

Standard Title & Settlement Company, LLC
File No. STC07-1164
Tax ID # 170551

170578
170586
145190

This Deed, made this 29th day of December, 2008, by and between Gar C. Rudy, Successor Trustee under the Revocable Trust Agreement of Helen H. Rudy, dated October 22, 1991 and Appointment of Trustee and Amendment to Trust dated May 3, 2001, as to an undivided one-half (1/2) interest and Jeannette R. Brust, Trustee of Trust B, pursuant to the Will of "Richard B. Rudy, as to an undivided one-half (1/2), Grantors parties of the first part, and Dominion Transmission, Inc., a Delaware corporation party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Two Million Four Hundred Ten Thousand Dollars 00/100 (\$2,410,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Dominion Transmission, Inc., as sole owner, in fee simple, all that lot of ground situate in the County of Frederick, State of Maryland and described as follows, that is to say:

Being known and designated as Lots 1, 2, 3, and 4 (Remainder) as shown on Plat entitled "Fox's Tavern Farm Lots," as recorded among the Land Records of Frederick County on March 12, 2007 in Plat Book 83, Folio 39; the said lots being more particularly described in Deeds recorded among the aforesaid Land Records in Liber 1770, folio 254 and Liber 1832, folio 10.

~~TR TAX STATE 140.00
TOTAL 140.00
Rcpt # 46964
SKD KAH Blk # 764
Jan 09, 2009 03:47 PM~~

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract 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 the proper use and benefit of the said Dominion Transmission, Inc., as sole owner, in fee simple.

~~TR TAX STATE 20.00
RECORDING FEE 20.00
TOTAL 12,850.00
Rcpt # 46964
SKD KAH Blk # 763
Jan 09, 2009 03:47 PM~~

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 hereby granted; and that they will execute such further assurances of the same as may be requisite.

APPROVED FOR TRANSFER
Treasurer of Frederick Co., MD
Per: [Signature] Date: 1/12/09
Taxes-Water/Sewer-PAID
Recordation Tax Pd. \$ 28,920.-

AG. TAX DUE

Agricultural Transfer Tax

Amount of \$ 124,080.00

Signature Douglas White (Ed.)

12,050.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Amanda J. Litchman

Gary C. Rudy (Seal)
Gary C. Rudy, Successor Trustee
Helen H. Rudy Revocable Trust

Amanda J. Litchman

Jeannette R. Brust (Seal)
Jeannette R. Brust, Trustee of Trust B
Under Will of Richard B. Rudy

STATE OF MARYLAND, COUNTY OF FREDERICK to wit:

I hereby certify that on this 29th day of December, 2008, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Gary C. Rudy, Successor Trustee and Jeannette R. Brust, Trustee of Trust B the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Amanda J. Litchman
Notary Public
My commission expires 7/1/09



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Attorney

AFTER RECORDING, PLEASE RETURN TO:
Standard Title & Settlement Company, LLC
1820 Lancaster Street
Suite 210
Baltimore, MD 21231

CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON
DISPOSITION OF MARYLAND REAL ESTATE

AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE

File Number: STC07-1154

Property: Marker Road, Middletown, MD 21769

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residency or certification that the transferred property is the transferor's principal residence.

Transferor Information	
Name of Transferor	Helen H. Rudy Trust

Residency of Transferor	
Resident State	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

Individual Transferors	
Witness	Name
	Signature
Entity Transferors	
<i>Amanda J. Hillman</i> Witness	HELEN H. RUDY TRUST Name of Entity
	By: <i>Gary C. Rudy</i> Name
	Gary C. Rudy Name
	Successor Trustee Title

CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MARYLAND REAL ESTATE

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1. Transferor Information	
Name of Transferor	Trust B

2. Reason for Exemption	
Resident State	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
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3. Individual Transferee	
Witness	Name
	Signature
3b. Entity Transferee	
 Amador R. Briscoe <small>Witness</small>	TRUST B <small>Name of Entity</small> By:  Jeanette R. Brust <small>Name</small> Trustee <small>Title</small>

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Frederick
 Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
 (Type or Print in Black Ink Only All Copies Must Be Legible)

1	Type(s) of Instruments	<input type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Other																																																																					
		() Check Box if Addendum Intake Form is Attached.																																																																					
2	Conveyance Check Box	<input type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Arms Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]																																																																					
		Arms-Length [1] Arms-Length [2] Arms Length [3] Length Sale [9]																																																																					
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation																																																																					
		State Transfer																																																																					
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4	Consideration and Tax Calculations	<table border="1"> <tr> <th>Consideration</th> <th>Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> <tr> <td>Purchase Price/Consideration</td> <td>\$ 2,410,000.00</td> <td colspan="2">Transfer and Recordation Tax Consideration</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$.00</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>x () %</td> <td>= \$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Less Exemption Amount</td> <td>= \$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Total Transfer Tax</td> <td>= \$</td> </tr> <tr> <td>Full Cash Value</td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>= \$</td> </tr> <tr> <td></td> <td></td> <td>x () per \$500</td> <td>= \$</td> </tr> <tr> <td></td> <td></td> <td>TOTAL DUE</td> <td>\$</td> </tr> </table>	Consideration	Amount	Finance Office Use Only		Purchase Price/Consideration	\$ 2,410,000.00	Transfer and Recordation Tax Consideration		Any New Mortgage	\$.00	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	= \$			TOTAL DUE	\$																																	
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		Dominion Transmission, Inc.																																																																					
		New Owner's (Grantee) Mailing Address																																																																					
		5423 Mamont Road Murrysville, PA 15668																																																																					
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10	Contact/Mail Information	Instrument Submitted By or Contact Person																																																																					
		Name: Barbara Favaro	<input checked="" type="checkbox"/> Return to Contact Person																																																																				
		Firm: Standard Title & Settlement Company, LLC	<input type="checkbox"/> Hold for Pickup																																																																				
		Address: 1820 Lancaster Street, Suite 210, Baltimore, MD 21231 Phone: Telephone: 410-675-6111 Fax: 410-675-7333	<input type="checkbox"/> Return Address Provided																																																																				
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment Information: <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)																																																																							
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: _____ Date Received: _____ Deed Reference: _____ Assigned Property No.: _____																																																																							
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