



TAX MAP NO. 1-34-9.00-1112.00
PREPARED BY/RETURN TO:
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930
File No. 17-8792/W

NO LIEN OR TITLE SEARCH REQUESTED
OR PERFORMED BY SCOTT AND SHUMAN, P.A.

DEED

THIS DEED is made as of the ___ day of April, 2017, between, Coltman Family, L.L.C., a Delaware limited liability company, of 211 Wisteria Lane, Media, PA 19063, party of the first part, and , husband and wife, as tenants by the entirety, of , parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, their heirs and assigns, in fee simple, the following-described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece or parcel of land, situate, lying and being in two certain tracts, pieces or parcels of land, situate, lying and being in Baltimore Hundred, Sussex County, and State of Delaware, lying on the easterly side of State Route One and the westerly side of the Atlantic Ocean, and constituting all of the lands of Scott Wallace and Roy B. Cowdrey, Jr., shown in a plot plan which depicts the entirety of both tracts as one tract, prepared by Land Tech, Inc., on March 15, 1990, revised November 6, 1990, and again revised May 29, 1991, which plot plan is of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware in Plot Book 48, Page 39. The two tracts, pieces and parcels being separately conveyed herein and more particularly described as Parcel "A" and Parcel "B" in two separate surveys prepared by Land Tech, Inc., on December 11, 1991, respectively, as follows, to wit:

PARCEL A:

BEGINNING at a concrete marker situate on the Easterly right of way of State Route One, said concrete marker being a corner for this parcel and Cotton Patch Hills Subdivision; thence North 88 degrees 14 minutes 55 seconds East, by and with Cotton Patch Hills Subdivision, a distance 290.66 feet to a point; thence South 01 degrees 33 minutes 12 seconds West, by and with Parcel "B" of lands of Scott Wallace and Roy B. Cowdrey, Jr., a distance of 100.023 feet to a point; thence South 88 degrees 14 minutes 55 seconds West, by and with Ocean Ridge Subdivision, a distance of 278.21 feet to a fire hydrant; thence along a curve to the left, by and with the Easterly right of way of State Route One, having a radius of 17,263.74 feet, a central angle of 000 degrees 01 minutes 17 seconds, an arc length of 6.44 feet, and a chord which bears North 05 degrees 34 minutes 16 seconds West, to a concrete marker; thence North 05 degrees 34 minutes 55 seconds West, by and with the Easterly right of way of State Route One, a distance of 93.63 feet to the point of **BEGINNING**, said parcel containing 28, 401 square feet of land, be the same more or less.

PARCEL B:

BEGINNING at a concrete marker situate on the Easterly right of way of State Route One; thence North 88 degrees 14 minutes 55 seconds East 290.66 feet by and with Cotton Patch Hills Subdivision to the point of **BEGINNING**; thence North 88 degrees 14 minutes 55 seconds East, by and with Cotton Patch Hills Subdivision through a concrete marker at 154.92 feet, a distance of 644.34 feet to a point at the low water line of the Atlantic Ocean; thence by and with the low water line of the Atlantic Ocean in Southerly direction 100 feet more or less, to a point; thence South 88 degrees 14 minutes 55 seconds West, by and with Ocean Ridge Subdivision, through a concrete marker at 448.54 feet, a distance of 642.79 feet to a point; thence North 01 degrees 33 minutes 12 seconds East, by and with Parcel "A" of lands of Scott Wallace and Roy B. Cowdrey, Jr., a distance of 100.02 feet to the point of **BEGINNING**, said parcel of land containing 1.48 acres of land, be the same more or less.

BEING the same lands conveyed unto Coltman Family, L.L.C. by Deed of Joann P. Coltman and Charles L. Coltman, III, said Deed dated August 14, 2003, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware in Deed Book 2874, Page 214.

THIS CONVEYANCE IS FURTHER SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its Hand and Seal the 29th day of Apr., 2017.

WITNESS:

COLTMAN FAMILY, L.L.C.

[Signature]

[Signature] (SEAL)
Charles L. Coltman, III, Member and Manager

~~[Signature] (SEAL)~~
~~Joann F. Coltman, Member and Manager~~

STATE OF Delaware :
COUNTY OF New Castle : SS.

BE IT REMEMBERED, that on this 29th day of April, 2017, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Charles L. Coltman, III, Member and Manager, and ~~Joann F. Coltman, Member and Manager~~, Coltman Family, L.L.C., parties to this Deed, known to me personally to be such, and acknowledged this Deed to be their act and deed and the act and Deed of said company.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

BRIAN T. MURRAY
NOTORIAL OFFICER
ATTORNEY AT LAW

[Signature]
Notary Public [Notary Seal]

My commission expires: