

Tax Map #1-35 10.00 51.03
Prepared by and Return to:
Richard E. Berl, Jr., Esquire
Smith O'Donnell Feinberg & Berl, LLP
406 S. Bedford Street
Georgetown, DE 19947

NO LIEN OR TITLE SEARCH PERFORMED OR REQUESTED

THIS DEED, made this 1 day of April, in the year of our LORD two thousand and six (2006),

BETWEEN, Nancy L. Davis, of 235 Wintergreen Lane, Brunswick, Maryland, 21716 party of the first part,

AND

Randal L. Vaughan, of 212 Anita Forte Drive, Cape Carteret, North Carolina, 28584, party of the second part,

WITNESSETH, that the said party of the first part, 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 party of the second party, an undivided one-half (½) interest in,

ALL THAT CERTAIN tract, piece and parcel of land, situate, lying and being on the northeastern right-of-way of County particularly described as follows to wit: BEGINNING at a point on the northeastern right-of-way of County Route #245, said point being the corner of lands of this lot and lands now or formerly of Conway Mears, et ux, said point also being located South 66 degrees 57 minutes 33 seconds East 400 feet from a point lying at the center of a ditch where said ditch intersects the northeastern right-of-way of the said county Route #245, also being the corner of lands now or formerly of Conway Mears, et ux, North 23 degrees, 02 minutes, 27 seconds East 672.25 feet to a point, thence turning and running by and along lands now or formerly of Mrs. Charles F. Hudson South 54 degrees 34 minutes 38 seconds East 332.74 feet to a point, thence turning and running South 23 degrees 02 minutes 27 seconds West 602.47 feet to a point on the northeastern right-of-way of the said County Route#245, thence turning and running by and along the northeastern side of said right-of-way North 66 degrees, 57 minutes 33 seconds West 325 feet home to the place of beginning, said to contain 4.754 acres, be the same more or less.

BEING a part of the same lands conveyed to Wilburn V. Davis and Nancy L. Davis dated September 18, 1975 and of record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in deed book 758, page 202.