

The Atlantic Title Group
File No. 14-998ATG
Tax ID # 06-006779 (Lot 1)

This Deed, made this 6th day of February, 2015, by and between Matthew Rosendale and Jean Rosendale, GRANTORS, and Dennis T. Burgess, Michael A. Burgess, Jr., Michele D. Burgess and Morgan L. Burgess, GRANTEES.

- **Witnesseth** -

That for and in consideration of the sum of Five Hundred Twenty Thousand And 00/100 Dollars (\$520,000.00), 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 Dennis T. Burgess, Michael A. Burgess, Jr., Michele D. Burgess 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 1 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 24.115 acres of land more or less.

FOR INFORMATIONAL PURPOSES ONLY:

The improvements thereon being known as No. 233 Devers Branch Road, Centreville, Maryland 21617.
Tax ID # 06-006779

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.

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 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 by Mary L. Rosendale, as surviving tenant by the entirety of Christopher J. Rosendale, having departed this life on or about January 3, 1994, unto Matthew Rosendale and Jean Rosendale, as tenants by the entirety.

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 Dennis T. Burgess, Michael A. Burgess, Jr., Michele D. Burgess and Morgan L. Burgess, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple.

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

WITNESS:

[Signature]

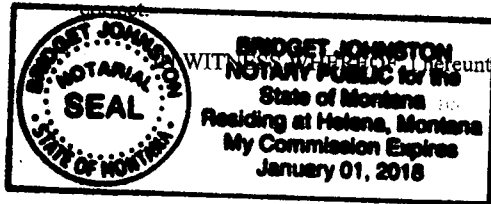
Colleen Latham

[Signature] (Seal)
Matthew Rosendale

[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 sealed the same, giving oath under penalties of perjury that the consideration recited herein is



→ [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

Matthew Rodriguez Lopez

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

Matthew Rodriguez Lopez

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

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

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

[Handwritten signature]

Name

Jean Rosendale

Signature

[Handwritten signature]

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

OWNER OCCUPANCY AFFIDAVIT

Dennis T. Burgess and ~~Mary C. Burgess~~, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

As to All

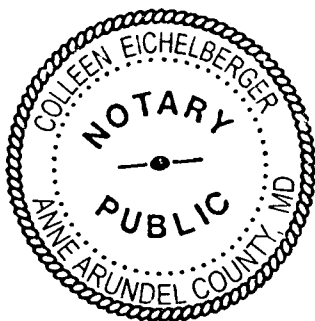
Dennis T. Burgess (SEAL)
Dennis T. Burgess

Mary C. Burgess (SEAL)

STATE OF MARYLAND, Queen Anne's, to wit:

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 Dennis T. Burgess and Mary C. Burgess, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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



[Signature]
Notary Public
My Commission Expires: 8/12/17

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) SM 2374, p. 0132, MSA_CE58_2588. Date available 02/13/2015. Printed 06/28/2017.

IBER2374 FOLIO T 32 A

LR - Deed (w Taxes)
Recording Fee - ALL
20.00

Grantor/Grantee Name:
BURGESS

Reference/Control #:
2374\128

LR - County Transfer
Tax - linked 2,600.00

LR - Surcharge -
linked 40.00

LR - Recordation Tax -
linked 5,148.00

LR - State Transfer
Tax - linked 2,600.00

LR - Non-Resident Tax
- linked 0.00

=====
SubTotal: 10,408.00
=====

Total: 10,588.00

02/11/2015 12:03

CC-17 RB

#3838299 CC0204 -

Queen Anne's

County/CC02.04.02 -

Register 02

CC-Overpayment by Check
120.00

Reason: INCORRECT

RECORDING FEE

=====
Total: 10,588.00

02/11/2015 12:03

CC-17 RB

#3838299 CC0204 - Queen

Anne's

County/CC02.04.02 -

Register 02

State of Maryland Land Instrument Intake Sheet

[] 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)

1	Type(s) of Instruments	([] Check Box if Addendum Intake Form is Attached.)									
		1 Deed	<input type="checkbox"/>	Mortgage	<input type="checkbox"/>	Other	<input type="checkbox"/>				
2	Conveyance Check Box	X	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]		
		3	Tax Exemptions (if Applicable)	Cite or Explain Authority							
4	Consideration and Tax Calculations	Consideration		Amount		Finance Office Use Only					
		Purchase Price/Consideration		\$ 520,000.00		Transfer and Recordation Tax Consideration					
		Any New Mortgage		\$ 350,000.00		Transfer Tax Consideration \$					
		Balance of Existing Mortgage		\$		x () % = \$					
		Other:		\$		Less Exemption Amount - \$					
		Other:		\$		Total Transfer Tax = \$					
		Full Cash Value		\$ 520,000.00		Recordation Tax Consideration \$					
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:			
		Recording Charge		\$ 20.00		\$ 20.00		Tax Bill:			
		Surcharge		\$ 40.00		\$ 40.00		C.B. Credit:			
		State Recordation Tax		\$ 5,148.00		\$ 0.00		Ag. Tax/Other:			
		State Transfer Tax		\$ 2,600.00		\$ 0.00					
		County Transfer Tax		\$ 2,600.00		\$ 0.00					
		Other		\$		\$					
		Other		\$		\$					
6	Description of Property	District	Property Tax ID No.(1)	Grantor:Liber/Folio	Map	Parcel No.	Var. LOG				
			06-006779 (Lot 1)	534/498				[] (5)			
		Subdivision Name			Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)		
					1, 2 & 3						
		Location/Address of Property Being Conveyed (2)									
		233 Devers Branch Road, Centreville, Maryland 21617									
		Other Property Identifiers (if applicable)					Water Meter Account No.				
		Residential [X] or Non-Residential []			Fee Simple [X] or Ground Rent []			Amount: \$N/A			
		Partial Conveyance? [] Yes [X] No			Description/Amt. of SqFt/Acreage Transferred:			N/A			
If Partial Conveyance, List Improvements Conveyed: N/A											
7	Transferred From	Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)					
		Matthew Rosendale				Dennis T. Burgess					
		Jean Rosendale				Michael A. Burgess, Jr.					
						Michele D. Burgess & Morgan L. Burgess					
Doc. 1- Owner(s) of Record, if Different from Grantor(s)				Doc. 2 - Owner(s) of Record, if Different from Grantor(s)							
8	Transferred To	Doc. 1 - Grantee(s) Name(s)				Doc. 2 - Grantee(s) Name(s)					
		Dennis T. Burgess, Michael A. Burgess, Jr.				Nathan D. Benson					
		Michele D. Burgess, Morgan L. Burgess									
New Owner's (Grantee) Mailing Address											
3319 Royal Glen Court, Davidson, Maryland 21035											
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)				Doc. 2 - Additional Names to be Indexed (Optional)					
						Tidewater Mortgage Services, Inc.					
10	Contact/Mail Information	Instrument Submitted By or Contact Person						X 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											
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER											
Assessment Information		X	Yes	<input type="checkbox"/>	No	Will the property being conveyed be the grantee's principal residence?					
		<input type="checkbox"/>	Yes	X	No	Does transfer include personal property? If yes, identify: _____					
		X	Yes	<input type="checkbox"/>	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)					
Assessment Use Only - Do Not Write Below This Line											
[] 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.					
REMARKS:											

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) SM 2374, p. 0133, MSA_CE58_2588. Date available 02/13/2015. Printed 06/28/2017.