

2015 FEB 11 AM 11:46

The Atlantic Title Group  
File No. 14-998AATG  
Tax ID # 06-011632, 06-011640

**This Deed**, made this 6th day of February, 2015, by and between Matthew Rosendale and Jean Rosendale, GRANTORS, and Dennis T. Burgess, Carol A. Morgan and Morgan L. Burgess, Parties of the second part and Dennis T. Burgess and Mary C. Burgess, Trustees of the Dennis T. Burgess Living Trust and Mary C. Burgess Living Trust, parties of the third part GRANTEES.

- **Witnesseth** -

**That for and in consideration** of the sum of Two Hundred Thirty Thousand And 00/100 Dollars (\$230,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said parties of the second part Dennis T. Burgess, Carol A. Morgan and Morgan L. Burgess, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Queen Anne's, State of Maryland and described as follows, that is to say:

Being known and designated as Lot 2 as shown on a Plat entitled, "Minor Subdivision on the Lands of Matthew M. Rosendale and Jean F. Rosendale" as per plat thereof recorded in Plat Book SM 36 at plat 52A-52 among the Land Records of Queen Anne's County, Maryland. Containing 1.0 acres of land more or less.  
Tax ID # 06-011632.

**And** do further grant and convey to the said parties of the third part Dennis T. Burgess and Mary C. Burgess, Trustees of the Dennis T. Burgess Living Trust and Mary C. Burgess Living Trust, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Queen Anne's, State of Maryland and described as follows, that is to say:

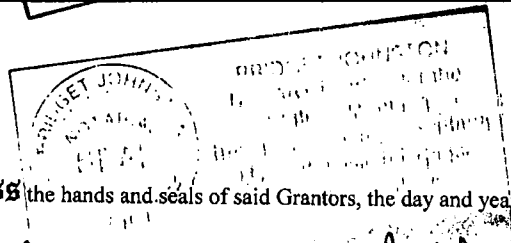
Being known and designated as Lot 3 as shown on a Plat entitled, "Minor Subdivision on the Lands of Matthew M. Rosendale and Jean F. Rosendale" as per plat thereof recorded in Plat Book SM 36 at plat 52A-52 among the Land Records of Queen Anne's County, Maryland. Containing 1.0 acres of land more or less.  
Tax ID # 06-011640.

BEING part of the fee simple property which, by Deed dated June 6, 1996, and recorded in the Land Records of the County of Queen Anne's, Maryland in Liber 534, folio 498, was granted and conveyed to the grantor herein. SAID property was since subdivided in Plat Book SM 36, pages 52A-52E.

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part; Dennis T. Burgess, Carol A. Morgan and Morgan L. Burgess, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple and parties of the third part Dennis T. Burgess and Mary C. Burgess, Trustees of the Dennis T. Burgess Living Trust and Mary C. Burgess Living Trust as joint tenants unto the survivor of them, their heirs and assigns, in fee simple.

**And** the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.



BER 2374 FOLIO 88

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS: TH I. [Signature]

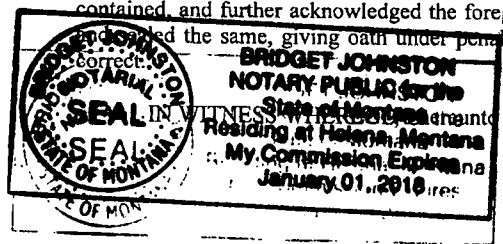
[Signature] (Seal)  
Matthew Rosendale

[Signature]

[Signature] (Seal)  
Jean Rosendale

STATE OF MARYLAND }  
COUNTY OF QUEEN ANNE'S } SS

I hereby certify that on this 6th day of February, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Matthew Rosendale and Jean Rosendale, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and acknowledged the same, giving oath under penalties of perjury that the consideration recited herein is correct.



→ [Signature]  
Notary Public  
My commission expires \_\_\_\_\_

Lewis & Clark County

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

→ [Signature]  
James P. Yoke, Attorney

AFTER RECORDING, PLEASE RETURN TO:  
The Atlantic Title Group  
540 Baltimore Annapolis Blvd.  
Suite 3&4  
Severna Park, MD 21146

TAXES LEVIED AS OF 2/11/15  
PAID TO 6/30/15  
[Signature]  
CLERK, Q.A.'S CO. FINANCE OFFICE

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

Jean Rosendale

2. Reasons for Exemption

Resident Status

I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

[Signature]

Name

Jean Rosendale

Signature

[Signature]

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) SM 2374, p. 0089, MSA\_CE58\_2588. Date available 02/13/2015. Printed 04/26/2018.

MARYLAND FORM WH-AR Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2015

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

Matthew Kozelko

2. Reasons for Exemption

Resident Status

I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

[Handwritten signature]

Name

Signature

Matthew Kozelko [Handwritten signature]

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

LIBER2374 FOLIO091

LR - Deed (w Taxes)  
Recording Fee - ALL  
20.00  
Grantor/Grantee Name:  
Burgess/Morgan  
Reference/Control #:  
2374/07  
LR - County Transfer  
Tax - linked 1,150.00  
LR - Surcharge -  
linked 40.00  
LR - Recordation Tax -  
linked 2,277.00  
LR - State Transfer  
Tax - linked 1,150.00  
LR - Non-Resident Tax  
- linked 0.00  
=====  
SubTotal: 4,637.00  
=====  
Total: 4,637.00  
02/11/2015 11:53  
CC17-DK  
#3838210 CC0204 -  
Queen Anne's  
County/CC02.04.01 -  
Register 01

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) SM 2374, p. 0091, MSA\_CE58\_2588. Date available 02/13/2015. Printed 04/26/2018.

# State of Maryland Land Instrument Intake Sheet

LIBER 2374 FOLIO 092

[ ] Baltimore City [ X ] County: Queen Anne's  
 Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
 (Type or Print in Black Ink Only All Copies Must Be Legible)

<b>1</b>	<b>Type(s) of Instruments</b>	( [ ] Check Box if Addendum Intake Form is Attached.)						
		<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Other	
<b>2</b>	<b>Conveyance Check Box</b>	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Arms Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
<b>3</b>	<b>Tax Exemptions (if Applicable)</b> Cite or Explain Authority	<input type="checkbox"/> Recordation	<input type="checkbox"/> State Transfer	<input type="checkbox"/> County Transfer				
<b>4</b>	<b>Consideration and Tax Calculations</b>	Consideration		Amount		Finance Office Use Only		
		Purchase Price/Consideration	\$	230,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$	.00	Transfer Tax Consideration		\$	
		Balance of Existing Mortgage	\$		x ( ) %		= \$	
		Other:	\$		Less Exemption Amount		= \$	
		Other:	\$		Total Transfer Tax		= \$	
		Full Cash Value	\$	230,000.00	Recordation Tax Consideration		\$	
				x ( ) per \$500		= \$		
				<b>TOTAL DUE</b>		\$		
<b>5</b>	<b>Fees</b>	Amount of Fees		Doc. 1		Doc. 2		Agent:  Tax Bill:  C.B. Credit:  Ag. Tax/Other:
		Recording Charge	\$	20.00	\$	0.00		
		Surcharge	\$	40.00	\$			
		State Recordation Tax	\$	2,277.00	\$	0.00		
		State Transfer Tax	\$	1,150.00	\$	0.00		
		County Transfer Tax	\$	1,150.00	\$	0.00		
		Other	\$		\$			
		Other	\$		\$			
<b>6</b>	<b>Description of Property</b>  SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	<b>District</b>	<b>Property Tax ID No.(1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LOG</b>	
			06-011632, 06-011640	534/498				[ ] (5)
		<b>Subdivision Name</b>	<b>Lot (3a)</b>	<b>Block(3b)</b>	<b>Sect/AR(3c)</b>	<b>Plat Ref.</b>	<b>SqFt/Acreage(4)</b>	
			2 & 3					
		<b>Location/Address of Property Being Conveyed (2)</b>	233 Devers Branch Road, Centreville, Maryland 21617					
		<b>Other Property Identifiers (if applicable)</b>	<b>Water Meter Account No.</b>					
		<b>Residential [ X ] or Non-Residential [ ]</b>	<b>Fee Simple [ X ] or Ground Rent [ ]</b>	<b>Amount: \$N/A</b>				
		<b>Partial Conveyance? [ ] Yes [ X ] No</b>	<b>Description/Amt. of SqFt/Acreage Transferred:</b>		N/A			
		If Partial Conveyance, List Improvements Conveyed: N/A						
<b>7</b>		<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>			<b>Doc. 2 - Grantor(s) Name(s)</b>		
	Matthew Rosendale							
	Jean Rosendale							
	<b>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</b>				
<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 - Grantee(s) Name(s)</b>			<b>Doc. 2 - Grantee(s) Name(s)</b>			
		Dennis T. Burgess, Carol A. Morgan						
		Morgan L. Burgess, Dennis T. Burgess Living Trust, Mary C. Burgess Living Trust						
		<b>New Owner's (Grantee) Mailing Address</b>						
	3319 Royal Glen Court, Davidson, Maryland 21035							
<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 - Additional Names to be Indexed (Optional)</b>			<b>Doc. 2 - Additional Names to be Indexed (Optional)</b>			
<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Jay Yoke					<input type="checkbox"/> Hold for Pickup	
		Firm: The Atlantic Title Group					<input type="checkbox"/> Return Address Provided	
		Address: 540 Baltimore Annapolis Blvd., Suite 3&4, Severna Park, MD 21146						
		Phone: Telephone: 410-431-7117 Fax: 410-431-7119						
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>							
	<b>Assessment Information</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____					
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)					
	<b>Assessment Use Only - Do Not Write Below This Line</b>							
	[ ] Terminal Verification		[ ] Agricultural Verification		[ ] Whole [ ] Part		[ ] Tran. Process Verification	
	Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
	Year		Geo.	Map	Sub	Block		
	Land		Zoning	Grid	Plat	Lot		
	Buildings		Use	Parcel	Section	Occ. Cd.		
	Total		Town Cd.	Ex. St.	Ex. Cd.			
	<b>REMARKS:</b>							

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) SM 2374, p. 0092, MSA\_CE58\_2588. Date available 02/13/2015. Printed 04/26/2018.