

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.

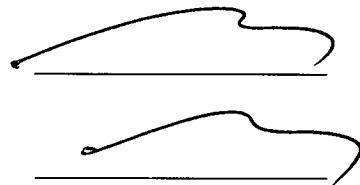
**Together with** the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**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*

*Betty L. Orrison* (SEAL)

Betty L. Orrison, also known as Betty Bragg  
Orrison

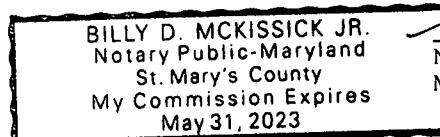
By: *Charles Clark Orrison* (SEAL)

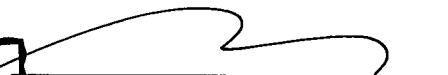
Charles Clark Orrison as Attorney in Fact  
Pursuant to that Power of Attorney intended  
to be recorded prior hereto

STATE OF MARYLAND }  
COUNTY OF ST. MARY'S } ss

I hereby certify that on this 14<sup>th</sup> 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

*Billy D. McKissick Jr.*

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 P. Kelly TREASURER

ST. MARY'S COUNTY, MD

05-017742

12/17/2021

<b>State of Maryland Land Instrument Intake Sheet</b> <input type="checkbox"/> <b>Baltimore City</b> <input type="checkbox"/> <b>County: St. Mary's</b> <i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (Type or Print in Black Ink Only—All Copies Must Be Legible)																																																																		
<b>1 Type(s) of Instruments</b> <input type="checkbox"/> Check Box if addendum Intake Form is Attached.																																																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"><input checked="" type="checkbox"/> Deed</td> <td style="width: 15%;"><input type="checkbox"/> Mortgage</td> <td style="width: 15%;"><input type="checkbox"/> Other _____</td> <td style="width: 15%;"><input type="checkbox"/> Other _____</td> </tr> <tr> <td style="width: 15%;"><input type="checkbox"/> Deed of Trust</td> <td style="width: 15%;"><input type="checkbox"/> Lease</td> <td style="width: 15%;"><input type="checkbox"/> _____</td> <td style="width: 15%;"><input type="checkbox"/> _____</td> </tr> </table>							<input checked="" 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"/> _____																																																				
<input checked="" 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 Conveyance Type Check Box</b> <input checked="" type="checkbox"/> Improved Sale Arms-Length /1/ <input type="checkbox"/> Unimproved Sale Arms-Length /2/ <input type="checkbox"/> Multiple Accounts Arms-Length /3/ <input type="checkbox"/> Not an Arms-Length Sale /9/																																																																		
<b>3 Tax Exemptions (if applicable)</b> Cite or Explain Authority Recordation State Transfer County Transfer																																																																		
<b>4 Consideration Amount</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="width: 50%;">Purchase Price/Consideration</td> <td style="width: 50%;">\$ 110,000.00</td> </tr> <tr> <td colspan="2">Any New Mortgage</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">Balance of Existing Mortgage</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">Other:</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">Other:</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">Full Cash Value:</td> <td>\$ _____</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;"><b>TOTAL DUE</b> \$ _____</td> </tr> </table>							Purchase Price/Consideration		\$ 110,000.00	Any New Mortgage		\$ _____	Balance of Existing Mortgage		\$ _____	Other:		\$ _____	Other:		\$ _____	Full Cash Value:		\$ _____			<b>TOTAL DUE</b> \$ _____																																							
Purchase Price/Consideration		\$ 110,000.00																																																																
Any New Mortgage		\$ _____																																																																
Balance of Existing Mortgage		\$ _____																																																																
Other:		\$ _____																																																																
Other:		\$ _____																																																																
Full Cash Value:		\$ _____																																																																
		<b>TOTAL DUE</b> \$ _____																																																																
<b>Finance Office Use Only</b> <b>Transfer and Recordation Tax Consideration</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="width: 50%;">Transfer Tax Consideration</td> <td style="width: 50%;">\$ _____</td> </tr> <tr> <td colspan="2">X ( ) % = \$ _____</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">Less Exemption Amount</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">Total Transfer Tax</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">Recordation Tax Consideration</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">X ( ) per \$500 = \$ _____</td> <td>\$ _____</td> </tr> </table>							Transfer Tax Consideration		\$ _____	X ( ) % = \$ _____		\$ _____	Less Exemption Amount		\$ _____	Total Transfer Tax		\$ _____	Recordation Tax Consideration		\$ _____	X ( ) per \$500 = \$ _____		\$ _____																																										
Transfer Tax Consideration		\$ _____																																																																
X ( ) % = \$ _____		\$ _____																																																																
Less Exemption Amount		\$ _____																																																																
Total Transfer Tax		\$ _____																																																																
Recordation Tax Consideration		\$ _____																																																																
X ( ) per \$500 = \$ _____		\$ _____																																																																
<b>5 Fees</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="width: 50%;">Amount of Fees</td> <td style="width: 50%;">Doc. 1</td> </tr> <tr> <td colspan="2">Recording Charge</td> <td>\$ 20.00</td> </tr> <tr> <td colspan="2">Surcharge</td> <td>\$ 40.00</td> </tr> <tr> <td colspan="2">State Recordation Tax</td> <td>\$ 880.00</td> </tr> <tr> <td colspan="2">State Transfer Tax</td> <td>\$ 550.00</td> </tr> <tr> <td colspan="2">County Transfer Tax</td> <td>\$ 1,100.00</td> </tr> <tr> <td colspan="2">Other</td> <td>\$ _____</td> </tr> <tr> <td colspan="2">Other</td> <td>\$ _____</td> </tr> </table>							Amount of Fees		Doc. 1	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		\$ _____																																				
Amount of Fees		Doc. 1																																																																
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		\$ _____																																																																
Agent: _____ Tax Bill: _____ C.B. Credit: _____ Ag. Tax/Other: _____																																																																		
<b>6 Description of Property</b> 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).																																																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">District</td> <td style="width: 30%;">Property Tax ID No. (1)</td> <td style="width: 30%;">Grantor Liber/Folio</td> <td style="width: 15%;">Map</td> <td style="width: 15%;">Parcel No.</td> <td style="width: 15%;">Var. LOG</td> </tr> <tr> <td></td> <td>05-01742</td> <td>157/494</td> <td></td> <td></td> <td>(5)</td> </tr> <tr> <td></td> <td colspan="2">Subdivision Name</td> <td>Lot (3a)</td> <td>Block (3b)</td> <td>Sect/AR (3c)</td> </tr> <tr> <td></td> <td colspan="2">Charlotte Hall</td> <td></td> <td></td> <td>157/494</td> </tr> </table>							District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		05-01742	157/494			(5)		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)		Charlotte Hall				157/494																																				
District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG																																																													
	05-01742	157/494			(5)																																																													
	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)																																																													
	Charlotte Hall				157/494																																																													
Location/Address of Property Being Conveyed (2) 30525 Three Notch Road, Charlotte Hall, MD 20622																																																																		
Other Property Identifiers (if applicable)																																																																		
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: N/A																																																																		
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Unit of SqFt/Acreage Transferred: N/A																																																																		
If Partial Conveyance, List Improvements Conveyed: N/A																																																																		
<b>7 Transferred From</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="width: 50%;">Doc. 1 – Grantor(s) Name(s)</td> <td style="width: 50%;">Doc. 2 – Grantor(s) Name(s)</td> </tr> <tr> <td colspan="2">Betty L. Orrison by Charles Clark Orrison as Attorney in Fact</td> <td></td> </tr> <tr> <td colspan="2">Doc. 1 – Owner(s) of Record, If Different from Grantor(s)</td> <td>Doc. 2 – Owner(s) of Record, If Different from Grantor(s)</td> </tr> </table>							Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)	Betty L. Orrison by Charles Clark Orrison as Attorney in Fact			Doc. 1 – Owner(s) of Record, If Different from Grantor(s)		Doc. 2 – Owner(s) of Record, If Different from Grantor(s)																																																			
Doc. 1 – Grantor(s) Name(s)		Doc. 2 – Grantor(s) Name(s)																																																																
Betty L. Orrison by Charles Clark Orrison as Attorney in Fact																																																																		
Doc. 1 – Owner(s) of Record, If Different from Grantor(s)		Doc. 2 – Owner(s) of Record, If Different from Grantor(s)																																																																
<b>8 Transferred To</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="width: 50%;">Doc. 1 – Grantee(s) Name(s)</td> <td style="width: 50%;">Doc. 2 – Grantee(s) Name(s)</td> </tr> <tr> <td colspan="2">St. Mary's Gateway, LLC</td> <td></td> </tr> <tr> <td colspan="2">New Owner's (Grantee) Mailing Address</td> <td></td> </tr> </table>							Doc. 1 – Grantee(s) Name(s)		Doc. 2 – Grantee(s) Name(s)	St. Mary's Gateway, LLC			New Owner's (Grantee) Mailing Address																																																					
Doc. 1 – Grantee(s) Name(s)		Doc. 2 – Grantee(s) Name(s)																																																																
St. Mary's Gateway, LLC																																																																		
New Owner's (Grantee) Mailing Address																																																																		
29971 Business Center Drive, Charlotte Hall, MD 20622																																																																		
Doc. 1 – Additional Names to be Indexed (Optional)																																																																		
Doc. 2 – Additional Names to be Indexed (Optional)																																																																		
<b>9 Other Names to Be Indexed</b>																																																																		
<b>10 Contact/Mail Information</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="width: 50%;">Instrument Submitted By or Contact Person</td> <td style="width: 50%; text-align: right;"><input checked="" type="checkbox"/> Return to Contact Person</td> </tr> <tr> <td colspan="2">Name: Michele Snyder</td> <td><input type="checkbox"/> Hold for Pickup</td> </tr> <tr> <td colspan="2">Firm: Blue Crab Title &amp; Escrow, LLC</td> <td><input type="checkbox"/> Return Address Provided</td> </tr> <tr> <td colspan="2">Address: 22738 Maple Road, Suite 210A</td> <td></td> </tr> <tr> <td colspan="2">Lexington Park, MD 20653</td> <td>Phone: (301) 862-5417</td> </tr> </table>							Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person	Name: Michele Snyder		<input type="checkbox"/> Hold for Pickup	Firm: Blue Crab Title & Escrow, LLC		<input type="checkbox"/> Return Address Provided	Address: 22738 Maple Road, Suite 210A			Lexington Park, MD 20653		Phone: (301) 862-5417																																													
Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person																																																																
Name: Michele Snyder		<input type="checkbox"/> Hold for Pickup																																																																
Firm: Blue Crab Title & Escrow, LLC		<input type="checkbox"/> Return Address Provided																																																																
Address: 22738 Maple Road, Suite 210A																																																																		
Lexington Park, MD 20653		Phone: (301) 862-5417																																																																
<b>11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>																																																																		
Assessment Information <input type="checkbox"/> Yes <input checked="" 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>																																																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Terminal Verification</td> <td colspan="2">Agricultural Verification</td> <td colspan="2">Whole</td> <td colspan="2">Part</td> <td colspan="2">Tran. Process Verification</td> </tr> <tr> <td colspan="2">Transfer Number</td> <td colspan="2">Date Received:</td> <td colspan="2">Deed Reference:</td> <td colspan="2">Assigned Property No.:</td> <td colspan="2"></td> </tr> <tr> <td>Year</td> <td>20</td> <td>20</td> <td></td> <td>Geo.</td> <td>Map</td> <td>Sub</td> <td>Block</td> <td></td> <td></td> </tr> <tr> <td>Land</td> <td></td> <td></td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> <td>Lot</td> <td></td> <td></td> </tr> <tr> <td>Buildings</td> <td></td> <td></td> <td></td> <td>Use</td> <td>Parcel</td> <td>Section</td> <td>Occ. Cd.</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>Town Cd.</td> <td>Ex. St.</td> <td>Ex. Cd.</td> <td></td> <td></td> <td></td> </tr> </table>							Terminal Verification		Agricultural Verification		Whole		Part		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.			
Terminal Verification		Agricultural Verification		Whole		Part		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:																																																																		
Space Reserved for County Validation																																																																		

**TRI-COUNTY ABSTRACT, INC.**  
 Leonardtown, MD 20650  
 P.O. Box 377

Return to:

Space Reserved for County Validation

Distribution:

Clerk's Office  
 Office of Finance

SDAT  
 Preparer

AOC-CC-300 (5/2007)

21BL3118

## DOCUMENT VALIDATION

LR - Deed (w Taxes)	
Recording Fee - ALL	
	20.00
Name: ORRISON/ST MARYS	
GATEWAY LLC	
Ref: TCA	
LR - County Transfer	
Tax - linked	1,100.00
LR - Surcharge - linked	
	40.00
LR - Recordation Tax -	
linked	680.00
LR - State Transfer Tax	
- linked	550.00
LR - NR Tax - 1kd	
	8,257.20
=====	
SubTotal:	10,847.20
=====	
Total:	10,847.20
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