

THIS DEED, made this 30th day of October, 2008, by and between **MKF, LLC** (Seller) and **TIMOTHY P. MICHAELS, Personal Representative of the Estate of Robert R. Kessel** (Buyer).

GRANT

Having received from Buyer the agreed upon purchase price of \$500,000.00, Seller grants to Buyer, its successors and assigns, in fee simple the following described property:

LOT 2

ALL that piece or parcel of land being Lot 2 of a Major Subdivision of land situated on the Southeast side of U.S. Route 220, South of Cumberland, Allegany County, Maryland in Election District No. 7 and being particularly described as being a part of Original Farm Tract C to MKF, LLC by deed dated June 16, 2006, being 13.34 acres found in Liber 1282, Folio 257 among the Land Records of Allegany County, Maryland

BEGINNING for the same at a 5/8 inch iron bar with cap set along the Northwesternly right-of-way limits of Barton Park Drive, being a common corner of Lot 1 of said plat; thence leaving said limits of said drive and binding with said common property line, reversed

- 1) North 50 degrees 57 minutes 57 seconds West 319.02 feet to a 5/8 inch iron bar with cap set along the Southerly right-of-way limits of U.S. Route 220; thence binding with said Southerly right-of-way limits the next two courses
- 2) North 35 degrees 12 minutes 50 seconds East 83.08 feet to a 5/8 inch iron bar found; thence
- 3) North 38 degrees 25 minutes 07 seconds East 217.132 feet to a 5/8 inch iron bar with cap set at a common corner with Lot 3; thence reversing the first line of said Lot 3 of said Plat
- 4) South 50 degrees 57 minutes 57 seconds East 326.89 feet to a 5/8 inch iron bar with cap set along the Northerly right-of-way limits of Barton Park Drive also being the point of beginning of Lot 3 of said Plat; thence with said limits of Barton Park Drive
- 5) South 39 degrees 02 minutes 03 seconds West 300.00 feet to beginning

Containing 97,389.00 square feet or 2.24 acres as surveyed by Surveying May, 2005.

IMP FD SURE \$	20.00
RECORDING FEE	20.00
RECORDATION T	3,250.00
TR TAX COUNTY	2,500.00
COUNTY STATE	2,500.00
TOTAL	8,250.00
Res# AL01	Rcpt # 76172
DL HLH	Blk # 695
Nov 13, 2008	03:29 PM

Excepting a 30 foot wide utility easement along the rear of said Lot 2, Barton Park Drive to KFM, LLC for future utilities.

LOT 3

ALL that piece or parcel of land being Lot 3 of a Major Subdivision of land situated on the Southeast side of U.S. Route 220, South of Cumberland, Allegany County, Maryland in Election District No. 7 and being particularly described as being a part of Original Farm Tract C to MKF, LLC by deed dated June 16, 2006, being 13.34 acres found in Liber 1282, Folio 257 among the Land Records of Allegany County, Maryland

BEGINNING for the same at a 5/8 inch iron bar with cap set along the Northwestern right-of-way limits of Barton Park Drive, being a common corner of Lot 2 of said plat; thence leaving said limits of said drive and binding with said common property line, reversed

- 1) North 50 degrees 57 minutes 57 seconds West 326.89 feet to a 5/8 inch iron bar with cap set along the Southerly right-of-way limits of U.S. Route 220; thence binding with said Southerly right-of-way limits
- 2) North 38 degrees 25 minutes 07 seconds East 453.91 feet to a 5/8 inch iron bar with cap found (BBA) at the common Northerly corner with lands now or formerly Allan E. Evans found in Liber 678, Folio 952 found on Plat No. 1516; thence leaving the said right-of-way limits of U.S. Route 220 and binding with said lands Allan E. Evans
- 3) South 51 degrees 31 minutes 16 seconds East 207.33 feet to a 5/8 inch iron bar with cap found (Schulze) at a common Northerly corner with Lot 4; thence binding with the first line of said Lot 4, reversed
- 4) South 51 degrees 35 minutes 54 seconds East 124.45 feet to a 5/8 inch iron bar found (BBA in Concrete) and at said right-of-way limits of Barton Park Drive; thence with said limits
- 5) South 39 degrees 02 minutes 03 seconds West 457.27 feet to the point of beginning

Containing 150,019 square feet or 3.44 acres as surveyed by Coughenour Surveying, May, 2005.

Excepting a 30 foot wide utility easement along the rear of said Lot 3, Barton Park Drive to KFM, LLC for future utilities.

LOT 4

ALL that piece or parcel of land being Lot 4 of a Major Subdivision of land situated on the Southeast side of U.S. Route 220, South of Cumberland, Allegany County, Maryland in Election District No. 7 and being particularly described as being a part of Original Farm Tract C to MKF, LLC by deed dated June 16, 2006, being 13.34

acres found in Liber 1282, Folio 257 among the Land Records of Allegany County, Maryland

BEGINNING for the same at a 5/8 inch iron bar with cap set along the Northwesternly right-of-way limits of Barton Park Drive, being a common corner of Lot 3 of said plat; thence leaving said limits of said drive and binding with said common property line, reversed

- 1) North 51 degrees 35 minutes 54 seconds West 124.45 feet to a 5/8 inch iron bar with cap found (Schulze) at a common Northerly corner with Lot 3; thence leaving the common limits with Lot 3 and binding with lands now or formerly Allan E. Evans found in Liber 678, Folio 952 found on Plat No. 1516 the next four bearings and distances
- 2) North 35 degrees 40 minutes 17 seconds East 61.07 feet to a 5/8 inch iron bar with cap found (Schulze); thence
- 3) South 51 degrees 35 minutes 20 seconds East 50.06 feet to a 3/8 inch iron bar found; thence
- 4) North 35 degrees 39 minutes 46 seconds East 252.14 feet to a 3/8 inch iron bar found; thence
- 5) North 51 degrees 34 minutes 53 seconds West 77.34 feet to a 5/8 inch iron bar with cap set at a common corner with Lot 5; thence binding with said Lot 5 the next two bearings and distances
- 6) North 38 degrees 25 minutes 07 seconds East 165.46 feet to a 5/8 inch iron bar with cap set; thence
- 7) North 51 degrees 34 minutes 53 seconds West 165.00 feet to a pk nail set in bituminous concrete along the Southerly right-of-way limits of U.S. Route 220; thence with said limits
- 8) North 38 degrees 25 minutes 07 seconds East 235.87 feet to a point being a common corner with lands now or formerly Charles K. Miller found in Liber 637, Folio 482; thence leaving the said right-of-way limits of U.S. Route 220 and binding with said Charles K. Miller lands the next four bearings and distances
- 9) South 52 degrees 12 minutes 51 seconds East 22.74 feet to a point; thence
- 10) South 30 degrees 32 minutes 42 seconds West 19.68 feet to a point; thence
- 11) South 31 degrees 16 minutes 19 seconds East 17.64 feet to a point; thence
- 12) South 58 degrees 42 minutes 21 seconds East 23.00 feet to a point; thence
- 13) South 65 degrees 17 minutes 55 seconds East 148.36 feet to a 5/8 inch iron bar with cap found (BBA) at a common corner with Lot 6; thence with the Southerly limits of Lot 6

14) South 53 degrees 39 minutes 41 seconds East 96.51 feet to a 5/8 inch iron bar found in concrete along the right-of-way limits of Barton Park Drive; thence binding with the said limits of Barton Park Drive

15) South 36 degrees 20 minutes 19 seconds West 730.51 feet to the point of beginning

Containing 124,939.19 square feet or 2.87 acres as surveyed by Coughenour Surveying May, 2005.

Excepting a 30 foot wide utility easement along the rear of said Lot 4, Barton Park Drive to KFM, LLC for future utilities.

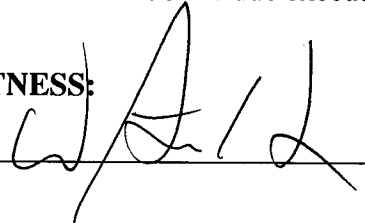
TOGETHER with the buildings and improvements thereon and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

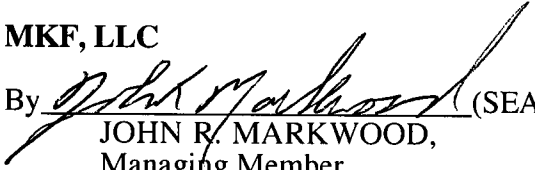
TO HAVE AND TO HOLD the above-described property unto Buyer, its successors and assigns, in fee simple.

Seller covenants that it will warrant specially the property hereby conveyed and granted and that it will execute such other and further assurances of the property as may be required.

Seller is a resident entity under § 10-912(a)(4) of the Tax-General Article of the Annotated Code of Maryland, and the undersigned, as agent of Seller, has authority to sign this document on Seller's behalf.

WITNESS the due execution hereof the day and year first above written.

WITNESS:


MKF, LLC
By  (SEAL)
JOHN R. MARKWOOD,
Managing Member

STATE OF MARYLAND
ALLEGANY COUNTY, TO WIT:

I HEREBY CERTIFY that on this 30th day of October, 2008, before me, the subscriber, a Notary Public of the State of Maryland, in and for Allegany County, personally appeared **John R. Markwood**, who acknowledged himself to be the Managing Member of MKF, LLC, and that he, as such Managing Member, being authorized so to do, executed the within and foregoing instrument for the purposes therein contained by signing the name of MKF, LLC by himself as Managing Member, and he further certified under penalties of perjury that the actual consideration paid for the foregoing conveyance is \$500,000.00.

WITNESS my hand and Notarial Seal the day and year above written.

Patricia A. Harvey
NOTARY PUBLIC

My Commission Expires: 11-16-12

This is to certify that the within instrument was prepared by or under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

W. Stevens Hidey
W. STEVENS HIDEY

This is to certify that, according to the records of the Allegany County Tax & Utility Office, there are no taxes due on the property described in the form(s) provided on the intake sheet.

Account(s)# 07-038127

07-038879 & 07-038607

Sharon M. Gessner 11/13/08
Allegany County Tax office Date

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Allegany
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)

Space Reserved for Circuit Court Clerk Recording Validation

Form sections: 1 Type(s) of Instruments, 2 Conveyance Type Check Box, 3 Tax Exemptions, 4 Consideration and Tax Calculations, 5 Fees, 6 Description of Property, 7 Transferred From, 8 Transferred To, 9 Other Names to Be Indexed, 10 Contact/Mail Information, 11 Assessment Information, and Assessment Use Only table.

Handwritten notes: * 038 127, 038 219, 038 607

Space Reserved for County Validation