

Scott and Shuman, P.A.

33292 Coastal Highway, Suite 3
Bethany Beach, Delaware 19930
302-537-1147 302-537-1174 fax

K. William Scott, Esquire (DE, MD, PA and NJ)
Kathleen J. Geiszler, Esquire (DE)

Arthur R. Shuman, Esquire 1940-2010

August 7, 2020

Ken Cimino
Planning and Zoning Director
Town of Ocean View
201 Central Avenue
2nd Floor
Ocean View, DE 19970

VIA HAND DELIVERY

RE: DEED OF DEDICATION FOR JOHNSONS GLADE

Mr. Cimino:

Enclosed please find the original Deed of Dedication for the roads at Johnsons Glade, as requested by Dennis Schrader, Esq., the Town Solicitor.

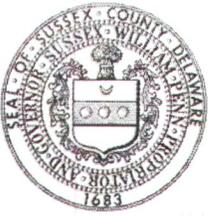
Please do not hesitate to contact me for any additional information.

Thank you.

Sincerely,

/s/K. William Scott

K. William Scott, Esquire



AFFIDAVIT FOR REALTY TRANSFER TAX ON UNINCORPORATED AREAS IN SUSSEX COUNTY PURSUANT TO CHAPTER 103 OF THE SUSSEX COUNTY CODE

NOTE: Affidavit is required on all transactions (incorporated or unincorporated areas)

Part A — To Be Completed By GRANTOR/SELLER

NAME The Evergreene Companies, LLC SOCIAL SECURITY # _____
ADDRESS 3684 Centerview Dr #120 or
CITY Chantilly EMPLOYER I.D. # 27-5259813
STATE VA ZIP 20151

Part B — To Be Completed By GRANTEE/BUYER

NAME The Town of Ocean View SOCIAL SECURITY # _____
ADDRESS P.O, Box 3 or
CITY Ocean View EMPLOYER I.D. # _____
STATE DE ZIP 19970

Part C — PROPERTY LOCATION

District 1-34 Map 12.00 Parcel 428.00

Part D — COMPUTATION OF THE TAX

- 1. CONVEYANCES WITH CONSIDERATION
Enter Consideration Received
- 2. CONVEYANCES WITHOUT CONSIDERATION — \$ _____
Enter Highest Assessed Value For Local Tax Purposes \$ _____
- 3. Enter the Greater, Line 1 or Line 2 \$ _____
- 4. Multiply Line 3 times 1.50%— Tax Due and Payable \$ _____ **

EXEMPT CONVEYANCES: If transaction is exempt from Transfer tax,
explain the basis for the exemption: ** Town of Ocean View
Transfer of roads to Town of Ocean View

First Time Home Buyer? Yes _____ No X (If "Yes", attach First Time Home Buyer Affidavit)

Sworn and Subscribed before me on
this 21 day of July, 2020

Caith A Taylor
Notary Public

CAITLIN A. TAYLOR
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 05-04-2022

Timothy Naughton
Seller's Signature Timothy Naughton, Authorized Signor
The Evergreene Companies, LLC

OFFICE USE ONLY:



REAL ESTATE TAX RETURN
DECLARATION OF ESTIMATED
INCOME TAX

Delaware Division of Revenue
820 N. French Street, P.O. Box 8735
Wilmington, DE 19899-8735

FORM 5403

DO NOT WRITE OR STAPLE IN THIS AREA

Form 5403 must be completed for all conveyances, and must be presented at the time of recording.

1. Description and address of property transferred (include property tax parcel number):

Streets of Johnsons Glade
Tax Map No:

Tax Parcel Number: 1-34-12.00-428.00 County: New Castle Kent X Sussex Date of Transfer: MM | DD | YY

2. Transferor/Seller is:

- Individual or Revocable Living Trust
Corporation
Trust or Estate
Business Trust
Partnership
S Corporation
X Limited Liability Company
Other:

3. Transferor or Seller acquired property by:

- X Purchase
Gift
Inheritance
1031 Exchange
Foreclosure/Repossession
Other:

4. Transferor/Seller's name; SSN or EIN; and address to which correspondence is to be mailed after settlement. (Enter only one name and SSN or EIN per return. If more than one transferor/ seller, use separate forms for each; however, if Transferors/Sellers are spouses, enter only the primary taxpayer name and SSN, and only file one return. If transferor/seller is not an individual, list only EIN of non-individual transferor/seller and file only one Form 5403 for such transferor/seller - no Form 5403 should be filed for the members, partners, stockholders, trustees or other individuals or entities having an ownership interest in any such non-individual transferor/seller.)

Enter Social Security Number or Employer Identification Number of the Transferor/Seller

2 7 5 2 5 9 8 1 3

Name of Transferor/Seller The Evergreene Companies, LLC

Address 3574 Centerview Dr #120

City Chantilly

State VA

ZIP Code 20151

5. If applicable, check appropriate box. (Check no more than one box.)

X Transferor/seller is a resident (a) individual, (b) pass-through entity or (c) corporation, and not subject to withholding under 30 Del. C §§1126, 1606 or 1909;

Sale or exchange exempt from capital gain recognition;
Gain realized excluded from income for tax year of sale or exchange.



DF24015019999

If any box in Section 5 is checked, DO NOT complete Sections 6, 7 and 8 below. No payment is due at this time.

6. Computation of payment and tax to be withheld. (See instructions.)

Table with 6 rows (a-f) and 2 columns: Description and Amount (\$). Row a: Total sales price; Row b: Less selling expenses; Row c: Net sales price; Row d: Adjusted basis of property; Row e: Total gain; Row f: Delaware tax due.

7. Check this box if the transferor/seller is reporting gain under the installment method. No tax is payable at this time. Note: If completing this section, when you recognize any capital gain arising from the sale of property in the State of Delaware, you must report and remit the tax due to the State of Delaware on that transaction.

8. Delaware Income Tax paid (see instructions). \$

Under penalty of perjury, I declare that I have examined this return and to the best of my knowledge and belief, it is true, correct and complete. If prepared by a person other than the transferor/seller, the declaration is based on all information of which the preparer has any knowledge. Transferor/Seller, Please sign and print full name and title (if any):

Handwritten signature in blue ink

Signature

Timothy Naughton
Name

Authorized Signor
Title



REALTY TRANSFER TAX RETURN AND AFFIDAVIT OF GAIN AND VALUE FORM 5402

STATE OF DELAWARE
Division of Revenue
820 N. French Street
P.O. Box 8750
Wilmington, Delaware
19899-8750



DF42717019999

Rev. Code 0050

Form 5402 must be completed for all conveyances and must be presented at the time of recording.

PART A - TO BE COMPLETED BY GRANTOR/SELLER

1. Enter Employer Identification Number or Social Security Number of the Grantor

2. Name of Grantor The Evergreene Companies, LLC

3. Address 3684 Centerview Dr #120

City Chantilly State VA Zip Code 20151

County

4. Date of real estate conveyance / /

5. The Grantor is a:

Resident Individual

Non-Resident Individual

Domestic Corporation (Delaware)

Foreign Corporation (Non-Delaware)

S Corporation

Government Agency

Fiduciary (Estate or Trust)

Partnership

Non-Profit Corporation

PART B - TO BE COMPLETED BY GRANTEE/BUYER

1. Enter Employer Identification Number or Social Security Number of the Grantee

2. Name of Grantee The Town of Ocean View

3. Address P.O. Box 3

City Ocean View State DE Zip Code 19970

County

4. The Grantee is a:

Resident Individual

Non-Resident Individual

Domestic Corporation (Delaware)

Foreign Corporation (Non-Delaware)

S Corporation

Government Agency

Fiduciary (Estate or Trust)

Partnership

Non-Profit Corporation

PART C - PROPERTY LOCATION AND COMPUTATION OF THE TAX

1. Address Streets of Johnsons Glade

City Ocean View State DE Zip Code 19970

County

New Castle

Kent

Sussex

2. Enter the amount of consideration received including cash, checks, mortgages, liens, encumbrances, and any other good and valuable consideration

Was like kind property exchanged? Yes No (If yes, see instructions.)

3. Enter the highest assessed value (for local tax purposes) of the real estate being conveyed

Was like kind property exchanged? Yes No (If yes, see instructions.)

4. Enter the greater of Line 2 or Line 3

5. Percentage rate of realty transfer tax paid to the State of Delaware, county and/or municipality 4.0%

6. Percentage rate of realty transfer tax paid to the county or municipality

7. Reduction for contracts executed prior to 8/1/2017 (see instructions)

8. Delaware Realty Transfer Tax percentage (subtract Lines 6 and 7 from Line 5)

9. Delaware Realty Transfer Tax due (multiply Line 4 by Line 8)

PART D - EXEMPT CONVEYANCES

If transaction is exempt from Realty Transfer Tax, be certain that all of the above information (including market value of the real estate) is complete and accurate and explain the basis for the exemption: Exempt- Transfer of roads to Town of Ocean View

The seller authorizes the Division of Revenue or such other appropriate state agency as may be designated to obtain any appropriate or necessary federal income tax forms, including their attached schedules or other attachments, and any other related papers filed by such seller which relate solely to the said real estate to which title is purported to be conveyed by the deed or instrument being recorded. Delaware law requires an income tax return to be filed for the taxable year during which there was disposition of real property within this state.

Sworn and Subscribed before me

on this 21 day of July

CAITLIN A. TAYLOR
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 05-04-2022

Seller's Signature

Timothy Naughton, Authorized Signor

of Officer/Partner

Notary:
(Rev 7/2017)

Tax Map Parcel: 1-34-12.00-428.00

Prepared by/Return to:
K. William Scott
Scott and Shuman, P.A.
33292 Coastal Highway, Suite 3
Bethany Beach, DE 19930

THIS DEED OF DEDICATION made this ____ day of _____, A.D. 20__, by and between **The Evergreene Companies, LLC, a Virginia limited liability company**, of 3684 Centerview Drive, Suite 120, Chantilly, VA 20151, hereinafter referred to as the party of the first part,

-and-

THE TOWN OF OCEAN VIEW, DELAWARE, a municipal corporation of the State of Delaware, P.O, Box 3, Ocean View, Delaware 19970, party of the second part.

W I T N E S S E T H :

That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) , and other good and valuable consideration, current lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant, convey and dedicate unto the said party of the second part, all of its right, title and interest in and to the lands comprising the street bed and street known as Johnsons Glade Lane as more particularly shown on the Site Plan for Johnsons Glade, prepared by Pennoni Associates Inc. dated November 7, 2014, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, in Plat Book 312, Page 41 and designated thereon as to be dedicated to Ocean View.

The said party of the first part also dedicates to the party of the second part all monuments, as shown on the aforesaid plot, marking the rights-of-way and all traffic control and all street name signs. Excluded from this dedication are all surface and underground drainage facilities and sidewalks within the right-of-way.

The party of the first part does transfer and assign all obligations with respect to repair, maintenance, and improvement of the said premises to the party of the second part, which, by its acceptance hereof, is made more fully and at large appear by reference to the acceptance attached hereto and made a part hereof, becomes solely responsible for ownership, maintenance, repair and improvement of the aforesaid premises.

AND the party of the first part hereby covenants that it is lawfully seized and possessed of the property described above; that it has good and lawful right to convey the property or any part thereof; that the property is free from all encumbrances other than those shown of record; and that the party of the first part, its successors and assigns, does covenant and agree to warrant and defend title to the property of the party of the second part, its successors and assigns, against the claims and demands of all and every person and persons whosoever.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions for Johnsons Glade of record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 4858, Page 216, &c., and all easements and restrictions of record.

