The Law Office of Joann M. Wood, L.L.C.
File No. 24-4865
Tax ID #02-029677 & 02-029766

This Deed, made this 24th day of January, 2025, by and between Douglas H. Hallgren, GRANTOR, and Tyler A. Gladu and Taylor G. Gladu, GRANTEES.

Witnesseth

That in consideration of the sum of One Million Sixteen Thousand and 00/100 Dollars ($1,016,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor 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:

PARCEL ONE (Tax ID#02-029677):

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.

PARCEL TWO (Tax ID#02-029766):

OUT PARCEL 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.

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.

BEING the fee simple property which, by Deed dated May 15, 1997, and recorded in the Land Records of the County of St. Mary's, Maryland, in Liber EWA 1156, Folio 353, was granted and conveyed by Thomas M. Blaser and Pauline G. Blaser and Potomac Land LTD. unto Douglas H. Hallgren.

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 Tyler A. Gladu and Taylor G. Gladu, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantor hereby covenants that he has 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 hereby granted; and that he will 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.

_____ _____(SEAL)
Witness Douglas H. Hallgren

STATE OF MARYLAND }
COUNTY OF ST. MARY'S } ss

I hereby certify that on this 24th day of January, 2025, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Douglas H. Hallgren, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

JOANN M. WOOD
My Commission Expires
NOTARY PUBLIC
July 9, 2027
ST. MARY'S COUNTY, MD

_____
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 Supreme Court of Maryland.

_____
The Law Office of Joann M. Wood, LLC
By: Joann M. Wood, Attorney at Law

AFTER RECORDING, PLEASE RETURN TO:
The Law Office of Joann M. Wood, L.L.C.
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California, MD 20619
24-4865