

DEED – FEE SIMPLE- INDIVIDUAL GRANTOR

Lakeview Title Company

Tax ID # 15 16234

This Deed, made this _____ day of **October, 2020**, by and between **JOSEPH SELLER** and **NANCY SELLER**, GRANTORS, and **TOMMIE BUYER** and **SUSIE BUYER**, GRANTEES.

- Witnesseth -

That for and in consideration of the sum of Nine Hundred Twenty Five Thousand Dollars 00/100 (\$925,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said TOMMIE BUYER and SUSIE BUYER, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Howard, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 15 as shown on a Plat entitled, "COLUMBIA, VILLAGE OF WILDE LAKE" , which Plat is recorded among the Land Records of Howard County, Maryland in Plat 12548 . The improvements thereon being known as 1234 MAIN STREET, COLUMBIA, MD 21044.

BEING the fee simple property which, by Deed dated December 31, 2002, and recorded in the Land Records of the County of Howard, Maryland, in Liber 1523, Folio 411, was granted and conveyed by FREDERICK AND JANE HOMEOWNER unto JOSEPH AND NANCY SELLER.

Subject to Covenants, Easements and Restrictions of record.

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 tract of ground and premises 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 TOMMIE BUYER and SUSIE BUYER, as tenants by the entirety unto the survivor of them, his or her 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 specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

JOSEPH SELLER (Seal)

NANCY SELLER (Seal)

STATE OF MARYLAND
COUNTY OF _____ S

I hereby certify that on this _____ day of October, 2020, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOSEPH SELLER and NANCY SELLER, the Grantors herein, 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.

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.

Kevin S. Yungmann, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Lakeview Title Company
Suite 304
10025 Governor Warfield Prkwy
Columbia, MD 21044