

Case No.: 12-36876-21
 Title Insurer: WFG National Title Insurance Company
 Tax Account No.: 03-004945

1/2
 UNIVERSAL TITLE
 2105 LAUREL BUSH RD, STE 201
 BEL AIR, MARYLAND 21015

DEED

THIS DEED, made this 14th day of May, 2021, by and between A. Andy Chinni and Catherine Ann Chinni, Trustees of The Andy & Catherine Chinni Trust u/t/a dated May 21, 2014, parties of the first part, and Jennifer Green Riegel and Terrance Green, parties of the second part,

WITNESSETH, that for and in consideration of the sum of SIX HUNDRED THOUSAND AND 00/100 (\$600,000.00), receipt of which is hereby acknowledged, and which the party(ies) of the first part certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do/does grant and convey unto the party(ies) of the second part, their successors, heirs and/or assigns as tenants by the entirety in fee simple, all that property situate in St. Mary's, State of Maryland, as described as follows:

Beginning at an iron pipe set on the easterly shore of Breton Bay said point being further described as being the Southwesterly corner of the land now or formerly standing in the name of Loker, thence, from said point so fixed and running with said Loker land; (1) N 66-01-00 E, 132.00 feet to a concrete monument; (2) S 43-29-00 E, 232.00 feet to a point on the Northwesterly corner of the land now or formerly standing in the name of Breton Bluff, thence, running with said Breton Bluff; (3) S 06-16-00 W, 230.00 feet to an iron pipe; (4) S 72-31-00 W, 25.00 feet to an iron pipe, thence, leaving the aforementioned Breton Bluff and running through the lands of the Grantor herein; (5) N 62-57-21 W, 42.84 feet to an iron pipe; (6) S 72-31-00 W, 87.50 feet to an iron pipe; (7) N 68-29-35 W, 131.71 feet to an iron pipe; (8) N 62-57-04 W, 166.75 feet to an iron pipe set on the East shore of the aforementioned Breton Bay, thence, running with said Bay; (9) N 34-35-11 E, 283.90 feet to the place of beginning and containing 2.676 acres of land more or less.

For informational purposes only: The improvements thereon being known as 41404 Breton Beach Road.

Together with a 24 foot right of way over the existing roadway from the property line to the State Road to be used by the within grantees, their heirs and assigns for egress and ingress.

Being the same property which by deed dated July 11, 2014, and recorded among the Land Records of St. Mary's County, Maryland on October 3, 2014, in Liber 4087, in Folio 168, was granted and conveyed by ANNUNZIO CHINNI, JR., NOW KNOWN AS A. ANDY

St. Mary's County Circuit Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$3,000.00
 TR TAX COUNTY \$6,000.00
 REC TAX COUNTY \$4,800.00
 TOTAL \$13,860.00
 DJB JR
 May 25, 2021 02:02 pm

THIS IS TO CERTIFY THAT ALL TAXES
 ON THIS PROPERTY HAVE BEEN PAID
 THROUGH JUNE 30, 2021
 TREASURER, ST. MARY'S COUNTY, MD
 ACCT. 03-004945 SC 05/25/2021

CHINNI AND CATHERINE ANN CHINNI unto A. ANDY CHINNI AND CATHERINE ANN CHINNI, TRUSTEES OF THE ANDY & CATHERINE CHINNI TRUST UNDER INSTRUMENT DATED 21 MAY 2014.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said party(ies) of the second part in fee simple.

AND said party(ies) of the first part do/does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

WITNESS their/his/her hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of,

A Andy Chinni Trustee

A. Andy Chinni, Trustee of The Andy & Catherine Chinni Trust u/t/a dated May 21, 2014

Catherine Ann Chinni, Trustee

Catherine Ann Chinni, Trustee of The Andy & Catherine Chinni Trust u/t/a dated May 21, 2014

STATE OF MARYLAND

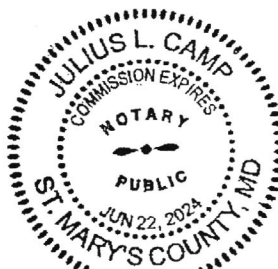
COUNTY OF ST. MARY'S, to wit:

I hereby certify that on the 12th day of May, 2021, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared A. Andy Chinni and Catherine Ann Chinni, Trustees of The Andy & Catherine Chinni Trust u/t/a dated May 21, 2014, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Julius L. Camp
Signature of Notary Public

My Commission Expires: 06/22/2024



After recording return to:

Universal Title
2105 Laurel Bush Road Suite 201
Bel Air MD 21015
(703) 354-2100

GRANTEE ADDRESS:
PROPERTY ADDRESS

ATTORNEY CERTIFICATION

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

[Signature]

Cemal Pathan, Esq.

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 The Andy & Catherine Chinni Trust dated May 21, 2014

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

41404 Breton Beach Road, Leonardtown, MD 20650

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 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 (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

3b. Entity Transferors

Witness/Attest

The Andy & Catherine Chinni Trust dated May 21, 2014

Name of Entity

Catherine Ann Chinni TRUSTEE

By

Catherine Ann Chinni

Name

5/14/21

**Date

Trustee

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.

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Julius L. Cap
Witness/Attest

The Andy & Catherine Chinni Trust dated May 21,

2014

Name of Entity

A. Andy Chinni Trustee
By

A. Andy Chinni

Name

5/14/21
**Date

Trustee

Title

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	☒ Deed of Trust	☐ Lease						
2	Conveyance Type Check Box	☒ 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	\$ 600,000.00		Transfer Tax Consideration	\$		
		Any New Mortgage	\$ 480,000.00		X () % =	\$		
		Balance of Existing Mortgage	\$		Less Exemption Amount -	\$		
		Other:	\$		Total Transfer Tax =	\$		
		Other:	\$		Recordation Tax Consideration	\$		
		Full Cash Value:	\$		X () per \$500 =	\$		
					TOTAL DUE	\$		
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ 60.00		\$ 60.00			
		Surcharge	\$		\$	Tax Bill:		
		State Recordation Tax	\$ 4,800.00		\$			
		State Transfer Tax	\$ 3,000.00		\$	C.B. Credit:		
		County Transfer Tax	\$ 6,000.00		\$			
		Other	\$		\$	Ag. Tax/Other:		
		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	
			03-004945	4087 168				☐ (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		41404 Breton Beach Road, Leonardtown, MD 20650						
		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) Name(s)			
		A. Andy Chinni and Catherine Ann Chinni, Trustees of The Andy & Catherine Chinni Trust dated May 21, 2014			Jennifer Green Riegel and Terrance Green			
		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)			
		Jennifer Green Riegel and Terrance Green			Universal Title, Trustee			
		New Owner's (Grantee) Mailing Address						
		4402 Harrison Street Northwest, Washington, D.C., DC 20015						
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
					Draper and Kramer Mortgage Corp.			
10	Contact/Mail Information	Instrument Submitted By or Contact Person				☒ Return to Contact Person		
		Name: Maria Millon / 12-36876-21				☐ Hold for Pickup		
		Firm Universal Title, Upper Marlboro				☐ Return Address Provided		
		Address: 2105 Laurel Bush Road, Suite 201, Bel Air, MD 21015						
		Phone: (877) 645-8319						
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	Circ. Cd		

Space Reserved for Circuit C

County Validation