

National Reverse Title, LLC  
 File No. MD47163-NRT  
 Tax ID # 07-019548

RERECORDING TO INCLUDE PLAT BOOK AND PAGE REFERENCE  
 INFORMATION IN LEGAL DESCRIPTION. ~~EE~~

This Deed, made this 30th day of SEPTEMBER, 2021 by and between  
**CHARLES WILLIAM MATTINGLY, JR.**, party of the first part, Grantor and **BLUE GRIZ,**  
**LLC**, a Wyoming Limited Liability Company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE MILLION FIVE HUNDRED  
 THOUSAND AND 00/100 Dollars (\$1,500,000.00), which includes the amount of any  
 outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby  
 acknowledged, the said Grantor does grant and convey to the said Blue Griz, LLC, its  
 successors and/or assigns, in fee simple, all that lot of ground situate in the County of  
 St. Mary's, State of Maryland and described as follows, that is to say:

All that parcel of land described as "Mattingly, TM. 46, P.8, containing  
 26.387 acres of land more or less, as shown on "Exhibit A, Tx Map, P/O  
 Parcel 8, Louis B. Mattingly", prepared by Offenbacher LS. ~~AND~~ AND RECORDED IN THE  
LAND RECORDS OF ST. MARYS' COUNTY IN PLAT BOOK 68, PAGE 8. ~~AND~~

Being the same property which by deed dated June 29, 2015, and  
 recorded among the Land Records of St. Mary's County, Maryland on July  
 1, 2015, in Liber 4196, in Folio 273, was granted and conveyed by Charles  
 William Mattingly, Jr., Lewis Schmidt and Gloria Schmidt unto Charles  
 William Mattingly, Jr., solely, the within Grantor.

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 Blue Griz, LLC, its successors and/or assigns, in fee  
 simple.

And the said party of the first part hereby covenants that he has not done or suffered  
 to be done any act, matter or thing whatsoever, to encumber the property hereby  
 conveyed; that he will warrant specially the property hereby granted; and that he will  
 execute such further assurances of the same as may be requisite.

Deed - Individual

National Reverse Title, LLC  
 File No. **MD47163-NRT**  
 Tax ID # **07-019548**

This Deed, made this 30th day of September, 2021 by and between  
**CHARLES WILLIAM MATTINGLY, JR.**, party of the first part, Grantor and **BLUE GRIZ,**  
**LLC**, a Wyoming Limited Liability Company, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$1,500,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Blue Griz, LLC, its successors and/or assigns, in fee simple, all that lot of ground situate in the County of St. Mary's, State of Maryland and described as follows, that is to say:

All that parcel of land described as "Mattingly, TM. 46, P.8, containing 26.387 acres of land more or less, as shown on "Exhibit A, Tx Map, P/O Parcel 8, Louis B. Mattingly", prepared by Offenbacher LS.

**Being** the same property which by deed dated June 29, 2015, and recorded among the Land Records of St. Mary's County, Maryland on July 1, 2015, in Liber 4196, in Folio 273, was granted and conveyed by Charles William Mattingly, Jr., Lewis Schmidt and Gloria Schmidt unto Charles William Mattingly, Jr., solely, the within Grantor.

**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 Blue Griz, LLC, its successors and/or assigns, in fee simple.

**And** the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

Debra Santorico  
Witness

Charles William Mattingly, Jr.

STATE OF FLORIDA

CITY/COUNTY OF Lee, to wit:

I hereby certify that on the 30 day of September 2021, before me, the subscriber, a Notary Public of the State of Florida in and for the City/County aforesaid, personally appeared Charles William Mattingly, Jr., known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.

Debra Santorico

Signature of Notary Public

Registration No.: HH032980

My Commission Expires: 08/17/24



Debra Santorico  
Comm. #HH032980  
Expires Aug. 17, 2024  
Notary Public, State of Florida

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.

Howard B. Goren

### DECLARATION OF INTENT

AFTER RECORDING, PLEASE RETURN TO:

National Reverse Title, LLC  
6 Reservoir Circle  
205  
Baltimore, MD 21208

DATE FILED:

10-8-21 Sammy B. Allen  
24.88 ACRES (E)

THIS IS TO CERTIFY THAT ALL  
TAXES ON THIS PROPERTY HAVE

BEEN PAID THROUGH June 30, 2022

Christopher G. Kelly, TREASURER

ST. MARY'S COUNTY, MD

07-019548 1/28/22

10/8/21

**Maryland  
FORM  
WH-AR**

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

**2021**

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 Charles William Mattingly Jr.

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).

21420 Abell Road, Abell, MD 20606

**3. Reasons for Exemption**

**Resident Status**



As of the date this form is signed, 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**

Debra Sertorio  
Witness

Charles William Mattingly Jr.

Name

9/30/21

\*\*Date

[Signature]  
Signature

**3b. Entity Transferors**

Witness/Attest

Name of Entity

By

Name

\*\*Date

Title

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) DJB 6047, p. 0359, MSA\_CE60\_6357. Date available 02/18/2022. Printed 07/30/2022.

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.						
		<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other			
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease					
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)	<input type="checkbox"/> Recordation						
		<input type="checkbox"/> State Transfer						
	Cite or Explain Authority	<input type="checkbox"/> County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration \$ 1,500,000.00		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 \$				
5	Fees	Amount of Fees		Doc. 1				
		Recording Charge \$ 60.00		Doc. 2				
		Surcharge \$		Agent:				
		State Recordation Tax \$ 12,000.00		Tax Bill:				
		State Transfer Tax \$ 7,500.00		C.B. Credit:				
		County Transfer Tax \$ 15,000.00		Ag. Tax/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	
			07-019548	4196 273				<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
				8				
		Location/Address of Property Being Conveyed (2)						
		21420 Abell Road, Abell, MD 20606						
		Other Property Identifiers (if applicable)						Water Meter Account No.
		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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:						
		If Partial Conveyance, List Improvements						
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		Charles William Mattingly, Jr.						
		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)			
		Blue Griz, LLC						
		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				<input checked="" type="checkbox"/> Return to Contact Person		
		Name: Jennifer Zamenski				<input type="checkbox"/> Hold for Pickup		
		Firm National Reverse Title, LLC				<input type="checkbox"/> Return Address Provided		
		Address: 6 Reservoir Circle, 205						
		Baltimore, MD 21208 Phone: (888) 888-0979						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?					
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the transfer include personal property? If yes, identify:					
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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		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:								

Space Reserved for County Validation

Return to:  
TRI-COUNTY ABSTRACT, INC.  
P.O. BOX 377  
Leonardtwn, MD 20650

## DOCUMENT VALIDATION

LR - Deed (w Taxes)  
 Recording Fee - ALL  
 20.00  
 Name: MATTINGLY/BLUE  
 GRIZ LLC  
 Ref: TCA  
 LR - County Transfer  
 Tax - linked 15,000.00  
 LR - Surcharge -  
 linked 40.00  
 LR - Recordation Tax -  
 linked 12,000.00  
 LR - State Transfer  
 Tax - linked 7,500.00  
 LR - NR Tax - 1kd 0.00  
 =====  
 SubTotal: 34,560.00  
 =====  
 Total: 34,560.00  
 10/08/2021 02:48  
 CC18-JR  
 #15505226 CC0704 - St  
 Mary's  
 County/CC07.04.04 -  
 Register 04

## RE-RECORDED

LR - Deed (No-Taxes)  
 Recording Fee 20.00  
 Name: MATTINGLY/BLUE  
 GRIZ LLC  
 Ref: TCA  
 LR - Deed (No-Taxes)  
 Surcharge 40.00  
 =====  
 SubTotal: 60.00  
 =====  
 Total: 60.00  
 01/18/2022 09:57  
 CC18-JR  
 #15796757 CC0704 - St  
 Mary's  
 County/CC07.04.04 -  
 Register 04

Circuit Court for St. Mary's County  
 PO Box 676  
 41605 Courthouse Drive  
 Leonardtown, MD 20650  
 (301) 475-7844