

SHA 63.00 2&G (Rev. 5/2/90)

SPECIAL DEED

FROM THE
STATE HIGHWAY ADMINISTRATION
OF THE MARYLAND DEPARTMENT
OF TRANSPORTATION

Item No. 79210

SHA Contract No. AA 682-301-570

THIS DEED made this 16th day of March in the year 2015

From the STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, acting for and behalf of the STATE OF MARYLAND, party of the first part, sometimes called the "GRANTOR" unto THE VILLAS AT SEVERN CREST, LLC, a Maryland limited liability company, hereinafter called the "GRANTEE," sometimes called "GRANTEE."

WHEREAS, the State Highway Administration of the Department of Transportation, acting on behalf of the State of Maryland, has heretofore acquired certain property and rights lying and being in Anne Arundel County, State of Maryland; and

WHEREAS, the State Highway Administration has constructed a certain State highway and/or bridge known and designated as MD 130 east of MD 713 to west of MD 3; and

WHEREAS, the State Highway Administration has prepared, or caused to be prepared, a Right of Way plat designated as State Highway Administration Plat numbered 58158 which plat has been or is intended to be duly filed for record with and electronically recorded by the Maryland State Archives; and

WHEREAS, the said plat shows the land, easements, rights and controls of access which have been determined by the State Highway Administration as necessary to be retained by the State for the construction, operation, maintenance, use and protection of the highway constructed, as aforesaid; and

WHEREAS, the State Highway Administration has agreed, for good and valuable consideration, to convey unto GRANTEE herein certain land, hereinafter described, which the State Highway Administration has determined is no longer needed by it in connection with the construction, operation, maintenance, use and protection of the State Highway system; and

WHEREAS, under the provisions of § 8-309(c) of the Transportation Article of the Annotated Code of Maryland, the State Highway Administrator - Chairman, State Roads Commission may execute this deed conveying this property.

WHEREAS, the total payment per § 10-912(b) of the Tax-General Article of the Annotated Code of Maryland is Four Hundred Thousand and 00/100 Dollars (\$400,000.00); and

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the premises, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged GRANTOR does hereby grant, convey and quit claim unto THE VILLAS AT SEVERN CREST, LLC, a Maryland limited liability company, its successors and assigns, his/her heirs, personal representatives and assigns, their assigns or the survivor of them, and the heirs, personal representatives and assigns of the survivor, all right, title and interest of the State Highway Administration and the State of Maryland, in and to all of that piece or parcel of land situate, lying and being in Anne Arundel, State of Maryland, identified as Parcel 4, containing

Grantor/Grantee Name: st law / villas severn
Reference/Control #: 139162
Rights: 00-00
LF - Old State
Transfer Tax 2,020.00
Total: 2,175.00
Recorder 82

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 28170, p. 0118, MSA_CE59_28611. Date available 04/08/2015. Printed 09/24/2018.

2015 MAR 23 P 2:21

RECEIVED FOR RECORDS DEPARTMENT OF TRANSPORTATION

2800

400870009815
478500010000

RECEIVED FOR RECORDS DEPARTMENT OF ASSESSMENTS & TAXATION FOR ANNE ARUNDEL COUNTY

5/19/15
444
3-19-2015

03/23/15 01:56 PM L 0002 R 0002
Vol # 0002-128185 #2,800.00
Deed - Recorvation Tax
Instrument Type Deed

650,322 square feet or 14.9293 acres of land, more or less, and shown border shaded on State Highway Administration Plat numbered 58158, a reduced copy of which is attached hereto and incorporated herein as **Exhibit No. 1**.

BEING a part of the same property conveyed by a deed dated October 5, 1998 and recorded among the Land Records of Anne Arundel County in Liber No. 8739, folio 764, from the State of Maryland to the use of the Department of Natural Resources unto the State of Maryland, Department of Transportation, State Highway Administration.

RESERVING, HOWEVER, UNTO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION, its successors and assigns forever, all of the following described land, easements, rights, privileges and controls.

EXCEPT FOR THE HEREIN CONVEYED PROPERTY, ALL THE LAND AND PREMISES, together with the appurtenances thereto belonging or in anywise appertaining, shown and/or indicated on State Highway Administration Plat numbered 58158, all of which plats made a part hereof and which has been duly filed for record among the Maryland State Archives.

ANY AND ALL RIGHT WHATSOEVER of Grantee, its successors and assigns, at any means whatsoever of ingress or egress across the lines which are designated "Right Of Way Line Of Through Highway," to the end that there never will be any vehicular, pedestrian and/or animal access to or from said highway and the remaining property across those lines which are so marked on State Highway Administration Plat numbered 58158, except by means of such public road connections as are authorized by law.

SUBJECT TO and excepting from the operation and effect of this deed any and all rights and reservations that may have been granted or reserved by former owners of this property or their predecessors in title and/or covenants or restrictions which may have been established with respect to said land by such former owners or their predecessors in title.

SUBJECT TO and excepting from the operation and effect of this deed any and all existing rights now held or used by any public utility or public utilities across or adjacent to the land herein conveyed.

TOGETHER with the buildings and improvements thereon, and the rights, roads, alleys, ways, waters, privileges, appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises, herein before described and mentioned, to the extent of the State's right, title and interest thereto unto **THE VILLAS AT SEVERN CREST, LLC**, a Maryland limited liability company, its successors and assigns, forever.

SUBJECT, HOWEVER, TO EACH AND EVERY RESERVATION, RESTRICTION, CONDITION, COVENANT AND CONTROL SET FORTH IN THIS INSTRUMENT OF WRITING


AND GRANTEE HEREIN by the acceptance of this deed, does hereby covenant and agree, on behalf of itself, its successors and assigns, to abide by and respect each and every reservation, restriction, condition, covenant and control set forth in this instrument of writing, it being the intention hereof to perpetuate all of the rights and privileges retained by the State of Maryland, to the use of the State Highway Administration of the Department of Transportation, by this deed. It is expressly understood and agreed that these covenants shall run with and bind the property hereby conveyed and shall be binding upon GRANTEE, its successors and assigns, forever.


The actual consideration paid by GRANTEE unto GRANTOR is Four Hundred Thousand and 00/100 Dollars (\$400,000.00).

IN TESTIMONY WHEREOF, Witness the hand and seal of GRANTOR.

WITNESS:

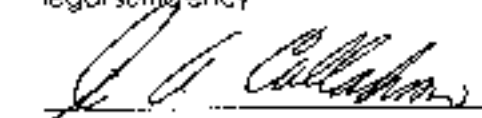
STATE HIGHWAY ADMINISTRATION OF THE MARYLAND DEPARTMENT OF TRANSPORTATION



By:  (Seal)
Melinda B. Peters
State Highway Administrator

Approved as to form and legal sufficiency

Concurred in by:


Assistant Attorney General

 (Seal)
Gina M. Anthony, Director
Office of Real Estate

STATE OF MARYLAND - COUNTY/CITY OF Baltimore , To Wit: Melinda B. Peters

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County/City aforesaid, personally appeared **Melinda B. Peters**, State Highway Administrator and acknowledged the foregoing deed to be the act of the State Highway Administration and, at the same time, made oath in due form of law that he is fully authorized to execute and acknowledge the same.

AS WITNESS MY HAND AND NOTARIAL SEAL, this 3th day of December in the year 2014

Mohammad Akbarieh (Seal)
Notary Public

My Commission Expires:

MOHAMMAD AKBARIEH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 13, 2017

I hereby certify that this instrument was prepared under my supervision, an attorney admitted to practice by the Court of Appeals of Maryland.

John A. Callahan
Assistant Attorney General

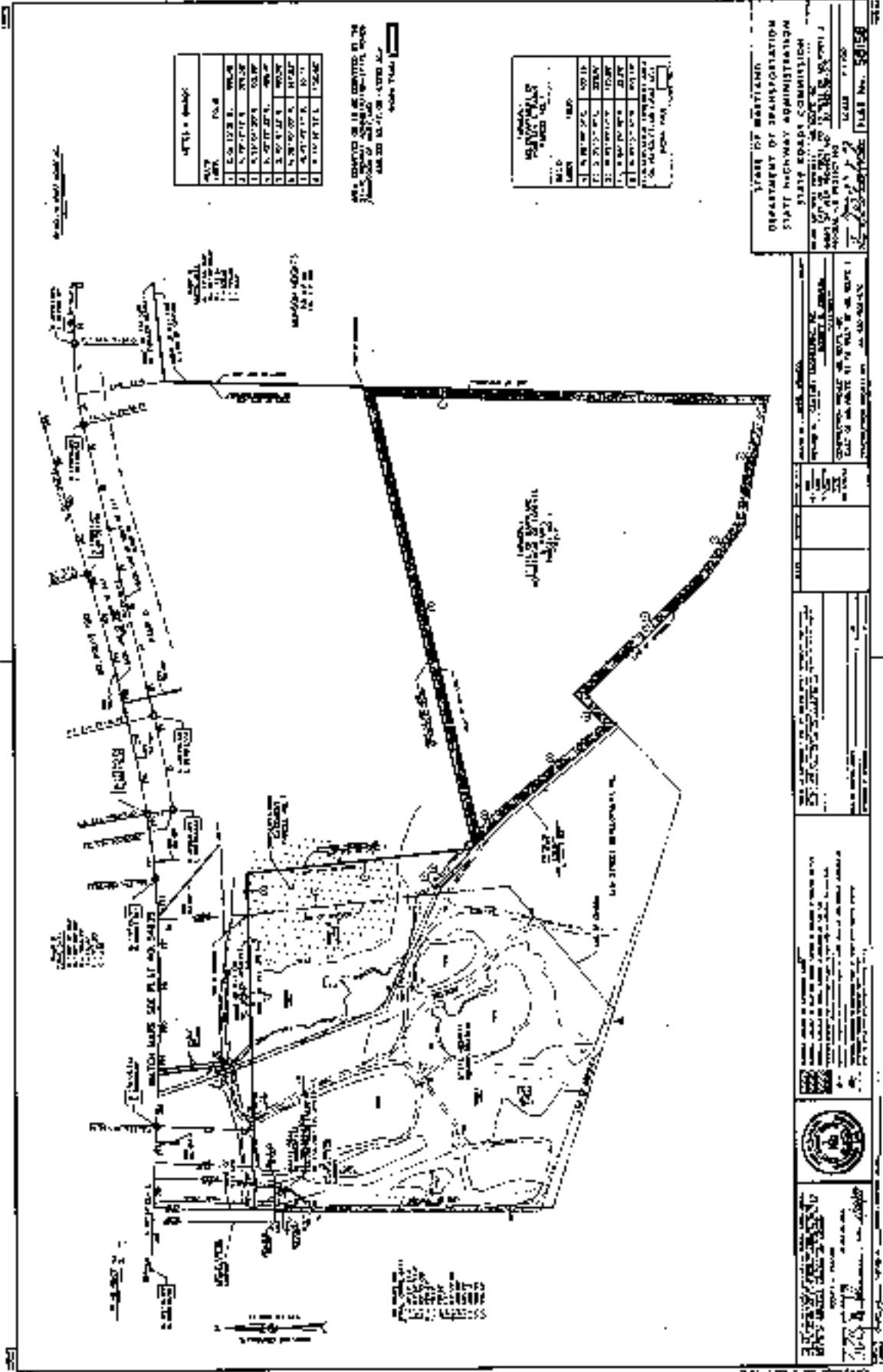


Exhibit No. 1

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: Anne Arundel

BM 28170 PG 123

*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	Types of Instruments	1	Deed		Mortgage		Other	
		2	Deed of Trust		Lease			
2	Conveyance Type Check Box		Improved Sale		Unimproved Sale		Atty. Accounts	
			Ann's-Length [1]		Ann's-Length [2]		Ann's-Length [3]	Length Sale [9]
3	Tax Exemptions (if Applicable) Enter or Explain Authority	Recordation						
		State Transfer						
		County Transfer						

Space Reserved for Circuit Court Clerk Recording Violation

4	Consideration and Tax Calculations	Considerations Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$400,000.00	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$650,000.00	Transfer Tax Consideration	\$
		Balance of Existing Mortgage		X 1%	= \$
		Other		Less Exemption Amount	- \$
		Other		Local Transfer Tax	= \$
		Full Cash Value		Recordation Tax Consideration	\$
		X 1%	= \$		
		TOTAL DUE	\$		

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent
		Recording Charge	40.00		45.00	
		Surcharge	20.00		20.00	Tax Bill
		State Recordation Tax	4,550.00		.00	
		State Transfer Tax	2,000.00		.00	C B Credit
		County Transfer Tax (if Applicable)	4,000.00		.00	
		Other				Ag. Tax/Other

6	Description of Property	Dissect	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC	
			4000-90009815	8719-764				
		Subdivision Name		Lot (3a)	Block (3b)	Sub/ANC(3c)	Plat Ref.	Sq. Ft./Acreage (4)
		Local/Geo Address of Property Being Conveyed (2)						
		14 9293 Acre Parcel, Buckingham Nursery Drive, MD 28144						
Other Property Identifiers (if applicable)						Water Meter Account No.		
Residential x or Non-Residential		Fee Simple x or Ground Rent Amount:						
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. Of Sq. Ft./Acreage Transferred:						
If Partial Conveyance, List Improvements Conveyed								

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		State Highway Administration of the Maryland Department of Transportation	The Villas at Severn Crest, LLC
		Doc. 1 - Owner(s) of Records, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Names	Doc. 2 - Grantee(s) Name(s)
		The Villas At Severn Crest, LLC	Community Bank of the Chesapeake
New Owner's (Grantee) Mailing Address			
P.O. Box 40, Tracy's Landing, MD 20719			

9	Other Names to be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
			James M Burke

10	Contact/Mail Information	Instrument Submitted By or Contact Person			<input type="checkbox"/> Return to Contact Person
		Name: Mary Koch			<input type="checkbox"/> Hold for Pickup
		Firm: Northern Title Corporation			<input type="checkbox"/> Return Address Provided
		Address: 7419 Baltimore-Annapolis Blvd., Glen Burnie, MD 21061			
		Phone: 410 768 8026			

Space Reserved for County Validation	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		Yes	<input checked="" type="checkbox"/>	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						
<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification		
Transfer Number: 89	Date Received: 3-19-2015	Deed Reference:	Assigned Property No.			
Year: 19	0	Gen.	Man.	Sub.	Block	
Land		Zoning	Grid	Pla.	Lot	
Building		Use	Parcel	Section	Geo. CD	
Total		Town/Cl.	Es. St.	Es. Cd.		

REMARKS:
 # 89 3-19-2015 4-000-90009815
 Distribution: Clerk's Office, SDAT, Office of Finance Prepare

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 28170, p. 0123, MSA_CE59_28611, Date available 04/08/2015, Printed 09/24/2018.