ATTACHMENT 1

Erin Dukes

From:	Erin Dukes
Sent:	Thursday, October 17, 2019 1:50 PM
To:	maurmeye@udel.edu
Cc:	barrybdukes@hotmail.com
Subject:	Family Docking Facility for Dukes/Ribinsky/Mitchell/Travis (Catherine Lawton Heirs)
Attachments:	RecordedDeedtoBeneficiaries04262018.pdf; Property Search.pdf

Good afternoon,

Our office recently assisted Barry & Catherine Dukes, Mark & Jacqueline Engle, and Samuel Paynter with the transfer of some property from their mother's Trust to their names. I understand that the owners of the property are now trying to securing a multi-slip docking facility with your assistance and you've raised some concerns with respect to the ownership of the property. I believe you had informed Catherine Dukes that you've only found Joseph & Robert Ribinsky to be the only names listed as owners of the property.

Please be aware that there have been multiple transfers of the property since the matriarch (Catherine I. Lawton) of the family died. Sussex County Assessment's online/book records will only reflect the most recent transfers and will not indicate whether that transfer was for 100% of the property or for merely a portion. Therefore, please allow me to provide some details confirming the actual ownership of the property.

Catherine I. Lawton owned 100% of the property after her husband died. On May 13, 1981 (Deed Book 1061, Page 211), Catherine conveyed a portion of her interest as follows:

- 1/8 to Samuel and Patricia Paynter
- 1/8 to Florence Ribinsky
- 1/8 to Jimmie and Elizabeth Baker
- 1/8 to James Jr. and Catherine Travis
- Note that she retained 4/8 (or ½) of her ownership in the property.

Catherine subsequently conveyed her remaining ½ ownership in the property to Patricia Paynter on June 27, 1986 (Deed Book 1427, Page 282). Samuel and Patricia Paynter owned a combined 5/8 interest in the property at this point.

The Paynter interest was subsequently conveyed to the Patricia Ann Paynter Revocable Trust on August 14, 2015. Following Patricia's death, on April 26, 2018 the interest held in trust was conveyed to the beneficiaries: Barry & Catherine Dukes, Mark & Jacqueline Engle, and Samuel Paynter (Deed Book 4878, Page 33), a copy of which is attached hereto.

Florence Ribinsky's 1/8 interest was subsequently in the property was conveyed to Joe Ribinsky III and Robert Robinsky on May 8, 2019 (Deed Book 5058, Page 221).

The Baker's 1/8 interest was subsequently to Donald Mitchell and Theodore Mitchell on August 29, 2019 (Deed Book 5115, Page 113).

In summary, the property is currently owned as follows:

- 5/8 owned by Barry & Catherine Dukes, Mark & Jacqueline Engle, and Samuel Paynter
- 1/8 owned by Joe Ribinsky III and Robert Robinsky

- 1/8 owned by Donald Mitchell and Theodore Mitchell
- 1/8 owned by James Jr. and Catherine Travis

I apologize for the length of this email. However, I wanted to provide you with clear details as to how the property has passed over the years. Please do not hesitate to contact me if you have any further questions or concerns.

Thank you,

ERIN A. DUKES
Estate Planning & Administration Coordinator

PWW law
PROCINO-WELLS & WOODLAND, llc

www.pwwlaw.com

225 High Street, Seaford, DE 19973
Tel. 302.628.4140 • Fax 302.628.4150

17252 N. Village Main Blvd., Unit 16, Lewes, DE 19958
Tel. 302.703.6993 • Fax 302.703.6487

616 William Street, Berlin, MD 21811
Tel. 443-513-4740 • Fax 443-513-4699

Planning today to protect your family's tomorrow.

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***** Electronically Recorded Document *****

Sussex County

Scott Dailey
Recorder of Deeds
Georgetown, DE 19947

Instrument Number:	2018-14971	Parties:	
Recorded As:	EREC-DEED	Direct- DUKES CATHERINE INGRAM TR	
Recorded On:	April 27, 2018	Indirect- DUKES CATHERINE INGRAM	
Recorded At:	11:17:50 am	Receipt Number:	857395
Number of Pages:	3	Processed By:	Sue D
Book-VI/Pg:	Bk-D VI-4878 Pg-33		
Total Rec Fee(s):	$49.00		

** Examined and Charged as Follows **

RECEIVED ASSESSMENT DIVISION OF SUSSEX COUNTY

Erec-D $ 49.00

	Tax Amount	Consid Amt	RS#/CS#		
STATE AND COUNTY OF SUSSEX	$ 0	$ 0		State of Delaware	$ 0.00
EXEMPT				Sussex County	$ 0.00
Tax Charge:	$ 0				

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Sussex County

DO NOT REMOVE - THIS PAGE IS PART OF THE RECORDED DOCUMENT

PARID: 234-18.00-51.06
MITCHELL DONALD CHARLES

ROLL: RP
0 LN

Property Information

Property Location:	0 LN
Unit:	
City:	
State:	DE
Zip:	0
Class:	AGR-Agriculture
Use Code (LUC):	AG-AG
Town	00-None
Tax District:	234 – INDIAN RIVER
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	80-Indian River
Deeded Acres:	29.8000
Frontage:	0
Depth:	.000
Irr Lot:	
Zoning 1:	AR-1-AGRICULTURAL/RESIDEINTIAL
Zoning 2:	-
Plot Book Page:	23 56/PB
100% Land Value:	$67,100
100% Improvement Value	$0
100% Total Value	$67,100

Legal

Legal Description	PARCEL E

Owners

Owner	Co-owner	Address	City	State	Zip
MITCHELL DONALD CHARLES	THEODORE WADE MITCHELL	24400 SISTERS LN	MILLSBORO	DE	19966

Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
09/04/2019	5115/113				MITCHELL DONALD CHARLES
05/13/2019	5058/221				RIBINSKY JOSEPH A III
04/27/2018	4878/33				DUKES CATHERINE INGRAM MARK F ENGLE

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2019	MITCHELL DONALD CHARLES	THEODORE WADE MITCHELL	24400 SISTERS LN	MILLSBORO	DE	19966	5115/113
2019	RIBINSKY JOSEPH A III	ROBERT E RIBINSKY ETAL	33827 LAWTON LN	MILLSBORO	DE	19966	5058/221
2018	RIBINSKY JOSEPH A III	ROBERT E RIBINSKY ETAL	33827 LAWTON LN	MILLSBORO	DE	19966	5058/221
2018	RIBINSKY JOSEPH A III	ROBERT E RIBINSKY	33827 LAWTON LN	MILLSBORO	DE	19966	5058/221
2018	DUKES CATHERINE INGRAM MARK F ENGLE	BARRY B DUKES JACQUELINE L ENGLE ETAL	33795 LAWTON LN	MILLSBORO	DE	19966	4878/33
2017	DUKES CATHERINE INGRAM MARK F ENGLE	BARRY B DUKES JACQUELINE L ENGLE ETAL	33795 LAWTON LN	MILLSBORO	DE	19966	4878/33
2017	DUKES CAROLYN INGRAM TRUSTEE	OF PATRICIA ANN PAYNTER	33749 LAWTON LN	MILLSBORO	DE	19966	4620/181
2017	DUKES CATHERINE INGRAM TTEE	PATRICIA ANN PAYNTER REV TR ETAL	33749 LAWTON LANE	MILLSBORO	DE	19966	4620/181
2017	DUKES CAROLYN INGRAM TRUSTEE		OF PATRICIA ANN PAYNTER 33749 LAWTON LN	MILLSBORO	DE	19966	4620/181
2017	DUKES CAROLYN INGRAM TRUSTEE		OF PATRICIA ANN PAYNTER 33749 LAWTON LN	MILLSBORO	DE	19966	4435/86

2016	DUKES CAROLYN INGRAM TRUSTEE	33749 LAWTON LN	MILLSBORO	DE	19966	4435/86
2014	PAYNTER PATRICIA L	ELIZABETH L BAKER 33749 LAWTON LN	MILLSBORO	DE	19966	4151/235
2014	PAYNTER PATRICIA L	ELIZABETH L BAKER 33749 LAWTON LN	MILLSBORO	DE	19966	4151/235
2013	PAYNTER PATRICIA L JACQUELINE	L ENGLE MARK E ENGLE 507 SCHOOL LN	REHOBOTH BEACH	DE	19966	3578/117
2013	PAYNTER PATRICIA L JACQUELINE	L ENGLE MARK E ENGLE 507 SCHOOL LN	REHOBOTH BEACH	DE	19971	3578/117
2012	BAKER ELIZABETH JIMMIE BAKER	CATHERINE L TRAVIS 507 SCHOOL LN	REHOBOTH BEACH	DE	19971	3578/117
2012	BAKER ELIZABETH L JIMMIE L	BAKER CATHERINE L TRAVIS 507 SCHOOL LN	REHOBOTH BEACH	DE	19971	3578/117
2010	ENGLE JACQUELINE L MARK E	ENGLE 33773 LAWTON LN	MILLSBORO	DE	19966	3578/117
2008	ENGLE JACQUELINE L MARK E	ENGLE 33773 LAWTON LN	MILLSBORO	DE	19966	3578/117
2007	PAYNTER SAMUEL L PATRICIA L	FLORENCE L RIBINSKYHRS 33749 LAWTON LN	MILLSBORO	DE	19966	1885/167
1900	JUMMIE L BAKERELIZABETH				0	0/0
1900	LAWTON CATHERINE I				0	561/135
1900	L BAKERJAMES W TRAVIS				0	1885/167
1900	JUMMIE L BAKERELIZABETH				0	1471/121
1900	FLORENCE L RIBINSKY				0	1427/282
1900	PAYNTER SAMUEL LPATRICIA L				0	1061/211
1900	TRUSTEE				0	0/0

Land

Line	Class	Land Use Code	Act Front	Depth	Deeded Acres	Ag
1	AGR	AG0	0	0	29.8000	Y

Land Summary

Line	1
100% Land Value	67,100

Agricultural Land

Line:	CAMA Line:	Ag Use	Use:	Grade:	Acreage	Rate	Value:
1	1		AG		.0001		67100

Agriculture Totals

Agricultural Acres	29.8000

100% Values

100% Land Value	100% Improv Value	100% Total Value
$67,100	$0	$67,100

50% Values

50% Land Value	50% Improv Value	50% Total Value
$33,550	$0	$33,550

Tax Map Parcel No.: 2-34 18.00 51.06

Return to:
Mr. and Mrs. Barry B. Dukes
28417 Dukes Lumber Road
Laurel, Delaware 19956

Prepared by:
Michele Procino-Wells, Esquire
Procino-Wells & Woodland, LLC
225 High Street
Seaford, Delaware 19973

NO TITLE SEARCH, LIEN SEARCH OR SURVEY REQUESTED OR PERFORMED

THIS DEED is made on April 12th, 2018,

BETWEEN CATHERINE INGRAM DUKES, TRUSTEE OF THE PATRICIA ANN PAYNTER REVOCABLE TRUST DATED AUGUST 14, 2015, AND ANY AMENDMENTS THERETO, of 28417 Dukes Lumber Road, Laurel, Delaware 19956, party of the first part,

-and-

CATHERINE INGRAM DUKES AND BARRY B. DUKES, husband and wife, of 28417 Dukes Lumber Road, Laurel, Delaware 19956, as tenants by the entirety; JACQUELINE LOUISE ENGLE AND MARK F. ENGLE, husband and wife, of 33773 Lawton Lane, Millsboro, Delaware 19966, as tenants by the entirety; and SAMUEL LOCKNER PAYNTER, of 33795 Lawton Lane, Millsboro, Delaware 19966, parties of the second part,

WITNESSETH that the party of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, grants and conveys all of her right, title, and interest as follows: an UNDIVIDED 26.672% TENANT IN COMMON INTEREST unto Catherine Ingram Dukes and Barry B. Dukes; an UNDIVIDED 46.664% TENANT IN COMMON INTEREST unto Jacqueline Louise Engle and Mark F. Engle; and an UNDIVIDED 26.664% TENANT IN COMMON INTEREST unto Samuel Lockner Paynter, their successors and assigns, in and to:

ALL that certain lot, piece or parcel of land, lying and being in Indian River Hundred, Sussex County, State of Delaware, and being known as Parcel "E" of plot of lands of Catherine I. Lawton, as will more largely and fully appear upon reference to a plot prepared by J.J. McCann, Inc., dated the 20th day of March, A.D., 1981, and of record in the Office of the Recorder of Deeds in for Sussex County, in Plot Book 23, Page 56.

BEING the same lands conveyed to Catherine Ingram Dukes, Trustee of the Patricia Ann Paynter Revocable Trust Dated August 14, 2015, and any amendments thereto by Deed of Patricia L. Paynter (a/k/a Patricia Ann Paynter), dated August 14, 2015, of record in the Office of the Recorder of deeds in and for Sussex County in Deed Book 4435, Page 88 et seq. The said Patricia Ann Paynter departed this life on or about November 5, 2017, and pursuant to the Patricia Ann Paynter Revocable Trust dated August 14, 2015, the property described herein is to be distributed outright and free of trust to Catherine Ingram Dukes and Barry B. Dukes; Jacqueline Louise Engle and Mark F. Engle; and Samuel Lockner Paynter proportionately as described above.

SUBJECT to any and all other restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

EXCEPTING AND RESERVING any and all possible out conveyances from August 14, 2015 forward.

IN WITNESS WHEREOF, the party of the first part has hereunto set her Hand and Seal the day and year aforesaid.

Signed, Sealed and Delivered
in the presence of:

Witness

(SEAL)
CATHERINE INGRAM DUKES, TRUSTEE

STATE OF DELAWARE :
: ss.
SUSSEX COUNTY :

BE IT REMEMBERED that on April 26th, 2018, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, CATHERINE INGRAM DUKES, TRUSTEE OF THE PATRICIA ANN PAYNTER REVOCABLE TRUST DATED AUGUST 14, 2015, AND ANY AMENDMENTS THERETO, party to this Indenture, known to me personally to be such, and she acknowledged this Indenture to be her act and deed.

SWORN TO AND SUBSCRIBED before me the day and year aforesaid.

ERIN A. DUKES
NOTARY PUBLIC
STATE OF DELAWARE
MY COMMISSION EXPIRES ON
July 25, 2020

Notary Public

(8) 1 sheet

Lawton Family Dock Project

We are super excited about the plans for a dock at the creek!! Currently, we are working with Evelyn Maurmeyer to get through the permit (s) process. We did encounter issues regarding the numerous names on the deed, and she has recommended that we choose one individual to have the permits in that person's name. This will help speed the process up greatly.

I would like to recommend Joey Ribinsky as the representative for signing and representing the family throughout the permit process. It will change absolutely nothing with regard to the deeds. Thank you for signing below that you allow Joey to represent us and this will help move the process along.

Mark Engle _____

Joe Ribinsky J. A. Ribinsky

Bob Ribinsky Robert E. Ribinsky

Barry Dukes Barry & Cami Dukes

Ted Mitchell Ted Mitchell

Don Mitchell Don Mitchell

Sam Paynter Samuel Paynter

Jimmy Travis Jimmy Travis

Lisa Marie Michaels

LISA MARIE MICHAELS
Notary Public
State of Delaware
My Commission Expires On
February 18, 2022