

RE: Deed of Junkt

Clear Title, LLC
File No. JBW-20-0234
Tax ID # 22-431005, 22-599634 and 22-431811

Approved For Transfer
Treasurer of Frederick Co., MD
Taxes-Water/Sewer-PAID
Recordation Tax Pd.: \$19,250.00
01/12/2021 MM

DATE: 12-10-20
INITIALS: D.E

This Deed, made this 9th day of December, 2020, by and between Denise Boyer, Personal Representative, of the Estate of Estate of Wayne Z. Guyton, GRANTOR, and SMC Real Estate, LLC, GRANTEE.

Whereas, on April 9, 2018, the Orphans' Court of Frederick County, State of Maryland (the "Court") granted administration of the Estate of the Decedent to Denise Boyer as Personal Representative of the Estate of the Decedent in Estate No. 43456

Whereas, Grantor in the capacity of Personal Representative of the Estate of the Decedent has complete and full power and authority by law to grant and convey the entire fee simple interest in the hereinafter described property; and

Whereas, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantee.

Frederick County Circuit Court	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$6,875.00
TOTAL	\$6,935.00
SKD CW	
Jan 12, 2021	09:11 am

- Witnesseth -

That in consideration of the sum of One Million Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$1,375,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor as Personal Representative of the Estate of the Decedent, does hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Frederick, State of Maryland and described as follows, that is to say:

Remainder Tract (Tax Map 74 parcel 11, Liber 1006, folio 871 Parcel No. 1, containing 93.205 acres of land, more or less, in the subdivision known as, "Tax ID #22-431005, Lot Created by Public Taking Plat, Public Taking Tracts #1 & Remainder Section I Guyton Farm", per Plat Book 103 at Plat 51, and recorded among the Land Records of Frederick County, MD.

Tract 1 Lot Created by Public Taking Tax Map 74, Parcel 11 Liber 1006, Folio 871, Parcel No. 1, containing 67.767 acres of land, more or less, in the subdivision known as, "Tax ID #22-431005, Lot Created by Public Taking Plat, Public Taking Tracts #1 & Remainder Section I Guyton Farm", per Plat Book 103 at Plat 51, and recorded among the Land Records of Frederick County, MD. Further saving and Excepting thereout and therefrom, Lot 1, containing 2.000 acres and Lot 2, containing 2.000 acres, shown on a Plat entitled "Tax ID#22-431005 Preliminary/Final Plat Lots 1 & 2, Remainder Tract #1 Section I Guyton Farm" (Previously Recorded at Plat Book 103 Page 51) recorded in Plat Book 104, Page 132.

All those pieces or parcels of land situate at or near the Town of Burkittsville, in Burkittsville Election District, Frederick County, Maryland, described in Parcel 1: containing 75.920 acres, Saving and Excepting Therefrom and there out all that land as shown in the following Deeds, 1267-444, containing 26 acres, 1301-144, containing Parcel 1: 2.308 acres, Parcel No. 2: containing 0.404 acres, 2551-1168, Parcel B containing 0.138 acres, Parcel C: containing 0.594 acres, (leaving 46.476 acres) recorded among the Land Records of Frederick County, Maryland.

By deed dated December 21, 1976 and recorded December 21, 1976 among the Land Records of Frederick County, Maryland in Liber 1006 at Folio 871.

By deed dated May 13, 1981 and recorded May 13, 1981 among the Land Records of Frederick County, Maryland in Liber 1146 at Folio 403.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and

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advantages thereto belonging or appertaining unto and to the proper use and benefit of the said SMC Real Estate, LLC, as sole owner, in fee simple.

And Grantor does hereby covenant to execute such further assurances of the same as may be requisite.

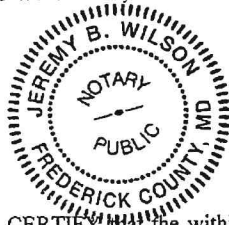
In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

By: Denise Boyer ^{Personal Representative} (SEAL)
Denise Boyer, Personal Representative
of the Estate of Estate of Wayne Z.
Guyton

STATE OF MARYLAND }
COUNTY OF FREDERICK } ss

I hereby certify that on this 7th day of December, 2020 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared Denise Boyer, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged herself or himself to be the Personal Representative of the Estate of Estate of Wayne Z. Guyton and who, in my presence, signed and sealed the foregoing Deed and acknowledged it to be his/her act and deed as Personal Representative of the foregoing Estate, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Jeremy B. Wilson
Notary Public
My Commission Expires: 7/5/22

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Jeremy B. Wilson, Esq.

AFTER RECORDING, PLEASE RETURN TO:

SMC Real Estate, LLC/ Tony Brusco
8305 Bolivar Rd
Middletown, MD 21769

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Estate of Wayne Z. Guyton

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers). 103 E. Main Street, Burkittsville, MD 21718

3. Reasons for Exemption

- Resident Status [] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland. [X] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf. Principal Residence [] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

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 **Date Signature

3b. Entity Transferors

Witness/Attest [Signature]

ESTATE OF WAYNE Z. GUYTON Name of Entity [Signature] PR By Denise Boyer 12/9/20 Name **Date Personal Representative Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

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FREDERICK COUNTY CIRCUIT COURT (Land Records) SKD 14440, p. 0411, MSA_CE61_14287. Date available 01/13/2021. Printed 02/04/2022.

Baltimore City County: Frederick
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)

NO AG. TAX DUTY

Doc of Intent

DATE: 12-10-20

INITIALS: D.E

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, Doc. 2, and Agent.

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: Collin Hubbard
Firm: Clear Title, LLC
Address: 5301 Buckeystown Pike, Suite 310
Frederick, MD, 21704 Phone: (301) 798-4938

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
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
Table with columns for Terminal Verification, Agricultural Verification, Whole, Part, and Tran. Process Verification.

REMARKS:
Space Reserved for County Validation