

LH

WHEN RECORDED RETURN TO:

Clarence J. Hanna Jr. and Diane F. Hanna
28028 Playtor Road
Easton, MD 21601

Parcel ID#-#01-060376
Chicago Title Insurance Company

DFH

RECORDED	20.00
REGISTRATION	20.00
TALBOT COUNTY	6204.00
TAX STATE	8200.00
TOTAL	14704.00
RECEIVED	19644.00
POST TIME	195100
MAS	3651
BOOK	1271
JUN 11 2007	10:05 AM

File # 3840-07-01693

THIS DEED, Made this **1st day of June, 2007**, by and between **Richard D. Beall and Dana Beall**, parties of the first part, Grantors, and **Clarence J. Hanna Jr. and Diane F. Hanna**, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Nine Hundred Forty Thousand and 00/100 DOLLARS (\$940,000.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and, the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in **Talbot County**, State of Maryland, and described as follows:

ALL that piece or parcel of land shown as Lot No. 8 on a Plat entitled: "Section II, Waverly Island Estates, First Election District, Talbot County, Maryland, Scale: 1" - 100', September, 1981", made by J.R. MaCrone, Jr., Registered Professional Engineers and Surveyors, recorded among the Plat Records of Talbot County in Liber No. 56, Folio 32, reference being made to said Plat for a more complete description of said lot by metes and bounds, courses and distances.

The improvements thereon being known as No.28028 Playtor Road.

SUBJECT, HOWEVER, to all easements, rights-of-way and utility rights-of-way of record and the covenants, easements, provisions and restrictions set forth in "Waverly Island Estates, Section II Restrictions, Easements and Covenants for Lots Nos. 1 thru 9" recorded among the Land Records of Talbot County in Liber 559, Folio 558 and a Declaration of Restrictions and Covenants, Waverly Island Estates, Section I and Section II recorded among the aforesaid Land Records in Liber 740, Folio 853.

BEING the same property which by Deed dated October 18, 2005 and recorded among the Land Records of Talbot County in Liber No. 1395, folio 6, was granted and conveyed by Philip J. Ferry, III and Stephanie I. Ferry unto Richard D. Beall and Dana Beall, the Grantors herein.

TOGETHER with the buildings and improvements thereupon 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 lots 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 parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and, the heirs, Personal Representatives and assigns of the survivor, in fee simple.

AND the said parties of the first part 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 granted and that they will execute such further assurances of the same as may be requisite.

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT
RECORDS OF TALBOT COUNTY.

DAVID H. EWING
SUPERVISOR OF ASSESSMENTS

~~R. ANDREW HOLLIS, FIN. OFFICER~~ COL

6/11/07 49 FOLIO 513
LIBER 9549

Carol Ann Wildesen
Carol Ann Wildesen, Attorney

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID
FINANCE OFFICER OF TALBOT COUNTY

~~R. ANDREW HOLLIS, FIN. OFFICER~~ COL
DATE 6/11/07 COL

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1549, p. 0513, MSA_CE91_1486. Date available 06/14/2007. Printed 05/06/2024.

AFFIDAVIT OF GRANTEE(S) PRIMARY RESIDENCE

Clarence J. Hanna Jr. and Diane F. Hanna, Grantee(s) in the within Deed from Richard D. Beall and Dana Beall, as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved owner-occupied real property and that the residence will be occupied by us at least seven (7) out of twelve (12) months of any future period.

[Signature]
Clarence J. Hanna Jr., Grantee

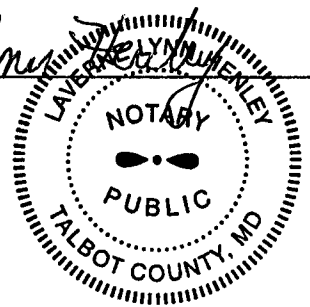
[Signature]
Diane F. Hanna, Grantee

STATE OF MARYLAND, COUNTY of Talbot, to wit:

I HEREBY CERTIFY, That on this 1st day of June, 20 07, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Clarence J. Hanna Jr. and Diane F. Hanna, the within Grantee(s), and they acknowledged the foregoing instrument to be their act.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public



My Commission Expires: 1/17/2009

File 3840-07-01693

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1549, p. 0514, MSA_CE91_1486. Date available 06/14/2007. Printed 05/06/2024.

CERTIFICATE OF EXEMPTION FROM WITHHOLDING

Upon Disposition of Maryland Real Property

AFFIDAVIT OF RESIDENCE OR PRINCIPAL RESIDENCE

TRANSFEROR CLAIMS EXEMPTION, based on the certifications below, from the tax withholding requirements of the Annotated Code of Maryland, Tax General Article, Section 10-912 which requires that tax payments are required to be withheld when a deed or other instrument is recorded and affects a change of ownership. The requirements of withholding DO NOT apply when a transferor of real property executes a certification of Maryland residence OR a certification that the property transferred is the principal residence of the transferor.

A. TRANSFEROR INFORMATION

NAME OF TRANSFEROR:

Richard D. Beall

B. REASON FOR EXEMPTION

RESIDENT STATUS

[X] I, the Transferor, am a resident of the State of Maryland.

[] Transferor is a resident entity under Section 10-912(A)(4) of the Tax General Article of the Annotated Code of Maryland, I am an agent of the Transferor, and I have the authority to sign this document on behalf of the Transferor.

PRINCIPAL RESIDENCE

[] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in the Internal Revenue Code, Section 121 and recorded as such with the State Department of Assessments & Taxation.

The undersigned transferor, under the penalties of perjury, certifies that I have examined this declaration and to the best of my knowledge, that it is true, correct and complete.

C. INDIVIDUAL TRANSFEROR

Lynn Henley
Witness

Richard D. Beall
Name (Printed)

Richard D Beall
Signature

D. ENTITY TRANSFEROR

Witness/Attest

Name of Entity (Printed)

By: Name

Title

File No. 3840-07-01693
Property: 28028 Playtor Road, Easton, MD 21601

CERTIFICATE OF EXEMPTION FROM WITHHOLDING
Upon Disposition of Maryland Real Property

AFFIDAVIT OF RESIDENCE OR PRINCIPAL RESIDENCE

TRANSFEROR CLAIMS EXEMPTION, based on the certifications below, from the tax withholding requirements of the Annotated Code of Maryland, Tax General Article, Section 10-912 which requires that tax payments are required to be withheld when a deed or other instrument is recorded and affects a change of ownership. The requirements of withholding DO NOT apply when a transferor of real property executes a certification of Maryland residence OR a certification that the property transferred is the principal residence of the transferor.

A. TRANSFEROR INFORMATION

NAME OF TRANSFEROR:

Dana Beall

B. REASON FOR EXEMPTION

RESIDENT STATUS

I, the Transferor, am a resident of the State of Maryland.

Transferor is a resident entity under Section 10-912(A)(4) of the Tax General Article of the Annotated Code of Maryland, I am an agent of the Transferor, and I have the authority to sign this document on behalf of the Transferor.

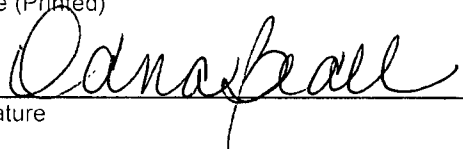
PRINCIPAL RESIDENCE Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in the Internal Revenue Code, Section 121.

The undersigned transferor, under the penalties of perjury, certifies that I have examined this declaration and to the best of my knowledge, that it is true, correct and complete.

C. INDIVIDUAL TRANSFEROR



Witness

Dana Beall
Name (Printed)


Signature

D. ENTITY TRANSFEROR

Witness/Attest

Name of Entity (Printed)

By: _____
Name

Title

File No. 3840-07-01693
Property: 28028 Playtor Road, Easton, MD 21601

WITNESS the hands and seals of the within Grantors.

WITNESS:

Lynn Henby

Richard D. Beall (SEAL)
Richard D. Beall

Lynn Henby

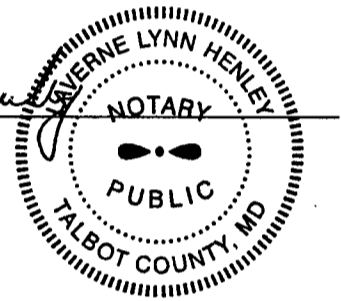
Dana Beall (SEAL)
Dana Beall

STATE OF MARYLAND, CITY/COUNTY OF Talbot, to wit:

I HEREBY CERTIFY, That on this 1st day of June, 2007, before me, the subscriber, a Notary Public of the State and jurisdiction aforesaid, personally appeared **Richard D. Beall and Dana Beall**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Loraine Lynn Henby
Notary Public



My Commission Expires: 1/17/2008

Prepared by:
NRT Mid-Atlantic Title Services, LLC
11350 McCormick Road, Suite 200
Executive Plaza III
Hunt Valley, MD 21031
410-252-1208
File #3840-07-01693

State of Maryland Land Instrument Intake Sheet
[] Baltimore CITY XCounty: Talbot
 Information provided is for 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)

1 Type(s) of Instruments Check Box if Addendum Intake Form is Attached
 [1 Deed [] Mortgage [] Other Other
 2 Deed of Trust [] Lease

2 Conveyance Type Check Box
 X Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale[9]
 Arms-Length[1] Arms-Length[2] Arms-Length[3]

3 Tax Exempt (if Applicable)
 Cite or Explain Authority
Recordation:
State Transfer:
County Transfer:

4 Consideration And Tax Calculations	Consideration Amount		Finance Office Use Only	
			Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$	940,000.00	Transfer Tax Consideration	\$
Any New Mortgage	\$	185,000.00	X ()% =	\$
Balance of Existing Mortgage	\$		Less Exemption Amount -	\$
Other:	\$		Total Transfer Tax =	\$
Other:	\$		Recordation Tax Consideration	\$
Full Cash Value	\$		X () per \$500=	\$
			TOTAL DUE	\$

5 Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:
	Recording Charge	\$20.00	\$20.00	
Surcharge	\$20.00	\$20.00	\$20.00	
State Recordation Tax	\$6,204.00		\$	C.B. Credit
State Transfer Tax	\$4,700.00		\$	
County Transfer Tax	\$8,900.00		\$	
Other	\$		\$	Ag. Tax/Other:
Total Fees	\$		\$	

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	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
	01-060376	1395 / 6			<input type="checkbox"/> (5)	
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage(4)
		8				

Location/Address of Property Being Conveyed (2)
 28028 Playtor Road, Easton, MD 21601

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:**

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Richard D. Beall	Clarence J. Hanna Jr.
Dana Beall	Diane F. Hanna
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)
Clarence J. Hanna Jr.	Coldwell Banker Mortgage
Diane F. Hanna	
New Owner's (Grantee) Mailing Address	
28028 Playtor Road, Easton, MD 21601	

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	<input type="checkbox"/> Return to Contact Person
Name: Jessica R Durazzo / File #3840-07-01693	<input type="checkbox"/> Hold for Pickup
Firm: NRT Mid-Atlantic Title Services, LLC	
Address: 11350 McCormick Road, #200, Executive Plaza III	<input checked="" type="checkbox"/> Return Address Provided
Hunt Valley, MD 21031	
Phone: (410-252-1208) Date Sent: 6/4/2007	

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	X	No Does transfer include personal property? If yes, identify:
		Yes	X	No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification		
Transfer Number:	Date Received:	Deed Reference		Assigned Property No.		
Year	19	18	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ Cd.
Total			Town Co.	Ex. St.	Ex. Cd.	

Lora Hughes

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1549, p. 0518, MSA CE91_1486, Date available 06/14/2007. Printed 05/06/2024.