

THIS DEED, made this 24th day of September, 2012, by and between RAMSEY NUWAR and SANDRA H. NUWAR, parties of the first part and VIVIAN S. BELLUCCI and RICCARDO BELLUCCI, parties of the second part.

WITNESSETH, that in consideration of the sum of \$625,000.00, the parties of the first part do grant and convey to the said parties of the second part, as TENANTS IN COMMON, their heirs, personal representatives/successors and assigns, in fee simple, all that piece or parcel of land situate in ANNE ARUNDEL COUNTY, Maryland and described as follows, to wit;

BEING KNOWN AND DESIGNATED AS LOT NUMBERED TWENTY-ONE (21) IN THE SUBDIVISION KNOWN AS "THE DOWNS", PLAT 3-REVISED", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 45, FOLIO 49.

BEING all of the same land conveyed by ALVIN B. VEIRS, JR & EDITH S. VEIRS to grantors herein by Deed recorded in LIBER 10576 , FOLIO 00221.

BY THE EXECUTION of this Deed, the parties of the first part hereby warrant under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage, deed of trust assumed by the parties of the second part, is in the sum total of \$625,000.00.

TO HAVE AND TO HOLD the property hereby conveyed unto the parties of the second part, as TENANTS IN COMMON, their personal representatives, heirs and assigns, in fee simple, forever.

TOGETHER WITH all and singular the ways, easements, rights and privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest and claim, either at law or in equity or otherwise, of the said parties of the first part, of, in, to, or out of the said land and premises; subject to all easements, covenants and restrictions of record.

AND the parties of the first part herein warrant specially the property hereby conveyed; and covenant to execute such further assurances of said land as may be requisite.

221900512100
11/08/12 ANNE ARUNDEL COUNTY
CLERK

LR - Deed (with Taxes)
Recording Fee 20.00
Grantor/Grantee Name:
bellucci
LR - Deed (with Taxes)
Surcharge 40.00
LR - Additional Recording
Fee - linked 0.00
LR - Deed State Transfer Tax
3,125.00

SubTotal: 3,185.00

Total: 3,245.00

#1016036-1
11/13/2012 01:12 CC02-ME
#1016036 CC0501 - Anne
Arundel County/CC05.01.08 -
Register 08 14

11/09/12 11:50 AM C 0002 R 0002
Val #: 0002-067697 \$6,250.00
County Transfer Tax

WITNESS the hands and seals the day and year first hereinbefore written.

Witness

Witness

Grantor, RAMSEY NUWAR

Grantor, SANDRA H. NUWAR

State of Maryland, County of Anne Arundel, TO WIT;

I Hereby Certify, That on this 24th day of September, 2012, before me, the subscriber, a Notary Public of the State aforesaid and County of _____, personally appeared RAMSEY NUWAR and SANDRA H. NUWAR known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained, and signed the same in my presence.

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

My commission expires: 3/24/13

Notary Public

KRISTEN LEE HART
NOTARY PUBLIC

Anne Arundel County, MD
My Commission Expires
03/24/2013

I/WE hereby certify under penalties of perjury that the herein described property is residentially improved and I/We ☒ will _____ will not occupy the same as our residence.

Witness

Witness

VIVIAN S. BELLUCCI

RICCARDO BELLUCCI

File No.: A1208068
Grantee Address: P.O. BOX 3495, ANNAPOLIS, MD 21403
Property Address: 912 COACHWAY, ANNAPOLIS, MD 21401
Grantor Address: 912 COACHWAY, ANNAPOLIS, MD 21401
Title Insurer: First American Title Insurance Company
Parcel ID Number: 02-219-00512100

After recording return to: MR. & MRS. RICCARDO BELLUCI
912 COACHWAY
ANNAPOLIS, MD 21401