

THIS CONFIRMATORY DEED

Tax Account Number: 12-34-56-78-98-87-76-54

Made this 31st day of July, 2014, by and between The Thurston Corporation, a Delaware corporation party of the first part, and Carlos Alvaña and Deborah J. Alvaña, husband and wife, parties of the second part:

WITNESSETH, that in consideration of the sum of \$450,000.00, receipt of which is hereby acknowledged, the said party of the first party certify under 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 of the first part does grant and convey unto the said parties of the second part, in , , all that property situate, in Howard County, State of Maryland described as:

Lot 25, Block 15, of Elmwood Acres, according to the Plat thereof, as recorded in Plat Book 11, Page 85, of the Public Records of Howard County, Maryland.

which has an address of 6860 Cassia Place, Ellicott City, MD 21041.

SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, Carlos Alvaña and Deborah J. Alvaña, husband and wife, and to their personal representatives/successors and assigns, in .

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

WITNESS the hand and seal of said grantor.

The Thurston Corporation, a Delaware corporation

Signature lines automatically configured for corporations, partnerships, trust, estates and Individual sellers when it merges with the Landtech file.

Howell T. Thurston, III, President

Maranne Lagaduice, Secretary

STATE OF VIRGINIA COUNTY OF HOWARD, TO WIT;

I Hereby Certify, That on this ____ day of _____, 2____, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Howell T. Thurston, III, President of The Thurston Corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

My Commission Expires:

Notary Public

Leaves Dates blank if selected at merge time.

STATE OF VIRGINIA COUNTY OF HOWARD, TO WIT;

I Hereby Certify, That on this ____ day of _____, 2____, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Marianne Lagaduice, Secretary of The Thurston Corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

My Commission Expires:

Notary Public

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED, AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

Aaron T. Wallace, Esq.

Grantor Address: 4420 Cassia Place, Ellicott City, MD 21041
Grantee Address: 6860 Cassia Place, Ellicott City, MD 21041
Title Insurer: Chicago Title Insurance Company
File No. 14-822

AFTER RECORDING, RETURN TO:

Carlos Alvaña and Deborah J. Alvaña
6860 Cassia Place
Ellicott City, MD 21041

