This Deed

Return to: The Collins Firm
1501 Farm Credit Drive, Suite 2000
McLean, VA 22102

Tax Account No./Parcel Identifier 10-00893825

Made June 4, 2014, by and between Ralph G. Blasey, Jr. and Paula K. Blasey, husband
and wife, Grantors, and Ralph G. Blasey, Jr. and Paula K. Blasey, Trustees under the
Blasey Family Trust, dated June 4, 2014, either of whom may act independently,
Grantees. "This deed transfers interest in real property to a revocable living trust
without any consideration. This transfer is exempt from recordation and transfer
taxes under Section 12-108(ee) and Section 13-207(a)(23) of the Code of Maryland"

Witnesseth, that for estate planning purposes and for no monetary consideration, Grantors
do grant and convey unto Grantees in fee simple all that property situate, lying and being
in Montgomery County, Maryland, described as:

Lot numbered Twenty-six (26), in Block lettered F, in the subdivision
known as “Plat Ten, RIVER FALLS”, as per Plat thereof recorded among
the Land Records of Montgomery County, Maryland, in Plat Book 90 at
Plat 9699.

And being the same property conveyed to Grantors by Deed recorded in
Liber 4362 at Page 432 among the Land Records of the aforesaid

which has the address of Potomac, Maryland 20854

Subject to covenants, easements and restrictions of record.

To Have and to Hold said land and premises above described or mentioned and hereby
intended to be conveyed, together with the buildings and improvements thereupon
erected, made or being, and all and every title, right, privileges, appurtenances and
advantages thereunto belonging, or in anywise appertaining, unto and for the proper use
only, benefit and behoof forever of Grantees in fee simple.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority
hereby granted unto Grantees and their successors-in-trust, to sell, lease, exchange,
e ncumber and/or convey the said property, either in whole or in part, upon such terms
and conditions and for such consideration, or no consideration, as Grantees may in the
discretion of Grantees deem advantageous, with the further right to subdivide and re-
subdivide said property and to dedicate such portions thereof for public use as Grantees
shall deem desirable, together with the right to grant licenses and easements for utility or
other purposes across, over and under said property, and Grantees are hereby empowered
to execute, acknowledge and deliver such deed, deeds of trust, leases and other
instruments necessary to carry out the foregoing powers and there shall be no obligation
or liability upon any purchaser or purchasers, lessee or lessees of said property, or any
part thereof, or upon any party or parties making any loans secured by deed or deeds of
trust upon said property, or any part thereof, to see to the proper application of the
proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by Grantees, or their
successors-in-trust, on behalf of the Trust identified herein and in relation to the property
described herein shall be conclusive evidence in favor of every person claiming any right,
title, or interest thereunder that: (i) at the time of the delivery of such instrument the
Trust was in full force and effect; (ii) that such instrument was executed in accordance
with the terms and conditions of the Trust agreement establishing such Trust, as the same
may be amended from time to time, and is binding upon all beneficiaries under said
Trust; and (iii) if such instrument is executed by successor(s)-in-trust to Grantees that
such successor(s)-in-trust have been properly appointed and are fully vested with all the
title, estate, rights, powers, duties and obligations of Grantees provided such
successor(s)-in-trust certify in said instrument that such successor(s)-in-trust have been
properly appointed.

And Grantors do hereby covenant to warrant generally the property hereby conveyed; and
to execute such further assurances of said land as may be requisite.

The above-described property has heretofore been held as tenants by the entirety. In
making this conveyance, the grantor intends that the above-described property shall enjoy
the immunity from the claims of their separate creditors as set forth in Section 14-113 of
the Estates and Trusts Article of the Annotated Code of Maryland.

No Title Insurance/ No Title Examination
Witness our signatures on the day and year first hereinbefore written

Ralph G. Blasey, Jr.

Paula K. Blasey

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

On June 4, 2014 before me, the undersigned officer, personally appeared Ralph G. Blasey, Jr. and Paula K. Blasey, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they have executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires

Grantors’ Address: [Redacted] Potomac, Maryland 20854
Grantees’ Address: [Redacted] Potomac, Maryland 20854

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

Damian O’Connor of Council
The Collins Firm
1501 Farm Credit Drive, Suite 2000
McLean, Virginia 22102
**State of Maryland Land Instrument Intake Sheet**

**Type(s) of Instruments**
- Check Box if addendum form is attached
  - Deed
  - Mortgage
  - Lease

**Conveyance Type**
- Check Box
  - Conveyance Type
  - Recreational
  - State Transfer
  - County Transfer

**Consideration Amount**
- Purchase Price/Consideration: $_____
- Any New Mortgage: $_____
- Balance of Existing Mortgage: $_____
- Other: $_____
- Other: $_____
- Full Cash Value: $_____

**Fees**
- Amount of Fees:
  - Recording Charge: $40.00
  - Surcharge: $20.00
  - State Recordation Tax: $_____
  - State Transfer Tax: $_____
  - County Transfer Tax: $_____
  - Other: $_____

**Description of Property**
- District: 10
- Property ID: 0083825
- Parcel No.: 4362/435
- Map: ____(3)___
- Description Amt. of Sq/Ft/Acreage Transferred: ____(5)___

**Other Names to Be Indexed**
- Other Names to Be Indexed:
  - Name: ASHLEY EDWARDS
  - Address: 1501 FARM CREDIT DRIVE, SUITE 2000
  - MCFEAN, VA 22702
  - Phone: (703) 746-3400

**Assessment Information**
- Transfer Number: 20
- Date Received: 20
- Land: Geo
- Map: Map
- Sub: Sub
- Block: Block
- Buildings: Use
- Total: Town Cd
- Ex. St: Ex. St

**Assessment Use Only - Do Not Write Below This Line**
- Remarks:

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**Location/Address of Property Being Conveyed**

POPLAR FALLS, Potomac, Maryland 20854

New Owner's (Grantee) Mailing Address

**Names of Grantor(s) Name(s)**
- Ralph G. Blasey, Jr. and Paula K. Blasey

**Names of Owner(s) Name(s)**
- Ralph G. Blasey, Jr. and Paula K. Blasey, Trustees under the Blasey Family Trust, dated June 4, 2014