

Cardinal Title Group, LLC

File No. MD-20A-2618-IO

Tax ID # 06-486932

Underwriter: Old Republic National Title Insurance Company

12/14/2020 09:37 AM DS	Howard Cty Circuit Crt
Parcel Number: 486932	IMP FD SURE \$40.00
Doc Type: Deed Simple	RECORDING FEE \$20.00
Consideration Amount: \$382,500.00	TR TAX STATE \$956.25
Recordation Tax \$1,912.50	TOTAL \$1,016.25
Cty Transfer Tax \$4,781.25	WAR SB
Property Tax \$2,339.45	Dec 15, 2020 03:30 pm

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by DS 12/14/2020 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

This Deed, made this 9th day of November, 2020 by and between James D. Brown, party of the first part, Grantor; and Javier Yadiel Martinez Rodriguez, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$382,500.00), 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 Javier Yadiel Martinez Rodriguez, his assigns, the survivor of him and the survivor's heirs, personal representatives 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. 14, as shown on Plat entitled, "Lots 1-22, Hammonds Promise, a subdivision of Parcel 478, Tax Map 47, Sixth Election District of Howard County, Maryland", which plat is recorded among the Land Records of Howard County, Maryland in Plat Book No. 6131.

Property address for informational purposes only: 9730 Promise Court, Laurel, MD 20723

Being the same property which by deed dated September 14, 2012, and recorded among the Land Records of Howard County, Maryland on September 18, 2012, in Liber 14301, in Folio 303, was granted and conveyed by Roger Fournier and Rejeanne A Fournier unto James D Brown.

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 Javier Yadiel Martinez Rodriguez, his assigns, the survivor of him and the survivor's heirs, personal representatives and 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