

WHEN RECORDED, RETURN TO:  
EQUITY LOAN SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING - TEAM 2  
Accommodation Recording Per Client Request

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

TITLE OF DOCUMENT

Order No. 6332855

**This transfer is being made without benefit of Title Examination.**

**THIS DEED** made this 1<sup>st</sup> day of Feb, 2010, between

**Belinda Conaway Washington, releasing a life estate interest and Frank Conaway, Sr., also known as Frank M. Conaway, Sr., an unmarried man**, hereinafter referred to as Grantor, WHOSE mailing address is 3210 Liberty Heights Avenue, Baltimore, Maryland 21215,

AND

**Frank Conaway, Sr., an unmarried man**, hereinafter referred to as Grantee, WHOSE mailing address is 3210 Liberty Heights Avenue, Baltimore, Maryland 21215;

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of **NO CONSIDERATION**, has granted released, and forever quitclaimed, and does hereby grant, release, and forever quitclaim unto the Grantee the following described land and premises, situate, lying and being in the City of Baltimore, the County of Baltimore City, State of Maryland, and distinguished as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 3210 Liberty Heights Avenue, Baltimore, Maryland 21215

Assessor's Parcel Number: 15-24-3107-001

Prior Recorded Doc. Ref.: Deed: Recorded 7/18/2007; BK 9717,  
PG 306, Doc No. N/A

EXEMPT: \_\_\_\_\_

**TRANSFER TAX NOT REQUIRED**

**EDWARD J. GALLAGHER**  
DIRECTOR OF FINANCE

MAR 23 2010

**RECEIVED**  
**AUTHORIZED SIGNATURE**

E084326

**TOGETHER** with all and singular the improvements, ways, easements, rights, privileges, and appurtenances to the same belonging, or in anywise appertaining, and all the estate, right, title, interest and claim either at law or in equity, or otherwise however, of the Grantor, of, in, to, or out of the said land and premises. SUBJECT, however, to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Belinda Conaway Washington and Frank Conaway, Sr., a/k/a Frank M. Conaway, Sr. is/are residents of the State of Maryland and claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article.

Belinda Conaway Washington and Frank Conaway, Sr., a/k/a Frank M. Conaway, Sr. have made all mortgage payments and will continue to make all mortgage payments in the future.

**TO HAVE AND TO HOLD**, the above released land and premises unto and to the use of the Grantee and the said Grantee's heirs, executors, administrators, successors and assigns forever in fee simple.

When the context requires, singular nouns and pronouns, include the plural.  
**IN TESTIMONY WHEREOF**, the Grantor has caused this Deed to be duly executed:

*Belinda Conaway Washington*  
Belinda Conaway Washington

*Frank M. Conaway Sr.*  
Frank Conaway Sr., a/k/a  
Frank M. Conaway, Sr.

This is to certify that the within instrument has been prepared by a party to the instrument.

*Belinda Conaway Washington*  
Belinda Conaway Washington

This is to certify that the full and actual consideration for this transfer is: \$ 0

*Belinda Conaway Washington*  
Belinda Conaway Washington

**ACKNOWLEDGMENT**

STATE OF Maryland  
COUNTY OF Prince Georges

On this 15<sup>th</sup> day of February, 2010, before me,  
the undersigned officer, personally appeared **Belinda Conaway Washington and Frank Conaway, Sr., a/k/a Frank M. Conaway, Sr.** known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

NOTARY STAMP/SEAL

GREGORY I. JORDAN  
Notary Public-Maryland  
Prince George's County  
My Commission Expires  
May 17, 2013

*Gregory I. Jordan*  
NOTARY PUBLIC  
*Gregory I. Jordan*  
PRINTED OFFICER'S NAME  
*Notary*  
TITLE OF OFFICER  
MY Commission Expires: 5/17/13

~~After Recording Mail To:~~  
Frank Conaway, Sr.  
3210 Liberty Heights Avenue  
Baltimore, Maryland 21215

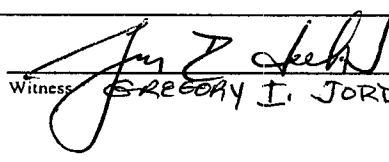
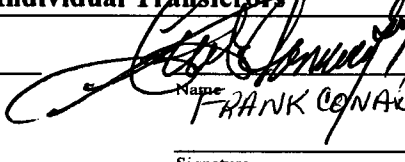
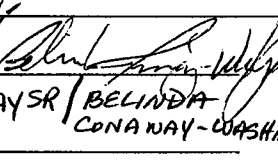
**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate  
Affidavit of Residence or Principal Residence**

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	
Frank Conaway, SR.	

2. Reasons for Exemption	
<b>Resident Status</b>	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
<b>Principal Residence</b>	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121 and is 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	
Witness  GREGORY I. JORDAN	Name  FRANK CONAWAY SR  BELINDA CONAWAY-WASHINGTON Signature
3b. Entity Transferors	
Witness/Attest _____	Name of Entity _____  By _____  Name _____  Title _____

AFFIDAVIT AS TO TOTAL PAYMENT

THE undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.
2. The amount of total payment for the purpose of the Withholding Law is \$ 0.

DATED this 5<sup>th</sup> day of February, 2010.

WITNESS:

Edith E. Coleman  
EDITH E. COLEMAN

Charles W. Mackey  
CHARLES W. MACKAY

TRANSFEROR(S)

Frank Conaway  
FRANK CONAWAY



Belinda Conaway-Washington  
BELINDA CONAWAY-WASHINGTON

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF BALTIMORE, COUNTY OF BALTIMORE CITY, STATE OF MARYLAND, DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE NORTHEAST CORNER OF LIBERTY HEIGHTS AVENUE AND HILTON ROAD AS LAID OUT ON THE PLAT OF ASHBURTON, HEREINAFTER REFERRED TO; AND RUNNING THENCE SOUTHEASTERLY BINDING ON THE NORTHEAST SIDE OF LIBERTY HEIGHTS AVENUE 85 FEET; THENCE NORTHEASTERLY PARALLEL WITH HILTON ROAD 510.95 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO HILTON ROAD OR NEARLY SO, 85 FEET TO THE SOUTHEAST SIDE OF HILTON ROAD THENCE SOUTHWESTERLY BINDING ON THE SOUTHEAST SIDE OF HILTON ROAD 151.45 FEET TO THE PLACE OF THE BEGINNING BEING LOT NO. 1, IN BLOCK SECTION 2, ON THE PLAT OF ASHBURTON, RECORDED AMONG THE LAND RECORDS OF BALTIMORE CITY IN LIBER S.C.L. 3761 FOLIO 634.

*3107 - 3210 Liberty Heights Ave*

 CONAWAY  
41759688 MD  
FIRST AMERICAN ELS  
QUIT CLAIM DEED  


011000

RECEIVED TOP  
CIRCUIT COURT  
BALTIMORE

2010 APR -2 AM 7:35

000110

no  
20 ①

TOP TO SINE \$ 20.00  
RECORDING FEE 20.00  
TOTAL 40.00  
REF 1007 RPT 4 0152  
FMC 01 BK 4 113  
APR 02 2010 10:00 AM

3107

State of Maryland Land Instrument Intake Sheet

Baltimore City County:
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable) Cite or Explain Authority

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ 20.00 \$
Surcharge \$ 20.00 \$
State Recordation Tax \$ \$
State Transfer Tax \$ \$
County Transfer 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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

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
Name: S BLACKWOOD
Firm FIRST AMERICAN EQUITY LOAN SERVICES INC
Address: 1100 SUPERIOR AVE STE 200
CLEVELAND OH 44114 Phone: (800) 221-8683

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
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
Land Geo. Map Sub Block
Buildings Zoning Grid Plat Lot
Total Use Parcel Section Occ. Cd.
Town Cd. Ex. St. Ex. Cd.

Space Reserved for County Validation