

TRP FD SURE \$ 20.00
 RECORD FEE - 20.00
 REGISTRATION T 316.00
 TR TAX STATE 240.00
 TOTAL 596.00
 Recpt # 1977
 MMS 9493
 JUN 30 2008 04:35 PM
 BLK # 1

THIS DEED, made this 18th day of June, in the year two thousand eight, by **KARL L. DAMANDA**, Grantor.

WHEREAS, by deed dated May 17, 2001, Karl L. Damanda conveyed the below-described real property to himself and Elizabeth Ann McCoy as joint tenants with the right of survivorship; and

WHEREAS, **KARL L. DAMANDA** now intends to convey his interest as a joint tenant in and to the below-described property to **ELIZABETH ANN McCOY**, Grantee, thereby vesting title entirely in Elizabeth Ann McCoy; and

WITNESSETH: That for and in consideration of FORTY-EIGHT THOUSAND DOLLARS (\$48,000.00), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant and convey unto **ELIZABETH ANN McCOY**, Grantee, and unto her personal representatives and assigns, in fee simple, all of Grantor's right, title, and interest as a joint tenant in and to the following described property, to wit:

ALL THAT LOT or parcel of ground situate lying and being in the First Election District, Talbot County, Maryland, and designated as Lot No. 102, as shown on a plat entitled "MATTHEWSTOWN RUN SECTION THREE TOWN OF EASTON FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND," prepared by Alpha Surveys and recorded among the Plat Records of Talbot County in Plat Cabinet 4, plat 66GG, to which plat reference is hereby made for a more complete description by metes and bounds, courses and distances.

SUBJECT, HOWEVER, to all easements, right-of-way, utility right-of-way and Building Restriction Lines as shown on a Plat entitled "MATTHEWSTOWN RUN,

TALBOT COUNTY CIRCUIT COURT (Land Records) MSA 1631, p. 0241, MSA_CE91_1568. Date available 07/09/2008. Printed 09/07/2021.

NO DUPLICATION 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

DATE 6/30/08

KOPEN & COLLISON, LLP
 ATTORNEYS AT LAW
 POST OFFICE BOX 102
 EASTON, MARYLAND 21601
 410-822-3900

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
 PER 6/30/08

LIBER 163 | FOLIO 24 |

SECTION III, TOWN OF EASTON, FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND," dated June 18, 1998, as amended and recorded among the Plat Records of Talbot County in Plat Cabinet 4, plat 66GG. ALSO, SUBJECT, to the Declaration of Restrictions and Covenants, Phase III, Matthewstown Run Subdivision recorded among the Land Records of Talbot County in Liber 913, folio 657.

AND, FURTHER SUBJECT, to the rights of adjoining neighbors and the public in general, to use the property access easement/concrete sidewalk crossing Lot 102 along the east property line as shown on a plat entitled "MATTHEWSTOWN RUN, SECTION THREE ACCESS EASEMENT PLAT LOTS 102 AND 113, TOWN OF EASTON, TALBOT COUNTY, MARYLAND", dated December 18, 1999, and to be recorded among the Land Records of Talbot County, Maryland prior hereto.

BEING the same property conveyed unto Karl L. Damanda and Elizabeth Ann McCoy by Deed from Karl L. Damanda, dated May 17, 2001, and recorded among the Land Records of Talbot County, Maryland in Liber 1003, folio 379.

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 and in any wise appertaining.

TO HAVE AND TO HOLD said lots or parcels of ground and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages to the same belonging or appertaining to and to the proper use and benefit of said Grantee, as sole owner, and unto her personal representatives and assigns, in fee simple.

AND the said Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever to encumber said property hereby conveyed; that he will warrant specially said property hereby granted; and that he will execute such other and further assurance of same as may be requisite.

AS WITNESS the hand and seal of said Grantor.

WITNESS:

D. Harry Luzius, Jr.
D. Harry Luzius, Jr.

Karl L. Damanda (SEAL)
KARL L. DAMANDA

State of Virginia, County of Fairfax
The foregoing instrument was acknowledged
before me this 18 day of JUNE, 2008
by KARL LEE DAMANDA

Kiran R. Shrestha

Notary Public, My Commission Expires: 04-30-2011

STATE OF VIRGINIA, COUNTY OF FAIRFAX TO WIT:

I HEREBY CERTIFY that on this 18 day of June, 2008, before me, the subscriber,
a Notary Public of the aforesaid State and County, personally appeared **KARL L.
DAMANDA** known to me (or satisfactorily proven) to be the person whose name is
subscribed to the within Instrument, and he acknowledged that he executed the same for the
purposes therein contained, and further acknowledged that the matters, facts, and
consideration recited in the above instrument are true and correct to the best of his
knowledge, information and belief, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.



Kiran R. Shrestha
Notary Public
My Commission Expires: 04-30-2011

PRINCIPAL RESIDENCE

The undersigned state under oath and penalties of perjury that the following is true to
the best of her knowledge, information, and belief.

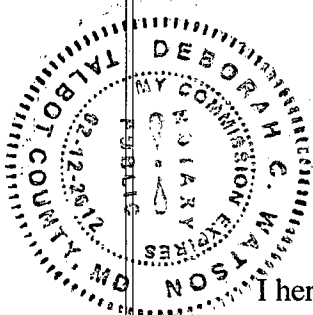
The undersigned, being the Grantee in the above captioned Deed, hereby certifies
under penalties of perjury that the land conveyed in the above captioned Deed, known as
29174 Standish Street, Easton, Maryland 21601, is residentially improved, owner-occupied
real property, and that the residence will be occupied by the undersigned as the principal
residence by actually occupying the residence for at least 7 months of a 12 month period in
accordance with the provisions of Tax Property Article Section 13-408.

29214
cm

Elizabeth Ann McCoy
ELIZABETH ANN MCCOY

The above oath or affirmation was given under the penalties of perjury before me, a
Notary Public in and for the State of Maryland, County of Talbot, this 18TH day of June,
2008.

Deborah C. Watson
Notary Public
MY COMMISSION EXPIRES:
FEBRUARY 12, 2012



CERTIFICATION

I hereby certify that I am an attorney admitted to practice before the Court of Appeals
of the State of Maryland and that the foregoing Instrument was prepared by me or under my
supervision.

Michael J. Kopen
Michael J. Kopen

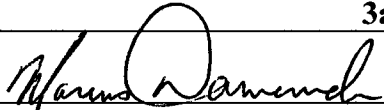
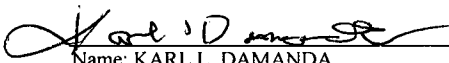
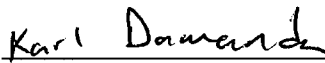
Certificate of Exemption from Withholding Upon Disposition of Maryland Real Estate Planning Affidavit of Residence or Principal Residence

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 | KARL L. DAMANDA |

| 2. Reasons for Exemption | |
|---------------------------------|--|
| Resident Status | <input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document of Transferor's behalf. |
| Principal Residence | <input checked="" type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121. |

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: KARL L. DAMANDA |
| |  _____ Name |

| 3b. Entity Transferors | |
|-------------------------------|-------------------------|
| _____ Witness/Attest | _____ Name of Entity |
| | _____ By |
| | _____ Name |
| | _____ Title |

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1631, p. 0244, MSA_CE91_1568. Date available 07/09/2008. Printed 09/07/2021.

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 | (<input type="checkbox"/> Check Box if addendum Intake Form is Attached.) | | | |
| | | <input checked="" type="checkbox"/> Deed | <input type="checkbox"/> Mortgage | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |
| 2 | Conveyance Type Check Box | <input type="checkbox"/> Improved Sale | <input type="checkbox"/> Unimproved Sale | <input type="checkbox"/> Multiple Accounts | <input type="checkbox"/> Not an Arms- |
| | | Arms-Length [1] | Arms-Length [2] | Arms-Length [3] | Length Sale [9] |
| 3 | Tax Exemptions (if Applicable) | Recordation | | | |
| | | State Transfer | | | |
| | | County Transfer | | | |
| Cite or Explain Authority | | | | | |

| 4 | Consideration and Tax Calculations | Consideration Amount | | Finance Office Use Only | |
|----------|---|------------------------------|------------------------|---|----|
| | | Purchase Price/Consideration | \$ 48,000 ⁻ | Transfer and Recordation Tax Consideration | |
| | | Any New Mortgage | \$ | Transfer Tax Consideration | \$ |
| | | Balance of Existing Mortgage | \$ | X () % = | \$ |
| | | Other: | \$ | Less Exemption Amount | \$ |
| | | Other: | \$ | Total Transfer Tax | \$ |
| | | Full Cash Value: | \$ | Recordation Tax Consideration | \$ |
| | | X () per \$500 = | \$ | | |
| | | TOTAL DUE | \$ | | |

| 5 | Fees | Amount of Fees | | Doc. 1 | | Doc. 2 | | Agent: | |
|----------|-------------|-----------------------|----|------------------|----|--------|--|----------------|--|
| | | Recording Charge | \$ | 20 ⁻ | \$ | | | | |
| | | Surcharge | \$ | 20 ⁻ | \$ | | | Tax Bill: | |
| | | State Recordation Tax | \$ | 316.80 | \$ | | | C.B. Credit: | |
| | | State Transfer Tax | \$ | 240 ⁻ | \$ | | | Ag. Tax/Other: | |
| | | County Transfer Tax | \$ | 0 ⁻ | \$ | | | | |
| | | Other | \$ | | \$ | | | | |
| | | Other | \$ | | \$ | | | | |

| | | | | | | | | |
|---|--------------------------------|---|-------------------------|--|------------|--------------|------------------------------|------------------|
| 6 | Description of Property | District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG | |
| | | 01 | 089080 | 1003/380 | | | <input type="checkbox"/> (5) | |
| | | Subdivision Name | | Lot (3a) | Block (3b) | Sect/AR (3c) | Plat Ref. | SqFt/Acreage (4) |
| | | 29714 Standish St. | | | | | | |
| | | Location/Address of Property Being Conveyed (2) | | | | | | |
| | | 29714 Standish St., Easton, MD 21601 | | | | | | |
| | | Other Property Identifiers (if applicable) | | | | | Water Meter Account No. | |
| | | Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> | | Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> | | Amount: | | |
| Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | Description/Amt. of SqFt/Acreage Transferred: <u>interest as joint tenant</u> | | | | | | |
| If Partial Conveyance, List Improvements Conveyed: | | | | | | | | |

| | | | |
|----------|-------------------------|---|---|
| 7 | Transferred From | Doc. 1 - Grantor(s) Name(s) | Doc. 2 - Grantor(s) Name(s) |
| | | Karl L. Damanda | |
| | | 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) |
| | | Elizabeth Ann McCoy | |
| New Owner's (Grantee) Mailing Address | | | |
| 29714 Standish St., 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 checked="" type="checkbox"/> Return to Contact Person | |
| | | Name: <u>Billy Kirwan</u> | | | <input type="checkbox"/> Hold for Pickup |
| | | Firm: <u>Koppen & Collison, LLP</u> | | | |
| | | Address: <u>P.O. Box 1028, Easton, MD 21601</u> | | | |
| Phone: <u>(410) 822-3900</u> | | <input type="checkbox"/> Return Address Provided | | | |

| | | | |
|--|---|--|---|
| 11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | | | |
| Assessment Information | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Will the property being conveyed be the grantee's principal residence? |
| | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Does transfer include personal property? If yes, identify: _____ |
| | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 | 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: | | | | | | | |
| | | | | | | | |
| | | | | | | | |

TALBOT COUNTY CIRCUIT COURT (Land Records) WAS 1631, p. 0245, MSA_CE91_1568. Date available 07/09/2008. Printed 09/07/2021.

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