

Law Office Joann M. Wood, LLC
 File No. 20-3279
 Tax ID #01-015699

This Deed, made this 5th day of February, 2021, by and between Patrick Walter Murphy, Personal Representative, of The Estate of Alma Rae Murphy, GRANTOR, and Suzanne R. Borenzweig and Alexander M. Tait, GRANTEES.

Whereas, on July 19, 2019, the Orphans' Court of St. Mary's County, State of Maryland (the "Court") granted administration of the Estate of the Decedent to Patrick Walter Murphy as Personal Representative in Estate No. 19537.

Whereas, Grantor in the capacity of Personal Representative of the Estate of the Decedent has complete and full power and authority by law to grant and convey the entire fee simple interest in the hereinafter described property; and

Whereas, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantees.

Witnesseth

That in consideration of the sum of Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor as Personal Representative of the Estate of the Decedent, does hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of St. Mary's, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe set on the south side of a 30 foot road leading through the William C. Whitaker property to Maryland Route No. 5; said pipe being further located as being at the Northeasternmost corner of Lot 9 as shown on a plat entitled "Dell Bourne", prepared by W.L. Bowman in June, 1951, and running from said beginning point so fixed and with the South side of said road and with the arc of a curve to the left which has a radius of 1335.0 feet, a chord bearing and distance of North 54° 17' 10" East 199.80 feet, for a distance of 200.0 feet to a pipe set, thence leaving said road and passing through a part of conveyance from Thomas E. Watson, et al, to William C. Whitaker and Elsie A Whitaker, his wife, by deed dated March 10, 1948, and recorded among the Land Records of St. Mary's County, Maryland in Liber CBG No. 21, Folio 148, South 15° 32' East 536.39 feet to a pipe set on the waters edge of Smith Creek, with the same the following two courses and distances; South 41° 20' West 130.95 feet to a bend in the shore line, thence South 62° 14' West 79.90 feet to a pipe set at the Southeasternmost corner of Lot No. 9, then leaving the shore line of Smith Creek and running with the East line of Lot No. 9, North 15° 32' West 556.00 feet to the place of beginning, containing 2.41 acres, more or less, as surveyed by J.R. McCrone, Jr., Inc., Registered Professional Land Surveyors, in August, 1962. Said parcel being Lot 9, of plat entitled "Dell Bourne", and the adjoining residue parcel in said subdivision.

BEING the fee simple property which, by Deed dated August 1, 1969, and recorded in the Land Records of the County of St. Mary's, Maryland, in Liber DBK 152, Folio 373, was granted and conveyed by Oliver D Stewart and Ruth E. Stewart unto Michael Anthony Murphy and Alma Rae Murphy. Michael Anthony Murphy departed this life on or about January 6, 2003 leaving Alma Rae Murphy surviving tenant by the entirety and sole owner of the subject property. Alma Rae Murphy departed this life on or about June 6, 2019 and Patrick Walter Murphy was appointed Personal Representative of her Estate by the Orphans Court for St. Mary's County, Maryland in Estate Number 19537.

Subject to covenants, conditions, restrictions, easements and rights of way and any other condition contained in Deeds and Instruments forming the chain of title of the captioned property.

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 Suzanne R. Borenzweig and Alexander M. Tait, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And Grantor does hereby covenant to execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

By: Patrick Walter Murphy (SEAL)
Patrick Walter Murphy, Personal
Representative of The Estate of
Alma Rae Murphy

STATE OF MARYLAND
COUNTY OF ST. MARY'S

} ss

I hereby certify that on this 5th day of February, 2021 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared Patrick Walter Murphy, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged himself to be the Personal Representative of The Estate of Alma Rae Murphy and who, in my presence, signed and sealed the foregoing Deed and acknowledged it to be his act and deed as Personal Representative of the foregoing Estate, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Kathryn H. Ramiah
Notary Public

My Commission Expires: _____



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.

Joann M. Wood
Joann M. Wood, Attorney at Law

AFTER RECORDING, PLEASE RETURN TO:
Law Office Joann M. Wood, LLC
P.O. Box 70
23087 Three Notch Road
California, MD 20619
20-3279

THIS IS TO CERTIFY THAT ALL
TAXES ON THIS PROPERTY HAVE
BEEN PAID THROUGH June 30, 2021
Christine Kelly TREASURER
ST. MARY'S COUNTY, MD
ACCT. NO. 01-015699

2/10/21