

Case No.: 12-36876-21
Title Insurer: WFG National Title Insurance Company
Tax Account No.: 03-004945

UNIVERSAL TITLE
2105 LAUREL BUSH RD, STE 201
BEL AIR, MARYLAND 21015

1/2

DEED

THIS DEED, made this 14th day of May, 2021, by and between A. Andy Chinni and Catherine Ann Chinni, Trustees of The Andy & Catherine Chinni Trust u/t/a dated May 21, 2014, parties of the first part, and Jennifer Green Riegel and Terrance Green, parties of the second part,

WITNESSETH, that for and in consideration of the sum of SIX HUNDRED THOUSAND AND 00/100 (\$600,000.00), receipt of which is hereby acknowledged, and which the party(ies) of the first part certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do/does grant and convey unto the party(ies) of the second part, their successors, heirs and/or assigns as tenants by the entirety in fee simple, all that property situate in St. Mary's, State of Maryland, as described as follows:

Beginning at an iron pipe set on the easterly shore of Breton Bay said point being further described as being the Southwesterly corner of the land now or formerly standing in the name of Loker, thence, from said point so fixed and running with said Loker land; (1) N 66-01-00 E, 132.00 feet to a concrete monument; (2) S 43-29-00 E, 232.00 feet to a point on the Northwesterly corner of the land now or formerly standing in the name of Breton Bluff, thence, running with said Breton Bluff; (3) S 06-16-00 W, 230.00 feet to an iron pipe; (4) S 72-31-00 W. 25.00 feet to an iron pipe, thence, leaving the aforementioned Breton Bluff and running through the lands of the Grantor herein; (5) N 62-57-21 W. 42.84 feet to an iron pipe; (6) S 72-31-00 W. 87.50 feet to an iron pipe; (7) N 68-29-35 W, 131.71 feet to an iron pipe; (8) N 62-57-04 W, 166.75 feet to an iron pipe set on the East shore of the aforementioned Breton Bay, thence, running with said Bay; (9) N 34-35-11 E, 283.90 feet to the place of beginning and containing 2.676 acres of land more or less.

St. Mary's County Circuit Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$3,000.00
TR TAX COUNTY \$6,000.00
REC TAX COUNTY \$4,800.00
TOTAL \$13,860.00
DJB JR
May 25, 2021 02:02 pm

For informational purposes only: The improvements thereon being known as 41404 Breton Beach Road.

Together with a 24 foot right of way over the existing roadway from the property line to the State Road to be used by the within grantees, their heirs and assigns for egress and ingress.

THIS IS TO CERTIFY THAT ALL TAXES ON THIS PROPERTY HAVE BEEN PAID THROUGH JUNE 30, 2021
TREASURER, ST. MARY'S COUNTY, MD
ACCT. 03-004945 SC 05/25/2021

Being the same property which by deed dated July 11, 2014, and recorded among the Land Records of St. Mary's County, Maryland on October 3, 2014, in Liber 4087, in Folio 168, was granted and conveyed by ANNUNZIO CHINNI, JR., NOW KNOWN AS A. ANDY

No Review Necessary
St. Mary's County - METCOM
HC 05-25-2021

MD - WARRANTY DEED

File No.: 12-36876-21

Page 1 of 3