

William M. Simmons, Esq.
20 West Street
Post Office Box 2266
Annapolis, Maryland 21404

BK 20289 PG 049

Selby ←
9939

DEED

THIS DEED made July 10, 2008, by and between **Youth Development Foundation, Inc., Grantor, and The Selby Community Association, Inc., Grantee.**

2008 JUL 11 A 2 01

WITNESSETH, That in consideration of the sum of \$165,000.00 and in compliance with the Court Order issued in the Circuit Court for Anne Arundel County, Maryland in Case No. 02-C-05-107890 CN in the matter of Selby Community Association, Inc. vs. Youth Development Foundation, Inc., Grantor hereby grants and conveys unto The Selby Community Association, Inc., in fee simple, all that lot or parcel of land situate, lying and being in the First District of Anne Arundel County, Maryland, and being more particularly described as follows:

NOTARIAL FEE \$ 20.00
RECORDING FEE 20.00
TR. TAX COUNTY 1,650.00
TR. TAX STATE 825.00
TOTAL 2,515.00
Rec'd # 223 Rec'd # 5175
RPD JJ Rik # 2285
Jul. 11, 2008 11:43 am

1650
825

PARCEL ONE:

Being known and designated as Lot No. 31, Block H, as shown on a plat entitled "Selby on the Bay Plat No. 11" and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 10, Page 16.

Tax Account No.: 1-747-90092932

PARCEL TWO:

Being known and designated as Lot No. 132, Block K, as shown on a plat entitled "Selby on the Bay Plat No. 11" and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 10, Page 16.

Tax Account No.: 1-747-90092056

PARCEL THREE:

Being known and designated as the Club House Lot, as shown on a plat entitled "Selby on the Bay Plat No. 11", and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 10, Page 16.

Tax Account No.: 1-747-90096667

RECORDATION T 1,155.00
TOTAL 1,155.00
Rec'd # AA4 Rec'd # 30445
DLH CHB Rik # 461
Jul. 11, 2008 09:53 am

Being the same property conveyed to Youth Development Foundation, Inc.

by two Deeds recorded among the Land Records of Anne Arundel County in (1)

AA CIRCUIT COURT
ACCT. 1747-9009-2932
ALL LIENS ARE PAID AS OF 7-11-08 A.A. COUNTY BY: [Signature]
ACCT. 1747-9010-2056
ALL LIENS ARE PAID AS OF 7-11-08 A.A. COUNTY BY: [Signature]

Liber 7729, folio 244; and (2) Liber 8901, folio 725.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to The Selby Community Association, Inc., its successors and assigns in fee simple.

WITNESS the hand and seal of the Grantor.

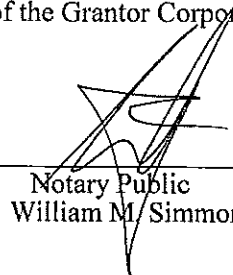
Test: Youth Development Foundation, Inc.

BY: Mary Facella (SEAL)
Mary Facella, Vice President-Secretary

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY, that on this 10th day of July, 2008, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Mary Facella, who acknowledged herself to be the Vice President-Secretary of the Grantor Corporation, and that she, as such Vice President-Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by herself as Vice President-Secretary, and certified 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 Grantor Corporation.

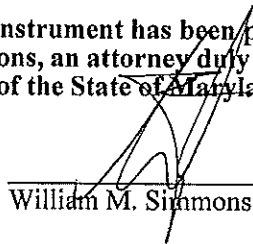
WITNESS my hand and Notarial Seal.



Notary Public
William M. Simmons

My Commission Expires: 11/1/10

This is to certify that the within instrument has been prepared under the supervision of William M. Simmons, an attorney duly admitted to practice law before the Court of Appeals of the State of Maryland.



William M. Simmons, Attorney

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

BK 20289PG051

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	Youth Development Foundation, Inc.

2. Reasons for Exemption

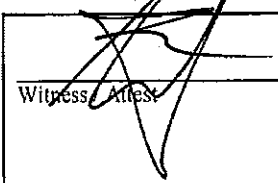
Resident Status	<input type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input checked="" type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the property is My principal residence as defined in IRC § 121 and is 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 _____ Signature
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3b. Entity

 _____ Witness/Attest	Transferors <u>Youth Development Foundation, Inc.</u> <small>Name of Entity</small> By: <u>Mary Faceffa</u> Name: <u>Mary Faceffa</u> Title: <u>Vice President-Secretary</u>
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State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel
 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)

BK 20289PG052

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(. . . Check Box if addendum Intake Form is Attached.)			
		<input type="checkbox"/> Deed	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other _____
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input checked="" type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]
		3 Tax Exemptions (if applicable) Cite or Explain Authority			
		<input type="checkbox"/> Recordation			
		<input type="checkbox"/> State Transfer			
		<input type="checkbox"/> County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration		
		Purchase Price/Consideration	\$ 185,000.00	Transfer Tax Consideration	\$	
		Any New Mortgage	\$	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:
		Recording Charge	\$ 20.00	\$	Tax Bill:
		Surcharge	\$ 20.00	\$	C.B. Credit:
		State Recordation Tax	\$ 1,155.00	\$	Ag. Tax/Other:
		State Transfer Tax	\$ 825.00	\$	
		County Transfer Tax	\$ 1,650.00	\$	
		Other	\$	\$	
		Other	\$	\$	

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)(l).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
		1st	1-747-90092932/6667/2056	7729/244 & 8901/725				(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		Selby on the Bay		see below			10/16		
		Location/Address of Property Being Conveyed (2)							Water Meter Account No.
		Lot 31 Blk H; Club House Lot; and Lot 132 Blk K, Cedar Grove Road, Edgewater, MD 21037							
Residential: <input type="checkbox"/> or Non-Residential: <input checked="" type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:					
Partial Conveyance? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Description/Amt. of SqFt/Acreage Transferred:							

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		Youth Development Foundation, Inc.			
		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)	
		The Selby Community Association, Inc.			
New Owner's (Grantee) Mailing Address					
P.O. Box 599, Mayo, MD 21067					

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			<input checked="" type="checkbox"/> Return to Contact Person
		Name: Stephany Clothier			<input type="checkbox"/> Hold for Pickup
		Firm: Office of William M. Simmons, Esq.			<input type="checkbox"/> Return Address Provided
		Address: 20 West Street Annapolis, MD 21401 Phone: (410) 268-0899			

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		
Assessment Information	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	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
Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:		Tran. Process Verification
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