

THIS DEED

Tax Account Number: **12-34-12-52-58-990**

Made this 31st day of January, 2012, by and between **The Beltsville Corporation, a Maryland corporation**, Grantor, and **Frank R. Mavrigannis and Theresa S. Mavrigannis, husband and wife**, Grantees:

WITNESSETH, that in consideration of the sum of **\$325,000.00**, receipt of which is hereby acknowledged, the said Grantor certifies 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 Grantor does grant and convey unto the said Grantees, in fee simple, all that property situate, in Prince George's County, State of Maryland described as:

Lot 5, Block 12, of FREELAND SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 45, Page 78, of the Public Records of Montgomery County, Maryland.

which has an address of **1800 Notley Road, Calverton, MD 20707**.

The within named Grantees, by execution of this instrument, hereby make oath in due form of law that they will occupy the herein described real property in accordance with Tax Property Article, Section 13-203, as amended.

Signature lines adjust automatically for Entity or Individual buyers

Frank R. Mavrigannis

Theresa S. Mavrigannis

SUBJECT to covenants, easements and restrictions of record.

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantees, Frank R. Mavrigannis and Theresa S. Mavrigannis, husband and wife, their personal representatives/successors and assigns in fee simple.

AND the said Grantor hereby covenants 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.

IN TESTIMONY WHEREOF, the Grantor has caused this Deed to be duly executed on its behalf by the duly authorized Officer.

WITNESS:

GRANTOR:

Witness Signature

**The Beltsville Corporation, a
Maryland corporation**

Printed Witness Name

By: **Annette Smith, President**

Continued on Following Page.....



STATE OF MARYLAND, COUNTY OF Prince George's, TO WIT:

I Hereby Certify, That on this ____ day of January, 2012, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Annette Smith, who acknowledges him/her/their self to be the President of the Grantor Corporation, and that he/she/they, as such President, being authorized so to do, executed the foregoing Deed for the purposes therein contained by signing, in my presence, the name of the Corporation by him/her self/their selves as President, and certifies that this conveyance is not a part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all the property and assets of the Grantor Corporation.

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

My Commission Expires:

Notary Public

**State of Maryland
County of Prince George's, To Wit:**

I HEREBY CERTIFY, That on this _____ day of _____, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Frank R. Mavrigannis and Theresa S. Mavrigannis, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing Deed to be their 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.

Anna Z. Koldano, Esq., Attorney

Grantor's Address: **1114 Salton Drive, Calverton, MD 20706**

Grantees' Address: **1800 Notley Road, Calverton, MD 20707**

Title Insurer: **Fidelity National Title Insurance Company**

File No. **12-101**

AFTER RECORDING, RETURN TO:

Frank R. Mavrigannis and Theresa S. Mavrigannis
1800 Notley Road, Calverton, MD 20707

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