LIBER 007 PAGE 96

TIME 1:33 P. M.

FEE-SIMPLE DEED—CODE—CITY OR COUNTY

MAR 28 78 * 29759 *****10.00
MAR 28 78 A 29759 *****10.00

This Deed, Made this 27th day of March October, in the year one thousand nine hundred and seventy-eight seven, by and between ARTHUR A. PUCHETTI and DOROTHY PUCHETTI, his wife, Grantors, and ROBERT BRITTAIN and GAY BRITTAIN, his wife, Grantees.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of the sum of ten dollars ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Arthur A. Puchetti and Dorothy Puchetti, his wife, do hereby grant and convey unto the said Robert Brittain and Gay Brittain, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of said survivor, in fee simple, all that lot, tract or parcel of land situate, lying and being in the Second Election District of St. Mary's County, Maryland, and described as follows:

BEGINNING for the same being at the Southeastern most corner of the property herein being described. Said point lying on the mean high water line of the Potomac River. Said point being further described as an iron pipe found, also the Southwest corner of Oakwood Lodge; thence with this line of the Potomac River, North 85 degrees 17 minutes 23 seconds West 69.47 feet to an iron pipe set. Said point being North 85 degrees 17 minutes 23 seconds West 12.77 feet from the Southeast corner of Lot 1, Pollack and Linsweski's Subdivision; thence leaving the Potomac River and running through the property of Arthur Puchetti, North 01 degrees 03 minutes 48 seconds West 220.28 feet to an iron pipe set. Said pipe lying on the outline of the aforesaid Oakwood Lodge; thence with said outline, South 69 degrees 05 minutes 40 seconds East 106.45 feet to an iron pipe found; thence South 07 degrees 38 minutes 10 seconds West 195.70 feet to the place of beginning, containing 0.412 acres of land as surveyed by J. R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors, August 4, 1977.

BEING a part of the land conveyed unto Arthur A. Puchetti and Dorothy Puchetti, his wife, by Alfred D'Ambrosio, by deed dated December 1, 1971, and recorded December 14, 1971, among the land records of St. Mary's County, Maryland, in Liber DBK No. 173, folio 474.

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) MRB 7 p.0096 MSA_CE_60_342. Date available 9/29/2005. Printed 5/21/2026.

ST. MARY'S COUNTY CIRCUIT COURT (Land Records).MRB 7 p.0097 MSA_CE_60_342. Date available 9/29/2005. Printed 5/21/2026.

Together, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold the said 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 Robert Brittain and Guy Brittain, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of said survivor,

in fee simple.

And the said Arthur A. Puchetti and Dorothy Puchetti, his wife,

hereby covenant that they will warrant specially the property hereby granted and conveyed, and that t he y will execute such further assurances of said land and premises as may be requisite.

Witness the hands and seal of said grantors.

This is to certify that transfer has been made on the County Assessment books of the property mentioned in the within deed

August 21, 1978

Clerk
Board of Assessments
St. Mary's County, Md.

TEST:

Darlene A. Brown

Arthur A. Puchetti [SEAL]
ARTHUR A. PUCHETTI

Dorothy Puchetti [SEAL]
DOROTHY PUCHETTI

State of Maryland, County of St. Mary's, to wit:

I HEREBY CERTIFY, that on this 27th day of ~~October~~ March in the year one thousand nine hundred and seventy ~~seven~~ eight, before me, the subscriber a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Arthur A. Puchetti and Dorothy Puchetti, his wife,

and they acknowledged the foregoing Deed to be their act.

As witness my hand and Notarial Seal.

Darlene A. Brown
Notary Public

My Commission expires: July 1, 1980

This is to certify that all taxes on this property have been paid to and including the levy for the year of 1977.

Francis M. Cecil Treasurer
St. Mary's County, Md.

I the undersigned Maryland Attorney certify that the within instrument was prepared under my supervision.

Del to C.C.R

APR 21 1978

MARY R. BELL, CLERK