

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$3,696.00
DATE: 2/1/2017
INITIALS: R. Pierce
Prop ID: 01-103342

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 cl

DATE 2/1/2017 cl

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

This Deed, made this 31st day of January, 2017, by and between JACQUELINE S. RETTIG, SOLE TRUSTEE OF THE RETTIG FAMILY REVOCABLE TRUST U/T/A DATED THE 20TH DAY OF DECEMBER, 2005, a Maryland trust, Grantor; and JAMES W. KREFT and CINDY A. KREFT, Grantees.

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of **Three Hundred Eight Thousand And 00/100 Dollars (\$308,000.00)** and other good, valuable and sufficient consideration, in hand paid, the receipt of which is hereby acknowledged, the said **JACQUELINE S. RETTIG, SOLE TRUSTEE OF THE RETTIG FAMILY REVOCABLE TRUST U/T/A DATED THE 20TH DAY OF DECEMBER, 2005, a Maryland trust** does hereby grant and convey unto the said **JAMES W. KREFT and CINDY A. KREFT**, 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:

ALL that lot, piece or parcel of ground situate, lying and being in the Town of Easton, First Election District of Talbot County, State of Maryland, as described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot 421 as shown on the Plat of Subdivision entitled: "RESUBDIVISION PLAT, PHASE I & PARCEL A, EASTON CLUB EAST", Sheet 1 of 2 and Sheet 2 of 2, which plats are recorded among the Plat Records of Talbot County, Maryland in Plat Book MAS No. 81, folio 126 and Plat Book MAS No. 81, folio 127. Reference being hereby made to said Plats for a more particular description of said Lot 421 by metes and bounds, courses and distances.

BEING the same property conveyed unto PAUL C. RETTIG and JACQUELINE RETTIG, Trustees of the Rettig Family Revocable Trust, U/T/A Dated the 20th day of December, 2005 from PAUL C. RETTIG and JACQUELINE RETTIG by Deed dated December 20, 2005, and recorded among the Land Records of Talbot County, Maryland in Liber No. 1409, folio 438. The said Paul C. Rettig having departed this life on May 15, 2012 and in accordance with said Trust Agreement, Jacqueline Rettig became Sole Trustee.

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 **JAMES W. KREFT and CINDY A. KREFT**, 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; SUBJECT, HOWEVER, to Declaration of Covenants and Restrictions for Easton Club East, dated May, 2001, and recorded in Liber No.

LIBER 2422 FOLIO 18

1002, folio 288; ALSO SUBJECT, HOWEVER, to First Amended and Restated Declaration of Covenants and Restrictions for Easton Club East, dated May 6, 2001 and recorded in Liber No. 1007, folio 3; ALSO SUBJECT, HOWEVER, to Easton Club East Community Association, Inc., First Supplemental Declaration to First Amended and Restated Declaration of Covenants and Restrictions, dated February 12, 2003 and recorded in Liber No. 1142, folio 551; ALSO SUBJECT, HOWEVER, to Easton Club East Community Association, Inc., Second Supplemental Declaration to First Amended and Restated Declaration of Covenants and Restrictions, dated November 7, 2003, and recorded in Liber No. 1205, folio 909; ALSO SUBJECT, HOWEVER, to Easton Club East Community Association, Inc., Third Supplemental Declaration to First Amended and Restated Declaration of Covenants and Restrictions, dated September 28, 2004 and recorded in Liber No. 1281, folio 575; ALSO SUBJECT, HOWEVER, to Easton Club East Community Association, Inc., Fifth Supplemental Declaration to First Amended and Restated Declaration of Covenants and Restrictions, dated September 12, 2005 and recorded in Liber No. 1374, folio 45; ALSO SUBJECT, HOWEVER, to Easton Club East Community Association, Inc., First Amendment to First Amended and Restated Declaration of Covenants and Restrictions, dated September 1, 2005 and recorded in Liber No. 1374, folio 41; ALSO SUBJECT, HOWEVER, to Easton Club East Community Association, Inc., Sixth Supplemental Declaration to First Amended and Restated Declaration of Covenants and Restrictions, dated February 10, 2006 and recorded in Liber No. 1421, folio 157; ALSO SUBJECT, HOWEVER, to Easton Club East Community Associations, Inc., Seventh Supplemental Declaration to First Amended and Restated Declaration of Covenants and Restrictions, dated November 11, 2005 and recorded in Liber No. 1505, folio 256; ALSO SUBJECT, HOWEVER, to Easton Club East Community Association, Inc., Eighth Supplemental Declaration to First Amended and Restated Declaration of Covenants and Restrictions, dated January 24, 2007 and recorded in Liber No. 1525, folio 334; ALSO SUBJECT, HOWEVER, to Easton Club East Community Association, Inc., Ninth Supplemental Declaration to First Amended and Restated Declaration of Covenants and Restrictions, dated November 1, 2007 and recorded in Liber No. 1582, folio 452.

And the said Grantor does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby conveyed; and that it 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:

RETTIG FAMILY REVOCABLE TRUST U/T/A DATED THE 20TH DAY OF DECEMBER, 2005, A MARYLAND TRUST

[Handwritten Signature]

Jacqueline S. Rettig *- Sole Trustee*
{Seal}
BY: JACQUELINE S. RETTIG, SOLE TRUSTEE

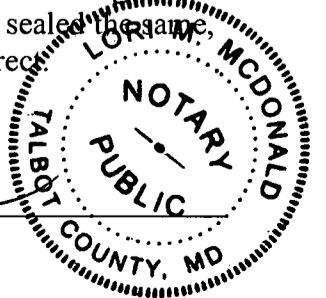
STATE OF MARYLAND, COUNTY OF TALBOT, to wit:

I hereby certify that on this **31st** day of **January, 2017**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **JACQUELINE S. RETTIG, SOLE TRUSTEE OF THE RETTIG FAMILY REVOCABLE TRUST U/T/A DATED THE 20TH DAY OF DECEMBER, 2005, a Maryland trust**, 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.

My commission expires: 12/08/20

[Handwritten Signature]
Notary Public



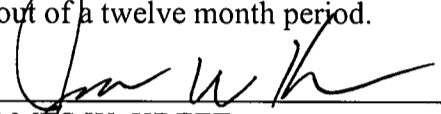
TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2422, p. 0019, MSA_CE91_2361. Date available 02/08/2017. Printed 04/22/2022.

Re: Deed of Residential Real Property

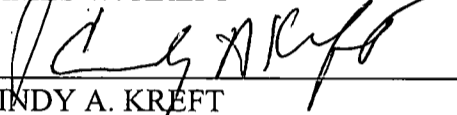
Grantor: JACQUELINE S. RETTIG, SOLE TRUSTEE OF THE RETTIG FAMILY REVOCABLE TRUST U/T/A DATED THE 20TH DAY OF DECEMBER, 2005, a Maryland trust

Grantee: JAMES W. KREFT and CINDY A. KREFT

The undersigned, being the Grantee in the above-captioned Deed, hereby certify under penalties of perjury that the land conveyed in the above-captioned Deed is residentially improved, owner-occupied real property and that the residence will be occupied by the undersigned seven months out of a twelve month period.



JAMES W. KREFT {Seal}



CINDY A. KREFT {Seal}

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.



W. THOMAS FOUNTAIN, ESQUIRE

AFTER RECORDING, PLEASE RETURN TO:
EASTERN SHORE TITLE COMPANY
114 N. West Street
Easton, Maryland 21601
File No. EST-2017-20162LMM

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

LR - Deed (w Taxes)
Recording Fee no RT
20.00
Name: Rettig/Kreft.
Ref: 2422/18
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,540.00
LR - County Transfer
Tax - linked 2,580.00
LR - NR Tax - 1kd 0.00
=====
SubTotal: 4,180.00
=====
Total: 4,240.00
02/01/2017 02:46
CC20-LL
#7717226 CC0205 -
Talbot
County/CC02.05.03 -
Register 03

DOCUMENT VALIDATION
(excluded from page count)

