

Certification is made that all taxes due on the property indicated in this deed have been paid.
Finance Office of Talbot County
Clay B. Stamp - Fin. Officer
CL 05/03/2021

Talbot County Cir Crt	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$3,375.00
TR TAX CTY	\$6,250.00
TOTAL	\$9,685.00
KMD MG	
May 03, 2021	02:28 pm

AFTER RECORDING, PLEASE RETURN TO:

Andreas Bauer
Melony C. Gerland
8565 North Bend Road
Easton, MD 21601

Perfection Title, LTD
File No. 21-5906VRB
Tax ID #01-078437

This Deed, made this 1st day of April, 2021, by and between **Jeremy Allendorf** and **Hannah M. Allendorf**, GRANTORS, and **Andreas Bauer** and **Melony C. Gerland**, GRANTEES.

— *Witnesseth* —

That in consideration of the sum of Six Hundred Seventy-Five Thousand and 00/100 Dollars (\$675,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as joint tenants unto the survivor of them, their personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

All that lot or parcel of land situate in the First Election District of Talbot County, Maryland and more particularly shown and designated as Lot No. 9 on a Plat entitled "Plat of Part of the Lands of J. McKenny Willis, First Election District, Talbot County, Maryland," dated July 1992, as prepared by McCrone, Inc., and recorded among the Plat Records of Talbot County, Maryland in Plat Cabinet PC-2, Plat No. 64CC; reference being made to said Plat for a more complete description of said lot by metes and bounds, courses and distances; said Lot No. 9 containing 2.193 acres of land, more or less.

BEING the fee simple property which, by Deed dated July 12, 2017, and recorded July 13, 2017 in the Land Records of Talbot County, Maryland, in Liber No. 2461, Folio 282, was granted and conveyed by Timothy J. Hanlon, Jr. and Laura W. Hanlon unto Jeremy Allendorf and Hannah M. Allendorf.

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.

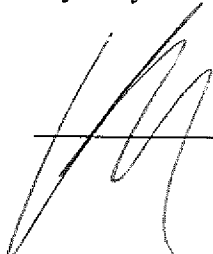
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Andreas Bauer and Melony C. Gerland, as joint tenants unto the survivor of them, their personal representatives, heirs and assigns, in fee simple.


Talbot County Finance Office
Recording Tax \$8,100.00
PK 05/03/2021
Prop ID: 01-078437

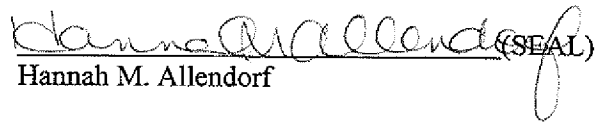
Subject to the restrictive covenants for North Bend Subdivision recorded among the Land Records of Talbot County, Maryland on February 11, 1987 in Liber MAS No. 628, Folio 643.

And the Grantors 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 they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

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



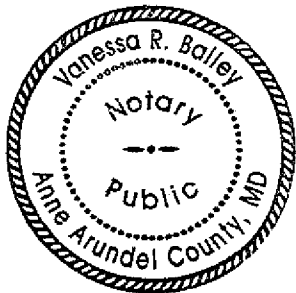
 (SEAL)
Jeremy Allendorf

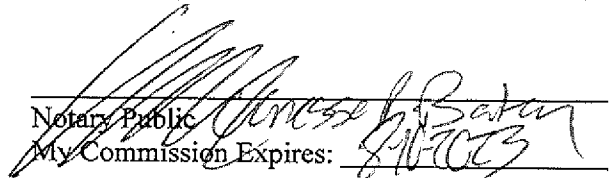
 (SEAL)
Hannah M. Allendorf

STATE OF MARYLAND }
COUNTY OF TALBOT } ss

I hereby certify that on this 30th day of March, 2021, before me, the subscriber, a Notary Public of the State of Maryland and County of Anne Arundel, personally appeared Jeremy Allendorf and Hannah M. Allendorf, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their 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.





Notary Public
My Commission Expires: 8/10/2023

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 the State of Maryland.


GREGORY C. REYNOLDS, Esq.

OWNER OCCUPANCY AFFIDAVIT

Andreas Bauer and Melony C. Gerland, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

[Signature]
As to All

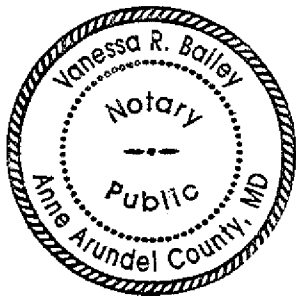
[Signature] (SEAL)
Andreas Bauer

[Signature] (SEAL)
Melony C. Gerland

STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I HEREBY CERTIFY, that on this 1st day of April, 2021, before me, the subscriber, a Notary Public of the State of Maryland and County of Anne Arundel, personally appeared Andreas Bauer and Melony C. Gerland, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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



[Signature]
Notary Public
My Commission Expires: 8-10-2023

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2021

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 Jeremy Allendorf

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

8565 North Bend Road, Easton, MD 21601

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

[Handwritten signature]

Jeremy Allendorf

Name

4/1/2021

**Date

Signature

[Handwritten signature]

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

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.

MARYLAND FORM WH-AR

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2021

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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 Hannah M. Allendorf

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

8565 North Bend Road, Easton, MD 21601

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.

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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

[Handwritten signature]

Hannah M. Allendorf

Name

4/1/2021

**Date

[Handwritten signature]

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

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.

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State of Maryland Land Instrument Intake Sheet

Baltimore City County: Talbot

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)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable) Cite or Explain Authority

4 Consideration and Tax Calculations
Table with columns for Consideration Amount and Finance Office Use Only (Transfer and Recordation Tax Consideration)

5 Fees
Table with columns for Amount of Fees, Doc. 1, Doc. 2, and Agent/Tax Bill/C.B. Credit/Ag. Tax/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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Kim Cornu
Firm: Perfection Title, LTD
Address: 3017 B Mountain Road, Pasadena, MD 21122
Phone: (410) 439-9293

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Table with columns for Terminal Verification, Agricultural Verification, Whole, Part, Tran. Process Verification, Transfer Number, Date Received, Deed Reference, Assigned Property No., Year, Land, Buildings, Total, Geo., Map, Sub, Block, Zoning, Grid, Plat, Lot, Use, Parcel, Section, Occ. Cd., Town Cd., Ex. St., Ex. Cd.

Space Reserved for County Validation

TALBOT COUNTY CIRCUIT COURT (Land Records) KDD 2841, p. 0399, MSA_CE91_2780, Date available 05/05/2021. Printed 06/03/2021.