LIBER 1156 FOLIO 353

Record and Return to:
Sawyer & Myerberg, P.A.
21689 Great Mills Road
Lexington Park, MD 20653

IMP FD SURE $ 5.00
RECORDING FEE 20.00
RECORDATION T 3,630.00
TR TAX COUNTY 5,500.00
TR TAX STATE 2,750.00
TOTAL 11,905.00
Rcpt # 20195
Blk # 1298
EWA MWB 08:56 PM
May 16, 1997

THIS DEED, made this 15th day of May in the year one thousand nine hundred and ninety-seven, by and between THOMAS M. BLASER and PAULINE G. BLASER, parties of the first part, POTOMAC LAND LTD, parties of the second part, and DOUGLAS H. HALLGREN, parties of the Third Part.

WITNESSETH, That in consideration of sum of FIVE HUNDRED FIFTY THOUSAND and NO/100 DOLLARS ($550,000.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part and party of the second part do grant and convey unto the said DOUGLAS H. HALLGREN, his assigns, the survivor of them, and the heirs, personal representatives and assigns of said survivor, forever, in fee simple, all of that lot, tract, piece, parcel of ground, situate, lying and being in the Second Election District of St. Mary's County, Maryland, and described as follows, that is to say:

Parcel One:

LOT NUMBERED THIRTY FOUR (34), Plat Ten (10), in the Subdivision known as the Landing at Piney Point, as per plat thereof recorded among the Plat Records of St. Mary's County,, Maryland in Liber MRB 30, Folio 129; TOGETHER WITH a right of way over the 50' right of way leading from said Maryland Route 249 as a means of ingress and egress as shown on the plats recorded among the Land Records of St. Mary's County, Maryland, at Liber MRB 30, folio 129.

BEING all and the same land conveyed to the within Grantor(s), by deed dated March 21, 1994, and recorded among the Land Records for St. Mary's County, Maryland at Liber No. 886, Folio 466.

Parcel Two:

Out parcel numbered Thirty-four (34), Plat Ten (10), in the subdivision known as the Landings at Piney Point, as per plat thereof recorded among the Plat Records of St. Mary's County, Maryland at

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Liber MRB 30, folio 129; TOGETHER WITH a right of way over the 50' right of way leading from said Maryland Route 249 as a means of ingress and egress as shown on the plats recorded among the Land Records of St. Mary's County, Maryland, at Liber MRB 30, folio 129.

BEING all and the same land conveyed to the within Grantor(s), by deed dated August 24, 1995, and recorded among the Land Records for St. Mary's County, Maryland at Liber No. 993, Folio 427.

Parcel Three:

The exclusive and permanent right to the use of a harbor boat slip, 25 feet in length and 13 feet in width, which shall be appurtenant to Lot 34, Plat 10, in the subdivision known as the Landings at Piney Point, as per plat thereof recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 30, Folio 129; and TOGETHER WITH a right-of-way over the remaining property of the grantor a means of access to said boat slip, said slip known and called Boat Slip No. 88.

BEING all and the same land conveyed to the within Grantor(s), by deed dated April 15, 1994, and recorded among the Land Records for St. Mary's County, Maryland at Liber No. 886, Folio 463.

WHEREAS Potomac Land Ltd. Joins in the execution of this conveyance for the purpose of transferring and releasing its interest in the herein described property for the sum of Twenty Five Thousand Dollars ($25,000.00) which is included in the purchase price herein above described.

SUBJECT to all covenants, restrictions and other conditions, easements and right-of-way contained in deeds and forming the chain of title to the herein above captioned property.

Together with the buildings and improvements erected, made or being and all and every the rights, alleys, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To have and to hold the said lot of ground, lot, tract, 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 DOUGLAS H. HALLGREN, his assigns, the survivor of them, and the heirs, personal representatives and assigns of said survivor, forever, in fee simple.

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And the said parties of the first part and party of the second part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of the said grantor(s)

WITNESS:

Laurel E. Bradford

Thomas M. Blaser (SEAL)
THOMAS M. BLASER

Pauline G. Blaser (SEAL)
PAULINE G. BLASER

Laurel E. Bradford

POTOMAC LAND, LTD.

BY: (SEAL)
CHARLES S. KIMBALL
for Potomac Land Ltd.

STATE OF MARYLAND, COUNTY OF ST. MARY'S, to wit:

I HEREBY CERTIFY, that on this 15th day of May, 1997, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared THOMAS M. BLASER, PAULINE G. BLASER, and CHARLES S. KIMBALL, the above grantor(s) and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Laurel E. Bradford
NOTARY PUBLIC
My Commission Expires: 03/22/98

This is to certify that the within instrument was prepared by the undersigned attorney, duly admitted to practice before the Court of Appeals of Maryland, or by an employee of such attorney.

Walter W. Sharp, Jr.
Attorney at Law

THIS IS TO CERTIFY THAT ALL TAXES ON THIS PROPERTY HAVE BEEN PAID THROUGH June 30, 1997
Jeanette B. Norris TREASURER
ST. MARY'S COUNTY, MD
02-02967-7
02-02970-6

RECEIVED FOR
State Department of
Assessments & Taxation
for St. Mary's County
By
Date 5-16-97

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State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☐ County: St. Mary's

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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.)

X Deed 1	Mortgage	Other	Other
X Deed of Trust 2	Lease		

2 Conveyance Type Check Box

X 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)

Recordation

State Transfer

Cite or Explain Authority: County Transfer

4 Consideration and Tax Calculations

Consideration Amount			Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$	550,000.00	Transfer Tax Consideration	$
Any New Mortgage	$		X ( )% =	$
Balance of Existing Mortgage	$		Less Exemption Amount −	$
Other:	$		Total Transfer Tax =	$
Other:	$		Recordation Tax Consideration	$
			X ( ) per $500 =	$
Full Cash Value	$	550,000.00	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	$ 20.00	$ 20.00	Agent:
Surcharge	$ 5.00	$ 5.00	Tax Bill:
State Recordation Tax	$ 3630.00	$	
State Transfer Tax	$ 2750.00	$	C.B. Credit:
County Transfer Tax	$ 3500.00	$	
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 (5)
2ND	02029766	EWA 886/146			

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
LANDINGS AT PINEY POINT	34			MRB 30/29	

Location/Address of Property Being Conveyed (2): TALLTIMBERS, MARYLAND

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential X 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)
Thomas M. Blaser Pauline G Blaser	DOUGLAS H. HALLGREN
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)
DOUGLAS H. HALLGREN	JOSEPH BAIC, Trustee JACK ADAMS, Trustee

New Owner's (Grantee) Mailing Address: P O BOX 34 TALLTIMBERS MD 20690

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
Potomac LAND LTD	Chase Manhattan Mortgage Corp

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Laurie Bradford

Firm: Sawyer & Meyers

Address: 41684 Great Mt. 1B Rd

Lexington Park MD Phone: (301) 863 9434

Return to Contact Person

X Hold for Pickup

Return Address Provided

11 Assessment Information

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

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

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

X 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	19	19	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

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