

United Title Service, LLC  
File No. UTS-3021  
Tax ID # 01-010913

Carroll County Commissioners  
RECORDATION TAX

AMT: \$6,850.00

DATE: 5/24/04

INITIALS: BB

631459

**This Deed**, made this 12th day of May, 2004, by and between Thomas K. Galvin, III and Linda C. Galvin, parties of the first part, Grantors; and Kent E. Krebeck, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Six Hundred Eighty Four Thousand Nine Hundred And 00/100 Dollars (\$684,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Kent E. Krebeck, as sole owner, in fee simple, all that lot of ground situate in the County of Carroll, State of Maryland and described as follows, that is to say:

3424.50  
BEGINNING for a corner at a steel pin at lands of Albert S. Wilhide, said pin being in the South 36 degrees East, 120.4 perch line of the Deed of the entire tract, said pin being 1573.61 feet from the end thereof; then with a portion of said line and the outline of said Deed (1) South 38degrees 51 minutes 41 seconds East, 1573.61 feet to a steel pin; then leaving the outline of the entire tract by the following lines of division now established (2) South 57 degrees 12 minutes 12 seconds West 804.16 feet to a steel pin; then (3) South 24 degrees 25 minutes 44 seconds East, 319.87 feet to a point in Keysville Road; then in and along the center of said road (4) North 84 degrees 19 minutes 39 seconds West, 235.53 feet to a point in said road; then leaving said road (5) North 29 degrees 49 minutes 15 seconds West, 69.27 feet to a steel pin; then (6) North 23 degrees 06 minutes 46 seconds West, 177.62 feet to a steel pin; then (7) North 07 degrees 41 minutes 03 seconds West, 406.16 feet to a steel pin; then (8) North 88 degrees 29 minutes 33 seconds West, 446.26 feet to a steel pin; then (9) North 31 degrees 05 minutes 50 seconds West, 249.20 feet to a steel pin; then (10) North 25 degrees 55 minutes 46 seconds East, 1198.39 feet to a steel pin, the place of beginning, containing 30.00 acres (neat measure).

SAVING AND EXCEPTING so much of the property as conveyed to the County Commissioners of Carroll County, Maryland for the bed of Keysville Road 40 feet wide, in deed dated August 12, 1971 and recorded in County Roads Deed Book No. 1, Page 579.

FURTHER SAVING AND EXCEPTING 8.0447 acres of land which was conveyed by Terry Jay Scholle and Susan Alice Scholle, his wife, to William Hamilton, Jr. and Shirley R. Hamilton, his wife, by deed dated October 26, 1984 and recorded in Book LWS No. 883, Page 1045.

Being all the same property as described in a deed from Terry Jay Scholle and Susan Alice Scholle to Thomas K. Galvin, III and Linda C. Galvin, dated December 27, 1985 and recorded in Liber 933 at Folio 193.

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 Kent E. Krebeck, as sole owner, 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 hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Karina Hellen  
\_\_\_\_\_

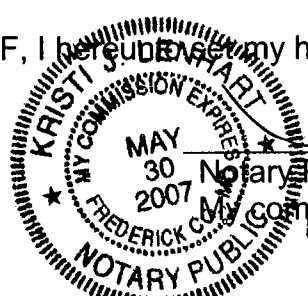
Thomas K. Galvin, III {Seal}  
Thomas K. Galvin, III

Linda C. Galvin {Seal}  
Linda C. Galvin

STATE OF MARYLAND, COUNTY OF FREDERICK, to wit:

I hereby certify that on this 12th day of May, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Thomas K. Galvin, III and Linda C. Galvin, the Grantors herein, 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.

 [Signature]  
Notary Public  
commission expires: 5/30/17

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 Maryland.

2004  
SEP

Karina Hellen  
Attorney

AFTER RECORDING, PLEASE RETURN TO:  
Kent E. Krebeck  
6370 Keyville Road  
Keymar, MD 21757

Agricultural Transfer Tax in the  
Amount of \$ LTI #03-86  
Signature [Signature] 5-30-04

I HEREBY CERTIFY THIS 24<sup>th</sup> DAY OF May, 2004 THAT ALL PUBLIC TAXES, ASSESSMENTS AND CHARGES FOR THE CURRENT YEAR AND ALL PRIOR YEARS ON THE PROPERTY DESCRIBE HEREIN HAVE BEEN PAID.

Robert M. Burk  
COLLECTOR

**CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON  
DISPOSITION OF MARYLAND REAL ESTATE**

**AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE**

File Number: UTS-3021

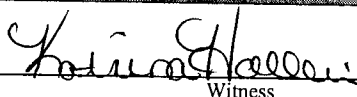
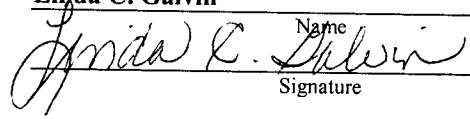
Property: 6370 Keysville Road, Keymar, MD 21757

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residency or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor	Linda C. Galvin

2. Reason for Exemption	
Resident Status	<input checked="" 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 Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input 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	Linda C. Galvin _____ Name  Signature
3b. Entity Transferors	
_____ Witness/Attest	_____ Name of Entity  By: _____  _____ Name  _____ Title

**CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON  
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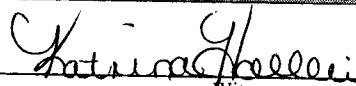
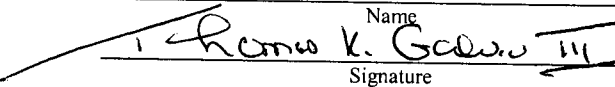
Property: 6370 Keysville Road, Keymar, MD 21757

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1. Transferor Information	
Name of Transferor	<b>Thomas K. Galvin, III</b>

2. Reason 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 Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input 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	<b>Thomas K. Galvin, III</b> Name
	 Signature
3b. Entity Transferors	
Witness/Attest	Name of Entity
	By:
	Name
	Title



AFFIDAVIT AS TO TOTAL PAYMENT  
PURSUANT TO SECTION 10-912(B)(2) OF THE TAX-GENERAL  
ARTICLE OF THE ANNOTATED CODE OF MARYLAND

File Number: UTS-3021

Property: 6370 Keysville Road, Keymar, MD 21757

The undersigned make(s) oath, in due form of law and under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland (the "withholding law"):

1. I/we am/are the transferor(s) of that real property described in the accompanying deed (the "property").
2. I/we have examined the settlement statement prepared in connection with the transfer of the property, including both the gross amounts due to me/us and the listing of expenses and adjustments which result in a reduction in the net proceeds due to me/us.
3. With respect to the determination of "total payment," stated below, for the purpose of the withholding law:
  - (a) The "total payment" includes the fair market value of any property transferred to me/us as part of the sale.
  - (b) In calculating the deductions from gross proceeds, "debts incurred in contemplation of sale" (meaning debts secured by the property that were incurred within 6 months of the sale, such as loan funds received from a financing or a previous or new line of credit within the past 6 months prior to the sale of the property) were not deducted from gross proceeds.
  - (c) In calculating the deductions from gross proceeds, only my/our expenses arising out of the sale or exchange of the property have been deducted.
4. The amount of "total payment" for the purpose of the withholding law is \$ 296,012.46.

Dated this 12th day of May, 2004.

Thomas K. Galvin, III  
Thomas K. Galvin, III

Linda C. Galvin  
Linda C. Galvin

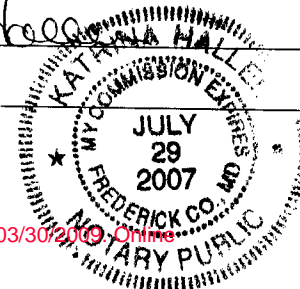
IMP. ED. SURV.  
RECORDING FEE  
TOTAL STATE  
RECORDING  
LWS 257 2004

STATE OF MARYLAND, COUNTY OF Frederick, to wit:

Sworn and subscribed to before the undersigned this 12th day of May, 2004.

SEAL:

Katrina Hall  
Notary Public  
My commission expires



State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [ X ] County: Carroll  
 Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.  
 (Type or Print in Black Ink Only All Copies Must Be Legible)

RCVD 06 MAY 25 '04 09:02

<b>1</b>	<b>Type(s) of Instruments</b>	( [ ] Check Box if Addendum Intake Form is Attached )					
		<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other		
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/>	<input type="checkbox"/>		
<b>2</b>	<b>Conveyance</b> Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Arms Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]		
<b>3</b>	<b>Tax Exemptions</b> (if Applicable) Cite or Explain Authority	<b>Recordation</b>					
		<b>State Transfer</b>	N/A				
		<b>County Transfer</b>					
<b>4</b>	<b>Consideration and Tax Calculations</b>	<b>Consideration</b>	<b>Amount</b>	<b>Finance Office Use Only</b>			
		Purchase Price/Consideration	\$ 684,900.00	<b>Transfer and Recordation Tax Consideration</b>			
		Any New Mortgage	\$ .00	<b>Transfer Tax Consideration</b>	\$		
		Balance of Existing Mortgage	\$	x ( ) %	\$		
		Other:	\$	<b>Less Exemption Amount</b>	\$		
		Other:	\$	<b>Total Transfer Tax</b>	\$		
		Full Cash Value	\$ 684,900.00	<b>Recordation Tax Consideration</b>	\$		
				x ( ) per \$500	\$		
				<b>TOTAL DUE</b>	\$		
<b>5</b>	<b>Fees</b>	<b>Amount of Fees</b>	<b>Doc. 1</b>	<b>Doc. 2</b>			
		Recording Charge	\$ 40.00	\$	<b>Agent:</b>		
		Surcharge	\$ 0.00	\$	<b>Tax Bill:</b>		
		State Recordation Tax	\$ 6,850.00	\$	<b>C.B. Credit:</b>		
		State Transfer Tax	\$ 3,424.50	\$	<b>Ag. Tax/Other:</b>		
		County Transfer Tax	\$ 0.00	\$			
		Other	\$	\$			
		Other	\$	\$			
<b>6</b>	<b>Description of Property</b>	<b>District</b>	<b>Property Tax ID No.(1)</b>	<b>Grantor Liber/Folio</b>	<b>Map</b>	<b>Parcel No.</b>	<b>Var. LOG</b>
		01	010913	933/193			[ ] (5)
		<b>Subdivision Name</b>		<b>Lot (3a)</b>	<b>Block(3b)</b>	<b>Sect/AR(3c)</b>	<b>Plat Ref.</b>
							<b>SqFt/Acreage(4)</b>
		<b>Location/Address of Property Being Conveyed (2)</b>					
		6370 Keysville Road, Keymar, MD 21757					
		<b>Other Property Identifiers (if applicable)</b>			<b>Water Meter Account No.</b>		
		<b>Residential [X] or Non-Residential [ ]</b>	<b>Fee Simple [X] or Ground Rent [ ]</b>		<b>Amount: \$N/A</b>		
		<b>Partial Conveyance? [ ] Yes [X] No</b>	<b>Description/Amt. of SqFt/Acreage Transferred:</b>		<b>N/A</b>		
		If Partial Conveyance, List Improvements Conveyed: N/A					
<b>7</b>	<b>Transferred From</b>	<b>Doc. 1 - Grantor(s) Name(s)</b>			<b>Doc. 2 - Grantor(s) Name(s)</b>		
		Thomas K. Galvin, III					
		Linda C. Galvin					
		<b>Doc. 1 - Owner(s) of Record, if Different from Grantor(s)</b>			<b>Doc. 2 - Owner(s) of Record, if Different from Grantor(s)</b>		
<b>8</b>	<b>Transferred To</b>	<b>Doc. 1 - Grantee(s) Name(s)</b>			<b>Doc. 2 - Grantee(s) Name(s)</b>		
		Kent E. Krebeck					
		<b>New Owner's (Grantee) Mailing Address</b>					
		6370 Keysville Road, Keymar, MD 21757					
<b>9</b>	<b>Other Names to Be Indexed</b>	<b>Doc. 1 - Additional Names to be Indexed (Optional)</b>			<b>Doc. 2 - Additional Names to be Indexed (Optional)</b>		
<b>10</b>	<b>Contact/Mail Information</b>	<b>Instrument Submitted By or Contact Person</b>				<input checked="" type="checkbox"/> Return to Contact Person	
		<b>Name:</b> UTS-3021				<input type="checkbox"/> Hold for Pickup	
		<b>Firm:</b> United Title Service, LLC				<input type="checkbox"/> Return Address Provided	
		<b>Address:</b> 188 Thomas Johnson Drive Suite 100 Frederick, MD 21702					
		<b>Phone:</b> Telephone: 301-631-2900 Fax: 301-631-2911					
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>						
	<b>Assessment Information</b>	<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)			
	<b>Assessment Use Only - Do Not Write Below This Line</b>						
	<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification		
	<b>Transfer Number:</b>	<b>Date Received:</b>	<b>Deed Reference:</b>	<b>Assigned Property No.:</b>			
	<b>Year:</b>		<b>Geo.</b>	<b>Map</b>	<b>Sub</b>	<b>Block</b>	
	<b>Land</b>		<b>Zoning</b>	<b>Grid</b>	<b>Plat</b>	<b>Lot</b>	
	<b>Buildings</b>		<b>Use</b>	<b>Parcel</b>	<b>Section</b>	<b>Occ. Cd</b>	
	<b>Total</b>		<b>Town Cd.</b>	<b>Ex. St.</b>	<b>Ex. Cd</b>		
	<b>REMARKS:</b>						