

Blue Crab Title & Escrow, LLC
 File No. 21BL3118
 Tax ID # 05-017742

This Deed, made this 14th day of December, 2021, by and between **Betty L. Orrison**, also known as **Betty Bragg Orrison**, by **Charles Clark Orrison** as **Attorney in Fact** by that **Power of Attorney** intended to be recorded prior hereto, **GRANTOR**, and **St. Mary's Gateway, LLC**, a Maryland limited liability company, **GRANTEE**.

Witnesseth

That in consideration of the sum of One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner, its successors and assigns, in fee simple, all that lot of ground described as follows, that is to say:

Beginning for the same at an iron pipe driven in the ground on the west side of the U.S. Government Railroad – 33' from the center line thereof, said iron pipe marking the southeast corner of the property, now or formerly, in the name of Johnson and the northeast corner of the entire tract of which the lot now described is a part; running thence with the fence the line of the said Johnson property

N 75 deg 52 min W – 583.94 feet to an iron pip; thence

S 75 deg 28 min W – 101.5 feet to an iron pipe fixed in the line of the property, now or formerly, in the name of Alvey; thence with the said property

S 06 deg 49 min W – 200.00 feet to an iron pipe; thence leaving the outline and running

S 75 deg 43 min E – 671.99 feet to an iron pipe also fixed 33 feet from the center line of the above mentioned railroad; thence with said railroad and binding thereon

N 08 deg 31 min E – 250.00 feet to the point of beginning, containing (3.8) acres, more or less as per survey of D. H. Steffens, Registered Land Surveyor on 2/5/60.

BEING the fee simple property which, by Deed dated March 10, 1970, and recorded in the Land Records of the County of St. Mary's, Maryland, in Liber DBK 157, Folio 494, was granted and conveyed by Mary D. Bragg unto Betty L. Orrison, also known as Betty Bragg Orrison.

Subject to covenants, conditions, restrictions, easements and rights of way and other conditions contained in deeds and instruments forming the chain of title to the captioned property.


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.

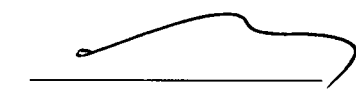
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said St. Mary's Gateway, LLC, as sole owner, in fee simple.

And the Grantor hereby covenants that the Grantor has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that the Grantor will warrant Specially the

property hereby granted; and that the Grantor will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.





Betty L. Orrison aka Betty Bragg

Betty L. Orrison (SEAL)

Betty L. Orrison, also known as Betty Bragg Orrison

By: *Charles Clark Orrison* (SEAL)

Charles Clark Orrison as Attorney in Fact
Pursuant to that Power of Attorney intended
to be recorded prior hereto

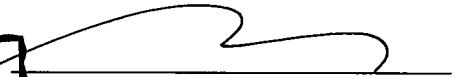
STATE OF MARYLAND
COUNTY OF ST. MARY'S

} ss

I hereby certify that on this 14th day of December, 2021, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Charles Clark Orrison, in said person's capacity as Attorney in Fact for Betty L. Orrison, also known as Betty Bragg Orrison (the "principal"), known (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge the foregoing to be said person's act and in pursuance of the power and authority set forth in the Power of Attorney herein before mentioned, acknowledged the foregoing to be the act of said principal by said Attorney in Fact, and further made oath in due form of law that at the time of the execution of the within instrument, said Attorney in Fact did not have actual knowledge of the revocation of the above mentioned Power of Attorney by death of the principal or, if applicable, by the subsequent disability or incompetence of the principal, and acknowledged that said Attorney in Fact executed the same for the purposes therein contained, and in the capacity herein stated in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BILLY D. MCKISSICK JR.
Notary Public-Maryland
St. Mary's County
My Commission Expires
May 31, 2023


Notary Public

My Commission Expires: _____

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.


Attorney

AFTER RECORDING, PLEASE RETURN TO:
Blue Crab Title & Escrow, LLC
22738 Maple Road, Suite 210A
Lexington Park, MD 20653

n:\real estate\deeds\orrison to st marys gateway.docx

THIS IS TO CERTIFY THAT ALL
TAXES ON THIS PROPERTY HAVE
BEEN PAID THROUGH June 30, 2022
Christine Kelly TREASURER
ST. MARY'S COUNTY, MD
05-017742
12/17/2021

State of Maryland Land Instrument Intake Sheet											
<input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: <u>St. Mary's</u> 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)											
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 Arms-Length [1]		<input checked="" type="checkbox"/> Unimproved Sale Arms-Length [2]		<input type="checkbox"/> Multiple Accounts Arms-Length [3]		<input type="checkbox"/> Not an Arms-Length Sale [9]			
3 Tax Exemptions (if applicable)		Recordation State Transfer County Transfer									
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ 110,000.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount - \$ Total Transfer Tax - \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$					
5 Fees		Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 40.00 State Recordation Tax \$ 880.00 State Transfer Tax \$ 550.00 County Transfer Tax \$ 1,100.00 Other \$ Other \$				Doc. 1 Doc. 2		Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:			
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			
				05-017742		157/494					
		Subdivision Name		Lot (3a)		Block (3b)		Sect./AR (3c)			
		Charlotte Hall									
		Location/Address of Property Being Conveyed (2) 30525 Three Notch Road, Charlotte Hall, MD 20622 Other Property Identifiers (if applicable) Water Meter Account No.									
		Residential <input checked="" type="checkbox"/> or Non-Residential		Fee Simple <input checked="" type="checkbox"/> or Ground Rent		Amount:		N/A			
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Am't. of SqFt/Acreage Transferred: N/A							
		If Partial Conveyance, List Improvements Conveyed: N/A									
7 Transferred From		Doc. 1 – Grantor(s) Name(s) Betty L. Orrison by Charles Clark Orrison as Attorney in Fact				Doc. 2 – Grantor(s) Name(s)					
		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) St. Mary's Gateway, LLC				Doc. 2 – Grantee(s) Name(s)					
		New Owner's (Grantee) Mailing Address 29971 Business Center Drive, Charlotte Hall, MD 20622									
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 Name: Michele Snyder Firm: Blue Crab Title & Escrow, LLC Address: 22738 Maple Road, Suite 210A Lexington Park, MD 20653 Phone: (301) 862-5417						<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided			
11 Assessment Information		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Will the property being conveyed be the grantee's principal residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does transfer include personal property? If yes, identify: Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).									
Return to: TRI-COUNTY ABSTRACT, INC. P.O. Box 377 Leonardtown, MD 20650		Assessment Use Only – Do Not Write Below This Line									
		Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification	
		Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:			
		Year		20		20		Geo.		Sub	
		Land				Zoning		Grid		Plat	
		Buildings				Use		Parcel		Section	
		Total				Town Cd.		Ex. St.		Ex. Cd.	
		REMARKS:									

Distribution:

☐ Clerk's Office
☐ Office of Finance

☐ SDAT
☐ Preparer

AOC-CG-300 (5/2007)

21BL3118

Space Reserved for Clerk Court Clerk Recording Validation

Space Reserved for County Validation

DOCUMENT VALIDATION

LR - Deed (w Taxes)
Recording Fee - ALL 20.00
Name: DRRISON/ST MARYS
GATEWAY LLC
Ref: TCA
LR - County Transfer
Tax - linked 1,100.00
LR - Surcharge - linked 40.00
LR - Recordation Tax -
linked 880.00
LR - State Transfer Tax
- linked 550.00
LR - NR Tax - 1kd 8,257.20
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SubTotal:	10,847.20
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Total:	10,867.20
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12/23/2021 09:26
CC18-JuJ
#15740460 CC0704 - St
Mary's
County/CC07.04.05 -
Register 05

Circuit Court for St. Mary's County
PO Box 676
41605 Courthouse Drive
Leonardtown, MD 20650
(301) 475-7844