St. Mary's County Department of Land Use and Growth Management
23150 Leonard Hall Drive, Leonardtown, Md. 20650
Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672

OFF CONVEYANCE CHECKLIST

NOTICE: INCOMPLETE SUBMITTALS WILL BE RETURNED

Owner's Name: Wildewood Venture, LLC

✓ 1. Copy of current title deed.

____ 2. Copy of title deed as of March 15, 1978 until present.

✓ 3. If outconveyances have occurred since the parcel of record date referenced in #2 above, copies of deeds for each and every outconveyance.

PLATS ATTACHED.

I hereby certify that the attached submittal contains all the required information specified above, as per The St. Mary's County Comprehensive Zoning Ordinance.

W Kent Shedrick 7/21/22
Applicant's Signature Date

LUGM Form 30 (Rev 9/27/06)

DEED

THIS DEED, made this 30th day of December, 2021, by and between **Community Bank of the Chesapeake, Grantor**, party of the first part, and **Wildewood Venture, LLC, a Maryland limited liability company,** Grantee, party of the second part.

WITNESSETH, that in consideration of the sum of Eight Hundred Thousand Dollars and No Cents ($800,000.00), the said party of the first part does grant and convey to the said Wildewood Venture, LLC , a Maryland limited liability company, in fee simple, its successors and assigns, all that property situate in the 8th Election District of St. Mary's County, State of Maryland, described as follows, that is to say:

PARCEL 1

That parcel of property containing 8.81 acres, more or less shown and described as "Tract 1 EWA 2861/759" on a plat entitled "Boundary Line Adjustment Plat Wildewood Village Subdivision Tax Map 34, Grid's [sic] 13, 14, 20 & 21 Being Part of Parcel 674," recorded among the Land Records of St. Mary's County, Maryland at Plat Liber J.W.W. No. 71, Folio 26, and further shown and described as "Adjusted Tract 1 EWA 2861/759" on a plat entitled "Confirmatory Plat Wildewood Village Subdivision Formerly BLAP LUGM No. 10-141-008 Recorded @ Plat Book 71 Folio 26," recorded among the Land Records of St. Mary's County, Maryland at Plat Liber J.W.W. No. 71, Folio 106.

SAVING AND EXCEPTING THEREFROM Lots 537, 538, and Lots 551 through 554, inclusive, as shown on that plat entitled "Plat Twenty-Seven, Lots 537 & 538, Lots 551 thru 554, Wildewood Village Subdivision" recorded among the Land Records of St. Mary's County, Maryland at Liber 72, Folio 73.

For informational purposes only: (1) Parcel 1 has Tax Account Nos. 08-167001, 08-179156, 08-179155, 08-179160, 08-179159, 08-179158, and 08-179157 and (2) portions of Parcel 1 have been subdivided, as shown on that plat entitled "Plat Twenty-Eight, Lots 535 & 536, Lots 562 thru 565" recorded among the Land Records of St. Mary's County, Maryland at Liber 72, Folio 74.

And

Lot 543 as shown on that plat entitled "Plat Twenty-Five, Lots 539 thru 543, Wildewood Village Subdivision" recorded among the Land Records of St. Mary's County, Maryland at Liber 68, Folio 122.

For informational purposes only: Lot 543 has Tax Account No. 08-177619.

PARCEL 2

3.934 acres of land described as follows: Beginning at an iron rod set at the easterly corner of the herein described, and the north westerly corner of the Wetstone Lane Extended, a 70-foot-wide right-of-way, as recorded among the land records of St. Mary's County, Maryland, in plat book 40, page 17, thence running with said right-of-way:

1. South 25° 42' 40" West 165.84 feet to an iron rod set at the north easterly corner of the land of Wildewood Village Villa Association, Inc., as recorded among the said land records in Liber EWA 2202, Folio 528, thence leaving said right-of-way and running with the land of Wildewood Village Association, Inc. and also with the land of Lots 107, 108, 109, 110, 127, and 119 as recorded among the said land records in plat book 46, page 18, plat book 47, page 109, plat book 48 page 58, respectively, the following eleven courses and distances:

2. North 51° 27' 46" West 90.54 feet, to a point set, thence continuing

3. North 75° 03' 12" West 64.16 feet, to a point set, thence continuing

4. North 82° 54' 58" West 219.29 feet, to an iron rod set, thence continuing

5. South 21° 53' 40" West 150.46 feet, to an iron rod set, thence continuing

6. North 74° 19' 28" West 26.51 feet, to a point set, thence continuing

7. South 77° 39' 42" West 105.19 feet, to an iron rod set, thence continuing

8. North 13° 39' 12" West 44.15 feet, to a point set, thence continuing

9. South 75° 03' 30" West 43.11 feet, to a point set, thence continuing

10. South 14° 56' 30" West 22.66 feet, to a point set, thence continuing

11. North 59° 56' 30" West 21.75 feet, to an iron rod set, thence continuing

12. South 75° 03' 30" West 91.97 feet, to an iron rod set on the easterly line of the land of Wildewood Residential, LLC, as recorded among the said land records in Liber EWA 2202, Folio 538, thence leaving the land of Wildewood Village Villa Association, Inc. and running with the land of Wildewood Residential, LLC:

13. North 18° 03' 14" West 44.20 feet, to an iron set, thence continuing

14. North 23° 56' 36" East 478.13 feet, to a point set, thence continuing

15. South 86° 12' 43" East 624.54 feet, to a point set, thence continuing

16. South 15° 26' 59" West 230.05 feet, to an iron rod set, thence continuing

17. South 29° 50' 07" East 60.55 feet to the point of beginning containing 6.555 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM Lots Numbered One Hundred Twenty (120), One Hundred Twenty-One (121), One Hundred Twenty-Two (122), One Hundred Twenty-Three (123), One Hundred Twenty-Four (124), and One Hundred Twenty-Five (125) previously conveyed by Wildewood Residential, LLC to Northern Pointe, LLC by deed dated April 20, 2006 and recorded among the Land Records of St. Mary's County, Maryland at E.W.A. No. 2762, Folio 383, leaving a total of 5.7927 acres of land more or less.

FURTHER SAVING AND EXCEPTING THEREFROM LOT 281, Wildewood Village Subdivision, containing 1.8587 acres of land, more or less, as shown and described on a plat entitled "Minor Subdivision Plat Twenty-Six, Lot 281, Wildewood Village Subdivision" as recorded among the Land Records of St. Mary's County, Maryland at Plat Liber J.W.W. No. 70, Folio 104, leaving a total of 3.934 acres of land, more or less. The herein shown and described parcel includes a parcel shown and described as "N/F WRV Holdings, Residue Deed Liber 2861 Folio 759", as shown on a plat entitled Minor Subdivision Plat Twenty-Six, Lot 281, Wildewood Village Subdivision" as recorded among the Land Records of St. Mary's County, Maryland at Plat Liber J.W.W. No. 70, Folio 104.

FURTHER SAVING AND EXCEPTING THEREFROM P/O Outparcel A containing 8,396 sq. ft., more or less, P/O Outparcel A containing 10,755 sq. ft., more or less, and Marble Way, containing 23,661 sq. ft., more or less, as shown on that plat entitled "Plat Twenty-Four, Lots 122, 123 Outparcel A, Marble Way & Flagstone Way, Wildewood Village Subdivision" recorded among the Land Records of St. Mary's County, Maryland at Liber 60, Folio 107.

For informational purposes only: the Property has Tax Account No. 08-115265.

BEING and intended to be all of the rest, residue and remainder of the same land and premises acquired by parties of the first part by deed dated August 14, 2017 and recorded among the Land Records of St. Mary's County in Liber 4709, Folio 481.

TOGETHER WITH AND SUBJECT to covenants, easements and restrictions of record.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TOGETHER with an express assignment of the status and rights of the "Declarant" under the following instruments: (a) Declaration of Covenants, Conditions and Restrictions of Wildewood Village Association, Inc., dated March 31, 1994, recorded among the Land Records of St. Mary's County, Maryland, in Liber 880, at Folio 418, as amended and (b) Declaration of Covenants, Conditions and Restrictions of Wildewood Village Villa Association, Inc., dated March 31, 1994, recorded among the Land Records of St. Mary's County, Maryland, in Liber 880, at Folio 442, as amended.

TO HAVE AND TO HOLD said described lot of ground, land 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 party of the second part, Wildewood Venture, LLC, a Maryland limited liability company, its successors and assigns, in fee simple forever.

AND the said party of the first part hereby covenants it will execute such further assurances of the same as may be requisite or necessary.

WITNESS, the hands and seals of said Grantors.

WITNESS:

GRANTOR:

Community Bank of the Chesapeake (Seal)

By:
Name: Jared Krahler
Title: VP & Collections Officer

State of Maryland

County of Charles (To Wit:

I HEREBY CERTIFY, that on this 30th day of December, 2021, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Jared Krahler who acknowledged himself to be the VP + Collections Officer of Community Bank of the Chesapeake, and that as such officer, being authorized so to do executed the aforegoing instrument for the purposes therein contained, by signing in my presence, the name of the entity as such officer, and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the said entity.

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

Notary Public

My Commission Expires: _____

KIMBERLY SHAW
My Commission Expires
NOTARY PUBLIC
12-17-2024
ST. MARY'S COUNTY, MD

This is to certify that the within instrument has been prepared by, or under the supervision, of the undersigned Maryland Attorney, or by a party to this instrument.

Stephen H. Scott, Esq.

Return to
Scott Law Group, LLC
204 Washington Avenue, Suite 200
La Plata, MD 20646
File No.: 2021-331

THIS IS TO CERTIFY THAT ALL
TAXES ON THIS PROPERTY HAVE
BEEN PAID THROUGH June 30, 2022
Christine L Kelly Hall TREASURER
ST. MARY'S COUNTY, MD

ACCT. NO. 08-167001, 08-179156, 08-179155, 08-179160, 08-179159, 08-179158, 08-179157, 08-177619, 08-155265

1/7/22

MDAPRENT2021 OR

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2021

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 Community Bank of the Chesapeake

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
Wildewood Subdivision, 8th District; 1670001;179156;179155;179160;179159;179158;179157;115265

3. Reasons for Exemption

Resident Status

☐ As of the date this form is signed, 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 the document on the 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 (principal residence for 2 (two) of the last 5 (five) years) 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 — Name — **Date

Signature

Individual Transferors

Witness — Name — **Date

Signature

3b. Entity Transferors

Witness/Attest

Community Bank of the Chesapeake
Name of Entity

By

Jared Krahler 12-28-21
Name — **Date

VP & Collection Officer
Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

State of Maryland Land Instrument Intake Sheet

☐ **Baltimore City** ☑ **County: St. Mary's**

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and 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.)

☑ Deed	☐ Mortgage	☐ Other _____	☐ Other _____
☐ Deed of Trust	☐ Lease	☐ _____	☐ _____

2 Conveyance Type Checkbox

☐ Improved Sale Arms-Length *[1]*	☐ Unimproved Sale Arms-Length *[2]*	☐ Multiple Accounts Arms-Length *[3]*	☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$800,000.00	Transfer Tax Consideration	$
Any New Mortgage	$	X ( )% =	$
Balance of Existing Mortgage	$	Less Exemption Amount -	$
Other:	$	Total Transfer Tax =	$
		Recordation Tax Consideration	$
Other:	$	X ( )% per $500 =	$
Full Cash Value:	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$20.00	$.00
Surcharge	$40.00	$.00
State Recordation Tax	$8,000.00	$
State Transfer Tax	$4,000.00	$
County Transfer Tax	$6,400.00	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit

Ag. Tax/Other

6 Description of Property 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).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	08-167001;08-179156;08-179155; 08-179160; 08-179159; 08-179158; 08-179157;08-177619; 08-115265				☐ (5)

Subdivision Name	Lot (3a)	Block(3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
Wildewood Subdivision					

Location/Address of Property Being Conveyed (2)

California, MD 20619

Other Property Identifiers (if applicable)	Water Meter Account No.

Residential ☑ **or Non-Residential** ☐ | **Fee Simple** ☑ **or Ground Rent** ☐ **Amount:**

Partial Conveyance? ☐ Yes ☑ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Names (s)
Community Bank of the Chesapeake	
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)
Wildewood Venture, LLC	

New Owner's (Grantee) Mailing Address

204 Washington Avenue, Suite 201, La Plata, MD 20646,

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name:

Firm: Scott Law Group, LLC

Address: 204 Washington Avenue, Suite 200, La Plata, MD 20646

Phone: (301) 870-5355

☐ Return to Contact Person

☑ Hold for Pickup

☐ Return Address Provided

Return to:
TRI-COUNTY ABSTRACT, INC.
P.O. BOX 377
Leonardtown, MD 20650

11 IMPORTANT: ***BOTH*** **THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER**

Assessment Information

☐ Yes ☑ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☐ No Does transfer include personal property? If yes, identify: _____

☐ Yes ☐ 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	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) DJB 6037, p. 0357, MSA_CE60_6347. Date available 01/19/2022. Printed 07/22/2022.

DOCUMENT VALIDATION

```
LR - Deed (w Taxes)
Recording Fee - ALL
                    20.00
Name: COMMUNITY
BANK/WILDEWOOD VENTURE
Ref: TCA
LR - County Transfer
Tax - linked  8,000.00
LR - Surcharge -
linked              40.00
LR - Recordation Tax -
linked          6,400.00
LR - State Transfer
Tax - linked  4,000.00
LR - NR Tax - lkd 0.00
======================
SubTotal:     18,460.00
======================
Total:        18,460.00
01/07/2022  03:28
                  CC18-JR
#15774273 CC0704 - St
Mary's
County/CC07.04.04 -
Register 04
```

Circuit Court for St. Mary's County
PO Box 676
41605 Courthouse Drive
Leonardtown, MD 20650
(301) 475-7844

St. Mary's County Circuit Court (Land Records) Doc 0000, p. 0000, MSA_CE00_0000. Date Exported 01/07/2022.