

BK 27331 PG 089

NO CONSIDERATION
NO TITLE SEARCH

DEED

LR - Deed (No-Taxes)	
Recording Fee	20.00
Grantor/Grantee Name:	Shannahan
Reference/Control #:	
LR - Deed (No-Taxes)	
Surcharge	40.00
=====	
SubTotal:	60.00
=====	

THIS DEED, made this 25th day of July, 2013, by and between PATRICK F. SHANNAHAN, SR., and JENNIFER M. SHANNAHAN, MUTMA Custodians under the Maryland Uniform Transfers to Minors Act for the benefit of Patrick F. Shannahan, Jr., their minor child, collectively party of the first part ("Grantors"), and PATRICK F. SHANNAHAN, SR., and JENNIFER M. SHANNAHAN, as husband and wife as tenants by the entireties, collectively party of the second part ("Grantees");

Total	305.00
06/04/2014	03:16
CC02-SL	
#2972991	CC0501 - Anne
Arundel	
County/CC05.01.10	-
Register 10	

WITNESSETH, that in consideration for their parental concern that certain unforeseen questions detrimental to the best interest of their minor child, Patrick F. Shannahan, Jr., have arisen in the matter of the custodial property (and for no actual monetary consideration), the party of the first part, MUTMA Co-Custodians for the benefit of Patrick F. Shannahan, Jr., does hereby resolve these detrimental conditions and grants unto the collective party of the second part, as tenants by the entireties, all that piece or parcel of land, together with the improvements, rights, privileges, and appurtenances to the same property belonging, subject to covenants and restrictions, open mortgages and liens of record, the property situate in Anne Arundel County, Maryland, described as follows, to wit:

BEING KNOWN AND DESIGNATED as Lot Number #3, as shown on the Plat of the SHANNAHAN PROPERTY 630 W. CENTRAL AVENUE which Plat recorded on December 21, 2007, among the Plat records of Anne Arundel County at Plat Book 289, pages 17 to 18; Plat Numbers 14993 and 14994.

PROPERTY ADDRESS: 3481 Savannah Drive, Davidsonville, Maryland 21035
TAX ACCOUNT NO: 0100090229311

BEING and intended to be the same property (Lot #3) conveyed to the Grantor by Deed dated December 14, 2009, and recorded on December 19, 2009, among the land records of Anne Arundel County at Liber 21858, Folio 009. JS RS

TOGETHER WITH the improvements thereof, and the rights, ways, waters, privileges, and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the said premises, above described and mentioned, to said Grantees, Patrick F. and Jennifer M. Shannahan and their assigns and successors in fee simple.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) PBD 27331, P. 0089 SA-CE59-27771. Date available 06/25/14 Printed: 08/12/2013 R 0002
Val #: 0002-108417 \$0.00
Deed - Recordation Tax - Exempt
Instrument Type: Deed

ACCT: 100-9022-9311
ALL LIENS ARE PAID AS FOR THE COUNTY OF ANNE ARUNDEL
OF 6-4-14 A.A. COUNTY COURT A.A.
BY: FON
RECEIVED FOR TRAINING
STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
FOR ANNE ARUNDEL COUNTY
JOSEPH V. GIORNOSO

JS
RS
15
1/4/14

And the said collective party of the first part (Grantors) covenant that it will warrant specially the property hereby conveyed, and that it will execute such further assurances of said land as may be requisite.

Witness their hand and seal this day and year hereinbefore written.

IN PRESENCE OF:

[Signature]
WITNESS

Patrick F. Shannahan Sr.
PATRICK F. SHANNAHAN, SR
CO-CUSTODIAN UNDER MUTMA

[Signature]
WITNESS

Jennifer M. Shannahan
JENNIFER M. SHANNAHAN
CO-CUSTODIAN UNDER MUTMA

STATE OF MARYLAND
COUNTY OF Anne Arundel

I, a Notary Public in and for the aforesaid County and State, do hereby certify the PATRICK F. SHANNAHAN and JENNIFER M. SHANNAHAN, who are personally known to me as the persons who executed the foregoing and annexed Deed bearing date on the 25th day of JULY, 2013, personally appeared before me in said State and County and acknowledge the same to be his and her act and deed.

Given under my hand and seal, this 25th day of JULY, 2013.

[Signature]
My Commission Expires 12/2/2015 Notary Public

ERICA FORTNEY
NOTARY PUBLIC
ANNE ARUNDEL CO., MD
MY COMM. EXPS. 12/2/2015

I HEREBY CERTIFY that the within Deed was prepared by the undersigned, a member of the bar of the Court of Appeals of the State of Maryland in good standing

[Signature]
Mary Carol Shannahan