

TM #: 3-32-1.00-9.02  
PREPARED BY & RETURN TO:  
The Smith Firm, LLC  
8866 Riverside Dr.  
Seaford, DE 19973  
File No. S23-38/

***This Deed***, made this 27th day of February, 2023,

- BETWEEN -

**BROAD CREEK TOWN HOMES, LLC**, a Delaware limited liability company, of  
24514 Venture Dr., Georgetown, DE 19947, party of the first part,

- AND -

**NEIGHBORGOOD PARTNERS, INC.**, a Delaware corporation, of 363 Saulsbury Rd.,  
Dover, DE 19904, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum  
of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, 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 heirs and assigns, in fee simple, the following described  
lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece and parcel of land, situate, lying and being in the Town  
of Laurel, Little Creek Hundred, Sussex County and State of Delaware, and being  
more particularly described as follows, to wit:

BEGINNING at an iron pipe found lying on the southwesterly right of way line of  
Delaware Route 13A (60' wide) and being a common corner for these lands and  
lands now or formerly of Owensby Associates LLC; thence running along these  
lands, North 89 degrees 11 minutes 50 seconds West 583.71 feet to a concrete  
monument found, said concrete monument being a corner for these lands; thence  
turning and running along these lands, North 0 degrees 48 minutes 33 seconds  
East 327.14 to a capped pin set, said capped pin being a corner for these lands,  
thence turning and running along these lands, South 89 degrees 13 minutes 20  
seconds East 334.53 feet to a capped pin set lying on the southwesterly right of  
way line of Laurel Commons Lane (50' wide), said capped pin being a corner for  
these lands; thence turning and running along these lands, South 0 degrees 46

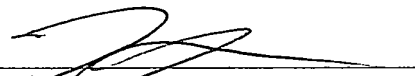
minutes 40 seconds West 50.00 feet to a capped pin set, said capped pin being a corner for these lands; thence turning and running along these lands by and with Laurel Commons Lane the following four (4) courses and distance: (1) South 89 degrees 13 minutes 20 seconds East 50.00 feet to the beginning of a curve; thence (2) along continuing along these lands by and with said curve having a length of 57.05 feet, a radius of 138.00 feet, a chord bearing South 77 degrees 22 minutes 48 seconds East, a chord of 56.64 feet and a delta angle of 23 degrees 41 minutes 04 seconds to the beginning of a curve; thence (3) continuing along these lands by and with said curve having a length of 77.50 feet, a radius of 188.00 feet, a chord bearing South 77 degrees 20 minutes 51 seconds East, a chord of 76.95 feet and a delta angle of 23 degrees 37 minutes 07 seconds to a point; thence (4) continuing along these lands, South 89 degrees 09 minutes 27 seconds East 43.54 to a sign at the beginning of a curve; thence running along these lands by and with said curve having a length of 39.28 feet, a radius of 25.00 feet, a chord bearing South 44 degrees 09 minutes 27 seconds, a chord of 35.36 feet and a delta angle of 90 degrees 00 minutes 32 seconds to a capped pin found lying on the northwesterly right of way line of Delaware Route 13A, said capped pin being a corner for these lands; thence turning and running along these land by and with Delaware Route 13A, South 0 degrees 50 minutes 33 seconds West 224.85 feet to the point and place of beginning, said to contain 4.01 acres of lands, more or less, as shown on a survey entitled "Boundary and Topographic Survey for Parcel 1A", prepared by McCrone, dated February 23, 2023, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, in Plot Book 393, Page 75.

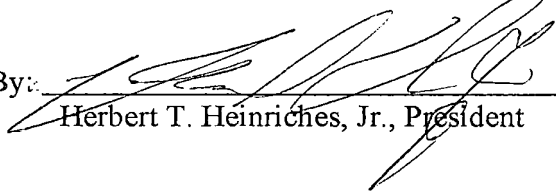
BEING the same lands conveyed to Broad Creek Townhomes, LLC from Robert W. Durham as Trustee of the Jean S. Durham Testamentary Trust, by Deed dated October 19, 2005, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on October 25, 2005, in Deed Book 3221, Page 70.

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

IN WITNESS WHEREOF, the said Broad Creek Town Homes, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by Herbert T. Heinrichs, Jr., President of Broad Creek Town Homes, LLC, the day and year first above written.

**BROAD CREEK TOWN HOMES, LLC**

  
Witness

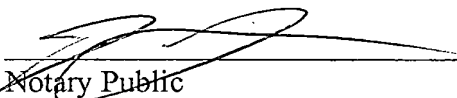
By:  (SEAL)  
Herbert T. Heinrichs, Jr., President

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

**BE IT REMEMBERED**, that on this 27th day of February, A.D. 2023, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Herbert T. Heinrichs, Jr., President of Broad Creek Town Homes, LLC, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company; that the signature of the President is in his own proper handwriting and by his 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.

MICHAEL R. SMITH  
Attorney - Bar #4916  
Admitted to Delaware Bar: 12/15/2006  
Notary  
Uniform Law on Notarial Acts  
Pursuant to 29 Del. C., Sec 4323(3)

  
Notary Public

My Commission Expires: \_\_\_\_\_

<b>TOWN OF LAUREL</b>	
<b>REALTY TRANSFER TAX</b>	
TRANSFER #	02-030123
CANCELLED BY	JD
AMOUNT OF TAX	4500.00
DATE RECORDED	3/1/23