

# EXHIBIT “B”

LR NO 268 FOLIO 562

REC FEE	8.00
POSTGE	.50
RECTAX	118.80
TRFTAX	180.60
TOTL	317.30
4032CMCK	317.30
02 01991 6-28	P3:03

CHARLES WILLIAM ALTVATER, :  
 Personal Representative of :  
 the Estate of :  
 FRANCIS LEROY ALTVATER :

TO :

BERNARD ABRAMS and :  
 SHEILA L. ABRAMS, his wife :  
 and :  
 ANNE E. NADEL and :  
 GEOFFREY A. NADEL, her husband :

THIS DEED, Made this *27th* day of *June*, in the year  
 Nineteen Hundred and Ninety-One by Charles William Altvater, Personal  
 Representative of the Estate of Francis Leroy Altvater.

WHEREAS, the said Francis Leroy Altvater departed this life testate  
 on or about October 6, 1990 leaving a Last Will and Testament.

WHEREAS, the said Charles William Altvater being appointed Personal  
 Representative of the Estate of Francis Leroy Altvater, as may be  
 more fully ascertained by reference to Estate No. 8365, as filed in  
 the Orphans' Court for Dorchester County, Maryland, qualified and  
 entered into his duties as such Personal Representative; and .

WITNESSETH, That for and in consideration of the sum of THIRTY-  
 SIX THOUSAND DOLLARS (\$36,000.00), the receipt of which is hereby  
 acknowledged, the said Charles William Altvater, Personal Representative  
 of the Estate of Francis Leroy Altvater, does hereby grant and convey  
 unto Bernard Abrams and Sheila L. Abrams, his wife, an undivided one-  
 half interest in the hereinafter described property, as tenants by  
 the entireties, their assigns and the heirs and assigns of the survivor,  
 in fee simple, and unto Anne E. Nadel and Geoffrey A. Nadel, her husband,  
 an undivided one-half interest in the hereinafter described property,  
 as tenants by the entireties, their assigns and the heirs and assigns  
 of the survivor, in fee simple, the said undivided one-half interests  
 to be held as joint tenants and not as tenants in common, all the  
 following described property, to wit:

ALL that lot, piece or parcel of land said to contain 1.25 acres,  
 more or less, located in Linkwood or the Fourteenth Election District  
 of Dorchester County, State of Maryland, on the west side of the Indian  
 Creek Road whereupon Charles H. Stanley was residing at the time of  
 his death; being the same land or parcel of land which was conveyed  
 unto the said Charles H. Stanley and Sarah Stanley, his wife, as joint  
 tenants, by Rigby T. Wright and wife, by deed dated October 6, 1911,  
 and now of record among the Land Records of Dorchester County, Maryland  
 in Liber WLR 3, folio 784; said property described in the aforessid  
 deed as follows:

BEGINNING for the outlines of said lot at the corner of a fence  
 at the point where the Indian Creek Road intersects the road leading

STARKE M. EVANS  
 ATTORNEY - AT - LAW  
 201 N. MAIN ST.  
 FEDERALSBURG, MD  
 21632  
 PHONE 754-5755

from Hicksburg to East New Market; and from thence runs with the west side of the Indian Creek Road North 29 degrees 30 minutes, West 22 1/5 perches to the corner of another lot; thence with the fence of said lot South 37 degrees 30 minutes, West 24 perches to a post by another fence; thence with said fence East 25 1/2 perches to the first beginning boulder, containing one acre, two roods and twelve square perches of land, more or less.

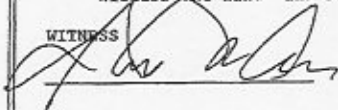
IT BEING the same land described in a deed from John Albert Stansbury and Erma E. Stansbury, his wife, to Francis Altvater dated March 30, 1979 and recorded among the Land Records of Dorchester County, Maryland at Liber 209, folio 70.

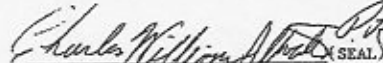
TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, ways, alleys, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging and appertaining unto and to the proper use and benefit of the said Bernard Abrams and Sheila L. Abrams, his wife, an undivided one-half interest in the hereinabove described property, as tenants by the entireties, their assigns and the heirs and assigns of the survivor, in fee simple, and unto Anne E. Nadel and Geoffrey A. Nadel, her husband, an undivided one-half interest in the hereinabove described property, as tenants by the entireties, their assigns and the heirs and assigns of the survivor, in fee simple, the said undivided one-half interests to be held as joint tenants and not as tenants in common.

Witness the hand and seal of the Grantor.

WITNESS



 (SEAL)  
 Charles William Altvater,  
 Personal Representative of  
 the Estate of  
 Francis Leroy Altvater

STATE OF MARYLAND, COUNTY OF CAROLINE, TO WIT:

I HEREBY CERTIFY, That on this 27<sup>th</sup> day of June, 1991, before me, a Notary Public in and for the State and County aforesaid, personally appeared Charles William Altvater, Personal Representative of the Estate of Francis Leroy Altvater, known to me (or satisfactorily

STARKE M. EVANS  
 ATTORNEY - AT - LAW  
 201 N. MAIN ST.  
 FEDERALSBURG, MD  
 21632  
 PHONE 754-5755

Bernard Abrams  
Box 93  
296 Schooleys Mt.  
Road  
Schooleys Mt., NJ  
07870  
Phone:  
(908) 850-0617

LIBER 0437 FOLIO 0824

# DEED

This Deed is made as of November 1, 2000,

## BETWEEN

BERNARD ABRAMS and SHEILA L. ABRAMS, Husband and Wife,  
whose post office address is P. O. Box 93, 296 Schooleys Mt.  
Road, Schooleys Mountain, NJ 07870,

referred to as the **Grantor**,

## AND

ANNE E. NADEL and GEOFFREY A. NADEL, Wife and Husband, as  
tenants by the entirety, their heirs and assigns in fee simple,  
whose address is c/o Gwendolyn Y. Alexis, Esq., The Annex, 29  
Cooper Lane, Chester, NJ 07930,

referred to as the **Grantee**.

The words "Grantor" and "Grantee" shall mean all Grantors and  
all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys  
Grantor's ownership interest in the Property described below to  
the Grantee.

2. **No Monetary Consideration.** Grantor makes this transfer to  
Grantee for love and affection. Grantor is making an outright  
gift; there is no monetary consideration.

3. **Property.** The Property consists of Grantor's undivided  
one-half interest in the land and all of the buildings and  
structures on the land in Linkwood or the Fourteenth Election  
District of Dorchester County, State of Maryland. The legal  
description is:

All that lot, piece or parcel of land said to contain 1.25  
acres, more or less, located in Linkwood or the Fourteenth  
Election District of Dorchester County, State of Maryland, on  
the west side of the Indian Creek Road whereupon Charles H.  
Stanley was residing at the time of his death; being the same  
land or parcel of land which was conveyed unto the said Charles  
H. Stanley and Sarah Stanley, his wife, as joint tenants, by  
Rigsby T. Wright and wife, by deed dated October 6, 1911, and  
recorded in the Land Records of Dorchester County, Maryland in  
Liber WLR 3, folio 784; said property described in the  
aforesaid deed as follows:

BEGINNING for the outlines of said lot at the corner of a  
fence at the point where the Indian Creek Road intersects the  
road leading from Hicksburg to East New Market; and from thence  
runs with the west side of the Indian Creek Road North 29  
degrees 30 minutes, West 22 1/5 perches to the corner of  
another lot; thence with the fence of said lot South 37 degrees  
30 minutes, West 24 perches to a post by another fence; thence  
with said fence East 25-1/2 perches to the first beginning  
bounder, containing one acre, two roods and twelve square  
perches of land, more or less.

IT BEING the same land described in a deed from John  
Albert Stansbury and Erma E. Stansbury, his wife, to Francis  
Altwater dated March 30, 1979 and recorded among the Land  
Records of Dorchester County, Maryland at Liber 209, folio 70.

IMP FD SURE \$	5.00
RECORDING FEE	20.00
TOTAL	25.00
Rest DC82	Recpt \$ 45787
MLB PT	Blk \$ 900
Nov 27, 2000	12:58 PM



Bernard Abrams  
Box 93  
296 Schooleys Mt.  
Road  
Schooleys Mt., NJ  
07870

Phone:  
908/ 850-0617

FURTHER BEING the same property as conveyed to Grantor as owner of an undivided one-half interest and Grantee as owner of an undivided one-half interest with each said one-half interest being held by Grantor and Grantee as joint tenants and not as tenants in common by Deed dated June 27, 1991, of Charles William Altvater, Personal Representative of the Estate of Francis Leroy Altvater, which Deed is recorded among the Land Records of Dorchester County, Maryland at Liber 0268, folio 562, having been recorded on June 28, 1991.

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 anywise appertaining.

To have and to hold the said lot 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 ANNE E. NADEL and GEOFFREY A. NADEL, Wife and Husband, as tenants by the entirety, their heirs and assigns in fee simple. It being the intent, desire, and design of Grantor to sever the joint tenancy created by the aforementioned June 27, 1991, Deed, and to vest sole ownership of the Property in Grantee herein.

WITNESS the hand and seal of the Grantor, made as of the date first above written.

Witnessed by:

Carol A. Frustieri  
Bernard Abrams  
BERNARD ABRAMS  
Sheila L. Abrams  
SHEILA L. ABRAMS

STATE OF NEW JERSEY, COUNTY OF MORRIS SS.

I certify that on November 16, 2000 BERNARD ABRAMS and SHEILA L. ABRAMS, Husband and Wife, personally came before me, a Notary Public of the State of New Jersey, and acknowledged the foregoing Deed to be their respective act, and that they:

- Both are the makers of this Deed and are authorized to execute and subscribe said Deed and do so for the purposes therein contained; and
- This Deed transferring their interest in the Property to the Grantee within named is made for **No Consideration But Rather is a Gift made for Love and Affection.**

Carol A. Frustieri

My Commission Expires:

CAROL A. FRUSTIERI  
Notary Public of New Jersey  
My Commission Expires January 24, 2001

Document Prepared by:

I certify that I am one of the parties named in this Deed and that it was prepared by me acting on my own behalf in propria persona.

11/16/00  
Date

Bernard Abrams  
BERNARD ABRAMS

CERTIFICATION IS MADE THAT THE TAXES ARE PAID ON THE PROPERTY INDICATED IN THIS DEED OF CONVEYANCE

TREASURER OF DORCHESTER COUNTY  
BY: Gerald J. Hendle  
11/27/00

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

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
2. Conveyance Type Check Box
3. Tax Exemptions (if Applicable)

Table with columns: Consideration Amount, Finance Office Use Only, Transfer and Recordation Tax Consideration

Table with columns: Amount of Fees, Doc. 1, Doc. 2, Agent, Tax Bill, C.B. Credit, Ag. Tax/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)(f).

7. Transferred From
Bernard Abrams and Sheila Abrams, Husband and Wife

8. Transferred To
Anne E. Nadel and Geoffrey A. Nadel, Wife and Husband

9. Other Names to Be Indexed

10. Contact/Mail Information
Name: Gwen Y. Alexis, Esq.
Firm: The Annex
Address: 29 Cooper Lane, Chester, NJ 07930

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPIES MUST ACCOMPANY EACH TRANSFER.
Assessment Information

Table with columns: Transfer Number, Date Received, Date Releas, Assessed Property No, Year, Zoning, Map, Plat, Block, Building, Use, Parcel, Section, Sq. Ft., Total

5.00  
28  
128.15  
192.58  
90  
44c  
Rec'd # 56393  
BIN # 983  
82:38 PM  
JUN 17 2002  
REC'D # 56393  
BIN # 983  
JUN 17 2002  
REC'D # 56393  
BIN # 983  
JUN 17 2002

Tax Account No./Parcel Identifier: 14-006664  
ATE0064

THIS DEED

Made this 17<sup>th</sup> day of JUNE, 2002, by and between Geoffrey A. Nadel and Anne E. Nadel, his wife by and through their attorney in fact, Arthur Nadel, parties of the first part, and Marie R. Greenhawk, party of the second part.

WITNESSETH, that in consideration of the sum of \$19,250.00, receipt of which is hereby acknowledged and which parties of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, the said parties of the first part do grant and convey unto the party of the second part in fee simple as sole individual owner all that property situate in Dorchester County, State of Maryland, described as follows, that is to say:

All that lot, piece or parcel of land said to contain 1.25 acres, more or less, located in Linkwood or the Fourteenth Election District of Dorchester County, State of Maryland, on the west side of the Indian Creek Road whereupon Charles H. Stanley was residing at the time of his death; being the same land or parcel of land which was conveyed unto the said Charles H. Stanley and Sarah Stanley, his wife, as joint tenants, by Rigsby T. Wright and wife, by Deed dated October 6, 1911, and recorded in the Land Records of Dorchester County, Maryland in Liber WLR 3, folio 784; said property described in the aforesaid Deed as follows:

BEGINNING for the outlines of said lot at the corner of a fence at the point where the Indian Creek Road intersects the road leading from Hicksburg to East New Market; and from thence runs with the west side of the Indian Creek Road North 29 degrees 30 minutes, West 22 1/5 perches to the corner of another lot; thence with the fence of said lot South 37 degrees 30 minutes, West 24 perches to a post by another fence; thence with said fence East 25 1/2 perches to the first beginning boulder, containing one acre, two roods and twelve square perches of land, more or less.

It Being the same land described in a Deed from John Albert Stansbury and Erma E. Stansbury, his wife, to Francis Altvater dated March 30, 1979 and recorded among the Land Records of Dorchester County, Maryland at Liber 209, folio 70. Further being the same property conveyed by Deed dated June 27, 1991 which Deed is recorded among the Land Records of Dorchester County, Maryland at Liber 268, folio 562 and by Deed dated November 1, 2000 and recorded in Liber MLB 437, folio 824 vesting ownership in Anne E. Nadel and Geoffrey A. Nadel, the Grantors herein. The said Grantors have appointed Arthur Nadel as their Attorney In Fact which Power of Attorney is recorded or intended to be recorded immediately prior hereto.

SUBJECT to covenants, easements and restrictions of record.

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.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, unto and for the proper use only, benefit and behalf forever of the said party of the second part in fee simple.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite or necessary.

IN TESTIMONY WHEREOF, the said parties of the first part have set their hands and seals the day and year first above written.

Marie Hensel  
MARIE HENSEL

Andrew Martin  
Andrew Martin

Arthur Nadel (SEAL)  
Geoffrey A. Nadel by his attorney in Fact, Arthur Nadel

Arthur Nadel (SEAL)  
Anne E. Nadel, by her Attorney In Fact, Arthur Nadel

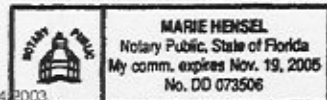
STATE OF FLORIDA, County of Sarasota, TO WIT;

I Hereby Certify, That on this 4<sup>th</sup> day of JUNE, 2002, before me, the subscriber, did personally appear Arthur Nadel, Attorney in Fact for Geoffrey Nadel and Anne Nadel, his wife known to me or satisfactorily proven to be the person whose names is/are set forth in the within deed, and did further acknowledge that he executed the foregoing deed for the purposes therein contained.

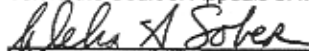
WITNESS MY HAND AND NOTARIAL SEAL.

My Commission Expires: 11/2005

Marie Hensel  
NOTARY PUBLIC



I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

  
Debra A. Sober, Esquire

PROPERTY ADDRESS: 5490 Hicksburg Road, E. New Market, Maryland 21631

Hollerman Road, E. New Market, Maryland 21631

TITLE INSURER: Chicago Title Insurance Company

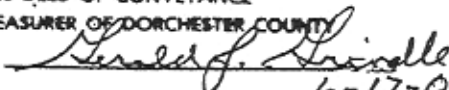
CASE # ATE0064  
Ambassador Title & Escrow LLC  
1014 Dulaney Valley Road  
Towson, MD 21204

REMIT TO: Ms. Marie R. Greenhawk  
5781 Mt. Holly Road  
East New Market, Maryland 21631

CERTIFICATION IS MADE THAT THE TAXES  
ARE PAID ON THE PROPERTY INDICATED IN  
THIS DEED OF CONVEYANCE

TREASURER OF DORCHESTER COUNTY

BY

  
6-17-02



State of Maryland Land Instrument Intake Sheet
Baltimore City & County: Dorchester
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

Space Reserved for Circuit Court Recorder

1 Type(s) of Instruments: Deed, Mortgage, Other (KOA)
2 Conveyance Type Check Box: Improved Sale, Arms-Length [1]
3 Tax Exemptions (if Applicable): State Transfer, County Transfer
4 Consideration and Tax Calculations: Purchase Price/Consideration \$19,250.00, Transfer Tax Consideration
5 Fees: Recording Charge \$20, State Recordation Tax \$128.70, State Transfer Tax \$96.25, County Transfer Tax \$192.50
6 Description of Property: SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed...
7 Transferred From: Geoffrey A. Nadel, Anne E. Nadel, Their Attorney WFMK
8 Transferred To: Marie L. Greenhawk, Grant P.O.A. TO Arthur Nadel
9 Other Names to Be Indexed: Arthur Nadel
10 Contact/Mail Information: Instrument Submitted By or Contact Person: Ambassador Title & Escrow LLC
11 Assessment Information: Will the property being conveyed be the grantee's principal residence? No
Assessment Use Only - Do Not Write Below This Line

①

SPECIAL POWER OF ATTORNEY

TO ALL PERSONS, be it known, that I, Anne E. Nadel and Geoffrey A. Nadel, of 3008 Maple Hill Rd., Plainfield, VT 05667, the undersigned principal, do hereby grant a special power of attorney to Arthur Nadel, of 1668 Main St., Sarasota, FL 34236, as my Attorney-in-Fact.

My Attorney in fact has the power and authority to perform any act which I may be legally entitled to undertake to accomplish the following objectives and goals, and to do the following:

To list with any real estate agent or broker, and to offer for sale or exchange, enter into contracts for sale or exchange, execute conveyances, open escrow, obtain title insurance, and to enter into any ancillary transaction and/or contract necessary to effectuate such a sale or exchange, and to deliver any deed or other conveyance necessary to effectuate such transaction; and to ask for, demand, sue for, collect, recover and receive all monies which may become due and owing to me by reason of such transaction.

My Attorney-in-Fact hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests as my Attorney-in-Fact deems advisable, and I affirm and ratify all acts undertaken. This Power of Attorney may be revoked by me at any time, and shall automatically be revoked upon my death or incapacity, provided any person relying on this Power of Attorney before or after my death or incapacity shall have full rights to accept the authority of my Attorney-in-Fact until in receipt of actual notice of revocation.

This Power of Attorney is executed on this 17th day of June, 2002, in the County of, State of Vermont.

Handwritten signatures of Anne E. Nadel and Geoffrey A. Nadel.

Anne E. Nadel and Geoffrey A. Nadel

RECORDING FEE 20.00
TOTAL 20.00
Res# 1002 Rec# 38303
MLB RS Bk # 022
Jun 17, 2002 02:37 PM

State of Vermont )
) ss
County of Washington )

On this the 17th day of June, 2002, before me, the undersigned, a notary public in and for said County and State, personally appeared Anne E. Nadel and Geoffrey A. Nadel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary seal for Patricia L. ... and handwritten signature of the notary.

AFTER RECORDING RETURN TO:
Ambassador Title Escrow LLC
1014 Dulaney Valley Rd
TOWSON, MD 21204