After Recording Return To:
Richard R Titus, Esquire
Hollman, Maguire, Timchula & Titus, Chtd.

476 011**8** 

Carroll County Commissioners
RECORDATION TAX
AMT: 8,000.00
DATE: 3-7-08
INITIALS: 1-01-0-010913

THIS DEED made this \_\_\_\_\_ day of February, 2008, by and between KENT E. KREBECK, Grantor, and JAMES S. MARSH and KAREN A. MARSH, his wife, Grantees.

**DEED** 

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum of EIGHT HUNDRED SIXTY THOUSAND DOLLARS (\$860,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Kent E. Krebeck, does grant and convey unto the said James S. Marsh and Karen A. Marsh, his wife, as tenants by the entireties, their assigns, the survivor of them, the survivor's personal representatives, heirs and assigns, forever, in fee simple, all that lot or parcel of land situate in the First (1st) Election District of Carroll County, Maryland, described as follows:

**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 38 degrees 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 L.W.S. No. 883, folio 1045.

**BEING ALL** and the same property granted and conveyed in a deed from Thomas K. Galvin, III and Linda C. Galvin, to Kent E. Krebeck dated May 12, 2004 and recorded among the Land Records of Carroll County in Liber No. 3995, folio 408&c.

**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

120.//

189 East Main Street

Westminster, Maryland 21157

LAW OFFICES
HOLLMAN, MAGUIRE,
TIMCHULA & TITUS
CHARTERED
WESTMINSTER, MD. 21157

belonging or in any way 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 JAMES S. MARSH and KAREN A. MARSH, his wife, as tenants by the entireties, their assigns, the survivor of them, the survivor's personal representatives, heirs and assigns, forever, 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 the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the Grantor.

WITNESS:

'Grantor"

STATE OF MARYLAND, COUNTY OF CARROLL: to wit:

I HEREBY CERTIFY, that on this day of February, 2008, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared KENT E. KREBECK, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed and acknowledged that he executed same for the purposes therein contained, and in my presence signed and sealed the same and further acknowledged and certified that the actual consideration paid or to be paid for the aforegoing conveyance including the amount of any Mortgage or Deed of Trust assumed by the Grantee is the total sum of \$860,000.00.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 5/1/2011

I hereby certify that the within instrument was prepared by an attorney duly authorized to practice law by the Court of Appeals of Maryland.

2

**Agricultural Transfer Tax** 

Amount & None due at this ho

Letter of Intent #

Signature

RICHARD R. TITUS, Attorney

BEBY CERTIFY THIS SEBY CERTIF DAYOF

THAT ALL PUBLIC TAXES. ASSESSMENTS AND CHARGES FOR THE CURRENT YEAR AND ALL PRIOR YEARS ON THE PROPERTY DESCRIBE HEREIN NAVE BEEN PAID.

CARROLL COUNTY CIRCUIT COURT (Land Records) [MSA CE 56-5464] Book DBS 5476, p. 01

03/14/2008.

LAW OFFICES OLLMAN, MAGUIRE,

TIMCHULA & TITUS CHARTERED

WESTMINSTER, MD. 21157

## Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate 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	Kent E. Krebeck					

2. Reasons for Exemption					
Resident Status		I, Transferor, am a resident of the State of Maryland. 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 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.			

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.

	Ba. Individual Transfe	erors	
Witness	Ker.	nt E. Krebeck	
	3b. Entity Transfero	ors	
Witness	Name of By:	1717 t 	TO SURE 20.0 BING FEE 20.0
	Name	IR 14 101AL Res <b>‡</b> <del>186</del>	CR01 Rcpt \$ 15199
	Title	Mar (	<del>LTS B</del> 11 # 696 17, 2008 91:22 pa

CARROLL COUNTY CIRCUIT COURT (Land Records) [MSA CE 56-5464] Book DBS 5476, p. 0120. Printed 03/30/2009. Online

03/14/2008.

Inform	ation provided is for the use of the Assessments and Taxation, and (Type or Print in Black Ink On Check Box if addendum Inta X Deed Mo Deed of Trust Lea	County Finance Office Oly—All Copies Must Be Lake Form is Attached.)  Ortgage Other	ppartment of 5-476 spile)  Other	Space Reserved for Circuit Court Clerk Recording Validation  RCUID OF MARO7 OB 13:17		
Check Box		-Length [2] Arms-Len	<u> </u>	do de for		
3 Tax Exemptions	Recordation			See		
(if applicable) Cite or Explain Authority	State Transfer County Transfer					
Consideration	Consider	ration Amount		nance Office Use Only Recordation Tax Consideration		
	Purchase Price/Consideration	\$ 860,000.00	18.1 18.2 18.2 18.2 18.2 18.2 18.2 18.2			
	Any New Mortgage	\$ 909,400.00	Transfer Tax Considerat			
	Balance of Existing Mortgage	\$	X(, %)%			
and Tax	Other:	\$	Less Exemption Amoun			
Calculations			Total Transfer Tax  Recordation Tax Consider			
	Other:	\$	X(% ) per \$5			
	Full Cash Value:	\$	TOTAL DUE			
			243	Agent:		
5	Amount of Fees	Doc. 1	- 1.1/1.1/Laure	Agent.		
	Recording Charge	\$ 20.00	\$ 75.00			
	Surcharge	\$ 20.00	\$ 20.00	Tax Bill:		
Face	State Recordation Tax	\$ 8,600.00	\$ 494.00			
Fees	State Transfer Tax	\$ 4,300.00	\$	C.B. Credit:		
	County Transfer Tax	\$	\$			
	Other	\$	\$	Ag. Tax/Other:		
		s	\$			
**************************************	Other	1 × 2 × 2 × 2 × 2 × 2 × 2 × 2 × 2 × 2 ×		Parcel No. Var. LOG		
6⊚ Description of	District Property Tax ID	2000		181 <b>V</b> (5)		
Property	01 010913	3995/408	18			
SDAT requires	Subdivision Na	me 🖟 L	ot (3a) Block (3b) Sect/AR			
submission of all			21	21.95 Acres		
		Location/Address	s of Property Being Conveyed (2)			
applicable information.	6370 Keysville Road, Keymar, N		Alm			
A maximum of 40	Oth	ier Property Identifiers (if ap	plicable)	Water Meter Account No.		
characters will be						
indexed in accordance	Residential or Non-Residentia	l Fee Simple V or Gr	ound Rent Amount:			
with the priority cited in	Partial Conveyance? Yes		Ft/Acreage Transferred:			
Real Property Article	Lartar Con Gyunce.					
Section 3-104(g)(3)(i).	If Partial Conveyance, List Improve	ements Conveyed:				
~~~			Doc	2 - Grantor(s) Name(s)		
7.	N. 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 - 1882 -		200			
Transferred		unitor(s) ((iiiiic(s)	lames S March			
	Kent E. Krebeck		James S. Marsh			
From	Kent E. Krebeck	N	Karen A. Marsh			
		N	Karen A. Marsh	of Record, if Different from Grantor(s)		
	Ment E. Krebeck  Doc. 1 — Owner(s) of Record	rd, if Different from Granton	Karen A. Marsh  Occ. 2 – Owner(s)	of Record, if Different from Grantor(s)		
	Ment E. Krebeck  Doc. 1 — Owner(s) of Record	N	Karen A. Marsh  Doc. 2 – Owner(s)  Doc			
From 8	Ment E. Krebeck  Doc. 1 — Owner(s) of Record	rd, if Different from Granton	Karen A. Marsh  Occ. 2 – Owner(s)	of Record, if Different from Grantor(s)		
From  8  Transferred	Nent E. Krebeck  Doc. 1 - Owner(s) of Recon	rd, if Different from Granton	Karen A. Marsh  Doc. 2 – Owner(s)  Doc	of Record, if Different from Grantor(s)		
From 8	Doc. 1 – Owner(s) of Record Doc. 1 – Grands S. Marsh	rd, if Different from Granton antee(s) Name(s)	Karen A. Marsh  Doc. 2 – Owner(s)  Doc	of Record, if Different from Grantor(s)		
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