

1/2

PAID RECEIPT	
DATE	TIME
09/08/2016	09:25:59
TAX ID: 2000014373	
CO. TR TAX	\$9,495.00
RECORDATION TAX	\$3,275.00
MAU Baltimore County, Maryland	

Advantage Title Company
 File No. **AT-60487**
 Tax ID # **08-2000014373**

IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TR TAX STATE	\$3,275.00
TOTAL	\$3,335.00
JLE CGR	
Sep 09, 2016	08:51 am

This Deed, made this 31st day of August, 2016, by and between **Todd Michael Ryngala** and **Lauren J. Ryngala**, GRANTORS, and **Christopher J. Naylor** and **Lara F. Naylor**, GRANTEES.



Witnesseth —

That in consideration of the sum of Six Hundred Fifty-Five Thousand and 00/100 Dollars (\$655,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as tenants by the entirety, the survivor's personal representative, heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on the Plat Entitled "Plat of the Property R. Nichols Property," which Plat is recorded among the Land Records of Baltimore County in Plat Book S.M. No. 56, folio 97.

The improvements thereon being known as 820 Belfast Road, Sparks, MD 21152.

Together with the right of ingress and egress over the widening strip lying between said Lot and Belfast Road.

Together with and subject to the right to the use in common of a Right of Way Twenty (20) feet wide over Lot 2 on the aforesaid Plat. Any cost of improvements thereof shall be borne by the party making the improvements, maintenance of the right of way shall be borne by the owner of Lot 1, except that the owner of Lot 2 shall be responsible for 1/2 of the maintenance thereof at such time as they connect a driveway thereto and then that maintenance obligation shall apply to the area between Belfast Road to the point where their driveway enters the Right of Way.

The use of the right of way shall be limited to a single family use by each lot.

BEING the same lot of ground which, by Deed dated August 14th, 2013, and recorded August 19th, 2013 among the Land Records of the County of Baltimore, Maryland in Liber 34095, folio 462, was granted and conveyed by Gregory Merrill and Annette Merrill unto Todd Michael Ryngala and Lauren J. Ryngala.

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 lot of ground 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 Christopher J. Naylor and Lara F. Naylor, as tenants by the entirety, the survivor's personal representative, heirs and assigns, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Generally the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 37971 p.0132 MSA_CE_62_37828. Date available 9/14/2016. Printed 12/1/2025.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

[Handwritten signatures of Todd Michael Ryngaia and Lauren J. Ryngaia]

[Handwritten signature of Todd Michael Ryngaia] (SEAL)
Todd Michael Ryngaia

[Handwritten signature of Lauren J. Ryngaia] (SEAL)
Lauren J. Ryngaia

STATE OF MARYLAND }
COUNTY OF BALTIMORE } ss

I hereby certify that on this 31st day of August, 2016, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Todd Michael Ryngaia and Lauren J. Ryngaia, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

FABIO FERRARA
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
MY COMMISSION EXPIRES 10/16/2018

[Handwritten signature of Notary Public]
Notary Public
My Commission Expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Handwritten signature of Kirsten Oliver]
Kirsten Oliver, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Advantage Title Company
2037 Liberty Road
Eldersburg, MD 21784

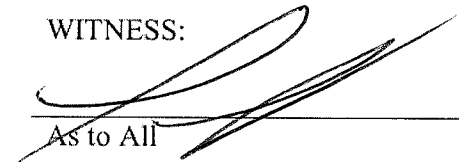
BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 37971 p.0133 MSA_CE_62_37828. Date available 9/14/2016. Printed 12/1/2025.

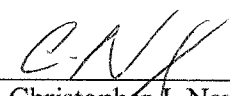
File No. AT-60487

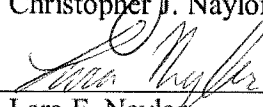
OWNER OCCUPANCY AFFIDAVIT

Christopher J. Naylor and Lara F. Naylor, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:


As to All


Christopher J. Naylor (SEAL)

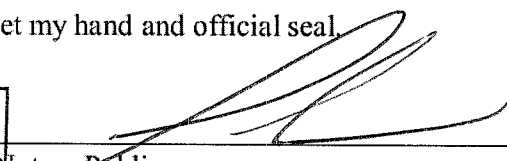

Lara F. Naylor (SEAL)

STATE OF MARYLAND, Baltimore, to wit:

I HEREBY CERTIFY, that on this 31st day of August, 2016, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Christopher J. Naylor and Lara F. Naylor, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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

FABIO FERRARA
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
MY COMMISSION EXPIRES 10/16/2018


Notary Public
My Commission Expires: _____

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 37971 p.0134 MSA_CE_62_37828. Date available 9/14/2016. Printed 12/1/2025.

MARYLAND
FORM
WH-AR

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

2016

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 Todd Michael Ryngala

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

Todd Michael Ryngala

Name

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
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1. Transferor Information

Name of Transferor Lauren J. Ryngala

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.

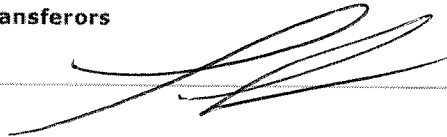
Principal Residence

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

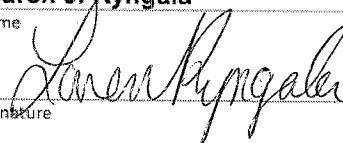
Witness



Lauren J. Ryngala

Name

Signature



3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Baltimore
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
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable) Cite or Explain Authority

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only
Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees
Doc. 1
Doc. 2
Agent: SA Pd
Tax Bill:
C.B. Credit:
Ag. Tax/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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

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
Name: Julie Davies
Firm: Advantage Title Company
Address: 2037 Liberty Road
Eldersburg, MD 21784
Phone: (410) 795-5105

11 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

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.:

REMARKS:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 37971 p.0137 MSA_CE_62_37828. Date available 9/14/2016. Printed 12/1/2025.