

PAID
Water & Wastewater
Worcester Co. Treasurer
01/22/2021 SH

TRANSFER TAX PAID
FINANCE OFFICER
Worcester County, MD
Tax \$1750.00
01/22/2021 SH

Worcester County Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$2,000.00
CTY REC TAX \$2,640.00
TOTAL \$4,700.00
Susan Braniecki, Clerk AD
Feb 10, 2021 09:50 am

TAXES FOR WHICH ASSESSMENTS
HAVE BEEN RECEIVED HAVE BEEN
PAID AS OF THIS DATE
01/22/2021 SH
Worcester County Finance Officer
EXCEPT PERSONAL PROPERTY

AFTER RECORDING, PLEASE RETURN TO:
Newlyn Title Assurance Co., Inc.
1104 Butterworth Court
Stevensville, MD 21666
File No. **14526DN**
Tax ID # **03-064271**

This Deed, made this 31 day of Dec, 2020, by and between **Hunter's Chance LLC, a Maryland Limited Liability Company**, GRANTOR, and **Shawn M Titus**, GRANTEE.

Witnesseth –

That in consideration of the sum of **Four Hundred Thousand and 00/100 Dollars (\$400,000.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor 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 Worcester, State of Maryland and described as follows, that is to say:

ALL THAT CERTAIN LOT or parcel of land lying and being situate in the Section called "Newport" of the Subdivision known as "Ocean Pines", in the Third Election District of Worcester County, Maryland, described as Lot No. C-01-593, as designated and distinguished on the Plat entitled "Ocean Pines-Section One-B", made by B. Calvin Burns, Registered Professional Engineer No. 2583 of the State of Maryland, which said Plat is recorded among the Land Records of Worcester County, Maryland, in Plat Book F.W.H. No. 8, folio 25, et seq.

Being or intending to be the same property as described in a Deed dated December 20, 2019, by and between Paul A. Millstein and Mary Beth Millstein and Hunter's Chance, LLC, a Maryland Limited Liability Company and recorded among the Land Records of Worcester County Maryland in Liber 7566, Folio 464.

PROPERTY ADDRESS: 23 White Sail Circle, Ocean Pines, MD 21811

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 advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Shawn M Titus, as sole owner, in fee simple.



- Name
- Tenancy
- Property

WORCESTER COUNTY CIRCUIT COURT (Land Records) SRB 7933, p. 0387, MSA_CE31_8109. Date available 02/11/2021. Printed 05/31/2023.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will 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.

HUNTER'S CHANCE LLC, A MARYLAND LIMITED LIABILITY COMPANY

By: [Signature] (SEAL)
Shawn Titus, Member

By: [Signature] (SEAL)
Angela Titus, Member

[Corporate Seal]

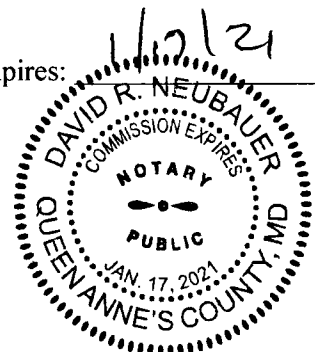
STATE OF MARYLAND }
COUNTY OF Queen Anne's } SS

I hereby certify that on this 31 day of Dec, 2020 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Shawn Titus and Angela Titus, Members of the Hunter's Chance LLC, a Maryland Limited Liability Company** and that as such officers, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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

[Signature]
Notary Public

My Commission Expires: 1/17/21



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 Hunter's Chance LLC, a Maryland Limited Liability Company

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
23 White Sail Circle, Ocean Pines, MD 21811

3. Reasons for Exemption

Resident Status As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

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  _____

HUNTER'S CHANCE LLC, A MARYLAND LIMITED LIABILITY COMPANY

Name of Entity _____

By  _____

Shawn Titus _____ **12/31/20**

Name _____ **Date _____

Member _____

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.

MARYLAND FORM WH-AR

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

2020

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1. Transferor Information

Name of Transferor Hunter's Chance LLC, a Maryland Limited Liability Company

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

23 White Sail Circle, Ocean Pines, MD 21811

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] HUNTER'S CHANCE LLC, A MARYLAND LIMITED LIABILITY COMPANY Name of Entity [Signature] By Angela Titus 12/31/20 Name **Date Member 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.

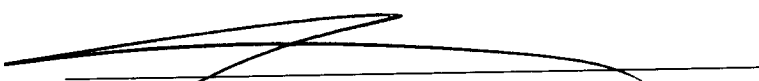
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

WORCESTER COUNTY CIRCUIT COURT (Land Records) SRB 7933, p. 0390, MSA_CE31_8109, Date available 02/11/2021. Printed 05/31/2023.

**AFFIDAVIT OF GRANTEE AS
PRIMARY OCCUPANT HOME BUYER**

The undersigned state under penalties of perjury that the contents of this affidavit are true to the best of his/her/their knowledge, information and belief:

1. The undersigned is the Grantee of residentially improved real property located at 23 White Sail Circle, Ocean Pines, MD 21811, and being more particularly described as Lot C-01-593, Ocean Pines, Tax ID Number 03-064271, Worcester County, Maryland.
2. The undersigned is Primary Occupant Maryland home buyer defined as an individual who will occupy the property as Grantee's principal residence. The Grantee will occupy the residence at least 7 months out of 12 months.
3. This affidavit is being executed in order to qualify for and obtain a partial exemption from applicable County Transfer Tax.

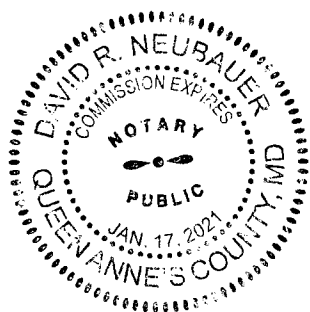


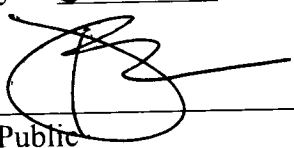
Shawn M Titus

If additional grantees signatures appear above the following Notary affidavit, then, the following affirmation and oath is made in conjunction with item #2 above:

4. Each of the undersigned is a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust on the property who will not occupy the property as Grantee's principal residence, pursuant to item No. 3 above.

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of Worcester, this 31st day of December, 2020.

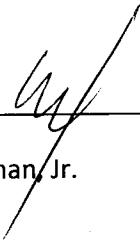




 Notary Public
 My Commission Expires: 1/17/21

WORCESTER COUNTY CIRCUIT COURT (Land Records) SRB 7933, p. 0391, MSA_CE31_8109. Date available 02/11/2021. Printed 05/31/2023.

This document was prepared under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.



Edwin E. Tillman, Jr.

Baltimore City County: Worcester

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	(Check Box if addendum Intake Form is Attached.)			
		1 Deed	Mortgage	Other	Other
2	Conveyance Type Check Box	2 Deed of Trust	Lease		
		X Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms-Length Sale [9]
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation			
		State Transfer			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$ 400,000.00	Transfer Tax Consideration	\$
		Any New Mortgage	\$ 340,000.00	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: Tax Bill: C.B. Credit: Ag. Tax Other:
		Recording Charge	\$ 20.00	\$ 20.00	
		Surcharge	\$ 40.00	\$ 40.00	
		State Recordation Tax	\$ 2,640.00	\$	
		State Transfer Tax	\$ 2,000.00	\$	
		County Transfer Tax	\$ 1,750.00	\$	
		Other	\$	\$	
		Other	\$ 6,450.00	\$ 60.00	

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		
			03-064271	7566/464				(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		Ocean Pines		C-01-593			8/25		
		Location/Address of Property Being Conveyed (2)							
		23 White Sail Circle, Ocean Pines, MD 21811							
		Other Property Identifiers (if applicable)					Water Meter Account No.		
		Residential X or Non-Residential		Fee Simple X or Ground Rent		Amount:	N/A		
		Partial Conveyance? Yes X No		Description: Amt. of SqFt. Acreage Transferred: N/A					
		If Partial Conveyance, List Improvements Conveyed: N/A							

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		Hunter's Chance LLC, a Maryland Limited Liability Company	Shawn M Titus
		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)
		Shawn M Titus	Charles E Ruch, Trustee W David Morse, Trustee
		New Owner's (Grantee) Mailing Address	
		23 White Sail Circle, Ocean Pines, MD 21811	

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
			Shore United Bank, Beneficiary

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Mary Jo Scully		<input type="checkbox"/> Hold for Pickup
		Firm: Newlyn Title Assurance Co., Inc.		<input type="checkbox"/> Return Address Provided
		Address: 1104 Butterworth Ct. Stevensville, MD 21666	Phone: (410) 643-7112	

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		X Yes	No	Will the property being conveyed be the grantee's principal residence?	
		Yes	X No	Does transfer include personal property? If yes, identify: _____	
		X 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							
Terminal Verification	Agricultural Verification		Whole	Part	Tran. Process 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

WORCESTER COUNTY CIRCUIT COURT (Land Records) SBB 7933, P. 0393, MSA CE31_8109, Date available 02/11/2024, Printed 05/31/2023.