

This Deed

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

MONTGOMERY COUNTY, MD

APPROVED BY ds

JUL - 1 2014

Tax Account No./Parcel Identifier 10-00893825

\$ N/A RECORDATION TAX PAID

\$ N/A TRANSFER TAX PAID

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 County.

which has the address of [REDACTED]
Potomac, Maryland 20854

RECORDING FEE	40.00
TOTAL	20.00
Rest #006	60.00
LEK NVE	Recpt # 12136
Jul 02, 2014	Blk # 543
	10:33 am

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, encumber 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

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FILED
LORETTA E. KHIGBIE
CLERK'S OFFICE
MONTGOMERY CO.

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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

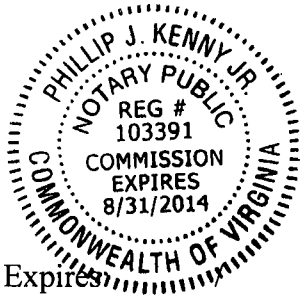
Ralph G. Blasey, Jr.
Ralph G. Blasey, Jr.

Paula K. Blasey
Paula K. Blasey

COMMONWEALTH OF VIRGINIA :
: SS:
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.



Phillip J. Kenny Jr.
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
Damian O'Connor of Council
The Collins Firm
1501 Farm Credit Drive, Suite 2000
McLean, Virginia 22102

State of Maryland Land Instrument Intake Sheet
Baltimore City County: MONTGOMERY
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
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable) Cite or Explain Authority

4 Consideration and Tax Calculations
Table with columns for Consideration Amount and Finance Office Use Only (Transfer and Recordation Tax Consideration)

5 Fees
Table with columns for Amount of Fees, Doc. 1, and Doc. 2

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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

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
Name: ASHLEY EDWARDS
Firm: THE COLLINS FIRM
Address: 1501 FARM CREDIT DRIVE, SUITE 2000
MCLEAN, VA 22102 Phone: (703) 748-3400

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
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, Land, Buildings, Total, Geo., Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. St., Sub, Plat, Section, Ex. Cd., Block, Lot, Occ. Cd.

Space Reserved for County Validation

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