

June 9, 2026

ERI # 0004-0627

Mr. Matthew Jones, Program Manager
Delaware Department of Natural Resources and Environmental Control
Division of Water Resources
Wetlands and Waterways Section
89 Kings Highway
Dover, Delaware 19901

**RE: Subaqueous Land Lease Renewal SL-335/12
Kopec Docking Facility Lease Renewal
Tax Map Parcel: 533-12.00-53.00
Baltimore Hundred, Sussex County, Delaware**

Dear Mr. Jones,

Environmental Resource Insights (ERI) is writing to you as the agent working on behalf of the applicant, Mark and Melissa Kopec, in order to request renewal of Subaqueous Land Lease SL-335/12 for a residential boat docking facility on the southernly bank of Dirickson Creek. The existing docking facility is located at Sussex County tax parcel 533-12.00-53.00 at 36415 Derrickson Drive, Selbyville, Delaware.

The Kopec's requested a lease transfer of the previous Subaqueous Lands Lease (SL-245/07) from the Wetland and Waterways Section (WWS) who subsequently issued a new Subaqueous Lands Lease (SL-335/12) on May 16, 2013, to maintain the existing 5 foot wide by 40 foot long pier.

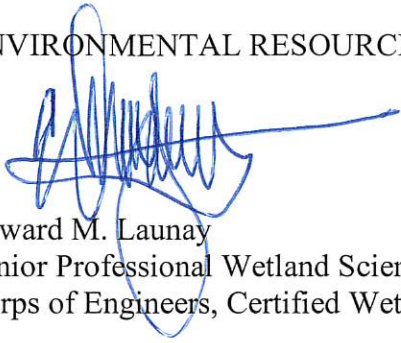
On December 21, 2015, the Kopec's were granted Supplemental Approval (SU-405/15) from the WWS to remove two existing standalone pilings and to construct a 5 foot wide by 27 foot long dock with two associated pilings to the existing 5 foot wide by 40 foot long pier.

As part of preparing this application, ERI surveyed the as built dimensions of the docking facility to confirm that the existing dimensions are consistent with the existing lease description. A survey plan at 1" = 50' scale is provided as part of the lease renewal application. I have also provided the original lease document package and a copy of the recent SU-405/15.

Upon your review of the enclosed materials, please let me know if you or your staff need any additional information in support of this request. On behalf of the applicant, thank you in advance for your time and attention to this request.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS

A handwritten signature in blue ink, appearing to read 'Edward M. Launay', with a long horizontal flourish extending to the right.

Edward M. Launay

Senior Professional Wetland Scientist No. 875

Corps of Engineers, Certified Wetland Delineator WDCP93MD0510036B

Cc: Mark and Melissa Kopec

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**



Lease Renewal Application

for Structures/Fill in Public Subaqueous Lands



In order to ensure that your lease renewal application is processed in a timely manner, please be sure to provide complete, accurate, and current information for each of the questions below. Incomplete applications may be returned for additional information which will delay the renewal process. This application will be placed on public notice with a 20 day public comment period following publication. Remember that a valid lease is required to continue to maintain your structures/fill on public land. If you need assistance or have any questions about this application or the renewal process, please don't hesitate to contact the Wetlands and Subaqueous Lands Section at 302/739-9943.

1. Applicant Information (mailing address and contact information)

Name: Mark & Melissa Kopec	Telephone: 410-493-0107
Address: 2130 SW 17 th Ave, Cape Coral, FL 33991	
City/Zip: Cape Coral, FL 33991	Email: mckopec@gmail.com

2. Existing Authorized Structures/Fill

Please fill in the dimensions for all of your leased structures/fill (i.e. docks, piers, boatlifts, boat ramps, etc.). The dimensions identified below should describe the structures/fill as they exist today. If the list below does not include your authorized structure, please identify the structure(s) in the blank space provided or on a separate page.

Object	Length	Width	Linear Object	Linear Feet	Diameter
Pier	40'	5'			
Dock	27'	5'			
Freestanding Piles	Quantity: 2		Boat/PWC Lifts	Quantity:	

3. Please provide the distance between the point on your structure which is the farthest channelward and the nearest navigation channel, whether the channel is marked or not:
+/- 500 feet.

4. Project Location/Address (so that we can find the property)

Street Address Tax Parcel: 533-12.00-53.00	
<i>(Please do not use a PO Box or Lot # unless that number is visible somewhere on the property.)</i>	
City/Zip: Selbyville, Delaware 19975	Subdivision: Magnolia Shores
Waterbody: Dirickson Creek	

5. Please provide directions from the nearest State or county roads (for example, 1.3 miles north of State Route 99 on county road 999). List a permanent landmark if one is nearby.

From the intersection of Rte 54 (Lighthouse Rd) and Rd 381 (Old Mill Bridge Rd), head north
On Rd 381 and after 0.7 miles, turn right onto Derrickson Dr. After 0.2 mile the project location
is located on the north side of Derrickson Dr.

6. Please list the name and complete mailing address of the adjacent property owners contiguous to your parcel on all sides (attach extra sheets if necessary).

Name: Jeffery E Wilgus	Name: George & June Grise
Street Address: 36403 Derrickson Dr	Street Address: 36423 Derrickson Dr
City/Zip: Selbyville, DE 19975	City/Zip: Selbyville, DE 19975

7. Please describe the purpose/use of the structure. If it is a dock and/or pier, identify the number of vessels typically berthed there.

Dock and pier structure.

8. Please fill in your County Tax Parcel Number. If you do not know the number contact your County's Recorder of Deeds at the phone numbers provided or find the information online from your counties website. See the example, below.

Example based on the fictitious tax parcel identification number "1-51-37-26.1" from Sussex County:

1	-	5	1	-	3	7	.	0	0	-	0	0	2	6	.	0	1	-	0	0	0	0
←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→																						

New Castle County: (302) 395-7700

<http://www.nccde.org/parcelview/>

		-				.			-				.		-				
←district→ ←-----map page number-----→ ←-----parcel number-----→ ←-----subparcel-----→ <i>required</i> <i>required</i> <i>required</i> <i>if relevant</i>																			

Kent County: (302) 744-2300

<http://400.co.kent.de.us/PropInfo/PIMap.HTM>

			.			-			-			-			-			.		
←---map page number---→ ←-hundred-→ ←-town-→ ←block→ ←-----lot number-----→ <i>required</i> <i>required</i> <i>if relevant</i> <i>required</i> <i>required</i>																				

Sussex County: (302) 855-7600

<http://www.sussexcountyde.gov/e-service/propertytaxes/>

5	-	3	3	-	1	2	.	0	0	-	0	0	5	3	.	0	0	-				
←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→ <i>required</i> <i>required</i> <i>required</i> <i>if relevant</i>																						

9. Applicant Signature and Certification

I hereby certify that the information on this form and the attached plans are true and accurate to the best of my knowledge. I understand that DNREC may request additional information as necessary to consider this application. I grant permission for the authorized DNREC representative(s) to enter upon the premises for the purpose of inspecting the leased structures during working hours. I will abide by all conditions of the reauthorized lease.

Mark Kopec

Applicant Signature

6/11/26
Date

Mark Kopec

Applicant Name (Printed or Typed)

Melissa Kopec

Co-Applicant Signature

6/11/26
Date

Melissa Kopec

Co-Applicant Name (Printed or Typed)

10. Agent Authorization

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

I, Mark & Melissa Kopec, hereby designate and authorize Edward M. Launay, ERI
Applicant Name of Agent

to act on my behalf in the processing of the application and to furnish any information that is requested.

Mark Kopec

Applicant Signature

Melissa Kopec

Date

6/11/26

[Signature]

Agent Signature

Date

6/12/2026

FINAL CHECKLIST

Please include 2 copies of the following items to complete your application:

1. A copy of your property deed and property survey showing all legal boundaries that abut the leased structure(s)/fill.
2. A scaled drawing of the existing structure(s)/fill location. Include the current configuration with all dimensions, piling, and other significant features. Indicate the approximate location of the mean high tide line and the mean low tide line on your drawing.
3. All pages of this renewal form, after completing and signing (be sure to include the original form with original signatures and a copy).
4. The application fee of \$225.00. Checks should be made payable to the State of Delaware.

Return this application with the above information and fee to the following address:

**DNREC
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

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?

<u> X </u>	Yes	BASIC APPLICATION
<u> X </u>	Yes	SIGNATURE PAGE (Page 3)
<u> X </u>	Yes	APPLICABLE APPENDICES
<u> X </u>	Yes	SCALED PLAN VIEW
<u> X </u>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u> X </u>	Yes	VICINITY MAP
<u> X </u>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<u> X </u>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u> X </u>	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: Mark & Melissa Kopec Telephone #: 410-493-0107
 Mailing Address: 2130 SW 17th Ave. Cape Coral, FL 33991 Fax #: _____
 _____ E-mail: mckopec@gmail.com

2. Consultant's Name: Edward M. Launay Company Name: Environmental Resource Insights
 Mailing Address: 1 Park Ave. Milford, DE 19963 Telephone #: 302-424-1441
 _____ Fax #: 302-424-0430
 _____ E-mail: elaunay@ericonsultants.com
3. Contractor's Name: Unknown Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

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):

The project purpose is to renew the lease for the existing boat docking facility consisting of a 5' wide by 40' long pier, a 5' wide by 27' long pier and two individual mooring piles. The docking facility extends channelward into Dirickson Creek from an existing wooden bulkhead.

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

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

Section 3: Project Location

7. Project Site Address: 36415 Derrickson Drive County: ☐ N.C. ☐ Kent ☒ Sussex
Selbyville, DE 19975 Site owner name (if different from applicant): _____
Dirickson Creek Address of site owner: _____

8. Driving Directions: From the intersection of Rte 54 (Lighthouse Rd.) and Rd 381 (Old Mill Bridge Rd), head north on Rd 381 for 0.7 miles then turn right onto Derrickson Dr. After 0.2 miles, the project location is located on the north side of Derrickson Dr.

(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 533-12.00-53.00 Subdivision Name: Magnolia Shores

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

Section 3: Project Location (Continued)

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

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water +/- 1300'

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):

Jeffery E. Wilgus - 36403 Derrickson Dr. Selbyville, DE 19975

George & June Grise - 36423 Derrickson Dr. 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):

Not applicable

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):

SL-245/07

SL-335/12

SU-405/15

*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, Mark & Melissa Kopec, hereby designate and authorize Edward M. Launay - ERI
(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: Edward M. Launay
Mailing Address: 1 Park Ave. Milford, DE 19963

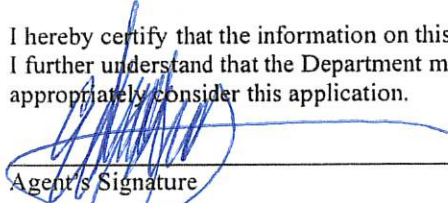
Telephone #: 302-424-1441

Fax #: 302-424-0430

E-mail: elaunay@ericonsultants.com

20. Agent's Signature:

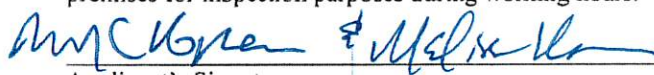
I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.


Agent's Signature

6/12/2026
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.


Applicant's Signature

6/11/2026
Date

Mark & Melissa Kopec

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.

Contractor's Name

Date

Print Name

BOAT DOCKING FACILITIES

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

Please make sure answers to all of the questions in this appendix correspond with information on the application drawings.

1. Briefly describe the project. (Attach additional sheets as necessary.)

The project purpose is to renew the lease of the existing docking facility.

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
Dock, Pier, Lift, gangway		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Pier	10	5'	40'	5'	40'	Maintain
Dock	6	5'	27'	5'	27'	Maintain
Freestanding Pilings	Number					
	2					

Mooring Buoy: How many moorings will be installed? _____

What will be used for the anchor(s)? _____

Anchor/Mooring Block Weight _____

Anchor Line Scope (Length or Ratio) _____

Water Depth at Mooring Location _____

3. Approximately how wide is the waterway at this project site? +/- 1,300 ft. (measured from MLW to MLW)

4. What will be the mean low water depth at the most channelward end of the mooring facility? -2.7 ft.

5. What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.

Salt treated pilings and timber with galvanized or stainless steel hardware

6. Circle any of the following items that are proposed over subaqueous lands:

Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)

If any of the items are circled above, include their dimensions and location on the application drawings.

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? +/- 500 ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

Make/model	_____	length	_____	width	_____	draft	_____
Make/model	_____	length	_____	width	_____	draft	_____
Make/model	_____	length	_____	width	_____	draft	_____
Make/model	_____	length	_____	width	_____	draft	_____

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.

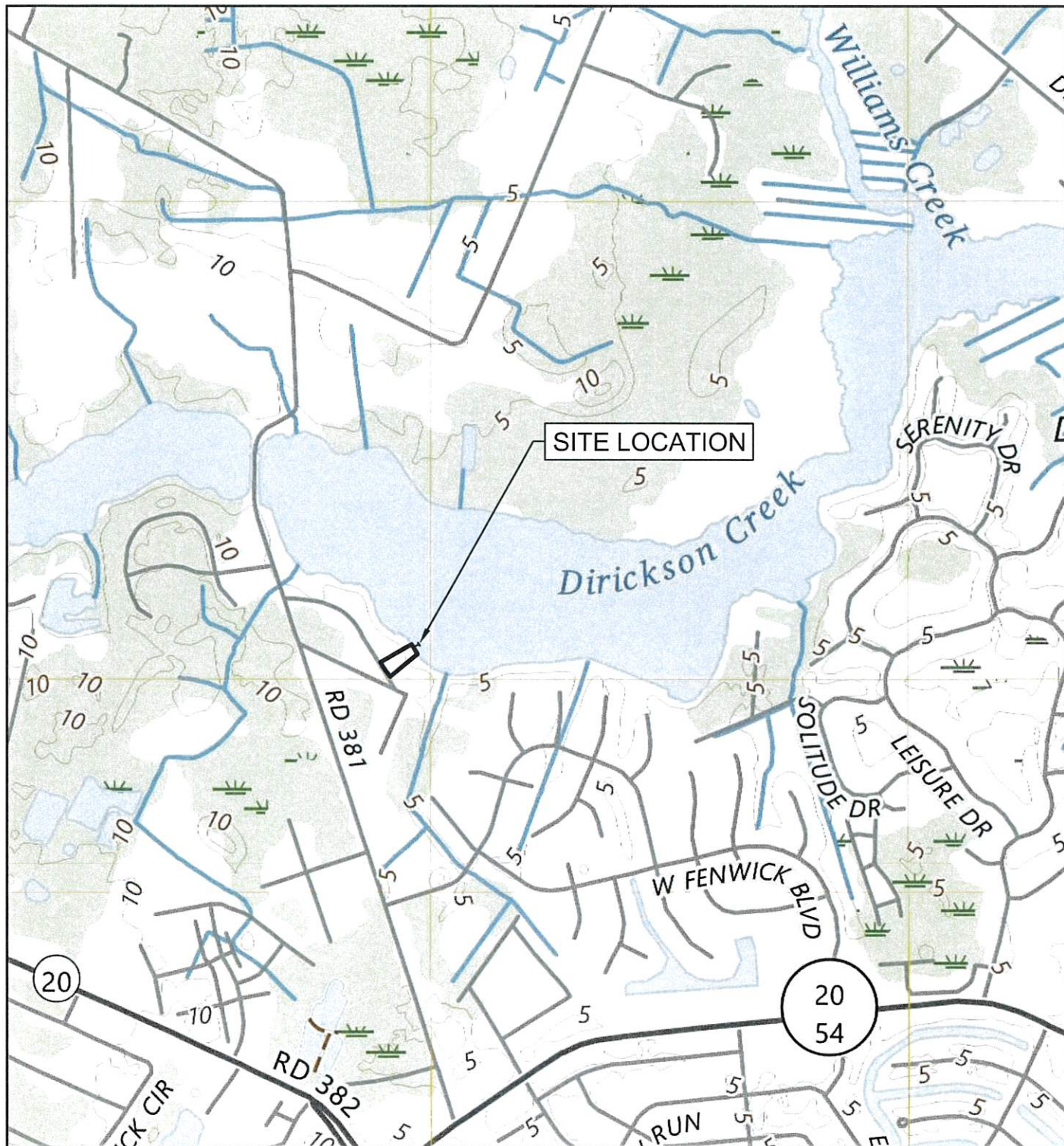
10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.

11. Is there currently a residence on the property? X Yes _____ No

12. Do you plan to reach the boat docking facility from your own upland property? X Yes _____ No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.

13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? _____ Yes ✓ No.
If yes, written permission of the underwater land owner must be provided with this application.

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 78 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
_____ Yes ✓ No
If yes, a letter of no objection from the adjacent property owner must be included with this application.



ASSAWOMAN BAY QUADRANGLE



Date:	JUNE, 2026
Scale:	1" = 1000'
Dwn.By:	KWW
Proj.No.:	0004-0627
USGS VICINITY MAP	
Dwg.No.:	1

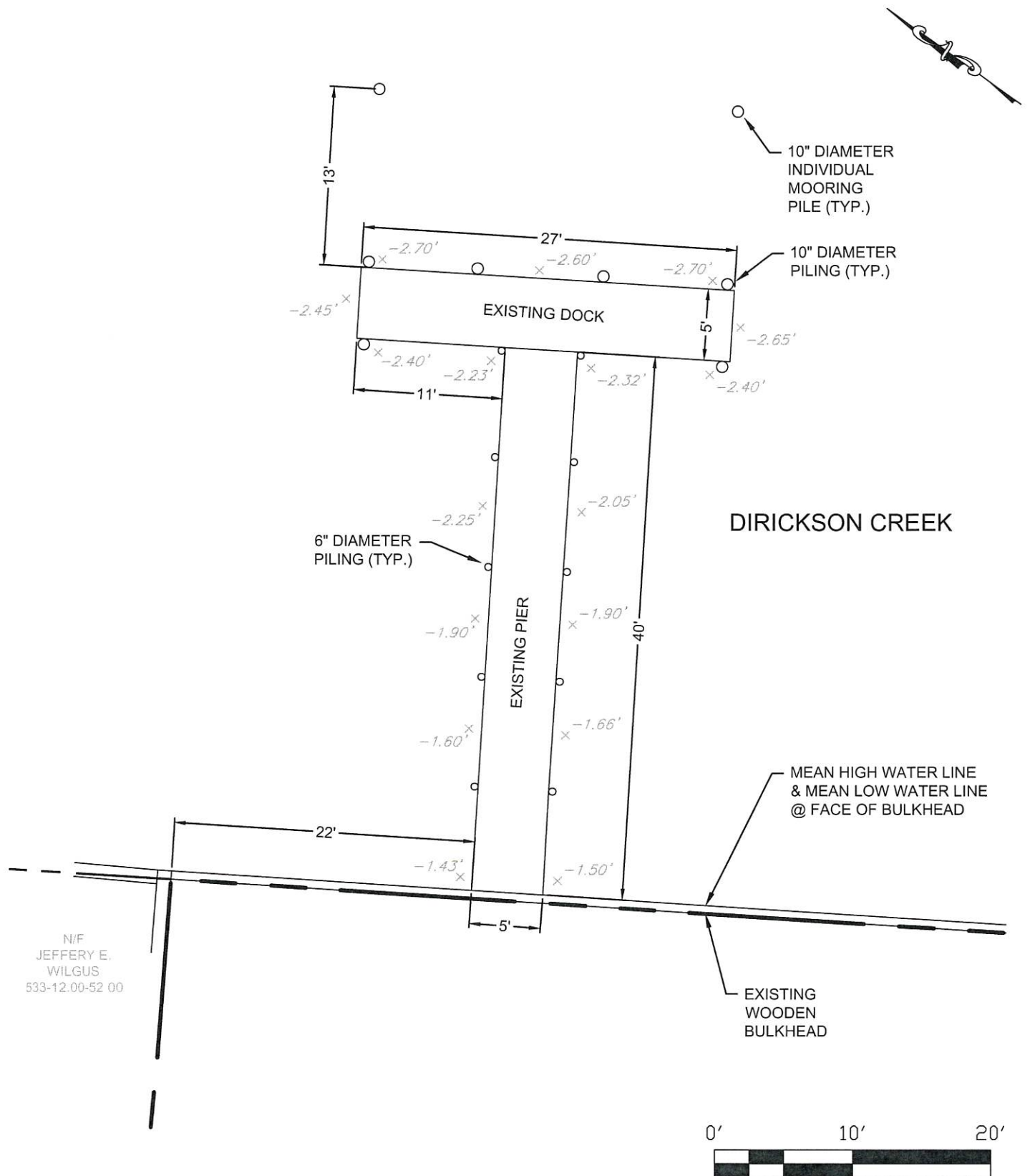
KOPEC DOCKING FACILITY DNREC LEASE RENEWAL

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
TMP: 533-12.00-53.00

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

- This plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property.

-



Date: JUNE, 2026

Scale: 1" = 10'

Dwn.By: KWW

Proj.No.: 0004-0627

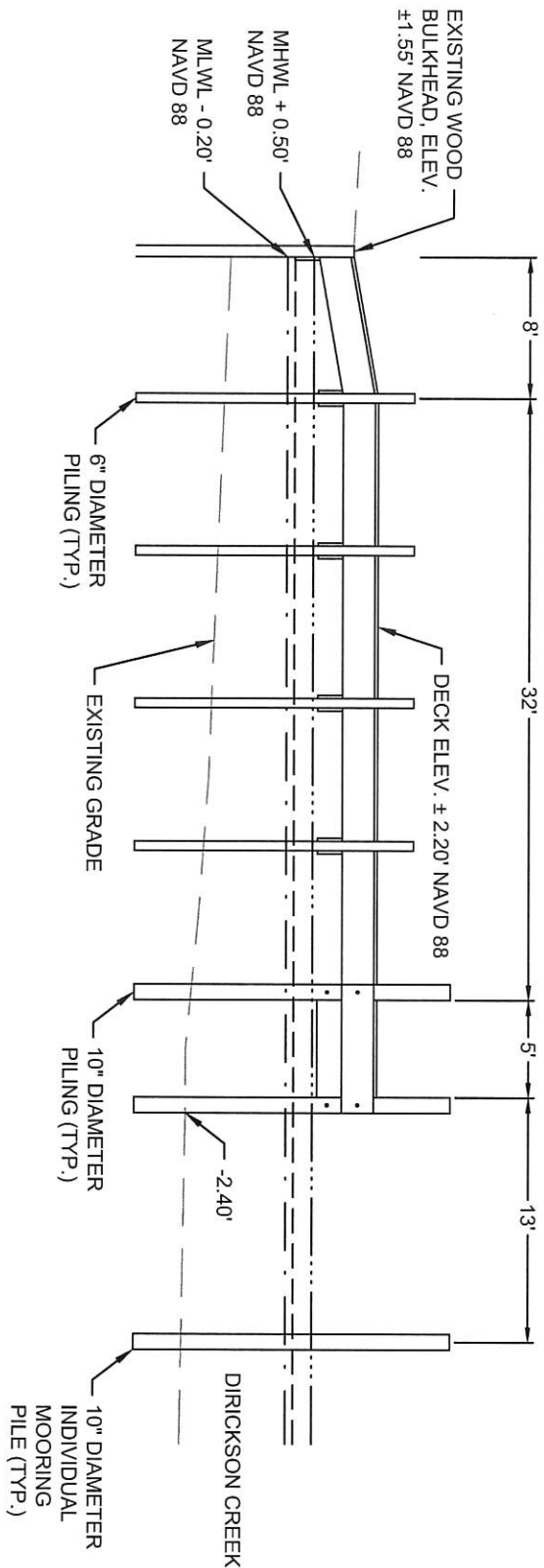
SITE PLAN

Dwg.No.: 3

KOPEC DOCKING FACILITY DNREC LEASE RENEWAL

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
TMP: 533-12.00-53.00

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



PIER CROSS SECTION

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

LOCAL TIDE RANGE:
MEAN HIGH WATER LINE: +0.50'
NAVD 88: 0.00
MEAN LOW WATER LINE: -0.20'

KOPEC DOCKING FACILITY DNREC LEASE RENEWAL

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
TMP: 533-12.00-53.00



ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

Date: JUNE, 2026

Scale: AS NOTED

Dwn.By: KWW

Proj.No.: 0004-0627

DOCK DETAIL

Dwg.No.: 4

37595

BK 4052 Pg 150

Tax Map #5-33-12.00-53.00

Prepared by:
Raymond E. Tomasetti, Jr., Esq.
1209 Coastal Highway, 2nd Fl
Fenwick Island, DE 19944

Return to:
MARK C. KOPEC
MELISSA R. KOPEC
2403 Pot Spring Rd.
Lutherville, MD 21093

File No. 512-241DS

THIS DEED, made this 11TH day of October, in the year of our LORD
two thousand and twelve,

BETWEEN THE WILLIAM W. COLLINS, JR. REVOCABLE LIVING TRUST
dated May 14, 2004, by Brett Boyer Collins and Grady Martin Collins, Successor Trustees
and **THE MARY H. COLLINS REVOCABLE LIVING TRUST** dated May 14, 2004, by
Brett Boyer Collins and Grady Martin Collins, Successor Trustees, of 8116 Pintail Dr.,
Parsonsbury, MD 21849, parties of the first part,

-AND-

MARK C. KOPEC and MELISSA R. KOPEC, husband and wife, of 2403 Pot Spring
Rd., Lutherville, MD 21093, parties of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum
of Five Hundred Seventy-Five Thousand And 00/100 Dollars (\$575,000.00), lawful money of
the United States of America, the receipt whereof is hereby acknowledged, hereby grant and
convey unto the parties of the second part, **AS TENANTS BY THE ENTIRETIES**

ALL that certain lot, piece or parcel of land, situate, lying and being in Baltimore
Hundred, Sussex County, Delaware, and designated as **LOT NUMBER THIRTY FOUR (34)**,
fronting on Derrickson Drive, as shown on a plot of **MAGNOLIA SHORES**, prepared by C.
Kenneth Carter, dated July 1969, as said plot appears of record in the Office of the Recorder of

K5
80

5

Deeds, at Georgetown, Sussex County, Delaware, in Plot Book 8, page 179, having been recorded on March 12, 1970.

BEING the same lands conveyed to The William W. Collins, Jr. Revocable Living Trust and The Mary H. Collins Revocable Living Trust, dated May 14, 2004 and recorded May 17, 2004 in the Office of the Recorder of Deeds, Georgetown, Delaware in Deed Book 2979 page 165. The said William W. Collins, Jr. died on September 11, 2010. The said Mary H. Collins died on December 1, 2009. Pursuant to Section 9.04 of the William W. Collins, Jr. Revocable Living Trust dated May 14, 2004, upon the death of the Trustee, Mary H. Collins, then Brett Boyer Collins and Grady M. Collins became the Successor Co-Trustees. Pursuant to Section 9.04 of the Mary H. Collins Revocable Living Trust dated May 14, 2004, upon the death of the Trustee, Mary H. Collins, then Brett Boyer Collins and Grady M. Collins became the Successor Co-Trustees. Pursuant to Article VI, Section A of the respective Trusts the Trustees are authorized "to sell, exchange or otherwise dispose of any property at any time held or acquired hereunder, at public or private sale, for cash or on terms as Trustee shall consider to be in the best interests of the Grantor."

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, State of Delaware.

IN WITNESS WHEREOF

, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Witness

THE WILLIAM W. COLLINS, JR.
REVOCABLE LIVING TRUST dated May
14, 2004

Brett Collins {SEAL}
By Brett Boyer Collins, Successor Trustee

THE MARY H. COLLINS REVOCABLE
LIVING TRUST dated May 14, 2004

Brett Collins {SEAL}
By Brett Boyer Collins, Successor Trustee

State of Delaware)

: S.S.
County of Superior)

BE IT REMEMBERED, that on October 11, 2012, personally came before me, the subscriber, THE WILLIAM W. COLLINS, JR. REVOCABLE LIVING TRUST dated May 14, 2004, by Brett Boyer Collins, Successor Trustee and THE MARY H. COLLINS REVOCABLE LIVING TRUST dated May 14, 2004, by Brett Boyer Collins, Successor Trustee, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

Given under my Hand and Seal of office the day and year aforesaid.

Notary Public

Printed Name: Raymond E. Tomasetti Jr.

My Commission Expires: none

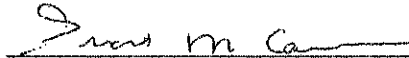


IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

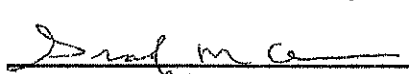
**THE WILLIAM W. COLLINS, JR.
REVOCABLE LIVING TRUST dated May
14, 2004**


Witness

 {SEAL}
By Grady Martin Collins, Successor Trustee

**THE MARY H. COLLINS REVOCABLE
LIVING TRUST dated May 14, 2004**


Witness

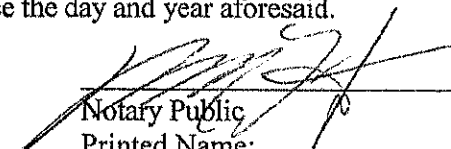
 {SEAL}
By Grady Martin Collins, Successor Trustee

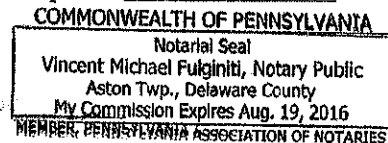
State of PENNSYLVANIA)
: S.S.
County of DELAWARE)

Recorder of Deeds
Scott Bailey
Oct 17 2012 10:47 AM
SUSSEX COUNTY
Dana Surcouff-Ford

BE IT REMEMBERED, that on October 10th, 2012, personally came before me, the subscriber, THE WILLIAM W. COLLINS, JR. REVOCABLE LIVING TRUST dated May 14, 2004, by Grady Martin Collins, Successor Trustee and THE MARY H. COLLINS REVOCABLE LIVING TRUST dated May 14, 2004, by Grady Martin Collins, Successor Trustee, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

Given under my Hand and Seal of office the day and year aforesaid.


Notary Public
Printed Name: _____
My Commission Expires: _____



RECEIVED

OCT 17 2012

RECORDS DIVISION
SUSSEX COUNTY

