COUNTY COUNCIL

OF

TALBOT COUNTY

2026 Legislative Session, Legislative Day No.: September 22, 2026

Resolution No.: 399

Introduced by: Ms. Haythe, Mr. Lesher, Ms. Mielke, Mr. Stepp

A RESOLUTION TO AUTHORIZE THE CONVEYANCE OF A PORTION OF CERTAIN REAL PROPERTY TO THE STATE OF MARYLAND, TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, CONTAINING 4.195± ACRES OF LAND, TOGETHER WITH THE RIGHT TO CREATE, USE, AND MAINTAIN 0.369± OF AN ACRE OF LAND AND 0.909± OF AN ACRE OF LAND FOR REVERTIBLE SLOPE EASEMENTS, FOR NO MONETARY CONSIDERATION BUT SUBJECT TO CERTAIN CONDITIONS, BEING PART OF THOSE PARCELS OF REAL PROPERTY SHOWN ON TALBOT COUNTY TAX MAP 17, PARCEL 38, TALBOT COUNTY TAX MAP 17, PARCEL 129, AND TALBOT COUNTY TAX MAP 17, PARCEL 129, LOT 4

By the Council: September 22, 2026

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, October 27, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order: Susan W. Moran

Susan W. Moran, Secretary

A RESOLUTION TO AUTHORIZE THE CONVEYANCE OF A PORTION OF CERTAIN REAL PROPERTY TO THE STATE OF MARYLAND, TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, CONTAINING 4.195± ACRES OF LAND, TOGETHER WITH THE RIGHT TO CREATE, USE, AND MAINTAIN 0.369± OF AN ACRE OF LAND AND 0.909± OF AN ACRE OF LAND FOR REVERTIBLE SLOPE EASEMENTS, FOR NO CONSIDERATION BUT SUBJECT TO CERTAIN CONDITIONS, BEING PART OF THOSE PARCELS OF REAL PROPERTY SHOWN ON TALBOT COUNTY TAX MAP 17, PARCEL 38, TALBOT COUNTY TAX MAP 17, PARCEL 129, AND TALBOT COUNTY TAX MAP 17, PARCEL 129, LOT 4

WHEREAS, pursuant to Md. Code Ann, Transportation § 8-303(b)(1), notwithstanding any other provision of law, Talbot County, Maryland (the "County"), as a political subdivision of the State of Maryland, may transfer to the State of Maryland, for use by the State Highway Administration ("SHA") of the Maryland Department of Transportation (the "MDOT") in a highway project, any publicly owned property or jurisdiction over it, as necessary or desirable for that project; and

WHEREAS, pursuant to Md. Code Ann., Local Gov't § 10-312(b)(2), the County may provide for the disposal of any real or leasehold County property, if such property is no longer needed for public use; and

WHEREAS, pursuant to a deed from Nettie Marie Jones, dated March 25, 1977, and recorded April 4, 1977, among the Land Records of Talbot County, Maryland at Liber J.T.B. No. 510, folio 339, and a deed from Carole Parris Young and Clarke L. Parris, by W. Thomas Fountain, their attorney-in-fact, dated December 16, 2005, and recorded among the Land Records of Talbot County, Maryland at Liber M.A.S. No. 672, the County is the fee simple owner of the following parcels of real property situate, lying, and being in the First Election District of Talbot County, Maryland:

1) A parcel of real property containing 39.619± acres, which parcel is shown on Talbot County Tax Map 17, Parcel 38 and further shown and described as "Revised Tax Parcel 38 39.619 Ac. ± Zoned: GI" on a plat entitled "Plat of Subdivision Lots 1 through 7, Parcel A, and Revised Tax Parcel 38," prepared by Daft, McCune, Walker, Inc., dated October 8, 2014, and recorded among the Plat Records of Talbot County, Maryland at Liber M.A.S. No. 83, folio 458 (the "Subdivision Plat"), which is currently used and operated for public purposes as the Talbot County Community Center (the "TCCC Parcel");

2) A parcel of real property containing of 3.968± acres, which parcel is shown on Talbot County Tax Map 17, Parcel 129 and further shown and described as "Land Intended to be Dedicated to the State Highway Administration 3.968 Acres± SHA Plat # 59033" on Sheet 2 of the Subdivision Plat (the "Entrance Parcel"); and

3) A parcel of real property containing 6.033± acres, which parcel is shown on Talbot County Tax Map 17, Parcel 129, Lot 4 and further shown and described as "Lot 4 6.033 Acres±" on Sheet 4 of the Plat ("Lot 4"); and

WHEREAS, the TCCC Parcel, the Entrance Parcel, and Lot 4 are collectively referred to herein as the "Properties"; and

WHEREAS, pursuant to a First Amendment to Development Rights and Responsibilities Agreement (the "First Amendment") by and between the County, the Town of Easton (the "Town"), and Shore Health System, Inc. ("SHS") dated September 5, 2024, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3143, folio 67, and pursuant to a Public Works Agreement for Talbot County Community Center Access Improvements Talbot County Tax Map 17, Parcel 129, Lot 4 Talbot County Tax Map 17, Parcel 38 (the "PWA") dated November 13, 2024, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3152, folio 20, the County Council of Talbot County, Maryland (the "County Council") agreed to introduce legislation to convey a portion of the Properties to the SHA for the purpose of facilitating access to the new Regional Medical Center being constructed adjacent to the Properties and in exchange for SHS's construction of a new entrance for the Talbot County Community Center; and

WHEREAS, in consideration of the foregoing, the County Council is desirous of conveying to the State of Maryland, to the use of the SHA of the MDOT, a portion of the Properties containing 182,720 square feet or 4.195± acres of land (including 172,828± square feet or 3.968± acres of land, identified as P/O Parcel 38, and 9,892± square feet or 0.227± acres of land, identified as P/O Parcel 38), together with the appurtenances thereto belonging, or in anywise appertaining, lying between the outermost lines designated "Right of Way Line and Existing Right of Way Line" and shown shaded on SHA Plats numbered 59031 (Rev. 2/14/2025) and 59033 (Rev. 2/14/2025), together with the right to create, use, and maintain the area of land containing 16,064± square feet or 0.369± of an acre of land, identified as P/O Parcel 38 Easement Area on SHA Plat numbered 59033 (Rev. 2/14/2025), and the area of land containing 39,598± square feet or 0.909± of an acre of land, identified as Lot #4 Revertible Slope Easement Area on SHA Plats numbered 59004 (Rev. 9/27/2024) and 59005 (Rev. 9/27/2024), for revertible slope easements, subject to the terms and conditions set forth herein; and

WHEREAS, the County's conveyance of the foregoing portion of the Properties and granting of the foregoing easements will neither interfere with nor diminish the County's ability to utilize the Properties, inclusive of the Talbot County Community Center, for public use, access, and enjoyment; and

WHEREAS, the County Council, having determined that the foregoing portion of the Properties is no longer needed for any County use, and having held a duly advertised public hearing as required pursuant to Md. Code Ann., Local Gov't § 10-312(f), is desirous of adopting this Resolution to authorize the transfer and encumbrance of the County's interest therein to the State of Maryland, to the use of the SHA of the MDOT, via a deed of donation, for no monetary consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that:

1. The foregoing recitals are not merely prefatory but are a substantive part of this Resolution and are incorporated by reference herein as if fully set forth.

2. The County Council finds that:

a. The County has duly advertised the proposed transfer and provided an opportunity for public comment pursuant to Md. Code Ann., Local Gov't § 10-312(f);

b. The pertinent requirements of the foregoing authority have been otherwise fulfilled;

c. That portion of the Properties containing 182,720 square feet or 4.195± acres of land (including 172,828± square feet or 3.968± acres of land, identified as P/O Parcel 38, and 9,892± square feet or 0.227± acres of land, identified as P/O Parcel 38), together with the appurtenances thereto belonging, or in anywise appertaining, lying between the outermost lines designated "Right of Way Line and Existing Right of Way Line" and shown shaded on SHA Plats numbered 59031 (Rev. 2/14/2025) and 59033 (Rev. 2/14/2025), is no longer needed for any County public use; and

d. The County is lawfully authorized to transfer the interest it holds in the foregoing Properties.

3. The County Council hereby authorizes the Council President to transfer the County's interest in that portion of the Properties set forth in Section 2(c) hereinabove to the State of Maryland, to the use of the SHA of the MDOT, via a deed of donation in substantially the form attached hereto as Exhibit A and incorporated herein by reference as if fully set forth, subject to the approval of the County Office of Law, for no monetary consideration.

4. The County Council hereby grants unto the State of Maryland, to the use of the SHA of the MDOT, the right to create, use, and maintain the area of land containing 16,064± square feet or 0.369± of an acre of land, identified as P/O Parcel 38 Easement Area on SHA Plat numbered 59033 (Rev. 2/14/2025), and the area of land containing 39,598± square feet or 0.909± of an acre of land, identified as Lot #4 Revertible Slope Easement Area on SHA Plats numbered 59004 (Rev. 9/27/2024) and 59005 (Rev. 9/27/2024), for revertible slope easements as more fully set forth in Exhibit A. Such grant may be effectuated as part of the instrument described in Section 3 above or by separate instrument and subject to the approval of the County Office of Law and for no monetary consideration.

5. The County Council further hereby authorizes the Council President, the County Manager, and such other County officials as may be appropriate, to execute any and all documentation necessary to effectuate the transfer and easements described in Sections 3 and 4 above.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon the date of its adoption.

Exhibit "A"

NO TITLE SEARCH
NO CONSIDERATION

Recordation Tax exempt pursuant to Md. Code Ann., Tax-Property § 12-108(a)(1)(ii).
State Transfer Tax exempt pursuant to Md. Code Ann., Tax-Property § 13-207(a)(1).
County Transfer Tax exempt pursuant to § 172-17 of the Talbot County Code.

DEED

TO
THE STATE OF MARYLAND
TO THE USE OF
THE STATE HIGHWAY
ADMINISTRATION
OF THE
MARYLAND DEPARTMENT OF
TRANSPORTATION

Mailing Address:
Records and Research Section
707 North Calvert Street
Baltimore, Maryland 21202

Right of Way Item Nos.
105301, 119939

R/W Contract No. RR-662-000-220

Tax ID Nos.: 01-199629, 01-199626
(parts of)

THIS DEED OF DONATION made this _____ day of _____ in the year 2026, from **TALBOT COUNTY, MARYLAND, a charter county and political subdivision of the State of Maryland,** Grantor, unto the State of Maryland to the use of the State Highway Administration of the Maryland Department of Transportation, Grantee.

WHEREAS the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, finds it necessary to acquire the land, easements, rights and/or controls, located in Talbot County and shown and/or indicated on State Highway Administration Plats numbered **59004 (Rev. 9/27/2024), 59005 (Rev. 9/27/2024), 59031 (Rev. 2/14/2025), and 59033 (Rev. 2/14/2025)**, which plats have been or are intended to be filed for record with and electronically recorded by the Maryland State Archives, in order to lay out, open, establish, construct, extend, widen, straighten, grade and improve as a part of the State Roads System of Maryland, a highway and/or bridge, together with the appurtenances thereto belonging, under its Right of Way Project Number RR 662-010-852 and known as Relocated Longwoods Road MD RTE 662C and to thereafter use, maintain and/or further improve said highway and/or bridge, as a part of the Maryland State Roads System; and

WHEREAS the total payment per Md. Code Ann., Tax-General § 10-912(b) is Zero Dollars ($0.00); and

WHEREAS, pursuant to Md. Code Ann., Transportation § 8-303(b)(1) and Md. Code Ann., Local Gov't. § 10-312, Grantor is authorized to transfer property to the State Highway Administration of the Maryland Department of Transportation; and

WHEREAS, pursuant to Resolution _____, adopted on _____, 2026 (the "Resolution"), Grantor has agreed to transfer the below-described property to the State Highway Administration of the Maryland Department of Transportation; and

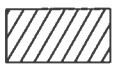
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WHEREAS the undersigned certifies, under the penalties of perjury and to the best of his knowledge, information and belief, in accordance with Md. Code Ann., Tax-General § 10-912(d)(1)(i), that Grantor is a resident entity under Md. Code Ann., Tax-General § 10-912(a)(4), the undersigned is an agent of Grantor and the undersigned has the authority to sign this document on Grantor's behalf.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the above premises, which are not merely prefatory but are a substantive part hereof, and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor does hereby grant and convey unto the STATE OF MARYLAND, TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, its successors and assigns, FOREVER IN FEE SIMPLE, all right, title and interest, free and clear of all liens and encumbrances, in and to:

> ALL THE LAND, containing 182,720 square feet or 4.195 acres of land, more or less, (including 172,828 square feet or 3.968 acres of land, more or less, identified as P/O Parcel 38, and 9,892 square feet or 0.227 acres of land, more or less, identified as P/O Parcel 38), together with the appurtenances thereto belonging, or in anywise appertaining, lying between the outermost lines designated "Right of Way Line and Existing Right of Way Line" and shown shaded on State Highway Administration Plats numbered **59031 (Rev. 2/14/2025) AND 59033 (Rev. 2/14/2025)**, all of which plats are made a part hereof, so far as the property and/or rights may be affected by the said proposed highway and/or bridge, and the appurtenances thereto belonging, or in anywise appertaining.

TOGETHER with the right to create, use and maintain, the area of land containing 16,064 square feet or 0.369 of an acre of land, more or less, identified as P/O Parcel 38 Easement Area, and shown hatched thus  on State Highway Administration Plat numbered **59033 (Rev. 2/14/2025)**, for a revertible easement for supporting slopes as are necessary in the opinion of the State Highway Administration. At such time as the contour of the land is changed so that the easement required for slopes is no longer necessary to retain, support or protect the highway and/or adjacent property then said easement for slopes shall cease to exist.

TOGETHER with the right to create, use and maintain, the area of land containing 39,598 square feet or 0.909 of an acre, more or less, identified as Lot #4 Revertible Slope Easement Area), and shown hatched thus  on State Highway Administration Plats numbered **59004 (Rev. 9/27/2024) and 59005 (Rev. 9/27/2024)**, for a revertible easement for supporting slopes as are necessary in the opinion of the State Highway Administration. At such time as the contour of the land is changed so that the easement required for slopes is no longer necessary to retain, support or protect the highway and/or adjacent property then said easement for slopes shall cease to exist.

A reduced copy of State Highway Administration Plats numbered **59004 (Rev. 9/27/2024), 59005 (Rev. 9/27/2024), 59031 (Rev. 2/14/2025), and 59033 (Rev. 2/14/2025)**, are attached hereto and incorporated herein as **Exhibit Nos. 1 – 4** respectively.

BEING a part of the same property conveyed by (i) a Deed dated March 25, 1977, and recorded April 4, 1977 among the Land Records of Talbot County, Maryland at Liber JTB 510, folio 339, from Nettie Marie Jones, and (ii) a Deed dated December 16, 2005 and recorded among the Land Records of Talbot County, Maryland at Liber MAS 1402, folio 672 from Carole Parris Young and Clarke L. Parris, by: W. Thomas Fountain, their attorney-in-fact, unto Grantor identified herein.

Remainder of page intentionally left blank.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every rights, roads, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

AND GRANTOR DOES hereby covenant and agree, on behalf of its successors and assigns, to abide by and respect each and every control or restriction set forth in this instrument of writing, it being the intention of this conveyance to perpetuate all the rights and privileges granted to the State of Maryland, to the use of the State Highway Administration of the Maryland Department of Transportation by this deed. It is expressly understood and agreed that these covenants shall run with and bind upon Grantor, its successors and assigns, forever.

TO HAVE AND TO HOLD the land and premises above described and mentioned and hereby intended to be conveyed unto the proper use and benefit of the State of Maryland, to the use of the State Highway Administration of the Maryland Department of Transportation, its successors and assigns, forever in fee simple, together with the rights, easements, privileges and controls hereinbefore mentioned.

AND Grantor covenants that it has neither done, nor suffered to be done, anything to encumber the property, easements and/or rights, etc., hereby conveyed and that it will execute such other and further assurance of same as may be requisite and will specially warrant the herein conveyed property.

The conveyance of the herein described land, easements and/or rights is not based on any monetary consideration but is a donation by Grantor unto Grantee.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Remainder of page intentionally left blank.

IN WITNESS WHEREOF Grantor hereto has caused this instrument to be executed and delivered by its proper and duly authorized officer as the act and deed of the said entity.

ATTEST:

TALBOT COUNTY, MARYLAND,
a charter county and political subdivision of the
State of Maryland

_____

By: _____ (Seal)
Chuck F. Callahan, President
County Council of Talbot County, Maryland

STATE OF MARYLAND - COUNTY OF TALBOT

I hereby certify that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for Talbot County, Maryland, personally appeared **Chuck F. Callahan** who acknowledged himself to be President of the County Council of Talbot County, Maryland, a charter county and political subdivision of the State of Maryland ("County"), and that he, as such President, being authorized so to do, executed the foregoing Deed on behalf of the County.

AS WITNESS MY HAND AND NOTARIAL SEAL this ____ day of _____ in the year 2026.

_____ (Seal)
Notary Public

My Commission Expires:

Remainder of page intentionally left blank.

Return Recorded Deed to:

Chief
Records and Research Section
State Highway Administration
707 North Calvert Street
Baltimore, MD 21202

I HEREBY CERTIFY that this instrument was prepared under my supervision, an attorney admitted to practice by the Supreme Court of Maryland.

_____
Ellen Kutzer
Assistant Attorney General

As a transfer of property to the State of Maryland, this instrument is not subject to recordation tax, pursuant to Section 12-108(a)(1)(ii) of the Tax-Property Article of the Annotated Code of Maryland, and is not subject to transfer tax, pursuant to Section 13-207(a)(1) of the Tax-Property Article of the Annotated Code of Maryland.

This instrument is being presented for recording by or on behalf of the State Highway Administration of the Maryland Department of Transportation, which is an agency of the State of Maryland, a party to this instrument. Pursuant to Section 3-603(a) of the Real Property Article of the Annotated Code of Maryland, this instrument is to be recorded without charge of the recording fee which would otherwise be due under Section 3-601 of the Real Property Article of the Annotated Code of Maryland.

This instrument is being presented for recording by or on behalf of the State Highway Administration of the Maryland Department of Transportation, which is an agency of the State of Maryland, a party to this instrument. This instrument is being presented without charge of the Real Property Records Improvement Fund surcharge, pursuant Section 13-604(c)(1) of the Courts and Judicial Proceedings Article of the Annotated Code of Maryland.

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PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 399 having been published, a public hearing was held on Tuesday, October 27, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the second time:

Adopted: **October 27, 2026**

By Order: Susan W. Moran
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye
Lesher	-	Aye
Mielke	-	Aye
Haythe	-	Aye

Effective: **October 27, 2026**