

10/23/2009 12:03 PM Csh 0024 Reg 0048
T/Ref 0048016602 Grp 000001 R/Lne 000001
01 - Main Location
\$250.00
Validation Number: 0048-000115
011-003-1340
Parcel Number: 4315006
Doc Type: Deeds
Consideration Amount: \$50,000.00

After Recording Return to:
Richard G. Solomon, Esquire
3280 Urbana Pike, Suite 105
Ijamsville, MD 21754

Tax ID No. 04-3150006
16940 Route 144, Mount Airy, MD 21771

Deed

THIS DEED made this 21st day of October, 2009, between Richard G. Solomon, Substitute Trustee under a Deed of Trust as hereinafter set forth, party of the first part, and The Schroyer Family Trust Dated August 30, 2007, party of the second part,

WITNESSETH:

WHEREAS, on July 21, 2004, Samuel R. Daines executed a Deed of Trust which is recorded among the Land Records of Howard County, Maryland on August 31, 2004 at Liber 08594, Page 099,:

WHEREAS, a Deed of Appointment of Substitute Trustee was filed on the 6th day of January, 2009, and recorded among the Land Records of Howard County, Maryland, at Liber 11461, folio 001, the party of the first part was appointed as the Substitute Trustees for the Trustees named in said Deed of Trust;

WHEREAS, default having occurred in the terms and conditions set forth in said Deed of Trust; and

WHEREAS, at the direction of The Schroyer Family Trust Dated August 30, 2007, as successor in interest to The Charles W. Schroyer Trust Dated 6/5/98, the holder of the Deed of Trust Note secured by said Deed of Trust, a foreclosure was conducted and the premises were sold on February 9, 2009, to The Schroyer Family Trust Dated August 30, 2007, as successor in interest to The Charles W. Schroyer Trust Dated 6/5/98 at and for the sum of \$ 50,000.00 which sale was duly reported in Civil 13-C-09-075821FC in the Circuit Court for Howard County, Maryland, and finally ratified by Order of said Court dated September 25, 2009.

NOW THEREFORE, the party of the first part, by virtue of the powers vested in the Trustees under the aforesaid Deed of Trust, by virtue of his appointment as one of the Substitute Trustees under the aforesaid Deed of Appointment of Substitute Trustees, and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby grant and convey the fee simple interest unto the party of the second part, including successors or assigns, all of the right, title and interest of the said Samuel Daines, or of those claiming by, from or under the said Samuel Daines in and to that piece or parcel of land situate, lying and being in Howard County, State of Maryland, and described as follows:

No open mortgages exist

20
20
500
250
TR

BEGINNING for the same at an iron pin set of the North margin of the Maryland Route #144, it being distant 204 feet and North 73 degrees West from the westernmost outline of that part of the whole tract described in the deed from Ruth R. Flautt and husband to Charles J. Fleming dated December 12, 1931, and recorded among the Land Records of Howard County in Liber H.S.K. No. 142, folio 431 conveyed to Charles J. Fleming and running with the said North Margin of the said road, and parallel with and 30 feet from the center line of the said road,

- (1) North 73 degrees West 283 feet to an iron pin; thence leaving the road and running,
- (2) North 23-3/4 degrees East 129 feet to an iron pin;
- (3) South 64-3/4 degrees East 265.2 feet to an iron pin; thence
- (4) South 15 degrees West 115 feet to the beginning, containing 33,700 square feet of land, more or less.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 16940 Route 144, Mount Airy, MD 21771
Tax I.D. No.: 04-3150006

IN WITNESS WHEREOF, the party of the first part, as Substitute Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

[Handwritten Signature]

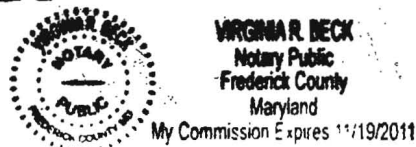
[Handwritten Signature] (SEAL)
Richard G. Solomon, Substitute, Trustee

STATE OF _____, COUNTY OF _____

On this 21 day of oct, 2009, before me, the undersigned officer, personally appeared Richard G. Solomon, being personally well known to me (or satisfactorily proven) to be the person described in the foregoing instrument and he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal.

[Handwritten Signature]
Notary Public
My Commission Expires: 11/19/2011



CERTIFICATE

This instrument was prepared under the supervision of Richard G. Solomon, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Handwritten Signature]
Richard G. Solomon

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 10/21/09 have been paid. This statement the purpose of permitting record and is not assurance against full taxation even for prior periods, does it guarantee satisfaction

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

AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE

File Number: _____

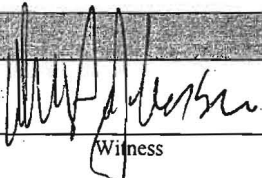
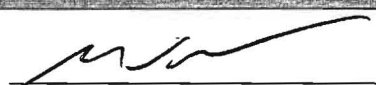
Property: 16940 Route 144, Mount Airy, MD 21771

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	Richard G. Solomon, Substitute, Trustee

2. Reason for Exemption	
Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <i>03.04.12.02 B(11) in COM AR</i> <input checked="" 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	 _____ Name: <i>Richard G Solomon</i> <i>Substitute</i> Signature: <i>Trustee</i>
3b. Entity Transferors	
_____ Witness/Attest	_____ Name of Entity By: _____ _____ Name _____ Title

AFFIDAVIT AS TO TOTAL PAYMENT INCLUDING ALLOCATION FOR COLLECTION AS TO NON-RESIDENT(S)

File Number: _____

Property: 16940 Route 144, Mount Airy, MD 21771

THE undersigned certify(ies), 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. That we are the transferor of that real property described in the accompanying deed (the "property").
2. The amount of total payment for the purpose of the Withholding Law is \$ _____.
3. _____ (number of non-resident transferors) of the transferors is/are not a resident(s) of Maryland and is/are subject to collection of withholding on such transferor's allocated share of the total payment.
4. There are _____ (total number of transferors) transferors, and the total payment allocated for each is:

Table with columns: SHARE OF TOTAL PAYMENT, NON-RESIDENT (If yes, enter "Y"), TRANSFEROR. Includes a list of fees: IMP ED SERG \$ 20.00, RECORDING FEE 20.00, TR TAX COUNTY 500.00, TR TAX STATE 250.00, TOTAL 790.00.

- 5. The portion of the total payment subject to collection of withholding is \$ _____

DATED this 21st day of October, 2009

Richard G. Solomon, Substitute, Trustee

STATE OF MARYLAND, COUNTY OF Frederick, to wit:

Sworn and subscribed to before the undersigned this 21st day of October, 2009.

SEAL:



VIRGINIA R. BECK Notary Public Frederick County Maryland My Commission Expires 11/19/2011

Virginia R Beck Notary Public My commission expires 11/19/2011

State of Maryland Land Instrument Intake Sheet

12111 ALB 497

Baltimore City County, Howard

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)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.			
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other	<input type="checkbox"/> Other
2	Conveyance Type Check Box	<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]
		3 Tax Exemptions (if applicable) Cite or Explain Authority			
3		Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration		
		Purchase Price/Consideration	\$ 50,000.00	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	\$ 40.00	\$	\$	Tax Bill:
		Surcharge	\$	\$	\$	C.B. Credit:
		State Recordation Tax	\$ 250.00	\$	\$	Ag. Tax/Other:
		State Transfer Tax	\$ 250.00	\$	\$	
		County Transfer Tax	\$ 500.00	\$	\$	
		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		
		04	3150006	11461/001				(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		Location/Address of Property Being Conveyed (2)							
		16940 Route 144, Mount Airy, MD 21771							
		Other Property Identifiers (if applicable)						Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:							
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> 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)
		Richard G. Solomon, Substitute Trustee	
		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)
		The Schroyer Family Trust Dated August 30, 2007	
New Owner's (Grantee) Mailing Address			

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		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Richard G. Solomon, Esquire		<input type="checkbox"/> Hold for Pickup
		Firm 3280 Urbana Pike, Suite 105		<input type="checkbox"/> Return Address Provided
		Address: ijamsville, MD 21754		
		Phone: (301) 548-9240		

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
	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).
	Assessment Use Only - Do Not Write Below This Line	
	Terminal Verification	Agricultural 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