00		<b>Transfer and Recordation Tax Consideration</b>				
		Any New Mortgage	\$		Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$		X ( ) % =	\$			
		Other:	\$		Less Exemption Amount -	\$			
		Other:	\$		Total Transfer Tax =	\$			
		Full Cash Value:	\$		Recordation Tax Consideration	\$			
				X ( ) per \$500 =	\$				
				<b>TOTAL DUE</b>	<b>\$</b>				
5	<b>Fees</b>	<b>Amount of Fees</b>		<b>Doc. 1</b>	<b>Doc. 2</b>	<b>Agent:</b>			
		Recording Charge	\$ 20.00	\$ 20.00	\$ 20.00	<b>Tax Bill:</b>			
		Surcharge	\$ 40.00	\$ 40.00	\$	<b>C.B. Credit:</b>			
		State Recordation Tax	\$ 594.00	\$	\$	<b>Ag. Tax/Other:</b>			
		State Transfer Tax	\$ 450.00	\$	\$				
		County Transfer Tax	\$	\$	\$				
		Other	\$	\$	\$				
		Other	\$	\$	\$				
6	<b>Description of Property</b> 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).	<b>District</b>	<b>Property Tax ID No. (1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LOG</b>		
			SEE ATTACHED LIST	1145/286				<input type="checkbox"/> (5)	
			<b>Subdivision Name</b>		<b>Lot (3a)</b>	<b>Block (3b)</b>	<b>Sect/AR (3c)</b>	<b>Plat Ref.</b>	<b>SqFt/Acreage (4)</b>
			TANGIER SOUND MARINA CONDOMINIUM					32/8-11	
			<b>Location/Address of Property Being Conveyed (2)</b>						
			CONDOMINIUM PRIVATE SLIP UNIT NUMBERS 11, 13, 16-28 INCLUSIVE, 30 AND 34-54 INCLUSIVE, ALL IN PHASE I						
			<b>Other Property Identifiers (if applicable)</b>				<b>Water Meter Account No.</b>		
			<b>Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/></b>		<b>Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:</b>				
			<b>Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</b>		<b>Description/Amt. of SqFt/Acreage Transferred:</b>				
		If Partial Conveyance, List Improvements Conveyed:							
7	<b>Transferred From</b>	<b>Doc. 1 – Grantor(s) Name(s)</b>			<b>Doc. 2 – Grantor(s) Name(s)</b>				
		JH & JH HOLDINGS, LLC			JH & JH HOLDINGS, LLC				
		CRISFIELD BOAT SLIPS, LLC			CRISFIELD BOAT SLIPS, LLC				
		<b>Doc. 1 – Owner(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 2 – Owner(s) of Record, if Different from Grantor(s)</b>				
8	<b>Transferred To</b>	<b>Doc. 1 – Grantee(s) Name(s)</b>			<b>Doc. 2 – Grantee(s) Name(s)</b>				
		MARK LILLARD			MARK LILLARD				
		<b>New Owner's (Grantee) Mailing Address</b>							
		115 N. DUPONT HIGHWAY, DOVER, DELAWARE 19901							
9	<b>Other Names to Be Indexed</b>	<b>Doc. 1 – Additional Names to be Indexed (Optional)</b>			<b>Doc. 2 – Additional Names to be Indexed (Optional)</b>				
10	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>				<input checked="" type="checkbox"/> Return to Contact Person			
		Name: THOMAS BARTH / CHRISTINA BELL				<input type="checkbox"/> Hold for Pickup			
		Firm: FIRST AMERICAN TITLE INSURANCE COMPANY							
		Address: 250 W. PRATT STREET, SUITE 650, BALTIMORE, MD 21201				<input checked="" type="checkbox"/> Return Address Provided			
		Phone: (410) 246-6550							
11	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>								
	<b>Assessment Information</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?						
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____						
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
	<b>Assessment Use Only – Do Not Write Below This Line</b>								
	Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification				
	Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:				
	Year	20	20	Gen	Man	Sub	Block		

Validation