

St. Mary's County Circuit Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$1,295.00
TR TAX COUNTY	\$2,590.00
REC TAX COUNTY	\$2,072.00
TOTAL	\$6,017.00
DJB JJ	
Mar 23, 2026	10:33 am

Blue Crab Title & Escrow, LLC
 File No. **BL-20898-MM**
 Tax ID # **08-087318**

THIS DEED is made as of March 20, 2026 by and between **Sandcastle Place, LLC, a Maryland limited liability company** (singularly, or if more than one, then jointly and severally, "Grantor") and **Dylan Nicholas and Chloe McCoy, as tenants by the entirety** (singularly, or if more than one, then jointly and severally, "Grantee").

-WITNESSETH-

THAT FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED FIFTY NINE THOUSAND AND 00/100 (\$259,000.00), which includes the amount of any outstanding mortgage or deed of trust, if any, the receipt of which is hereby acknowledged, Grantor grants and conveys to Dylan Nicholas and Chloe McCoy, as tenants by the entirety, and the heirs, personal representatives, successors, and assigns of Grantee, in fee simple, all that property situate in County of St. Mary's, State of Maryland described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER WITH the buildings and improvements thereon erected, made or being; and all and every rights, alleys, ways, waters, riparian rights, privileges, appurtenances, and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO covenants, conditions, restrictions, easements and rights of way, and other conditions contained in deeds, plats, and instruments forming the chain of title to the aforesaid property.

TO HAVE AND TO HOLD the aforesaid property described and mentioned, and hereby intended to be conveyed, and the rights, alleys, ways, waters, riparian rights, privileges, appurtenances, and advantages thereto belonging or anywise appertaining unto and to the proper use and benefit of Dylan Nicholas and Chloe McCoy, as tenants by the entirety and Grantee's heirs, personal representatives, successors, and assigns, in fee simple.

AND GRANTOR HEREBY COVENANTS THAT Grantor has not done or suffered to

be done any act, matter, or thing whatsoever to encumber the property hereby granted; that Grantor will warrant specially the property hereby granted; and that Grantor will execute such further assurances of the same as may be requisite.

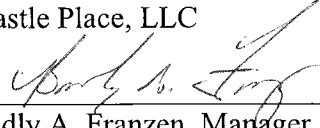
GRANTOR HEREBY CERTIFIES UNDER PENALTIES OF PERJURY THAT THE CONSIDERATION SET FORTH IN THIS DEED IS TRUE AND CORRECT AND IS THE ACTUAL CONSIDERATION BEING PAID HEREUNDER AND INCLUDES ANY MORTGAGES OR DEEDS OF TRUST BEING ASSUMED BY GRANTEE.

SIGNATURE(S) AND ACKNOWLEDGEMENT(S) ON FOLLOWING PAGE(S)

REMAINDER OF PAGE INTENTIONALLY BLANK

Witness the hand(s) and seal(s) of Grantor as of the date above written.

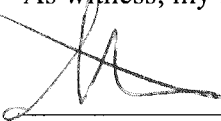
Sandcastle Place, LLC

By:  (SEAL)
Bradly A. Franzen, Manager

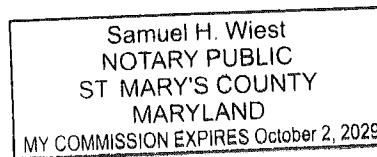
STATE OF MARYLAND
COUNTY OF ST. MARY'S, to wit:

I hereby certify that on the 15th day of January, 2026, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bradly A. Franzen, in said person's capacity as Manager of Sandcastle Place, LLC, a Maryland limited liability company, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and said person acknowledged that being authorized to do so, said person executed the foregoing instrument for the purposes therein in the aforesaid capacity as the act of the aforesaid entity.

As witness, my hand and notarial seal.

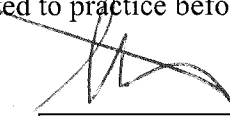


Signature of Notary Public



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.



Samuel H. Wiest, Esq.

AFTER RECORDING, PLEASE RETURN TO:
Blue Crab Title & Escrow, LLC
22738 Maple Road
Suite 210A
Lexington Park, MD 20653

Blue Crab Title & Escrow, LLC
File No. **BL-20898-MM**

EXHIBIT A
PROPERTY DESCRIPTION

Lot 5000-2, containing 2.69 acres, more or less, as shown on that Boundary Line Adjustment Plat prepared by Little Silences Rest, Inc. titled "Lot 5000-2 & 5000-3 Part of Kingston" recorded among the Land Records of St. Mary's County, Maryland in Plat Liber 79, Folio 105.

Being part of the same property which by deed dated April 28, 2015, and recorded among the Land Records of St. Mary's County, Maryland on May 7, 2015, in Liber JWW 4169, in Folio 726, was granted and conveyed by Marvin C. Franzen, also known of record as Marvin Franzen unto Sandcastle Place, LLC.

**MARYLAND
FORM
WH-AR****Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence****2026**

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 Sandcastle Place, LLC

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

23665 Kingston Creek Road, California, MD 20619

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

Sandcastle Place, LLC

Name of Entity

By

Bradly A. Franzen

Name

3/20/26

**Date

Manager

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.

Space Reserved for County Validation