



## **TOWN OF PORT DEPOSIT ORDINANCE 2025-02**

### **Transfer of Town Property**

**AN ORDINANCE TO TRANSFER TOWN OWNED REAL PROPERTY PURSUANT TO THE TOWN CHARTER, SECTIONS 501b.(43) AND 1201, AND THE LOCAL GOVERNMENT ARTICLE OF THE MARYLAND CODE, SECTION 5-204(c).**

**WHEREAS**, the Town currently owns real property in fee simple located in the 7th Election District of Cecil County, Maryland, within the corporate limits of the Town containing 0.235 acres of land, more or less, designated as Parcel 0066 on Tax Map 028C, Grid 16, assigned tax identification number 07--17073 which was conveyed to the Town by deed dated August 29, 2018 from Jacob F. Conrad, and recorded among the Land Records of Cecil County, Maryland at Liber 4310, Folio 260, etc., said deed more particularly describing said parcel by metes and bounds, and which is known as 45 S. Main Street, Port Deposit (hereafter “the Town Property”); and

**WHEREAS**, Penmarydel Properties, LLC currently owns adjoining real property in fee simple located in the 7th Election District of Cecil County, Maryland within the corporate limits of the Town consisting to two parcels, one containing 1,848 square feet or 0.0424 acres of land, more or less, and the second containing 516 square feet or 0.0118 acres of land, more or less, both parcels combined containing 2,364 square feet or 0.0542 acres of land, more or less, designated as Parcel 0061 on Tax Map 028C, Grid 16, assigned tax identification number 07-016190, which was conveyed to Grantee, along with other properties, by deed dated January 30, 2025 from William E. Riddle, Jr., and recorded among the Land Records of Cecil County, Maryland at Liber 1902, Folio 004, etc., said deed more particularly describing said parcels by metes and bounds, and which together are known as 43 S. Main Street, Port Deposit, Maryland (hereafter collectively “the Penmarydel Property”); and

**WHEREAS**, in order to affect a lot line adjustment, the Town desires to convey, and Grantee desires to accept, a portion of the Town Property containing 631 square feet or 0.0145

acres of land, more or less, which is more particularly described by metes and bounds attached hereto and identified as "Parcel A" and shown as such on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit" as recorded or intended to be recorded among the land records of Cecil County, Maryland (hereafter "Parcel A"); and by separate deed, Penmarydel desires to convey, and the Town desires to accept, a portion of the Penmarydel Property containing 515 square feet or 0.0118 acres of land, more or less, more particularly described by metes and bounds and identified as "Parcel B" also attached hereto and shown as such on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit" as recorded or intended to be recorded among the land records of Cecil County, Maryland (hereafter "Parcel B"); and

**WHEREAS**, Section 501b.(43) of the Charter of the Town of Port Deposit, Maryland ("the Town Charter"), which permits the Town by ordinance to, among other things, "convey any real . . . property when no longer needed for the public use, after having given at least twenty days' public notice of the proposed conveyance"; and

**WHEREAS**, the Town Charter, Section 1201, permits the Town to "sell . . . or otherwise dispose of any property belonging to the Town"; and

**WHEREAS**, Section 5-204(c) of the Local Government Article of the Maryland Code likewise permits the Town to "convey any real . . . property when no longer needed for the public use, after having given at least 20 days' notice of the proposed conveyance . . ."; and

**WHEREAS**, upon at least 20 days' notice published in a newspaper of general circulation in the Town, and otherwise by means of notice of the agenda, in the usual course, for the Town Council regular meeting at which the vote approving this Ordinance was taken, a public hearing was held on or about May 20, 2025, wherein opportunity for public comment was provided; and

**WHEREAS**, the Town Council has determined that Parcel A no longer is needed for public use, and that it is in the best interests of the Town and its residents to convey Parcel A to the Town Property to the Penmarydel Properties, LLC, in fee simple, in exchange for Penmarydel transferring to the Town, in fee simple, Parcel B.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PORT DEPOSIT**, this 20<sup>th</sup> day of May, 2025, that the Town Council of Port Deposit hereby approves the transfer of Parcel A to Penmarydel Properties, LLC in fee simple, in exchange for Penmarydel transferring to the Town, in fee simple, Parcel B, and that the Town Attorney and/or Town

Administrator are hereby empowered to draft for the Mayor's signature the deed transferring Parcel A to Penmarydel Properties, LLC and the deed transferring Parcel B from Penmarydel Properties, LLC to the Town, to if necessary or desirable obtain a title search and title insurance on the transfer of Parcel B to the Town as may be deemed necessary or desirable by the Mayor in consultation with the Town Administrator and Town Attorney, and to obtain approval from the Town Planning Commission and record among the land records of Cecil County the plat entitled ""Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit".

**INTRODUCED:** May 6, 2025  
**PUBLIC HEARING and ADOPTION:** May 20, 2025  
**EFFECTIVE DATE:** June 10, 2025

**IN WITNESS WHEREOF,** we have set our hands and seals, and adopted Ordinance 2025-02 on this 20th day of May, 2025.

**VOTE:**

Affirmative 4

Absent 0

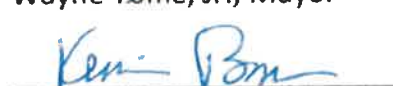
Negative 0

Abstained 0

**MAYOR AND COUNCIL of the TOWN of PORT DEPOSIT, MARYLAND**

  
Wayne Tome, Jr., Mayor

  
Daniel Berlin, Council

  
Kevin Brown, Deputy Mayor


  
Thomas Knight, Council

ATTEST:

  
Town Administrator

  
Randa Thiele, Council

**Approved as to form and legal sufficiency this 20<sup>th</sup> day of May, 2025:**

  
Thomas V. McCarron,  
Town Attorney

February 20, 2025

**Parcel A**

632 Square Foot Parcel of Land to be Conveyed by the Town of Port Deposit, Located at 43-45 South Main Street, Town of Port Deposit, Seventh Election District, Cecil Count, Maryland.

BEGINNING for the same at a drill hole found in a concrete slab on the south side of Maryland Route 222, South Main Street at the beginning of Parcel No. 1 of the 43 South Main Street Parcels of those lots or parcels of land conveyed by William E. Riddle, Jr. to Penmarydel Properties, LLC by a deed dated January 30, 2005 as recorded among the land records of Cecil County in Liber WLB 1902, folio 04. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 706595.7872 and East 1561976.6181. Thence, leaving South Main Street, binding on a part of the first or North 79°15'21" West 88.00 feet course of the last mentioned parcel and binding reversely on a part of the fourth or North 45°02'11" West 112.89 feet course of that tract or parcel of land conveyed by Jacob F. Conrad to the Town of Port Deposit by a deed dated August 29, 2018 as recorded among the land records of Cecil County in Liber CMN 4310, folio 260, as now surveyed;

1) South 44°36'25" West, passing over an x-cut in concrete found at 1.18 feet and, continuing for a total distance of 68.41 feet to a point lying North 44°36'25" East 44.51 feet from a rebar and cap found with identifying cap 'LC 21782' at the beginning of said fourth course. Thence, running through and across the aforesaid parcel conveyed by Conrad to the Town of Port Deposit, for new lines of division, the two following courses;

2) South 45°23'35" East 9.52 feet,

3) North 44°14'46" East 67.29 feet to a point on the south side of South Main Street at a point lying North 43°26'11" East 1.84 feet and North 38°23'09" West 83.66 feet from a magnetized nail found in pavement in the second course of the aforesaid conveyance by Conrad to the Town of Port Deposit, Thence along the south side of South Main Street,

4) North 38°23'09" West 9.16 feet to the point of beginning hereof.

CONTAINING 631 square feet (0.0145 acre) of land, more or less and shown as Parcel A on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit as recorded or intended to be recorded among the land records of Cecil County.

BEING a part of that tract or parcel of land conveyed by Jacob F. Conrad to the Town of Port Deposit by a deed dated August 29, 2018 as recorded among the land records of Cecil County in Liber CMN 4310, folio 260.

THIS PARTICULAR DESCRIPTION was prepared by or under the responsible charge of Vincent X. Nohe, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Code of Maryland Regulation (09.13.06.12). My current license expires August 8, 2026.





5 South Main Street  
P.O. Box 727  
Bel Air, Maryland 21014  
410-838-7900

[www.frederickward.com](http://www.frederickward.com)

February 20, 2025

**Parcel B**

515 Square Foot Parcel of Land to be Conveyed by Penmarydel Properties, LLC, Located at 43-45 South Main Street, Town of Port Deposit, Seventh Election District, Cecil Count, Maryland.

BEGINNING for the same at the beginning of Parcel No. 2 of the 43 South Main Street Parcels of those lots or parcels of land conveyed by William E. Riddle, Jr. to Penmarydel Properties, LLC by a deed dated January 30, 2005 as recorded among the land records of Cecil County in Liber WLB 1902, folio 04. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 706532.4629 and East 1561914.1568 and lies South 44°36'25" West 88.95 feet from a drill hole found in a concrete slab on the south side of Maryland Route 222, South Main Street reversely along the fourth or North 45°02'11" West 112.89 feet course of that tract or parcel of land conveyed by Jacob F. Conrad to the Town of Port Deposit by a deed dated August 29, 2018 as recorded among the land records of Cecil County in Liber CMN 4310, folio 260 and lying North 03°59'11" West 0.45 feet from a rebar found. Thence, from the point of beginning, binding reversely on a part of the said fourth course of the conveyance by Conrad and on the first or North 79°15'21" West 23.98 feet course of the said Parcel No. 2 of the conveyance by Riddle, as now surveyed;

1235) South 44°36'25" West 23.98 feet to a pin and cap found with identifying cap 'LC21782' to intersect the northeasterly right of way line of the Norfolk Southern Railroad, a thirty-six foot wide right of way here to for laid out as originally conveyed by James H. Rowland and Elizabeth A Rowland, his wife to the Columbia nd Port Deposit Rail Road Company by a deed dated March 13, 1867 as recorded among the lands records of Cecil County in Liber HRT 1, folio 452. Thence, binding thereon as subsequently conveyed by Consolidated Rail Corporation to Pennsylvania Lines LLC by a deed dated June 1, 1999 as recorded among the land records of Cecil County in Liber WLB 871, folio 292,

2) North 42°09'57" West 20.98 feet to a pin and cap found ('LC21782'). Thence, leaving the railroad right of way and binding on the southeasterly side of Snyder Alley and on the third course of the aforesaid Parcel No. 2 of the conveyance by Riddle unto Penmarydel,

3) North 44°36'25" East 25.15 feet. Thence, leaving Snyder Alley and binding on the fourth course of said Parcel No. 2,

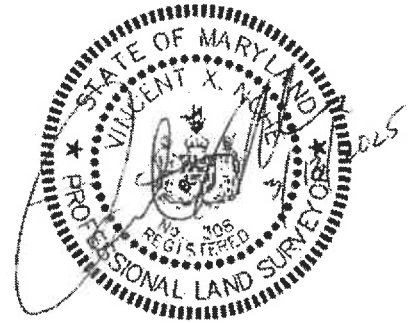
4) South 38°58'43" East 21.08 feet to the point of beginning hereof.

CONTAINING 515 square feet (0.0118 acre) of land, more or less and shown as Parcel B on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit as recorded or intended to be recorded among the land records of Cecil County.

Parcel B - 515 Square Foot Parcel of Land to be Conveyed by Penmarydel Properties, LLC  
February 20, 2025  
Page 2

BEING all of Parcel No. 2 of the 43 South Main Street Parcels of those lots or parcels of land conveyed by William E. Riddle, Jr. to Penmarydel Properties, LLC by a deed dated January 30, 2005 as recorded among the land records of Cecil County in Liber WLB 1902, folio 04.

THIS PARTICULAR DESCRIPTION was prepared by or under the responsible charge of Vincent X. Nohe, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Code of Maryland Regulation (09.13.06.12). My current license expires August 8, 2026.



NO MONETARY CONSIDERATION

Exempt from Recordation Tax  
Under Annotated Code of Maryland  
Section 13-207(c)

After recording, return to:

Penmarydel Properties, LLC  
c/o William F. Riddle, Esquire  
204 East Main Street  
Elkton, Maryland 21921

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, is made this 20 day of MAY, 2025, by **TOWN OF PORT DEPOSIT**, a Maryland municipal corporation ("the Town"), and delivered to **PENMARYDEL PROPERTIES, LLC**, a Maryland limited liability company ("Grantee").

**WHEREAS**, the Town currently owns real property in fee simple located in the 7th Election District of Cecil County, Maryland, within the corporate limits of the Town containing 0.235 acres of land, more or less, designated as Parcel 0066 on Tax Map 028C, Grid 16, assigned tax identification number 07--17073 which was conveyed to the Town by deed dated August 29, 2018 from Jacob F. Conrad, and recorded among the Land Records of Cecil County, Maryland at Liber 4310, Folio 260, *etc.*, said deed more particularly describing said parcel by metes and bounds, and which is known as 45 S. Main Street, Port Deposit (hereafter "the Town Property"); and

**WHEREAS**, Grantee currently owns adjoining real property in fee simple located in the 7<sup>th</sup> Election District of Cecil County, Maryland within the corporate limits of the Town consisting to two parcels, one containing 1,848 square feet or 0.0424 acres of land, more or less, and the second containing 516 square feet or 0.0118 acres of land, more or less, both parcels combined containing 2,364 square feet or 0.0542 acres of land, more or less, designated as Parcel 0061 on Tax Map 028C, Grid 16, assigned tax identification number 07-016190, which was conveyed to Grantee, along with other properties, by deed dated January 30, 2025 from William E. Riddle, Jr., and recorded among the Land Records of Cecil County, Maryland at Liber 1902, Folio 004, *etc.*, said deed more particularly describing said parcels by metes and bounds, and which together are known as 43 S. Main Street, Port Deposit, Maryland (hereafter collectively "the Grantee's Property"); and

**WHEREAS**, in order to affect a lot line adjustment, the Town desires to convey, and Grantee desires to accept, a portion of the Town Property containing 631 square feet or 0.0145 acres of land, more or less, which is more particularly described by metes and bounds attached hereto and identified as "**Parcel A**" and shown as such on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit" as recorded or intended to be recorded among the land records of Cecil County, Maryland (hereafter "Parcel A"); and by separate deed of even date herewith, Grantee desires to convey, and the Town desires to accept, a portion of the Grantee's Property containing 515 square feet or 0.0118 acres of land, more or less, more particularly described in said deed by metes and bounds and

identified as "**Parcel B**" and shown as such on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit" as recorded or intended to be recorded among the land records of Cecil County, Maryland (hereafter "Parcel B"); and

**WHEREAS**, pursuant to Section 501b.(43) of the Charter of the Town of Port Deposit, Maryland ("the Town Charter"), which permits the Town by ordinance to, among other things, "convey any real . . . property when no longer needed for the public use, after having given at least twenty days' public notice of the proposed conveyance"; pursuant to the Town Charter Section 1201, which permits the Town to "sell . . . or otherwise dispose of any property belonging to the Town"; and pursuant to Section 5-204(c) of the Local Government Article of the Maryland Code which likewise permits the Town to "convey any real . . . property when no longer needed for the public use, after having given at least 20 days' notice of the proposed conveyance . . .", after a public hearing which occurred on May 20, 2025 upon at least 20 days' notice of the public hearing, and thus 20 days' notice before this conveyance, the Town Council of the Town of Port Deposit adopted Ordinance No. 2025-03 on May 20, 2025 at its regularly scheduled meeting to transfer Parcel A to the Grantee.

**WITNESSETH THAT** in consideration of the sum of ZERO AND NO/100 DOLLARS (\$0.00), and in exchange for conveyance by Grantee of Parcel B by separate deed of even date herewith, the Town does hereby GRANT and CONVEY unto Grantee, its successors and assigns, in fee simple, Parcel A; and

**SUBJECT TO** all covenants, easements and restrictions of record.

**TO HAVE AND TO HOLD** the land and premises above described and hereby intended to be conveyed, and all rights, privileges, appurtenances, easements and advantages belonging and pertaining to the use and benefit of Grantee, in fee simple, forever.

**AND** the Town covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be required.

**IN WITNESS WHEREOF**, the Town has duly executed this Special Warranty Deed under seal as of the date set forth above.

*[Signature and notary on next page]*



**GRANTOR**

**TOWN OF PORT DEPOSIT**, a Maryland municipal corporation

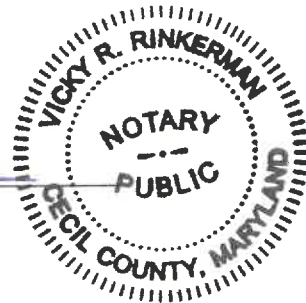
By: [Signature] [SEAL]  
Wayne Tome, Jr., Mayor

**STATE OF MARYLAND)**  
**COUNTY OF CECIL )**

On this 20 day of MAY, 2025, before me the undersigned officer personally appeared Wayne Tome, Jr., Mayor of the Town of Port Deposit, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in any presence signed and sealed the same.

In witness whereof, I hereunto set my hand and official seal.

[Signature]  
Notary Public



My commission expires: 06/09/2025

The conveyance herein is hereby accepted by Grantee, Penmarydel Properties, LLC, this \_\_\_\_ day of \_\_\_\_\_, 2025.

**GRANTEE**

**PENMARYDEL PROPERTIES, LLC**, a Maryland Limited Liability Company

By: [Signature]  
William E. Riddle, Jr., Managing Member

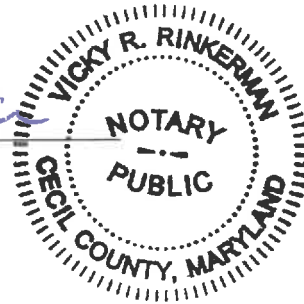
STATE OF MARYLAND)  
 ) :  
COUNTY OF CECIL )

On this 20 day of MAY, 2025, before me the undersigned officer personally appeared William E. Riddle, Jr. on behalf of Penmarydel Properties, LLC, its Managing Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in any presence signed and sealed the same.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

*Vicky R. Rinkerman*



My commission expires:

06/09/2025

**ATTORNEY CERTIFICATION**

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

*Thomas V. McCarron*

Thomas V. McCarron



5 South Main Street  
P.O. Box 727  
Bel Air, Maryland 21014  
410-838-7900  
[www.frederickward.com](http://www.frederickward.com)

February 20, 2025

**Parcel A**

632 Square Foot Parcel of Land to be Conveyed by the Town of Port Deposit, Located at 43-45 South Main Street, Town of Port Deposit, Seventh Election District, Cecil Count, Maryland.

BEGINNING for the same at a drill hole found in a concrete slab on the south side of Maryland Route 222, South Main Street at the beginning of Parcel No. 1 of the 43 South Main Street Parcels of those lots or parcels of land conveyed by William E. Riddle, Jr. to Penmarydel Properties, LLC by a deed dated January 30, 2005 as recorded among the land records of Cecil County in Liber WLB 1902, folio 04. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 706595.7872 and East 1561976.6181. Thence, leaving South Main Street, binding on a part of the first or North 79°15'21" West 88.00 feet course of the last mentioned parcel and binding reversely on a part of the fourth or North 45°02'11" West 112.89 feet course of that tract or parcel of land conveyed by Jacob F. Conrad to the Town of Port Deposit by a deed dated August 29, 2018 as recorded among the land records of Cecil County in Liber CMN 4310, folio 260, as now surveyed;

1) South 44°36'25" West, passing over an x-cut in concrete found at 1.18 feet and, continuing for a total distance of 68.41 feet to a point lying North 44°36'25" East 44.51 feet from a rebar and cap found with identifying cap 'LC 21782' at the beginning of said fourth course. Thence, running through and across the aforesaid parcel conveyed by Conrad to the Town of Port Deposit, for new lines of division, the two following courses;

2) South 45°23'35" East 9.52 feet,

3) North 44°14'46" East 67.29 feet to a point on the south side of South Main Street at a point lying North 43°26'11" East 1.84 feet and North 38°23'09" West 83.66 feet from a magnetized nail found in pavement in the second course of the aforesaid conveyance by Conrad to the Town of Port Deposit, Thence along the south side of South Main Street,

4) North 38°23'09" West 9.16 feet to the point of beginning hereof.

CONTAINING 631 square feet (0.0145 acre) of land, more or less and shown as Parcel A on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit as recorded or intended to be recorded among the land records of Cecil County.

BEING a part of that tract or parcel of land conveyed by Jacob F. Conrad to the Town of Port Deposit by a deed dated August 29, 2018 as recorded among the land records of Cecil County in Liber CMN 4310, folio 260.

THIS PARTICULAR DESCRIPTION was prepared by or under the responsible charge of Vincent X. Nohe, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Code of Maryland Regulation (09.13.06.12). My current license expires August 8, 2026.



NO MONETARY CONSIDERATION

Exempt from Transfer and Recordation Taxes  
Under Annotated Code of Maryland  
Tax-Property Article  
Sections 12-108(a) and 13-207(a)

After recording, return to:  
Vicky Rinkerman, Town Administrator  
Town of Port Deposit  
64 S. Main Street  
Port Deposit, MD 21904

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, is made this 30 day of MAY, 2025, by **PENMARYDEL PROPERTIES, LLC**, a Maryland limited liability company ("Grantor"), and delivered to **TOWN OF PORT DEPOSIT**, a Maryland municipal corporation ("the Town").

**WHEREAS**, Grantor currently owns real property in fee simple located in the 7<sup>th</sup> Election District of Cecil County, Maryland within the corporate limits of the Town consisting of two parcels, one containing 1,848 square feet or 0.0424 acres of land, more or less, and the second containing 516 square feet or 0.0118 acres of land, more or less, both parcels combined containing 2,364 square feet or 0.0542 acres of land, more or less, designated as Parcel 0061 on Tax Map 028C, Grid 16, assigned tax identification number 07-016190, which was conveyed to Grantor, along with other properties, by deed dated January 30, 2025 from William E. Riddle, Jr., and recorded among the Land Records of Cecil County, Maryland at Liber 1902, Folio 004, etc., said deed more particularly describing said parcels by metes and bounds, and which together are known as 43 S. Main Street, Port Deposit, Maryland (hereafter collectively "the Grantee's Property"); and

**WHEREAS**, the Town currently owns adjoining real property in fee simple located in the 7<sup>th</sup> Election District of Cecil County, Maryland, within the corporate limits of the Town containing 0.235 acres of land, more or less, designated as Parcel 0066 on Tax Map 028C, Grid 16, assigned tax identification number 07--17073 which was conveyed to the Town by deed dated August 29, 2018 from Jacob F. Conrad, and recorded among the Land Records of Cecil County, Maryland at Liber 4310, Folio 260, etc., said deed more particularly describing said parcel by metes and bounds, and which is known as 45 S. Main Street, Port Deposit (hereafter "the Town Property"); and

**WHEREAS**, in order to affect a lot line adjustment, Grantor desires to convey, and the Town desires to accept, a portion of the Grantor's Property containing 515 square feet or 0.0118 acres of land, more or less, which is more particularly described by metes and bounds attached hereto and identified as "**Parcel B**" and shown as such on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit" as recorded or intended to be recorded among the land records of Cecil County, Maryland (hereafter "Parcel B"); and by separate deed of even date herewith, the Town desires to convey, and Grantor agrees to accept, a portion of the Town Property containing 631 square feet or 0.0145 acres of land, more or less, more particularly described in said deed by metes and bounds and identified therein

as "**Parcel A**" and shown as such on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit" as recorded or intended to be recorded among the land records of Cecil County, Maryland (hereafter "Parcel A").

**WITNESSETH THAT** in consideration of the sum of ZERO AND NO/100 DOLLARS (\$0.00), and in exchange for conveyance by the Town of Parcel A by separate deed of even date herewith, Grantor does hereby GRANT and CONVEY unto the Town, its successors and assigns, in fee simple, Parcel B; and

**SUBJECT TO** all covenants, easements and restrictions of record.

**TO HAVE AND TO HOLD** the land and premises above described and hereby intended to be conveyed, and all rights, privileges, appurtenances, easements and advantages belonging and pertaining to the use and benefit of the Town, in fee simple, forever.

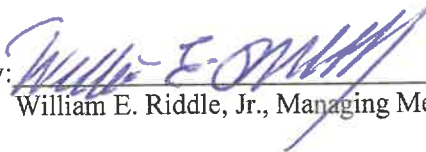
**AND** Grantor covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be required.

**IN WITNESS WHEREOF**, Grantor has duly executed this Special Warranty Deed under seal as of the date set forth above.

*[Signatures and notaries on next page]*

**GRANTOR**

**PENMARYDEL PROPERTIES, LLC**, a Maryland  
limited liability company

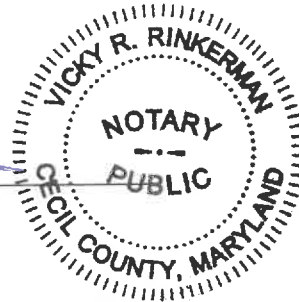
By:  [SEAL]  
William E. Riddle, Jr., Managing Member

**STATE OF MARYLAND)**  
**) :**  
**COUNTY OF CECIL )**

On this 20 day of MAY, 2025, before me the undersigned officer personally appeared William E. Riddle, Jr. on behalf of Penmarydel Properties, LLC, its Managing Member, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in any presence signed and sealed the same.

In witness whereof, I hereunto set my hand and official seal.

  
Notary Public

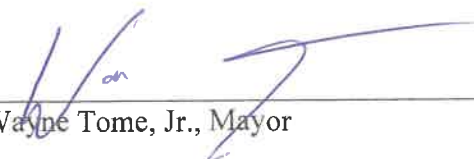


My commission expires: 06/09/2025

The conveyance herein is hereby accepted by Grantee, the Town of Port Deposit, this  
20 day of MAY, 2025.

**GRANTEE**

**TOWN OF PORT DEPOSIT**, a Maryland municipal corporation

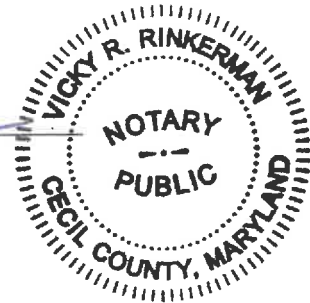
By:  [SEAL]  
Wayne Tome, Jr., Mayor

STATE OF MARYLAND)  
):  
COUNTY OF CECIL )

On this 20 day of MAY, 2025, before me the undersigned officer personally appeared Wayne Tome, Jr., Mayor of the Town of Port Deposit, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in any presence signed and sealed the same.

In witness whereof, I hereunto set my hand and official seal.

Notary Public



My commission expires: 06/09/2025

**ATTORNEY CERTIFICATION**

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

  
Thomas V. McCarron



5 South Main Street  
P.O. Box 727  
Bel Air, Maryland 21014  
410-838-7900  
[www.frederickward.com](http://www.frederickward.com)

February 20, 2025

**Parcel B**

515 Square Foot Parcel of Land to be Conveyed by Penmarydel Properties, LLC, Located at 43-45 South Main Street, Town of Port Deposit, Seventh Election District, Cecil Count, Maryland.

BEGINNING for the same at the beginning of Parcel No. 2 of the 43 South Main Street Parcels of those lots or parcels of land conveyed by William E. Riddle, Jr. to Penmarydel Properties, LLC by a deed dated January 30, 2005 as recorded among the land records of Cecil County in Liber WLB 1902, folio 04. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 706532.4629 and East 1561914.1568 and lies South 44°36'25" West 88.95 feet from a drill hole found in a concrete slab on the south side of Maryland Route 222, South Main Street reversely along the fourth or North 45°02'11" West 112.89 feet course of that tract or parcel of land conveyed by Jacob F. Conrad to the Town of Port Deposit by a deed dated August 29, 2018 as recorded among the land records of Cecil County in Liber CMN 4310, folio 260 and lying North 03°59'11" West 0.45 feet from a rebar found. Thence, from the point of beginning, binding reversely on a part of the said fourth course of the conveyance by Conrad and on the first or North 79°15'21" West 23.98 feet course of the said Parcel No. 2 of the conveyance by Riddle, as now surveyed;

1235) South 44°36'25" West 23.98 feet to a pin and cap found with identifying cap 'LC21782' to intersect the northeasterly right of way line of the Norfolk Southern Railroad, a thirty-six foot wide right of way here to for laid out as originally conveyed by James H. Rowland and Elizabeth A Rowland, his wife to the Columbia nd Port Deposit Rail Road Company by a deed dated March 13, 1867 as recorded among the lands records of Cecil County in Liber HRT 1, folio 452. Thence, binding thereon as subsequently conveyed by Consolidated Rail Corporation to Pennsylvania Lines LLC by a deed dated June 1, 1999 as recorded among the land records of Cecil County in Liber WLB 871, folio 292,

2) North 42°09'57" West 20.98 feet to a pin and cap found ('LC21782'). Thence, leaving the railroad right of way and binding on the southeasterly side of Snyder Alley and on the third course of the aforesaid Parcel No. 2 of the conveyance by Riddle unto Penmarydel,

3) North 44°36'25" East 25.15 feet. Thence, leaving Snyder Alley and binding on the fourth course of said Parcel No. 2,

4) South 38°58'43" East 21.08 feet to the point of beginning hereof.

CONTAINING 515 square feet (0.0118 acre) of land, more or less and shown as Parcel B on a plat entitled "Lot Line Adjustment Survey Plat of the Lands of Penmarydel Properties, LLC & Town of Port Deposit as recorded or intended to be recorded among the land records of Cecil County.



Parcel B - 515 Square Foot Parcel of Land to be Conveyed by Penmarydel Properties, LLC  
February 20, 2025  
Page 2

BEING all of Parcel No. 2 of the 43 South Main Street Parcels of those lots or parcels of land conveyed by William E. Riddle, Jr. to Penmarydel Properties, LLC by a deed dated January 30, 2005 as recorded among the land records of Cecil County in Liber WLB 1902, folio 04.

THIS PARTICULAR DESCRIPTION was prepared by or under the responsible charge of Vincent X. Nohe, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Code of Maryland Regulation (09.13.06.12). My current license expires August 8, 2026.

