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.

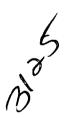
BEING all of the same land conveyed by ALVIN B. VEIRS, JR & EDITH S. VEIRS to grantors herein by Deed recorded in LIBER 10576, FOLIO 00221.

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 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.





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 9 Arundel County/CC05.01.08 - 5 Register 08 14

WITNESS the I	nands and seals the d	ay and year fi	rst hereinbefore written.
Witness' l'as no sorti		Grantor, RAM	ISEY NUWAR
Witness		Grantor, SAN	IDRA H. NUWAR
State of Mayle	m√, County of	hu du	Jul_, TO WIT;
subscriber, a Notary F personally appeared satisfactorily proven) t	Public of the State afor RAMSEY NUWAR a to be the person(s) who will be will be the person they expended the state of the	resaid and Co nd SANDRA hose name(s) ecuted the sa	ember, 2012, before me, the unty of, H. NUWAR known to me (or is/are subscribed to the within ame for the purposes therein
IN WITNESS W	/HEREOF, I hereunto	set my hand	and official seal.
My commission expire	No Ps: <u>3/24/13</u>	tary Public	KRISTEN LEE HART  NOTARY PUBLIC  Anne Arundel County, MD  My Commission Expires  03/24/2013
residentially improved residence.		will no	ein described property is ot occupy the same as our
Witness With		VIVIAN S. BE	
Witness	· ·	RICCARDO	BELLUCCI
Grantee Address: P. Property Address: 91 Grantor Address: 91 Title Insurer: Fit	1208068 O. BOX 3495, ANNAPOL 2 COACHWAY , ANNAPO 2 COACHWAY , ANNAPO rst American Title Insurano 2-219-00512100	DLIS, MD 21401 DLIS, MD 21401 <sub>,</sub>	
After recording return to	: MR. & MRS. RICCA 912 COACHWAY ANNAPOLIS, MD 2		- ·