



May 9, 2024

Town of Myersville
Attn: Brandon Boldyga
Planning and Zoning Adm.
301 Main Street
Myersville, Maryland 21773

RE: Deeds of Easement
Rowland, LLC
Property located at: 12 Main Street, Myersville, Maryland 21773
Tax Id No.: 16-356433

Dear Brandon:

I hereby certify I have examined the land and court records of Frederick County, Maryland, for an examination period of not less than sixty years through April 19, 2024, with reference to the above-mentioned real estate, being part of the same real estate which was conveyed unto Rowland, LLC, a Maryland limited liability company, by deed from W.L. Waters, Inc., a Maryland corporation, dated January 25, 2024, and recorded among the Land Records of Frederick County, Maryland (the "Land Records") in Liber 16772, folio 311. Based on this examination, it is my opinion that Rowland, LLC, a Maryland limited liability company, is possessed of good and marketable fee simple title to the Property.

I find the following liens, judgments, mortgages or deeds of trust affecting the Property:

An Indemnity Deed of Trust, dated April 11, 2024, for the benefit of First United Bank, by Julie Peterson, its Trustee, and recorded in Liber 16833, folio 97, and Assignment of Rents, dated April 11, 2024, and recorded in Liber 16833, folio 111, among the Land Records.

No contracts of sale or leases for the Property were found in the above-stated records for the title examination period, herein having made reasonable inquiry with Rowland, LLC, a Maryland limited liability company. However, Rowland, LLC, does have a lease agreement with DG Market.

This letter is intended solely for the use of the addressee and may not be relied upon by any other person without prior written approval of The Clabaugh Law Firm.

The Clabaugh Law Firm assumes no liability for any loss or damage caused by errors and omissions attributed to the office of the Clerk of the Circuit Court and/or the office of the Register of Wills, including, but not limited to, erroneous indexing of documents and/or decrees, failure to index documents and/or decrees presented to said offices, and failure to file and/or maintain documents and/or decrees in the proper location.



This opinion is based on an abstract of title provided by Hyland infoQuest, Inc. for the title examination period stated herein.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Tracie L. Clabaugh", is written over the typed name.

Tracie L. Clabaugh