COUNTY COUNCIL

OF

TALBOT COUNTY

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

Resolution No.: 400

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

A RESOLUTION TO AUTHORIZE THE CONVEYANCE, FOR NO MONETARY CONSIDERATION, OF: 1) ALL THAT LOT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE FIRST ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, DESCRIBED AS "LOT 6, 1.000 AC. +/-," AND SHOWN ON A PLAT ENTITLED "PLAT OF SUBDIVISION LOTS 1 THROUGH 7, PARCEL A, AND REVISED TAX PARCEL 38 TALBOT COUNTY, MARYLAND, TAX MAP 17, GRID 23, PARCELS 129 & 75 & 38 IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND," DATED OCTOBER 8, 2014, AND RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT BOOK M.A.S. NO. 83, PAGES 458-464, INCLUSIVE, TO THE TOWN OF EASTON; AND 2) ALL THAT LOT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE FIRST ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, DESCRIBED AS "LOT 7, 1.253 AC. +/-," AND SHOWN ON A PLAT ENTITLED "PLAT OF SUBDIVISION LOTS 1 THROUGH 7, PARCEL A, AND REVISED TAX PARCEL 38 TALBOT COUNTY, MARYLAND, TAX MAP 17, GRID 23, PARCELS 129 & 75 & 38 IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND," DATED OCTOBER 8, 2014, AND RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT BOOK M.A.S. NO. 83, PAGES 458-464, INCLUSIVE, TO SHORE HEALTH SYSTEMS, INC.

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, FOR NO MONETARY CONSIDERATION, OF: 1) ALL THAT LOT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE FIRST ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, SHOWN ON TALBOT COUNTY TAX MAP 17 AS PARCEL 129, LOT 6 TO THE TOWN OF EASTON; AND 2) ALL THAT LOT OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE FIRST ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, SHOWN ON TALBOT COUNTY TAX MAP 17 AS PARCEL 129, LOT 7 TO SHORE HEALTH SYSTEMS, INC., SAID LOTS OR PARCELS OF LAND BEING MORE FULLY DESCRIBED AND SHOWN AS "LOT 6, 1.000 AC. +/-" AND "LOT 7, 1.253 AC. +/-" ON A PLAT ENTITLED "PLAT OF SUBDIVISION LOTS 1 THROUGH 7, PARCEL A, AND REVISED TAX PARCEL 38 TALBOT COUNTY, MARYLAND, TAX MAP 17, GRID 23, PARCELS 129 & 75 & 38 IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND," DATED OCTOBER 8, 2014, AND RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT BOOK M.A.S. NO. 83, PAGES 458-464, INCLUSIVE

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

WHEREAS, the County is the fee simple owner of all that real property shown on Talbot County Tax Map 17 as Parcel 129, Lot 6, consisting of 1± acre of land ("Lot 6"), and on Talbot County Tax Map 17 as Parcel 129, Lot 7, consisting of 1.253± acres of land ("Lot 7"), pursuant to:

1) A Confirmatory Deed from Talbot County, Maryland, to Talbot County, Maryland, dated August 10, 2007, and recorded among the Land Records of Talbot County, Maryland, in Liber M.A.S. No. 2005, folio 139, being all the same property contained in a Deed from Carole Parris Young and Clarke L. Parris by W. Thomas Fountain, Attorney-in-Fact to Talbot County, Maryland, dated December 16, 2005, and recorded among the Land Records of Talbot County, Maryland, in Liber M.A.S. No. 1402, folio 672;

2) a Deed from Ann Littleton O'Brien, Carole Parris, and Clarke L. Parris to Talbot County, Maryland, dated August 8, 1988, and recorded among the Land Records of Talbot County, Maryland, in Liber M.A.S. No. 656, folio 127;

3) a Deed from Nettie Marie Jones to Talbot County, Maryland, dated March 25, 1977, and recorded among the Land Records of Talbot County, Maryland, in Liber J.T.B. No. 510, folio 339; and

4) a Deed from Clarke L. Parris and Carole Parris Young to Talbot County, Maryland, dated January 18, 2008, and recorded among the Land Records of Talbot County, Maryland, in Liber M.A.S. No. 1597, folio 343; and

WHEREAS, Lot 6 and Lot 7 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, the County Council of Talbot County, Maryland (the "County Council") agreed to introduce legislation to convey Lot 6 to the Town of Easton (the "Town") for construction of an elevated water storage tank and to convey Lot 7 to Shore Health Systems, Inc. ("SHS") for future consolidation with Tax Map 17, Parcel 129, Lot 1, which is also owned by SHS, with both transfers facilitating the development and operation of the new Regional Medical Center being constructed adjacent to the Talbot County Community Center; and

WHEREAS, in consideration of the foregoing, the County Council is desirous of conveying Lot 6 to the Town and Lot 7 to SHS, subject to the terms and conditions set forth herein; and

WHEREAS, the County Council, having determined that the foregoing Properties are 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 in Lot 6 to the Town and the County's interest in Lot 7 to SHS, via deeds, 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. All that real property shown on Talbot County Tax Map 17 as Parcel 129, Lot 6, consisting of 1± acre of land, and shown on Talbot County Tax Map 17 as Parcel 129, Lot 7, consisting of 1.253± acres of land, are 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 Lot 6 to the Town and the County's interest in Lot 7 to SHS via deeds in substantially the forms attached hereto as Exhibit A and Exhibit B 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 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 described in Section 3 above.

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

AFTER RECORDATION RETURN TO:
Ryan D. Showalter
McAllister, DeTar, Showalter & Walker LLC
100 N. West Street
Easton, Maryland 21601

NO TITLE EXAMINATION
TALBOT COUNTY, MARYLAND
TAX ID NO. 01-____

EXEMPT FROM COUNTY TRANSFER TAX PURSUANT TO SECTION 172-17 OF THE TALBOT COUNTY CODE (CONVEYANCE BY A POLITICAL SUBDIVISION OF THE STATE)

THIS DEED, made this _____ day of _____, 2026, by and between **TALBOT COUNTY, MARYLAND**, a charter county and political subdivision of the State of Maryland ("Grantor") and **SHORE HEALTH SYSTEM, INC.**, a Maryland corporation ("Grantee").

NOW, THEREFORE WITNESSETH, THAT FOR NO MONETARY CONSIDERATION, Grantor does hereby grant, release, confirm, convey, and forever quitclaim, unto Grantee, its successors and assigns, all of Grantor's right, title and interest, if any, in and to the following described property located in Talbot County, Maryland and described on Exhibit A attached hereto.

TOGETHER with all improvements thereon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages belonging to appertaining thereto.

SUBJECT, however, to any covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the above-described property unto and for the proper use, benefit and behalf of the Grantee, its successors and assigns, forever, in fee simple.

Signatures on following pages.

WITNESS, the hand and seal of Grantor on the day and year first above written.

WITNESS: TALBOT COUNTY, MARYLAND

_____ By:_____(SEAL)
Chuck Callahan, President
Talbot County Council

STATE OF MARYLAND, COUNTY OF TALBOT:

On this the ____ day of _____, 2026, before me, a Notary Public of the State and County aforesaid, personally appeared *Chuck Callahan*, who acknowledged himself to be the President of the Talbot County Council, the chief executive of Talbot County, Maryland, a charter county and political subdivision of the State of Maryland, and that as such President, being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing the name of said Talbot County, Maryland, as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires:_____

AFFIDAVIT OF CONSIDERATION

THE UNDERSIGNED HEREBY confirms, under the penalty of perjury, that NO MONETARY CONSIDERATION has been paid or will be paid for the aforegoing conveyance and that no mortgage debt exists or is assumed with respect the property hereby conveyed.

WITNESS: TALBOT COUNTY, MARYLAND

_____ By:_____(SEAL)
Chuck Callahan, President
Talbot County Council

I hereby certify that I am an attorney admitted to practice before the Supreme Court of Maryland and that the foregoing Deed was prepared by me or under my supervision.

_____

Ryan D. Showalter

EXHIBIT A

ALL that lot or parcel of land situate, lying and being in the First Election District of Talbot County, Maryland and described as "LOT 7, 1.253 AC. +/- " and shown on a plat entitled: "PLAT OF SUBDIVISION LOTS 1 THROUGH 7, PARCEL A, AND REVISED TAX PARCEL 38 TALBOT COUNTY, MARYLAND, TAX MAP 17, GRID 23, PARCELS 129 & 75 & 38 IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND", dated October 8, 2014 and recorded among the Plat Records of Talbot County, Maryland in Plat Book MAS 83, pages 458-464, inclusive.

BEING OR INTENDING TO BE a portion of the same property conveyed unto Talbot County, Maryland by (i) Confirmatory Deed from Talbot County, Maryland, to Talbot County, Maryland, dated August 10, 2007, and recorded among the Land Records of Talbot County, Maryland, in Liber MAS 2005, folio 139; being all the same property contained in Deed from Carole Parris Young and Clarke L. Parris by W. Thomas Fountain, Attorney-in-Fact to Talbot County, Maryland, dated December 16, 2005, and recorded among the Land Records of Talbot County, Maryland, in Liber MAS 1402, folio 672; and (ii) Deed from Ann Littleton O'Brien, Carole Parris and Clarke L. Parris to Talbot County, Maryland, dated August 8, 1988, and recorded among the Land Records of Talbot County, Maryland, in Liber MAS 656, folio 127; and (iii) Deed from Nettie Marie Jones to Talbot County, Maryland, dated March 25, 1977, and recorded among the Land Records of Talbot County, Maryland, in Liber JTB 510, folio 339; and (iv) Deed from Clarke L. Parris and Carole Parris Young to Talbot County, Maryland, dated January 18, 2008, and recorded among the Land Records of Talbot County, Maryland, in Liber MAS 1597, folio 343.

AFTER RECORDATION RETURN TO:
Ryan D. Showalter
McAllister, DeTar, Showalter & Walker LLC
100 N. West Street
Easton, Maryland 21601

NO TITLE EXAMINATION
TALBOT COUNTY, MARYLAND
TAX ID NO. 01-199627

Exempt from Recordation Tax and State Transfer Tax Pursuant to Sections 12-108(a)(1)(iv) and 13-207(a)(1) Tax-Property, Md. Code Ann., and County Transfer Tax Pursuant to Section 172-17 of the Talbot County Code (Conveyance by a Political Subdivision of the State)

THIS DEED, made this _____ day of _____, 2026, by and between **TALBOT COUNTY, MARYLAND**, a charter county and political subdivision of the State of Maryland ("Grantor") and **TOWN OF EASTON**, a Maryland municipal corporation ("Grantee").

NOW, THEREFORE WITNESSETH, THAT FOR NO MONETARY CONSIDERATION, Grantor does hereby grant, release, confirm, convey, and forever quitclaim, unto Grantee, its successors and assigns, all of Grantor's right, title and interest, if any, in and to the following described property located in Talbot County, Maryland and described on Exhibit A attached hereto.

TOGETHER with all improvements thereon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages belonging to appertaining thereto.

SUBJECT, however, to any covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the above-described property unto and for the proper use, benefit and behalf of the Grantee, its successors and assigns, forever, in fee simple.

Signatures on following pages.

WITNESS, the hand and seal of Grantor on the day and year first above written.

WITNESS: TALBOT COUNTY, MARYLAND

_____ By:_____(SEAL)
Chuck Callahan, President
Talbot County Council

STATE OF MARYLAND, COUNTY OF TALBOT:

On this the ____ day of _____, 2026, before me, a Notary Public of the State and County aforesaid, personally appeared *Chuck Callahan*, who acknowledged himself to be the President of the Talbot County Council, the chief executive of Talbot County, Maryland, a charter county and political subdivision of the State of Maryland, and that as such President, being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing the name of said Talbot County, Maryland, as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires:_____

AFFIDAVIT OF CONSIDERATION

THE UNDERSIGNED HEREBY confirms, under the penalty of perjury, that NO MONETARY CONSIDERATION has been paid or will be paid for the aforegoing conveyance and that no mortgage debt exists or is assumed with respect the property hereby conveyed.

WITNESS: TALBOT COUNTY, MARYLAND

_____ By:_____(SEAL)
Chuck Callahan, President
Talbot County Council

I hereby certify that I am an attorney admitted to practice before the Supreme Court of Maryland and that the foregoing Deed was prepared by me or under my supervision.

_____

Ryan D. Showalter

EXHIBIT A

ALL that lot or parcel of land situate, lying and being in the First Election District of Talbot County, Maryland and described as "LOT 6, 1.000 AC. +/- " and shown on a plat entitled: "PLAT OF SUBDIVISION LOTS 1 THROUGH 7, PARCEL A, AND REVISED TAX PARCEL 38 TALBOT COUNTY, MARYLAND, TAX MAP 17, GRID 23, PARCELS 129 & 75 & 38 IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND", dated October 8, 2014 and recorded among the Plat Records of Talbot County, Maryland in Plat Book MAS 83, pages 458-464, inclusive.

BEING OR INTENDING TO BE a portion of the same property conveyed unto Talbot County, Maryland by (i) Confirmatory Deed from Talbot County, Maryland, to Talbot County, Maryland, dated August 10, 2007, and recorded among the Land Records of Talbot County, Maryland, in Liber MAS 2005, folio 139; being all the same property contained in Deed from Carole Parris Young and Clarke L. Parris by W. Thomas Fountain, Attorney-in-Fact to Talbot County, Maryland, dated December 16, 2005, and recorded among the Land Records of Talbot County, Maryland, in Liber MAS 1402, folio 672; and (ii) Deed from Ann Littleton O'Brien, Carole Parris and Clarke L. Parris to Talbot County, Maryland, dated August 8, 1988, and recorded among the Land Records of Talbot County, Maryland, in Liber MAS 656, folio 127; and (iii) Deed from Nettie Marie Jones to Talbot County, Maryland, dated March 25, 1977, and recorded among the Land Records of Talbot County, Maryland, in Liber JTB 510, folio 339; and (iv) Deed from Clarke L. Parris and Carole Parris Young to Talbot County, Maryland, dated January 18, 2008, and recorded among the Land Records of Talbot County, Maryland, in Liber MAS 1597, folio 343.

PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 400 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**