

PROOF OF OWNERSHIP

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On 2/5/2020 at 12:28:06 PM
RECORDER OF DEEDS Scott Dailey
Sussex County, DE
Consideration: \$7,200,000.00 County/Town: \$108,000.00
State: \$180,000.00 Total: \$288,000.00 Doc Surcharge Pa

TAX MAP AND PARCEL #: 1-32-11.00-41.00 & 41.02
1-32-6.00-88.01 & 95.00

PREPARED BY & RETURN TO:
Parkowski, Guerke & Swayze, P.A.
116 W. Water Street
Dover, DE 19904
File No. 093-19/MFD

THIS DEED, made this 5th day of February, 2020,

- BETWEEN -

PERDUE AGRIBUSINESS LLC, successor by merger with PERDUE-AGRIRECYCLE, LLC, a limited liability company existing under the laws of the State of Maryland, of P.O. Box 1537, Salisbury, MD 21801, party of the first part,

- AND -

BDG DE, LLC, a limited liability company existing under the laws of the State of Delaware, of 9250 Bendix Road N., Columbia, MD 21045, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its successors and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.

BEING the same lands and premises conveyed unto PERDUE-AGRIRECYCLE, LLC, by deed of Wheatley Farms, Inc., dated January 7, 2000 and recorded on January 11, 2000 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 2454, Page 157.

AND BEING the same lands and premises conveyed unto PERDUE-AGRIRECYCLE, LLC, by deed of E. Jean Fleetwood, Trustee, dated January 10, 2000 and recorded on January 11, 2000 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 2454, Page 163.

IN WITNESS WHEREOF, the said **PERDUE AGRIBUSINESS LLC**, successor by merger with PERDUE-AGRIRECYCLE, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by Herbert D. Frenichs, Jr., an authorized person of **PERDUE AGRIBUSINESS LLC**, the day and year first above written.

Judy White-Fried
Witness

PERDUE AGRIBUSINESS LLC
By: [Signature] (SEAL)
Name: Herbert D. Frenichs, Jr.
Title: Secretary

STATE OF Maryland, COUNTY OF Wicomico: to-wit

BE IT REMEMBERED, that on this 27 day of January, A.D., 2020, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Herbert D. Frenichs, Jr., authorized person of **PERDUE AGRIBUSINESS LLC**, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his/her act and deed and the act and deed of said limited liability company; that the signature of the authorized person is in his/her own proper handwriting and by his/her authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Kaye M. Wilgus
Notary Public

My Commission Expires: 3.18.2023

KAYE M. WILGUS
Notary Public-Maryland
Wicomico County
My Commission Expires
March 18, 2023

Exhibit "A"

P-3881

LEGAL DESCRIPTION

TP. 132-6.00-88.01

Seaford Road

ALL that certain piece, parcel, lot, or tract of land situated in Broad Creek Hundred, Sussex County and State of Delaware, a land locked parcel located to the west of Seaford Road, also being Tax Parcel No. 132-6.00-88.01 and being more particularly bounded and described as follows to wit:

COMMENCING at a point on the Westerly side of Seaford Road, State Maintenance Road No. S 13, a 70 foot wide public right-of-way, 40 feet from the centerline thereof, being a point in line of lands now or formerly Glen W. Eskridge, Trustee (Plot Book 77, Page 78), said point also being a corner for other lands of Perdue Agribusiness, LLC (Tax Parcel 132-6.00-95.00); thence thereby, in part, and along lands now or formerly Consolidated Rail Corporation, in part, and along other lands of Perdue Agribusiness, LLC (Tax Parcel 132-11.00-41.00), in part, and along lands of Ralph H. Givens and Jane L. Givens, in part, by the following six (6) described courses and distances:

1. South 75 degrees 41 minutes 46 seconds West 240.19 feet to a point;
2. South 76 degrees 42 minutes 51 seconds West 1068.22 feet to a point;
3. South 77 degrees 50 minutes 34 seconds West 1496.60 feet to a point;
4. North 34 degrees 17 minutes 57 seconds West 555.09 feet to a point;
5. North 40 degrees 42 minutes 03 seconds East 148.50 feet to a point;
6. South 68 degrees 58 minutes 54 seconds West 441.07 feet to a point a in the centerline of Prong 1 of Gum Branch tax ditch, also a corner of other lands of Perdue Agribusiness, LLC (Tax Parcel 132-11.00-41.00), being the point and place of Beginning;

Thence thereby, from said point of Beginning, leaving said Prong 1 of Gum Branch tax ditch by the following three (3) described course and distances:

1. South 16 degrees 22 minutes 37 seconds East 397.64 feet to a point;
2. South 73 degrees 37 minutes 23 seconds West 998.80 feet to a point;
3. North 16 degrees 22 minutes 37 seconds West 316.55 feet to a point in the line of lands now or formerly of said Givens;

Thence thereby and partly along the centerline of Prong 1 of Gum Branch tax ditch, North 68 degrees 58 minutes 54 seconds East 1002.08 feet to a point the point and place of BEGINNING.

Containing within said metes and bounds, an area of 8.1879 acres of land, be the same more or less.

P-3881

LEGAL DESCRIPTION

TP. 132-6.00-95.00, East and West Tract
Seaford Road

East Tract:

ALL that certain piece, parcel, lot, or tract of land situated in Broad Creek Hundred, Sussex County and State of Delaware, located on the Westerly side of Seaford Road, also being part of Tax Parcel No. 132-6.00-95.00 and being more particularly bounded and described as follows to wit:

BEGINNING at a point on the Westerly side of Seaford Road, State Maintenance Road No. S 13, a 70 foot wide public right-of-way, 40 feet from the centerline thereof, being a point in line of lands now or formerly Glen W. Eskridge, Trustee; thence thereby by the following three (3) described courses and distances:

1. South 75 degrees 41 minutes 46 seconds West 240.19 feet to a point;
2. South 76 degrees 42 minutes 51 seconds West 1068.22 feet to a point;
3. South 77 degrees 50 minutes 34 seconds West 41.10 feet to a corner of lands now or formerly Consolidated Rail Corporation;

Thence thereby, crossing a 50 foot wide private access easement known as Enviro Way, North 20 degrees 12 minutes 16 seconds West 1288.55 feet to a concrete monument, found at a corner of Sussex Manor (Plot Book 2, Page 59); thence thereby by the following three (3) described courses and distances:

1. South 54 degrees 57 minutes 40 seconds East 99.20 feet to a concrete monument found;
2. North 46 degrees 56 minutes 33 seconds East 474.40 feet to a concrete monument found;
3. South 89 degrees 44 minutes 29 seconds East 620.32 feet to a corner of lands now or formerly Jason D. Waldrige and Leslie R. Waldrige, said point being North 89 degrees 44 minutes 29 seconds West 263.64 feet from a concrete monument found along the Westerly side of said Seaford Road;

Thence thereby by the following two (2) described courses and distances:

1. South 03 degrees 36 minutes 58 seconds East 261.52 feet to a found concrete monument;
2. North 77 degrees 39 minutes 52 seconds East 341.03 feet to a point in the line of the lands of said Waldrige and also a point on the said Westerly side of Seaford Road, said point being further located South 77 degrees 39 minutes 52 seconds West 10.3 feet from a concrete monument found;

Thence along said Westerly side of Seaford Road by the following two (2) described courses and distances:

1. by a curve turning to the right with an arc length of 318.15 feet, a radius of 2968.23 feet and further described by a chord South 22 degrees 26 minutes 38 seconds East 318.00 feet to a point of tangency;
2. South 19 degrees 22 minutes 24 seconds East 718.54 feet to the point and place of BEGINNING.

Containing within said metes and bounds, an area of 39.6512 acres of land, be the same more or less.

West Tract:

ALL that certain piece, parcel, lot, or tract of land situated in Broad Creek Hundred, Sussex County and State of Delaware, being along the Westerly side of lands now or formerly of Consolidated Rail Corporation and also being part of Tax Parcel No. 132-6.00-95.00 and being more particularly bounded and described as follows to wit:

BEGINNING at a rebar found on the Westerly side of lands now or formerly of Consolidated Railway Corporation, a corner for lands now or formerly Javed Farm, LLC (Plot Book 78, Page 87), said point being further described from a point on the Westerly side of Seaford Road, State Maintenance Road No. S 13, 70 foot wide public right-of-way, 40 feet from the centerline thereof, by the following three (3) described courses and distances:

1. South 75 degrees 41 minutes 46 seconds West 240.19 feet to a point;
2. South 76 degrees 42 minutes 51 seconds West 1068.22 feet to a point;
3. South 77 degrees 50 minutes 34 seconds West 107.76 feet to the point and place of BEGINNING.

Thence thereby, crossing a 150 foot wide Delmarva Power and Light Easement, South 77 degrees 50 minutes 34 seconds West 1388.84 feet to a concrete monument found, a corner for other lands of Perdue Agribusiness, LLC; thence thereby by the following two (2) described courses and distances:

1. crossing a 50 foot wide access easement known as Enviro Way, North 34 degrees 17 minutes 57 seconds West 555.09 feet to a point;
2. North 40 degrees 42 minutes 03 seconds East 148.51 feet to a point in the centerline of Prong 1 of Gum Branch tax ditch, a corner for lands now or formerly of Ralph H. Givens and Jane L. Givens (Tax Parcel No. 132-6.00-88.00);

Thence thereby, leaving the centerline of Prong 1 of Gum Branch tax ditch, North 44 degrees 57 minutes 42 seconds West 384.45 feet to a corner of lands now or formerly of Ralph H. Givens and Jane L. Givens (Tax Parcel No. 132-6.00-87.00); thence thereby, in part, and along lands now or formerly of Ronald Fensick, in part, and along lands now or formerly Edward N. Dickerson, Jr. and Sandra L. Dickerson, in part, North 39 degrees 02 minutes 18 seconds East 1384.43 feet to a corner of lands now or formerly HH and JS, LLC; thence thereby, partially recrossing the aforementioned 150 foot wide Delmarva Power and Light Easement, South 55 degrees 50 minutes 24 seconds East 603.99 feet to a point on the westerly side of lands of Consolidated Rail Corporation; thence thereby by the following two (2) described courses and distances:

1. South 20 degrees 11 minutes 10 seconds East 92.03 feet to a point;
2. South 20 degrees 12 minutes 16 seconds East 1279.22 feet to the point and place of BEGINNING.

Containing within said metes and bounds, an area of 48.4121 acres of land, be the same more or less.

P-3881

LEGAL DESCRIPTION

TP. 132-11.00-41.00

28192 Enviro Way

ALL that certain piece, parcel, lot, or tract of land situated in Broad Creek Hundred, Sussex County and State of Delaware, located on the Northerly side of Oneals Road, also being Tax Parcel No. 132-11.00-41.00 and being more particularly bounded and described as follows to wit:

COMMENCING at a point on the Westerly side of Seaford Road, State Maintenance Road No. S 13, a 70 foot wide public right-of-way, 40 feet from the centerline thereof, being a point in line of lands now or formerly Glen W. Eskridge, Trustee (Plot Book 77, Page 78), said point also being a corner for other lands of Perdue Agribusiness, LLC (Tax Parcel 132-6.00-95.00); thence thereby, in part, and along lands now or formerly Consolidated Rail Corporation, in part, by the following three (3) described courses and distances:

1. South 75 degrees 41 minutes 46 seconds West 240.19 feet to a point;
2. South 76 degrees 42 minutes 51 seconds West 1068.22 feet to a point;
3. South 77 degrees 50 minutes 34 seconds West 1496.60 feet to a concrete monument found, a corner of lands now or formerly Javed Farm, LLC (Plot Book 78, Page 87), the point and place of Beginning;

Thence thereby from said point of Beginning by the following two (2) described courses and distances:

1. South 34 degrees 17 minutes 57 seconds East 92.40 feet to a point;
2. South 19 degrees 17 minutes 57 seconds East 461.73 feet to a corner for other lands of Perdue Agribusiness, LLC (Tax Parcel No. 132-11.00-41.02, recorded in Plot Book 217, Page 51);

Thence thereby by the following eight (8) described courses and distances:

1. Along the centerline of Sub 2 of Prong 1 of Gum Branch tax Ditch, crossing over Enviro Way, a 50 foot wide private access easement where it joins a 24 foot wide access easement across the adjoining parcel to the South, South 63 degrees 36 minutes 49 seconds West 348.29 feet to a point;
2. Along the centerline of Sub 2 of Prong 1 of Gum Branch tax Ditch, South 74 degrees 23 minutes 19 seconds West 679.29 feet to a point;
3. Along the centerline of Sub 2 of Prong 1 of Gum Branch tax Ditch, South 71 degrees 19 minutes 40 seconds West 297.60 feet to a point;
4. Leaving the centerline of Sub 2 of Prong 1 of Gum Branch tax ditch, South 15 degrees 40 minutes 16 seconds West 557.23 feet to a point;
5. South 73 degrees 30 minutes 26 seconds East 170.34 feet to a point;
6. South 51 degrees 23 minutes 22 seconds East 166.78 feet to a point;
7. South 66 degrees 43 minutes 39 seconds East 56.88 feet to a point;
8. crossing over said 24 foot wide cross access easement across the adjoining parcel to the North, North 77 degrees 53 minutes 31 seconds East 1294.14 feet to a point in line of lands of said Javed Farm, LLC;

Thence thereby by the following two (2) described courses and distances:

1. South 15 degrees 17 minutes 57 seconds East 44.95 feet to a point;
2. South 20 degrees 02 minutes 57 seconds East 610.94 feet to a corner for the same on the Northerly side of Oneals Road, State Maintenance Road No. S 485, a 50 foot wide public road;

Thence thereby by the following two (2) described courses and distances:

1. South 59 degrees 27 minutes 41 seconds West 343.06 feet to a point on a 199.38 foot radius curve;
2. by said curve turning to the left with an arc length of 162.09 feet and further described by a chord South 36 degrees 10 minutes 17 seconds West 157.66 feet to a point of intersection of the Northerly side of Oneals Road and the centerline of Gum Branch tax ditch, A corner for lands now or formerly Peter H. Singleton and Natasha P. Singleton (Plot Book 40, Page 217);

Thence thereby along the centerline of the Gum Branch tax ditch by the following seventeen (17) described tie line courses and distances:

1. North 70 degrees 09 minutes 50 seconds West 44.71 feet to a point;
2. South 73 degrees 56 minutes 39 seconds West 131.15 feet to a point;
3. North 82 degrees 23 minutes 08 seconds West 196.42 feet to a point;
4. North 57 degrees 57 minutes 12 seconds West 171.37 feet to a point;
5. North 85 degrees 42 minutes 38 seconds West 63.24 feet to a point;
6. South 80 degrees 03 minutes 32 seconds West 207.10 feet to a point;
7. North 77 degrees 59 minutes 23 seconds West 365.05 feet to a point;
8. North 42 degrees 29 minutes 27 seconds West 116.93 feet to a point;
9. North 78 degrees 02 minutes 09 seconds West 151.11 feet to a point;
10. North 89 degrees 22 minutes 41 seconds West 101.52 feet to a point;
11. South 78 degrees 37 minutes 16 seconds West 75.56 feet to a point;
12. North 59 degrees 49 minutes 23 seconds West 91.52 feet to a point;
13. North 68 degrees 15 minutes 09 seconds West 104.81 feet to a point;
14. North 88 degrees 35 minutes 38 seconds West 44.70 feet to a point;
15. South 47 degrees 55 minutes 37 seconds West 128.04 feet to a point;
16. South 60 degrees 51 minutes 48 seconds West 122.26 feet to a point;
17. South 70 degrees 26 minutes 13 seconds West 88.79 feet to a corner for lands now or formerly John Horne (Deed Record 2914, Page 169);

Thence thereby, leaving the centerline of said Gum Branch, South 06 degrees 42 minutes 59 seconds West 364.56 feet to a corner for lands now or formerly O'Neal Farm, LLC (Deed Record 4157, Page 338); thence thereby North 89 degrees 01 minutes 07 seconds West 318.35 feet to a corner for lands now or formerly Ronald W. Conway (Plot Book 59, Page 85); thence thereby by the following two (2) described courses and distances:

1. North 00 degrees 47 minutes 15 seconds West 297.01 feet to a point;
2. North 05 degrees 07 minutes 21 seconds West 817.39 feet to a point in the centerline of said Sub 2 of Prong 1 of Gum Branch tax ditch, a corner for lands now or formerly Donald R. Eisenbrey (Plot Book 64, Page 273);

thence thereby by the following two (2) described course and distances:

1. by a tie line North 76 degrees 01 minutes 52 seconds East 396.08 feet to a point in the centerline of Sub 2 of Prong 1 of Gum Branch tax ditch;

2. leaving the centerline of said ditch, North 14 degrees 21 minutes 53 seconds West 1168.72 feet to a point in line of lands now or formerly Ralph H. Givens and Jane L. Givens (Deed Record 442, Page 141);

Thence thereby North 68 degrees 58 minutes 54 seconds East 612.41 feet to a corner of other lands of Perdue Agribusiness, LLC. (Tax Parcel 132-6.00-88.01); thence thereby by the following three (3) described courses and distances:

1. South 16 degrees 22 minutes 37 seconds East 316.55 feet to a point;
2. North 73 degrees 37 minutes 23 seconds East 998.80 feet to a point;
3. North 16 degrees 22 minutes 37 seconds West 397.64 feet to a point in the line of said Givens, being also a point in the centerline of Prong 1 of Gum Branch tax ditch;

Thence thereby, by a tie line, North 68 degrees 58 minutes 54 seconds East 441.07 feet to a corner for other lands of Perdue Agribusiness, LLC (Tax Parcel No. 132-6.00-95.00); thence thereby, leaving the centerline Prong 1 of Gum Branch tax ditch, by the following two (2) described courses and distances:

1. South 40 degrees 42 minutes 03 seconds West 148.51 feet to a point;
2. crossing over said Enviro Way, South 34 degrees 17 minutes 57 seconds East 555.09 feet to the point and place of BEGINNING.

Containing within said metes and bounds, an area of 97.6374 acres of land, be the same more or less.

P-3881

LEGAL DESCRIPTION

TP. 132-11.00-41.02

Enviro Way

ALL that certain piece, parcel, lot, or tract of land situated in Broad Creek Hundred, Sussex County and State of Delaware, located at the Southerly end of Enviro Way, a private access easement leading from the Westerly side of side of Seaford Road to the subject parcel, also being Tax Parcel No. 132-11.00-41.02 and being more particularly bounded and described as follows to wit:

COMMENCING at a point on the Westerly side of Seaford Road, State Maintenance Road No. S 13, a 70 foot wide public right-of-way, 40 feet from the centerline thereof, being a point in line of lands now or formerly Glen W. Eskridge, Trustee (Plot Book 77, Page 78), said point also being a corner for other lands of Perdue Agribusiness, LLC (Tax Parcel 132-6.00-95.00); thence thereby, in part, and along lands now or formerly Consolidated Rail Corporation, in part, and along the lands now or formerly Javed Farm, LLC (Plot Book 78, Page 87), in part, by the following five (5) described courses and distances:

1. South 75 degrees 41 minutes 46 seconds West 240.19 feet to a point;
2. South 76 degrees 42 minutes 51 seconds West 1068.22 feet to a point;
3. South 77 degrees 50 minutes 34 seconds West 1496.60 feet to a concrete monument found;
4. South 34 degrees 17 minutes 57 seconds East 92.40 feet to a point;
5. South 19 degrees 17 minutes 57 seconds East 461.73 feet to a point in the centerline of Sub 2 of Prong 1 of Gum Branch tax ditch, the point and place of Beginning;

Thence thereby from said point of Beginning, continuing along of said Javed Farm, LLC, by the following three (3) described courses and distances:

1. South 19 degrees 17 minutes 57 seconds East 437.52 feet to a point;
2. South 05 degrees 02 minutes 57 seconds East 313.50 feet to a point;
3. South 15 degrees 17 minutes 57 seconds East 153.05 feet to a corner for other lands of Perdue Agribusiness, LLC (Tax Parcel 132-11.00-41.00);

Thence thereby, by the following eight (8) described courses and distances:

1. crossing a 24 foot wide cross access easement for the benefit of the adjoining parcel to the South, South 77 degrees 53 minutes 31 seconds West 1294.14 feet to a point;
2. North 66 degrees 43 minutes 39 seconds West 56.88 feet to a point;
3. North 51 degrees 23 minutes 22 seconds West 166.78 feet to a point;
4. North 73 degrees 30 minutes 26 seconds West 170.34 feet to a point;
5. North 15 degrees 40 minutes 16 seconds East 557.23 feet to a point in the centerline of Sub 2 of Prong 1 of Gum Branch tax ditch;
6. North 71 degrees 19 minutes 40 seconds East 297.60 feet to a point;
7. North 74 degrees 23 minutes 19 seconds East 679.29 feet to a point;
8. along the end of a 24 foot wide cross access easement for the benefit of the adjoining parcel to the North and along the Southerly end of a 50 foot wide access easement known as Enviro Way, North 63 degrees 36 minutes 49 seconds East 348.29 feet to the point and place of BEGINNING.

Containing within said metes and bounds, an area of 26.6281 acres of land, be the same more or less.