

MAP 1 PARCEL 43 GRID 16

NO TITLE SEARCH

19 05 03624 0

FEE SIMPLE DEED - CODE - CITY OR COUNTY. LIBER 1198 FOLIO 085 IMP FD SURE \$ 5.00
 RECORDING FEE 28.00
This Deed, Made this **11th** day of September TOTAL 25.00

----- in the year one thousand nine hundred and ninety seven, by and between Lisa D. Zimmer, Personal Representative of the Estate of Odus Clark Bragg, testate deceased, Party of the First Part, and Sherry Kay Williams, Wendy Williams - Truitt, and Lisa D. Zimmer, Parties of the Second Part.

WHEREAS, Odus Clark Bragg, who was born on April 20, 1923 in the State of West Virginia, departed this life testate on March 14, 1992 at home in Charlotte Hall, Maryland. He was the son of the late Clark James Bragg and Mary Dove Taylor Bragg. He is laid to rest at the Veteran's Cemetery in Cheltenham, Maryland.

WHEREAS, Lisa D. Zimmer has duly qualified and she has been appointed Personal Representative of her late uncle's estate which has been duly administered by the Orphan's Court for St. Mary's County, Maryland. The proceedings are docketed as Estate No. 7243.

WHEREAS, Odus Clark Bragg left a Last Will and Testament that has been duly probated. He was seized of the herein described real estate which he devised to the three daughters of his youngest sister, Roberta Bragg Williams. He devised his real estate to them "as joint tenants, not in common" with special proviso that THEY SHALL NOR EITHER OF THEM SHALL NOT SELL OR LONG TERM LEASE ANY OF MY REAL PROPERTY UNTIL TWENTY YEARS AFTER THE DATE OF MY DEATH.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of - no monetary consideration - the said Lisa D. Zimmer, Personal Representative of the Estate of Odus Clark Bragg, testate deceased, Party of the First Part, does grant and convey unto the said Sherry Kay Williams, Wendy Williams - Truitt, and Lisa D. Zimmer, Parties of the Second Part, as Joint Tenants, their assigns and the survivor of them, and the heirs and assigns of the said survivor, forever, in fee simple, all that lot, tract, piece or parcel of land, situate, lying and being in the Fifth Election District of St. Mary's County, Maryland, and described as follows, that is to say:

That tract of land fronting on the West side of Old Maryland Route 5 and bounded by the abandoned railroad right of way; new Maryland Route 5 at CHARLOTTE HALL and by Oakland Acres Subdivision and which is described by metes and bounds as containing 20.772 acres, more or less.

Together with and including the rights of way of record.
 Being all and the same land, including right, which is described by metes and bounds in a deed dated April 10, 1980 from Paul J. Bailey, Trustee, and Odus C. Bragg,

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) EWA 1198, p. 0085, MSA_CE60_1507. Date available 09/29/2005. Printed 07/05/2022.

LIBER 1193 FOLIO 36

Personal Representative of the Estate of Mary Dove Bragg and David R. Bragg, and recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.B. No. 68, Folio 281. A boundary survey of the land described above prepared by Herbert R. Crowder, Inc., Registered Land Surveyor, is affixed hereto and made a part hereof.

Together. with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold the said land ----- 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 Sherry Kay Williams, Wendy Williams - Truitt, and Lisa D. Zimmer, Parties of the Second Part, as Joint Tenants, their assigns and the survivor of them, and the heirs and assigns of the said survivor, forever, ----- in fee-simple.

And the said Lisa D. Zimmer, Personal Representative of the Estate of Odus Clark Bragg, testate deceased, Party of the First Part, does -----

----- hereby covenant that she will warrant specially the property hereby granted and conveyed, and that she will execute such further assurances of said land and premises as may be requisite.

Witness the hand and seal of said grantor:

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for St. Mary's County

Heidi Burghum
Date: 9/20/97

THIS IS TO CERTIFY THAT ALL
TAXES ON THIS PROPERTY HAVE
BEEN PAID THROUGH *March 31, 1998*
Janette Adams, TREASURER
ST. MARY'S COUNTY, MD

#05-03624-0
Lisa D. Zimmer (SEAL)
Lisa D. Zimmer, Personal Representative
of the Estate of Odus Clark Bragg,
testate deceased.

----- [SEAL]
Lisa D. Zimmer, Personal Representative of
the Estate of Odus Clark Bragg, testate
deceased
----- [SEAL]

State of ~~MARYLAND~~ VIRGINIA, Chesterfield County to wit:

I HEREBY CERTIFY, that on this 11th day of September ----- in the year
one thousand nine hundred and 97, ----- before me, the subscriber a Notary Public of the State of
~~Maryland~~ Virginia, in and for the County -----

aforsaid, personally appeared Lisa D. Zimmer, Personal Representative of the Estate of Odus Clark Bragg, testate deceased, grantor in the foregoing deed, -----

----- and she ----- acknowledged the foregoing Deed to be her ----- act.

As witness my hand and Notarial Seal.

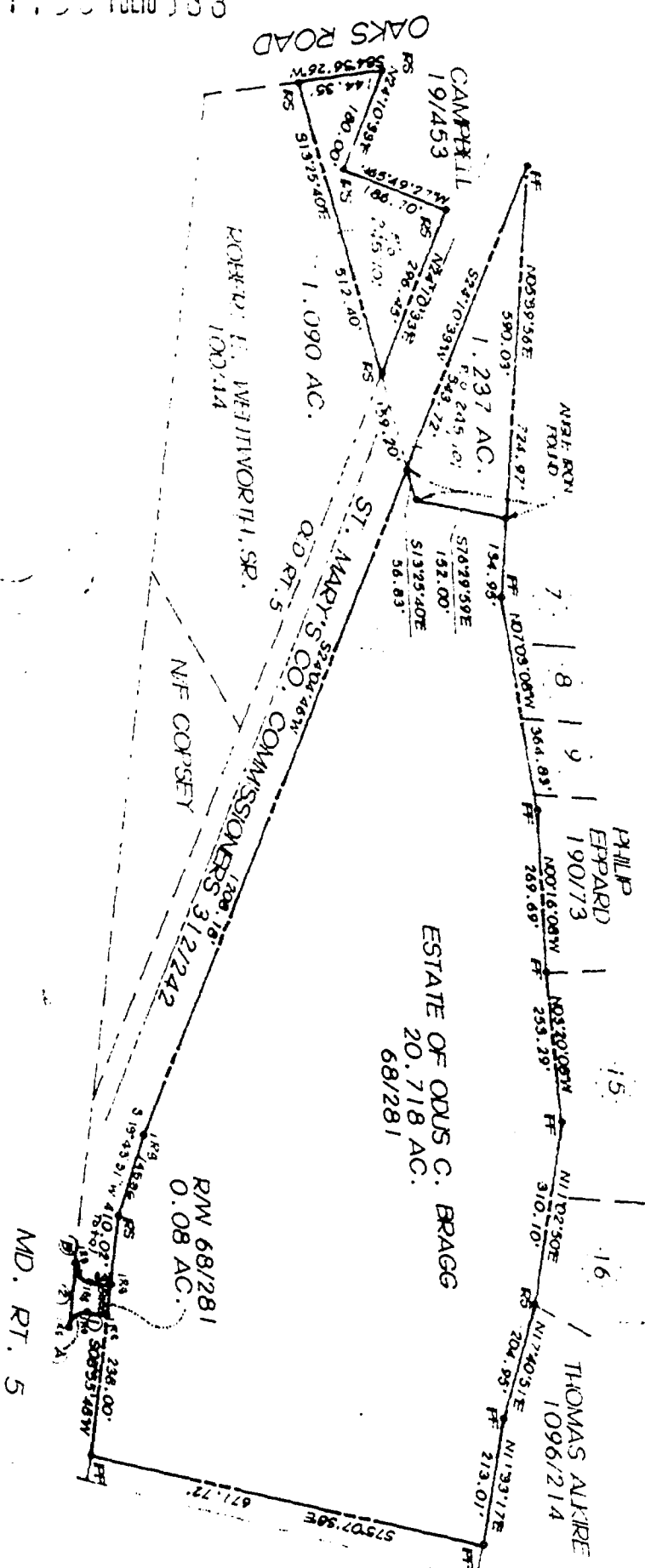
[Signature]
Notary Public

My commission expires: 11-30-01

THIS IS TO CERTIFY THAT THE WITHIN
INSTRUMENT WAS PREPARED BY THE
UNDERSIGNED ATTORNEY, DULY ADMIT-
TED TO PRACTICE BEFORE THE COURT
OF APPEALS OF MARYLAND, OR BY AN
EMPLOYEE OF SUCH ATTORNEY.

J. Ernest Bell #
ATTORNEY AT LAW

CONTAINED ACRES SECTION 2 SECTION 3 P.B. 24 P. 134



83 (110) 000 (0) 000

IS CERTIFICATI
 that I have carefully
 dpeety as shown by
 hot markers OFO in

Herbert R. Crowder
Herbert R. Crowder
 Pl. Land Surveyor
 M. #3028



REPORT BY THIS COMPANY ASSUME
 ECIT TO EASTERSERIES AND ENDS OF
 AND OR BY USE.

LINE	LENGTH	DISTANCE
1	501.06 3.9E	32.21'
2	908.59 0.1W	10.00'
3	541.06 5.9E	57.25'

BOUNDARY SURVEY
ODUS C. BRAGG
 ESTATE OF
 5th ELECTION DISTRICT
 ST. MARY'S COUNTY, MARYLAND
 JAN., 1993
 SCALE: 1"=200'

HERBERT R. CROWDER, INC.
 Surveyors, Engineers, Planners
 Old Washington Road
 Waldorf, Maryland 20604
 843-6454

State of Maryland Land Instrument Intake Sheet

LIBER 11 93 FOLIO 389

Baltimore City County: St. Mary's

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 Deed Mortgage Other Other
 Deed of Trust Lease

2 Conveyance Type Check Box Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale [9]
 Arms-Length [1] Arms-Length [2] Arms-Length [3]

3 Tax Exemptions (if Applicable) **Recordation**
 State Transfer
 Cite or Explain Authority **County Transfer**

4 Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
			Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$	-0-	Transfer Tax Consideration	\$
Any New Mortgage	\$		X () % =	\$
Balance of Existing Mortgage	\$		Less Exemption Amount -	\$
Other:	\$		Total Transfer Tax =	\$
Other:	\$		Recordation Tax Consideration	\$
Full Cash Value	\$		X () per \$500 =	\$
			TOTAL DUE	\$

5 Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:
Recording Charge	\$	20.00	\$		Tax Bill:
Surcharge	\$	5.00	\$		C.B. Credit:
State Recordation Tax	\$		\$		Ag. Tax/Other:
State Transfer Tax	\$		\$		
County Transfer Tax	\$		\$		
Other	\$		\$		
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	Parcel No.	Var. LOG
5	05-036240	68/281	1	43	<input type="checkbox"/> (5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
					SqFt/Acreage (4)
					20.772 acs.

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable) Water Meter Account No.

Residential or Non-Residential Fee Simple or Ground Rent Amount:
 Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance. List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Lisa D. Zimmer, Personal Representative	Estate of Odus Clark Bragg, testate deceased
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)
Sherry Kay XW Williams, Wendy Williams - Truitt and Lisa D. Zimmer	
New Owner's (Grantee) Mailing Address	
c/o Lisa D. Zimmer, 2530 McRae Road, Richmond, Virginia 23235	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
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10 Contact/Mail Information

Instrument Submitted By or Contact Person		Return to Contact Person
Name:	Joseph Ernest Bell, II	<input type="checkbox"/>
Firm:		<input checked="" type="checkbox"/> Hold for Pickup
Address:		
Phone: ()		Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information: Yes No Will the property being conveyed be the grantee's principal residence?
 Yes No Does transfer include personal property? If yes, identify:
 Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

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: 19	19	Geo.	Map	Sub	Block	
Land		Zoning	Grid	Plat	Lot	
Buildings		Use	Parcel	Section	Occ. Cd.	
Total		Town Cd.	Ex. St.	Ex. Cd.		

REMARKS:

Distribution: White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Goldenrod - Preparer
 AOC-CC-300 (6/95)

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) EWA 1198, p. 0089, MSA_CE60_1507, Date available 09/29/2005, Printed 07/05/2022.