

38414 602  
14-1650004 5500053  
Tax Account No./Parcel Identifier

# This Deed

62500  
6000  
Clerk of the  
Circuit Court

Made this 15th day of June, 2016, by and between Leslie C. Yeatts, Sole Owner  
party(ies) of the first part, and Clay A. Deyarmin, Sole Owner

2016 JUL 26 PM 2:00  
PR GEO CO MD #

party(ies) of the second part:

**Witnesseth**, that in consideration of the sum of \$ 125,000.00 receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as Sole Owner

PRINCE GEORGE'S COUNTY, MD  
APPROVED BY  
#06R

JUL 26 2016

W/O 6/30/16  
\$687.50 RECORDATION TAX PAID  
\$175.00 TRANSFER TAX PAID

all that property situate in Prince George's County, State of Maryland, described as:

**ALL** that piece or parcel of ground situate, lying and being in Prince George's County, State of Maryland being described as follows:

## PARCEL "B"

BEGINNING at an iron pipe found, said pipe marking the eastern most corner of said Yeatts Property, said pipe also being a common corner between said Yeatts property and the property of George A. Merkel and Janet M. Merkel, Trustees (L. 29813 @ F. 672, Exhibit "B"), thence from the point of beginning and along the division line said Yeatts property and the property of The State of Maryland (L. 5590 @ F, 210), South 38 deg. 51 min. 13 sec. West - 207.58 feet to an iron pipe set; thence through the said Yeatts property for new lines of division now being established for the next four (4) courses and distances, North 52 deg. 27 min. 04 sec. West - 394.20 feet to an iron pipe set on the souther R/W line of a 30 foot Ingress & Egress Easement, thence 105.07 feet along the arc of a curve deflecting to the right, whose Radius is 77.43 feet, whose central angle is 77 deg. 44 min. 53 sec. and whose chord bearing and distances are North 05 deg. 41 min. 01 sec. East - 97.21 feet to an iron pipe set on the point of tangency; thence North 53 deg. 45 min. 47 sec. East - 83 feet to an iron pipe set; thence North 59 deg. 10 min. 41 sec. East -

(Continued on Attached)

which has an address of Merkel Farms Road, Bowie, MD 20715

**Subject** to covenants, easements and restrictions of record.

**To Have and To Hold** said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple.

Being the same property described in Liber 31583 folio 214, among the said Land Records.

**And** the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

**In Testimony Whereof**, the said party of the first part has set its hand(s) and seal(s) the year and day first above written.

Printed Name: Donald V. Lockey  
Witness

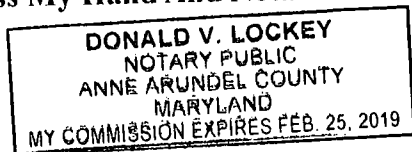
Leslie C. Yeatts (Seal)

STATE OF Maryland  
COUNTY OF Prince George's

I Hereby Certify that on this 17th day of June, 2016, before me, the undersigned subscriber, did personally appear Leslie C. Yeatts, Sole Owner

known to me or satisfactorily proved to be the person(s) whose name(s) are set forth in the within deed, and did further acknowledge that he executed the foregoing deed for the purposes therein contained.

Witness My Hand And Notarial Seal.



Printed Name: Donald V. Lockey  
Notary Public

My Commission Expires: 2/25/19

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Donald Lockey, Esq.

SG

35.72 feet to an iron pipe set on the division line between said Yeatts property and aforesaid Merkel property and thence along the same division line, South 54 deg. 07 min. 12 sec. East - 414.08 feet to the point of beginning, containing 2.0000 Acres of land.

Together with a 30 foot Ingress & Egress Easement, Parcel - "C" and being more particularly described as follows:

Beginning at an iron pipe set on the corrected North 53 deg 47 min 57 sec. West - 449.43 foot deed line (originally shown on deed as North 54 deg. 16 min. West - 500.00 feet), 284.73 feet from the beginning thereof, said pipe also lying on the existing easterly R/W line of MERKEL FARMS ROAD as shown on a plat of subdivision entitled "Plat Two, PATUXENT RIDING" (Plat Book VJ @ Plat 6); thence from the point of beginning and along the same deed line, North 53 deg. 47 min. 57 sec. West - 30.36 feet to an iron pipe set; thence through the said Yeatts property for the next seven (&) courses & distances, North 45 deg. 02 min., 58 sec East - 75.72 feet to an iron pipe set at a point of curvature; thence 46.59 feet along the arc of a curve deflecting to the left, whose Radius is 230.00 feet, a central angle of 11 deg. 36 min. 25 sec. and whose chord bearing and distances are North 57 deg. 05 min. 40 sec. East - 46.53 feet to an iron pipe set at the point of reverse curve; thence 119.24 feet along the arc of a curve deflecting to the left, whose Radius is 92.98 feet, a central angle of 73 deg. 28 min. 48 sec. and whose chord bearing and distances are North 04 deg. 53 min. 21 sec. East - 111.24 feet to an iron pipe set at the point of tangency; thence North 26 deg. 53 min. 53 sec. West - 57.31 feet to an iron pipe set at the point of curvature; thence 146.99 feet along the arc of a curve deflecting to the right, whose Radius is 107.43 feet, a central angle of 78 deg. 23 min. 38 sec. and whose chord bearing and distances are North 07 deg. 53 min. 36 sec. East - 135.79 feet to an iron pipe set on the point of tangency; thence North 53 deg. 45 min. 47 sec. East - 84.42 feet to an iron pipe set; thence South 59 deg. 10 min. 41 sec. East - 24.22 feet to an iron pipe set on the division line between said Yeatts property and the property of George A. Merkel & Janet M. Merkel, Trustees (L. 29813 @ F.572, Exhibit "B") and thence along the same division line, South 54 deg, 07 min. 12 sec. East - 32.66 feet to an iron pipe set; thence through the said Yeatts property for the next seven (7) courses and distances, South 59 deg. 10 min. 41 sec. West - 35.72 feet to an iron pipe set; thence South 53 deg. 45 min. 47 sec. West - 83.00 feet to an iron pipe set at the point of curvature; thence 105.07 feet along the arc of a curve deflecting to the left, whose Radius is 77.43 feet, whose central angle is 77 deg. 44 min. 53 sec. and whose chord bearing and distances are South 05 deg, 41 min. 01 sec. West - 97.21 feet to an iron pipe set on the point of tangency; thence South 26 deg. 53 min. 53 sec. East - 57.31 feet to an iron pipe set on the point of curvature; thence 156.74 feet along the arc of a curve deflecting to the right, whose central angle is 73 deg. 01 min. 35 sec. and whose chord bearing and distances are South 04 deg, 32 min. 47 sec. west - 146.32 feet to an iron pipe set at the point of reverse curve; thence 52.57 feet along the arc of a curve deflecting to the left, whose Radius is 200.00 feet, whose central angle is 15 deg. 03 min. 40 sec. and whose chord bearing and distances are South 58 deg. 37 min. 00 sec. West - 52.42 feet to an iron pipe set on the point of tangency; thence South 45 deg. 02 men. 58 sec. West - 67.88 feet to the point of beginning, containing 0.3871 Acres of land.

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

Leslie C. Yeatts

2. Reasons for Exemption

Resident Status



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

LESLIE C. YEATTS

Signature



3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

Grantors' Address 9301 Merkel Farms Road, Bowie, MD 20715-3339 38414 605

Grantees' Address 1344 Chapelview Drive, Odenton, MD 21113

Title Insurer \_\_\_\_\_

*Deed*

Leslie C. Yeatts

*To*

Clay A. Deyarmin

Received for record on the \_\_\_\_\_ day of \_\_\_\_\_ , \_\_\_\_\_  
at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. and recorded in Liber No. \_\_\_\_\_ , folio \_\_\_\_\_ ,  
among the Land Records of the County of \_\_\_\_\_ State of Maryland.

\_\_\_\_\_  
CLERK

CASE# MERKELFARMSRD16

**Remit To:**

Lockey & Associates, LLC

2525 Riva Road, Suite 143

Annapolis, MD. 21401

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Prince George's

Information Provided is for the use of the Clerks Office, State Department of  
Assessments and Taxation and County Finance Office Only.  
(Type or Print in Black Ink Only - All Copies Must be Legible)

38414 606

1	Type(s) of Instruments	( <input type="checkbox"/> Check Box if Addendum Intake Form is Attached.)			
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input 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)	Recordation	CASH PURCHASE - LAND ONLY		
		State Transfer			
	Cite or Explain Authority	County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$ 125,000.00	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$	Transfer Tax Consideration	\$
		Balance of Existing Mortgage	\$	X ( ) % =	\$
		Other:	\$	Less Exemption Amount -	\$
		Other:	\$	Total Transfer Tax =	\$
		Full Cash Value	\$	Recordation Tax Consideration	\$
			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	\$	
		Surcharge	\$ 40.00	\$	
		State Recordation Tax	\$ 687.50	\$	
		State Transfer Tax	\$ 625.00	\$	
		County Transfer Tax	\$ 1,750.00	\$	
		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)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var LOG	
		14TH	14- <del>2838806</del>	31583/214				[ ] (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage (4)
		METES & BOUNDS						2 AC 12
		Location/Address of Property Being Conveyed (2)						
		Merkel Farms Road, Bowie, MD 20715						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential [ X ] or Non-Residential [ ]		Fee Simple [ X ] or Ground Rent [ ]		Amount:		
		Partial Conveyance? [ ] Yes [ X ] No		Description/Amt. of Sq Ft/Acreage Transferred:				

7	Transferred From	Doc. 1-Grantor(s) Name(s)		Doc. 2-Grantor(s) Name(s)	
		Leslie C. Yeatts			
		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)	
		Clay A. Deyarmin			
		New Owner's (Grantee) Mailing Address			
1354 Chapelview Drive, Odenton, MD. 21113					

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 type="checkbox"/> Return to Contact Person  <input type="checkbox"/> Hold for Pickup  <input checked="" type="checkbox"/> Return Address Provided
		Name: Lisa Gillespie/Donald Lockey		
		Firm: Lockey & Associates, LLC		
		Address: 2525 Riva Road, Suite 143		
		Annapolic, MD 21401		Phone: (410) 774-0736

11	Space Reserved for County Validation	IMPORTANT: BOTH THE ORIGINAL DEED AND PHOTOCOPY MUST ACCOMPANY EACH TRANSFER									
		Assessment Information	[ ] Yes [ X ] No	Will the property being conveyed be the grantee's principal residence?							
			[ ] Yes [ X ] No	Does the transfer include personal property? If yes, identify:							
			[ ] Yes [ X ] No	Was the 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:											

38414 607

LR - Deed (w Taxes)  
Recording only ST20.00  
Grantor/Grantee Name:  
YEATS/DEYARMIN  
Reference/Control #:  
LR - Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 625.00  
LR - Non-Resident Tax  
- linked 0.00  
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SubTotal:	685.00
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Total:	685.00
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07/26/2016 02:39  
CC16-AS  
#6605538 CC0703 -  
Prince George's  
County/CC07.03.02 -  
Register 02

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*Sydney J. Harrison* - Clerk  
Prince George's County Circuit Court  
14735 Main Street  
Upper Marlboro, MD 20772