

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



**APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS**

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: <http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

- | | | |
|------------|-----|--|
| ✓
_____ | Yes | BASIC APPLICATION |
| ✓
_____ | Yes | SIGNATURE PAGE (Page 3) |
| ✓
_____ | Yes | APPLICABLE APPENDICES |
| ✓
_____ | Yes | SCALED PLAN VIEW |
| ✓
_____ | Yes | SCALED CROSS-SECTION OR ELEVATION VIEW PLANS |
| ✓
_____ | Yes | VICINITY MAP |
| ✓
_____ | Yes | COPY OF THE PROPERTY DEED & SURVEY |
| ✓
_____ | Yes | THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET |
| ✓
_____ | Yes | APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE
(Separate checks made payable to the State of Delaware) |

Submit 3 complete copies of the application packet to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: Phyllis Brian, Trustee & Robert Brian Telephone #: (410) 271-4530
 Mailing Address: 38272 Keenwik Road Fax #: _____
Selbyville, DE 19975 E-mail: run0646@gmail.com
2. Consultant's Name: Sarah Freund Company Name: Lane Engineering, LLC
 Mailing Address: 117 Bay Street Telephone #: (410) 822-8003
Easton, MD 21601 Fax #: _____
 E-mail: sfreund@leinc.com
3. Contractor's Name: Ryan Murphy Company Name: R.G. Murphy Marine Construction, LLC
 Mailing Address: 13239 Rollie Road E Telephone #: (410) 352-5015
Bishopville, MD 21813 Fax #: _____
 E-mail: rgmurphy11@comcast.net

Section 2: Project Description

4. Check those that apply:
 New Project/addition to existing project? Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (attach additional sheets as necessary):
 This project proposes to install riprap bulkhead protection in front of an existing bulkhead.

6. Check each Appendix that is enclosed with this application:

<input type="checkbox"/>	A. Boat Docking Facilities	<input type="checkbox"/>	G. Bulkheads	<input type="checkbox"/>	N. Preliminary Marina Checklist
<input type="checkbox"/>	B. Boat Ramps	<input type="checkbox"/>	H. Fill	<input type="checkbox"/>	O. Marinas
<input type="checkbox"/>	C. Road Crossings	<input checked="" type="checkbox"/>	I. Rip-Rap Sills and Revetments	<input type="checkbox"/>	P. Stormwater Management
<input type="checkbox"/>	D. Channel Modifications/Dams	<input type="checkbox"/>	J. Vegetative Stabilization	<input type="checkbox"/>	Q. Ponds and Impoundments
<input type="checkbox"/>	E. Utility Crossings	<input type="checkbox"/>	K. Jetties, Groins, Breakwaters	<input type="checkbox"/>	R. Maintenance Dredging
<input type="checkbox"/>	F. Intake or Outfall Structures	<input type="checkbox"/>	M. Activities in State Wetlands	<input type="checkbox"/>	S. New Dredging

Section 3: Project Location

7. Project Site Address: 38272 Keenwik Road County: N.C. Kent Sussex
Selbyville, DE 19975 Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: 1. DE-20/ Zion Church Rd 2. DE-54 E/Lighthouse Rd 3. Right onto Keenwik Rd
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 533-20.13-38.00 Subdivision Name: Keenwik

WSLS Use Only:	Permit #s: _____
Type	SP <input type="checkbox"/> SL <input type="checkbox"/> SU <input type="checkbox"/> WE <input type="checkbox"/> WQ <input type="checkbox"/> LA <input type="checkbox"/> SA <input type="checkbox"/> MP <input type="checkbox"/> WA <input type="checkbox"/>
Corps Permit: SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/> Nationwide Permit #: _____	Individual Permit # _____
Received Date: _____	Project Scientist: _____
Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/> Amt: \$ _____	Receipt #: _____
Public Notice #: _____	Public Notice Dates: ON _____ OFF _____

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Roy Creek waterbody is a tributary to: Assawoman Bay

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 1,500'

12. Is the project: On public subaqueous lands? On private subaqueous lands?*

In State-regulated wetlands? In Federally-regulated wetlands?

*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:

(Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning: Agricultural Residential Commercial Industrial Other

Section 4: Miscellaneous

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

Michael & Dina Trembl 38275 Keenark Rd, Selbyville, DE 19975

Jeffrey & Susan Hager 38266 Keenwik Rd, Selbyville, DE 19975

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

A. Have you had a State Jurisdictional Determination performed on the property? Yes No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? Yes No

*If yes, what was the date of the meeting? _____

16. Are there existing structures or fill at the project site in subaqueous lands? Yes No

*If yes, provide the permit and/or lease number(s):

*If no, were structures and/or fill in place prior to 1969? Yes No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?

No Pending Issued Denied Date: _____

Type of Permit: _____ Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?

No Pending Issued Denied Date: _____ Permit or ID #: _____

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: _____

Section 5: Signature Page

19. Agent Authorization:

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf

I wish to authorize an agent as indicated below

I, Phyllis Brian, hereby designate and authorize Lane Engineering, LLC c/o Sarah Freund
 (Name of Applicant) (Name of Agent)
 to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Lane Engineering, LLC c/o Sarah Freund Telephone #: (410) 822-8003
 Mailing Address: 117 Bay Street Fax #: _____
Easton, MD 21601 E-mail: sfreund@leinc.com

20. Agent's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Sarah Freund 10/30/24
 Agent's Signature Date

21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

Phyllis Brian 11/15/2024
 Applicant's Signature Date

Phyllis Brian
 Print Name

22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

R G Murphy LLC 01NOV24
 Contractor's Name Date

RYAN G. MURPHY
 Print Name

Rip-Rap Sills and Revetments

Please respond to each question. Questions left blank may result in the application being returned as incomplete. In addition, the answers to all of the questions in this Appendix must correspond accurately to the information on the plan and section view drawings for the project.

1. Will the project be:

New Construction (un-stabilized shoreline)

Repair or Replacement of an Existing Rip-Rap Structure or Rubble

Repair or Replacement of an Existing Bulkhead

(If repair or replacement, submit photographs of the entire existing structure).

2. How many linear feet of shoreline are proposed to be stabilized? 100'

3. Is the project a: Standard rip-rap revetment Free-standing sill

4. Describe the existing shoreline:

The existing shoreline is stabilized with a bulkhead that is in need of additional protection.

5. What is the total number of cubic yards of rip-rap that will be used? 59 cy

6. What is the number of cubic yards of rip-rap per running foot of shoreline? 5.9 cy

(See page 4 for a guide to calculating total cubic yards and cubic yards per running foot).

7. What will be the average weight of the stone used for the:

Armor stone: R5 Core stone: Gabion stone

[If material other than stone, such as prefab geo-grid or other similar product is proposed, please describe here and include photographs or a brochure. The Department strongly discourages the use of broken concrete, cinderblocks or other materials that are less dense than stone, more apt to move off site due to currents or wave action, and/or are not aesthetically pleasing or in keeping with the natural environment.]

Describe:

8. For Standard Revetments answer A–F, below: (for Sill projects, skip to Question #9)

A. How many linear feet will the structure extend channelward of:

Mean High Water: 8' Mean Low Water: 8'

Ordinary High Water: _____ (for non-tidal waters)

B. How many square feet of the structure will be located:

Channelward of Mean High Water: 795 sf Channelward of Mean Low Water: 795 sf

Channelward of Ordinary High Water: _____ (for non-tidal waters)

On vegetated wetlands: _____

C. Will the revetment be backfilled? ___ Yes No

If yes, complete Appendix H and include it in your application.

D. Will filter cloth be used behind the rip-rap structure? Yes ___ NoE. What is the average slope of the existing bank? N/A - BulkheadF. What is the proposed slope of the rip-rap revetment? 2:1

(See page 3 for a guide to calculating slopes).

9. Sill Projects:

A. What is the base width of the proposed structure: _____

B. What is the top width of the proposed structure: _____

C. How many square feet of the structure will be located:

Channelward of Mean High Water: _____ Channelward of Mean Low Water: _____

Channelward of Ordinary High Water: _____ (for non-tidal waters)

On vegetated wetlands: _____

D. What will be the average height of the structure: _____

E. How much of the structure (in inches) will extend vertically above:

Mean High Water: _____ Ordinary High Water: _____ (for non-tidal waters)

F. Are breaks or notches proposed in the sill to allow for greater flushing? ___ Yes ___ No

G. Will fill material be placed behind the sill? ___ Yes ___ No If yes, complete appropriate appendix.

H. Will wetland vegetation be planted behind the sill? ___ Yes ___ No

If yes, complete Appendix H and include it in your application.

10. Construction Techniques (Complete for both Revetment and Sill Projects):

A. Will any dredging be required? ___ Yes No

If yes, please include appropriate dredging Appendix with your application).

B. Please describe the sequence of construction and any techniques that will be utilized to minimize adverse impacts on the aquatic environment, and to preserve existing vegetation (particularly woody vegetation) along the shoreline:

The contractor will place filter cloth and riprap in front of the existing bulkhead. No vegetation will be disturbed.

CALCULATIONS

RUN = Base width of the structure (in feet) RISE = Vertical height of the structure (in feet)

I. How to calculate total cubic yards:

$$0.5 * RUN * RISE * \text{Linear feet of shoreline stabilized}/27 = \text{Total Cubic Yards}$$

II. How to calculate cubic yards per running foot of shoreline:

$$\text{Total \# Cubic Yards}/ \text{Linear feet of shoreline} = \text{Cubic yards per running foot}$$

III. How to calculate slope: Slope = RUN/RISE

EXAMPLE:

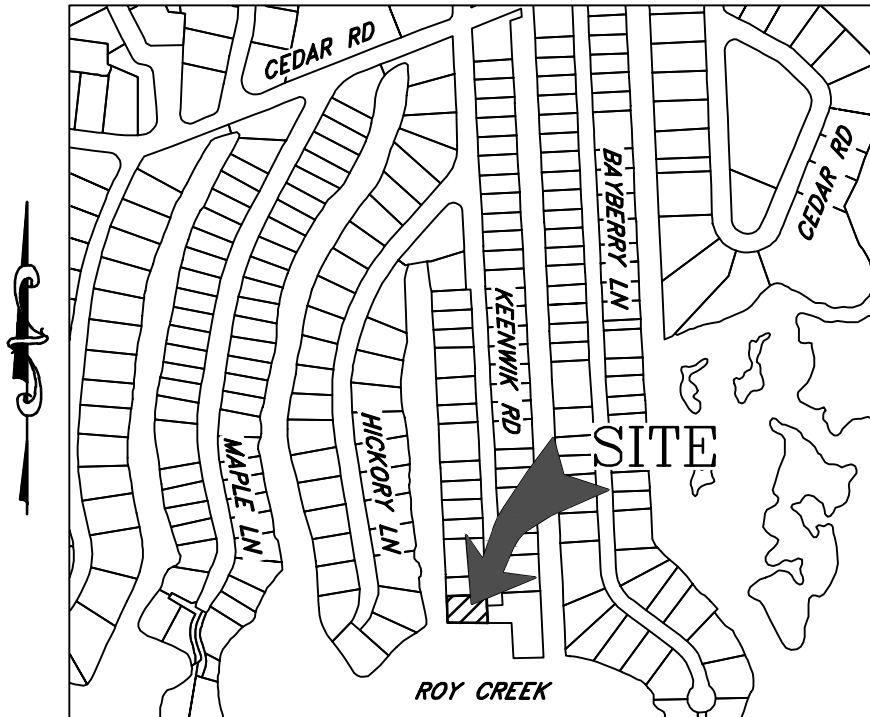
If we propose to stabilize 100 linear feet of shoreline with a rip-rap revetment that has a basewidth of 6 feet and a height of 3 feet:

$$0.5 * 6 * 3 * 100/27 = 33.33 \text{ Total Cubic Yards}$$

$$\text{II. } 33.33/ 100 = 0.333 \text{ Cubic Yards per running foot}$$

$$\text{III. } 6/3 = \text{Slope of 2}$$

SHORELINE STABILIZATION PERMIT DRAWINGS
 PREPARED FOR
 ROBERT BRIAN
 IN THE BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE



VICINITY MAP
 SCALE: 1" = 500'

ENGINEER

Lane Engineering, LLC
 117 BAY STREET
 EASTON, MARYLAND 21601
 (410) 822-8003

OWNER/DEVELOPER

PHYLLIS & ROBERT BRIAN
 38272 KEENWIK ROAD
 SELBYVILLE, DE 19975
 (410) 271-4530

PROJECT LOCATION

38272 KEENWIK ROAD
 SELBYVILLE, DE 19975

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:

SHEET No.
1 OF 6
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 240402
 FILE No. DE16

TITLE SHEET
ON THE LANDS OF
PHYLLIS BRIAN, TRUSTEE
SELBYVILLE, DELAWARE
IN THE BALTIMORE HUNDRED, SUSSEX COUNTY
533-20.13-38.00

Lane Engineering, LLC
 Established 1986
 Civil Engineers • Land Planning • Land Surveyors

 E-mail: general@leinc.com
 117 Bay St. Easton, MD 21601 (410) 822-8003
 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
MLW MEAN LOW WATER (APPROXIMATE)

PROPERTY LINE _____

SPOT ELEVATION/SOUNDING x-2.15

PROJECT NOTES

PROPERTY OWNER/DEVELOPER: PHYLLIS BRIAN, TRUSTEE
ROBERT BRIAN
(410) 271-4530

PROPERTY ADDRESS: 38272 KEENWIK ROAD
SELBYVILLE, DE 19975

DEED REFERENCE: 533-20.13-38.00
BOOK: 5835, PAGE: 280

ZONING CLASSIFICATION: MR (MEDIUM RESIDENTIAL)

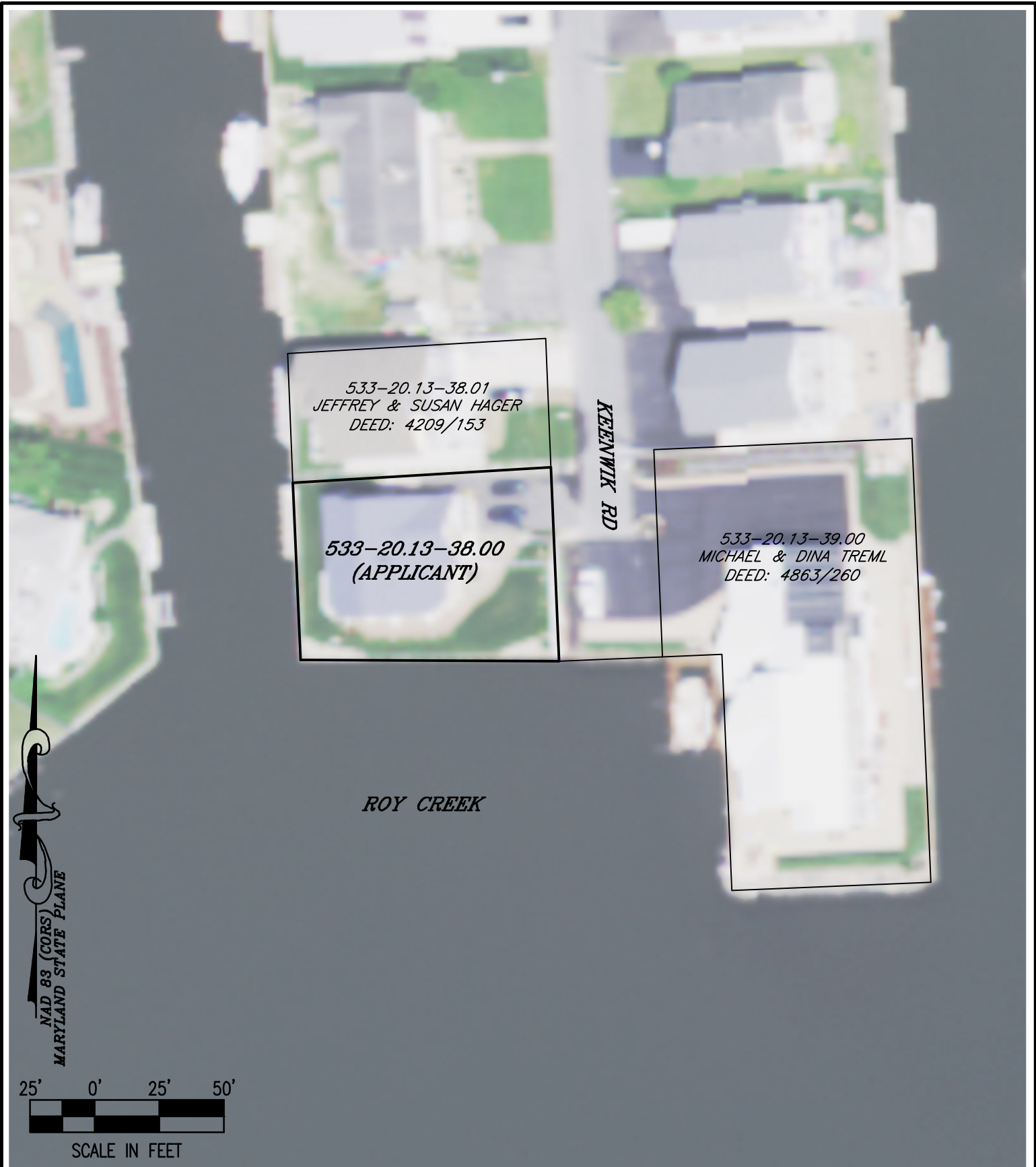
THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM GENERAL MAPS, DEED, PLAT, SITE SKETCH AND AERIAL PHOTO INTERPRETATION. THESE MAPS ARE BELIEVED TO BE THE BEST, READILY AVAILABLE SOURCE OF INFORMATION FOR MARINE PERMITTING PURPOSES. A BOUNDARY AND/OR EXISTING CONDITIONS SURVEY HAS NOT BEEN COMPLETED. LANE ENGINEERING IS NOT RESPONSIBLE FOR ANY INACCURACIES ASSOCIATED WITH THE LOCATION OF THE ABOVE REFERENCED EXISTING FEATURES AND RELATED LATERAL LINES, SETBACKS, ETC.

FILE No. DE16
JOB No. 240402
SCALE: AS NOTED
DATE: AS NOTED
SHEET No. 2 OF 6

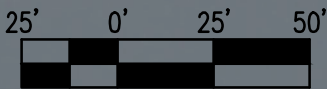
SITE & PROJECT NOTES
ON THE LANDS OF
PHYLLIS BRIAN, TRUSTEE
SELBYVILLE, DELAWARE
IN THE BALTIMORE HUNDRED, SUSSEX COUNTY
533-20.13-38.00

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MARYLAND STATE PLANE
 NAD 83 (CORS) 88



SCALE IN FEET

SHEET No. **3 OF 6**
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 240402
 FILE No. DE16

SITE OVERVIEW
ON THE LANDS OF
PHYLLIS BRIAN, TRUSTEE
SELBYVILLE, DELAWARE
 IN THE BALTIMORE HUNDRED, SUSSEX COUNTY
 533-20.13-38.00

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 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

533-20.13-38.01
JEFFREY & SUSAN HAGER
DEED: 4209/153

PROPERTY LINE
EXTENDED



DOCK

DRIVEWAY

DWELLING

533-20.13-38.00
(APPLICANT)

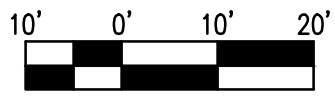
KEENWIK RD

MHW/MLW

BULKHEAD

PROPERTY LINE
EXTENDED

ROY CREEK



SCALE IN FEET

EXISTING CONDITIONS

**ON THE LANDS OF
PHYLLIS BRIAN, TRUSTEE
SELBYVILLE, DELAWARE**

**IN THE BALTIMORE HUNDRED, SUSSEX COUNTY
533-20.13-38.00**

Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors



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15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

FILE No. DE16	JOB No. 240402	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 4 OF 6
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533-20.13-38.01
 JEFFREY & SUSAN HAGER
 DEED: 4209/153

PROPERTY LINE
 EXTENDED



DOCK

DRIVEWAY

DWELLING

533-20.13-38.00
 (APPLICANT)

KEENWIK RD

MHW/MLW

BEGIN 100'±
 PROPOSED RIPRAP

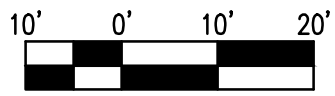
BULKHEAD

PROPOSED RIPRAP BULKHEAD
 PROTECTION (795 SF±/59 CY±)

END 100'±
 PROPOSED RIPRAP

PROPERTY LINE
 EXTENDED

ROY CREEK




SCALE IN FEET

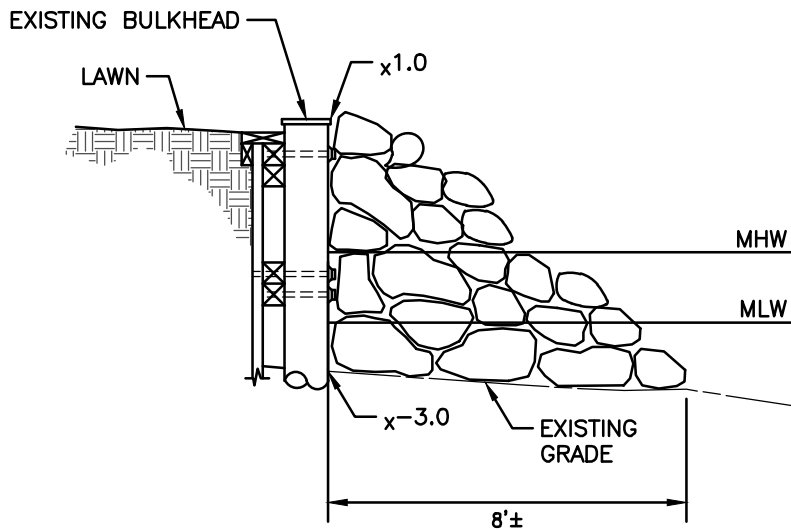
FILE No. DE16	JOB No. 240402	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 5 OF 6
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PROPOSED CONDITIONS
ON THE LANDS OF
PHYLLIS BRIAN, TRUSTEE
SELBYVILLE, DELAWARE
 IN THE BALTIMORE HUNDRED, SUSSEX COUNTY
 533-20.13-38.00

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RIPRAP BULKHEAD PROTECTION
NOT TO SCALE

NOTE: CONTRACTOR TO PLACE FILTER
CLOTH BENEATH PROPOSED RIPRAP

FILE No. DE16
JOB No. 240402
SCALE: AS NOTED
DATE: AS NOTED
SHEET No.
6 OF 6

DETAILS
ON THE LANDS OF
PHYLLIS BRIAN, TRUSTEE
SELBYVILLE, DELAWARE
IN THE BALTIMORE HUNDRED, SUSSEX COUNTY
533-20.13-38.00

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15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

Tax Map and Parcel #: #5-33-20.13.38.00

PREPARED BY:
TOMASETTI LAW LLC
1100 Coastal Hwy., Unit 3
Fenwick Island, DE 19944
File No. D23-6/MP

RETURN TO:
PHYLLIS C. BRIAN, TRUSTEE
38272 Keenwik Road
Selbyville, DE 19975

NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED, made this 4th day of January, 2023,

- BETWEEN -

PHYLLIS C. BRIAN, of 38272 Keenwik Road, Selbyville, DE 19975, party of the first part,

- AND -

PHYLLIS C. BRIAN, TRUSTEE OF THE PHYLLIS C. BRIAN REVOCABLE LIVING TRUST DATED JANUARY 4, 2023, of 38272 Keenwik Road, Selbyville, DE 19975, 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 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 or parcel of land, with the improvements thereon erected, situate in Baltimore Hundred, Sussex County and State of Delaware, being known and designated as Lot Number Two (2) as shown on a plot of lots known as "Keen Wik Subdivision No. 1", owned by C. Edward Adkins as surveyed and plotted by Isaac L. Bennett, surveyor, on

March 12, 1955, said plot being at Georgetown in Plot Book 2, Page 88. Lot No. 2 bounded on the East by Keen Wik Road, on the North by Lot. No. 4, on the South by the bay and on the West by a Lagoon.

Said Trustee or Trustees, as applicable, shall have and hold the herein described property in fee simple and with full power and authority in said Trustee or Trustees, as applicable, to sell, contract, exchange, convey, mortgage, encumber, lease, subdivide or other or otherwise dispose of and deal with said property.

No party dealing with the Trustee or Trustees, as applicable, in relation to said property in any manner whatsoever shall be obligated to (a) see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property, (b) to see that the terms of this trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of the Trustees, or (d) be privileged to inquire into any of the terms of the trust agreement.

Every deed, mortgage, lease, or trust or other instrument executed by the Trustee or Trustees, as applicable, in relation to the property shall be conclusive evidence in favor of every person claiming right, title or interest thereunder (a) that at the time of the delivery thereof, this deed was in full force and effect, (b) that such instrument was executed in accordance with the trust, terms and conditions thereof and of the trust agreement and is binding upon all beneficiaries thereunder, (c) that the Trustee or Trustees, as applicable, was/were duly authorized and empowered to execute and deliver every such instrument and (d) if such conveyance has been made by a successor or successors in trust, or a Trustee or Trustees has/have been substituted that such successor or successors have been properly and are fully vested with all the right, title, estate, powers and duties of his or her predecessor in trust. The Trustee or Trustees, as applicable, shall have no individual liability or obligation whatsoever arising from his/her/their ownership as Trustee or Trustees, as applicable, of the legal title to said property or with respect to any act done or contract entered into or indebtedness incurred by their dealing with said property or in otherwise acting as such Trustee or Trustees, as applicable, except only so far as said trust property and any trust funds in actual possession of the Trustee or Trustees, as applicable, shall be applicable to the payment and discharge thereof.

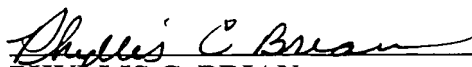
BEING the same lands conveyed to Phyllis C. Brian by Deed from Robert M. Brian and Phyllis C. Brian dated April 10, 2015 and recorded in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 4383, Page 344.

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

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal
the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

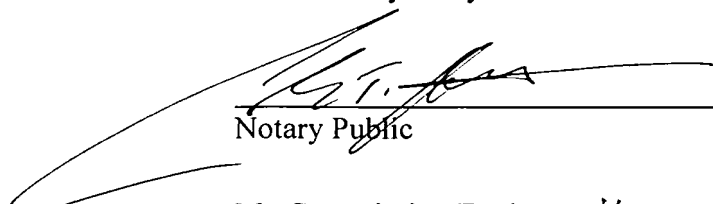


 (SEAL)
PHYLLIS C. BRIAN

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on January 4, 2023, personally came before me, the
subscriber, PHYLLIS C. BRIAN, party of the first part to this Indenture, known to me personally
to be such, and acknowledged this Indenture to be her act and deed.

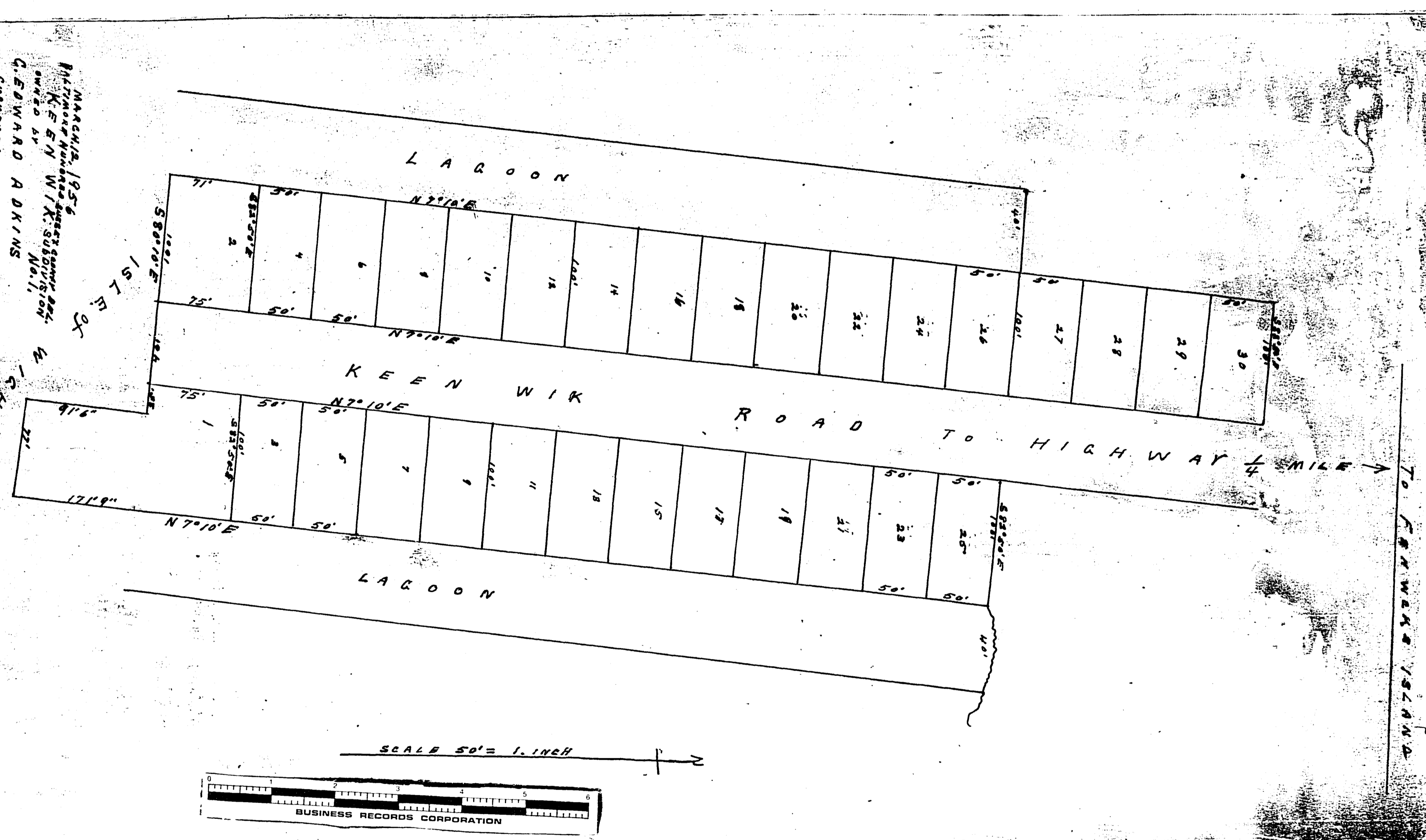
GIVEN under my Hand and Seal of Office the day and year aforesaid.



Notary Public
My Commission Expires: N/A



SS Page 88
 Plan
 Plan Book
 Submarine No. 1
 C. Edward Atkins



MARCH 12, 1956
 DISTRICT NO. 10, DISTRICT OF COLUMBIA
 K. E. G. W. W. K. SUBDIVISION
 No. 1
 C. EDWARD ATKINS
 SURVEYOR
 ISLAND L. BARNETT, SR.

RECEIVED FOR RECORD
 Date 11-1-56
 CHARLES S. GALHOON, Recorder

RECEIVED FOR RECORD
 Date 11-1-56
 CHARLES S. GALHOON, Recorder