

EASTERN SHORE TITLE COMPANY  
114 N. West Street  
Easton, Maryland 21601  
Telephone: 410-820-4426 Fax: 410-820-4429  
Website: www.easternshoretitle.com  
Email: info@easternshoretitle.com

LR - Deed (w Taxes)  
Recording Fee no RT 20.00  
Name: Blazejak/McMahan  
Ref:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 3,635.00  
LR - County Transfer  
Tax - linked 3,510.00  
LR - NR Tax - 1kd 0.00  
=====  
SubTotal: 7,205.00  
=====  
Total: 7,265.00  
10/19/2021 11:12  
CC05-TJH  
#15536863 CC0201 -  
Caroline  
County/CC02.01.01 -  
Printer: 01

**This Deed**, made this 18<sup>th</sup> day of **October, 2021**, by and between **Dorothy A. Blazejak, Trustee of the Dorothy A. Blazejak Revocable Trust Under Declaration dated June 25, 2021, a Maryland trust, Grantor; and Lee N. McMahan and Melanie R. McMahan, Grantees.**

**- Witnesseth -**

THAT FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED TWENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$727,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said **Dorothy A. Blazejak, Trustee of the Dorothy A. Blazejak Revocable Trust Under Declaration dated June 25, 2021, a Maryland trust**, does hereby grant and convey unto the said **Lee N. McMahan and Melanie R. McMahan**, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple, all the hereinafter described property:

PARCEL NO. 1 Property Account No. 03-032175

ALL that piece or parcel of land situate, lying and being in the Third Election District of Caroline County, Maryland, located on Martin Lane, CONTAINING 1.475 ACRES OF LAND, more or less, and being LOT 2B on a Plat and Survey entitled: "SUBDIVISION OF LAND OF ERNEST W. & DOROTHY A. BLAZEJAK, THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND", prepared by Helmstadt Assoc., Inc., and recorded in Plat Cabinet No. 4, Plat Book No. 40, one of the Plat Records of Caroline County, Maryland; reference to said Plat is hereby made for a more particular description of said Lot 4 by metes and bounds, courses and distances.

PARCEL NO. 2 Property Account No. 03-032248

ALL that piece or parcel of land situate, lying and being in the Third Election District of Caroline County, Maryland, located on Martin Lane, CONTAINING 1.007 ACRES OF LAND, more or less, and being LOT 2A on a Plat and Survey entitled: "SUBDIVISION OF LAND OF ERNEST W. & DOROTHY A. BLAZEJAK, THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND", prepared by Helmstadt Assoc., Inc., and recorded in Plat Cabinet No. 4, Plat Book No. 40, one of the Plat Records of Caroline County, Maryland; reference to said Plat is hereby made for a more particular description of said Lot 4 by metes and bounds, courses and distances.

BEING the same property conveyed unto Dorothy A. Blazejak, Trustee of the Dorothy A. Blazejak Revocable Trust Under Declaration dated June 25, 2021, a Maryland trust from Dorothy A. Blazejak by Deed dated June 25, 2021 and recorded among the Land Records of Caroline County, Maryland in Liber No. 1505, folio 88.

EASTERN SHORE TITLE COMPANY  
P.O. BOX 857  
EASTON, MD 21601

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same 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 **Lee N. McMahan and Melanie R. McMahan**, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, personal representatives and assigns of the survivor, forever, in fee simple.

**And** the said Grantor does hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby conveyed; and that she will execute such other and further assurances of the same, as may be requisite.

**As Witness** the hand and seal of said Grantor, the day and year first above written.

WITNESS:

**Dorothy A. Blazejak Revocable Trust  
Under Declaration dated June 25, 2021, a  
Maryland trust**

\_\_\_\_\_

*Dorothy A. Blazejak, T.R.* {Seal}  
**BY: Dorothy A. Blazejak, Trustee**

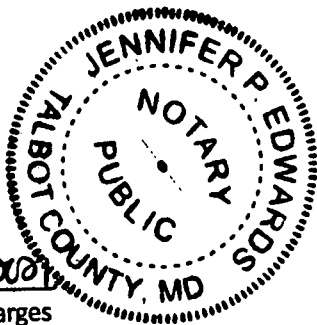
STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this 18<sup>th</sup> day of October, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Dorothy A. Blazejak, 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 instrument to be her act as Trustee, 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.

*Jennifer P. Edwards*  
\_\_\_\_\_  
Notary Public

My commission expires: 2/12/2023



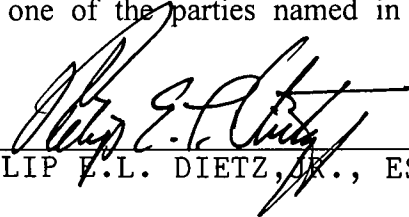
I hereby certify this 19<sup>th</sup> day of Oct 2021  
That all public taxes, assessments and charges due on this property transferred by this deed have been paid.

Recordation Tax Amt \$7,270.00  
Property ID: 03-032115 & 03-032246

*[Signature]*  
\_\_\_\_\_  
CAROLINE COUNTY TAX OFFICE

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1530, p. 0138, MSA\_CE95\_1300. Date available 10/27/2021. Printed 04/04/2024.

This document was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland, or by one of the parties named in the within instrument.



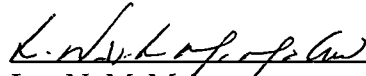
PHILIP E.L. DIETZ, JR., ESQUIRE


AFTER RECORDING, PLEASE RETURN TO:  
**EASTERN SHORE TITLE COMPANY**  
114 N. West Street  
Easton, Maryland 21601  
File No. EST-26903-JE

**AFFIDAVIT OF GRANTEES  
PRIMARY RESIDENCE**

THE UNDERSIGNED STATE UNDER OATH AS FOLLOWS:

1. The undersigned is the Grantee of residentially improved real property located at 8072 Martin Lane & Parcel No. 221 Martin Lane, Denton, MD 21629
2. The undersigned state that the above referenced property will be their principal residence which they will occupy seven out of twelve months of the calendar year.

  
 \_\_\_\_\_  
 Lee N. McMahan

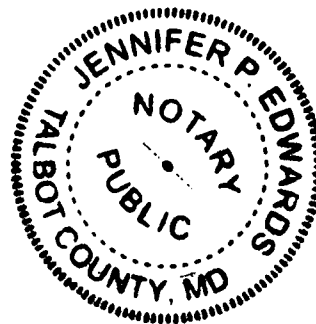
  
 \_\_\_\_\_  
 Melanie R. McMahan

STATE OF MARYLAND  
COUNTY OF TALBOT, to wit:

Sworn to and subscribed before me by Lee N. McMahan and Melanie R. McMahan on this 18<sup>th</sup> day of October, 2021.

  
 \_\_\_\_\_ (SEAL)  
 Signature of Notary Public

My Commission Expires: 2/12/2023



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 Dorothy A. Blazejak Revocable Trust, a MD Trust

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

8072 Martin Lane, & Parcel 221 Martin Lane, Denton Maryland 21629

3. Reasons for Exemption

Resident Status [ ] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland. [X] 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

[Signature] Witness/Attest

Dorothy A. Blazejak RV Trust

Name of Entity

[Signature] By

Dorothy A. Blazejak

Name 10/18/21 \*\*Date

Trustee

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.

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1530, p. 0141, MSA\_CE95\_1300. Date available 10/27/2021. Printed 04/04/2024.

State of Maryland Land Instrument Intake Sheet

Baltimore City X County: Caroline

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 ( ) Check Box if addendum Intake Form is Attached.
x Deed Mortgage Other
x Deed of Trust 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
County Transfer
Cite or Explain Authority

4 Consideration Amount
Purchase Price/Consideration \$ 727,000.00
Any New Mortgage \$ 621,000.00
Balance of Existing Mortgage \$
Other: \$
Full Cash Value: \$
Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$
X ( ) % = \$
Less Exemption Amount - \$
Total Transfer Tax = \$
Recordation Tax Consideration \$
X ( ) per \$500 = \$
TOTAL DUE \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ 60.00 \$ 60.00
Surcharge \$
State Recordation Tax \$ 7,270.00
State Transfer Tax \$ 3,635.00
County Transfer Tax \$ 3,510.00
Other \$
Other \$
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).
District 03 Property Tax ID No. (1) 032175 & 032248 Grantor Liber/Folio 1505 , 88 Map 37 Parcel No. 220 & 221 Var. LOG (5)
Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)
8072 Martin Lane & Parcel No. 221 Martin Lane, Denton, MD 21629
Other Property Identifiers (if applicable) Water Meter Account No.
Residential X Or Non-Residential Fee Simple X or Ground Rent Amount: \$
Partial Conveyance Yes X No Description/Amt. of SqFt/Acreage Transferred:
If Partial Conveyance, List Improvements

7 Transferred From
Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
Dorothy A. Blazejak Revocable Trust Under Declaration Lee N. McMahan and Melanie R. McMahan
Dated June 25, 2021, a MD Trust
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)
Lee N. McMahan and Melanie R. McMahan M&T Bank
New Owner's (Grantee) Mailing Address
24530 Choptank Blvd. Denton Maryland 21629

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: Jennifer P. Edwards X Return to Contact Person
Firm Eastern Shore Title Company Hold for Pickup
Address: 114 N. West Street Easton, MD 21601 Phone: (410) 820-4426 Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
x Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does the transfer include personal property? If yes, identify:
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 20 20 Geo. Map Sub Block
Land Zoning Grid Plat Lot
Buildings Use Parcel Section Occ. Cd.
Total Town Cd. Ex. St. Ex. Cd.

REMARKS:

Space Reserved for County Validation

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