

Jenkins Law Firm, LLC
File No. 09-0322
Tax ID # 06-063578

Office of the Treasurer
for Charles County

Per: W Date: 12-14-09

Taxes levied and on
record are paid.

Recordation Tax \$ 1000.00

This Deed, made this 10th day of December, 2009, by and between Francis Lee Jenkins, party of the first part, Grantor; and Joseph Davidson and Forough Davidson, parties of the second part, Grantees.

- **Witnesseth** -

That for and in consideration of the sum of One Hundred Thousand Dollars 00/100 (\$100,000.00), 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 Joseph Davidson and Forough Davidson, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot, tract, piece, parcel or subdivision of land and premises situate, lying and being in the Sixth Election District of Charles County, Maryland, and being more particularly described as follows:

Beginning for the same at an iron pipe found fixed in the ground in the southeast right of way line of U.S. Route 301 leading from Waldorf to La Plata - 75 feet from the Base Line thereof, said pipe marking the most westerly corner of the lot owned by J. Leo Mensker (Deed 106, folio 317; running thence with Route 301 N 44 deg. 48 min. 38 sec. E - 90.00 feet pipe; thence said Route 301 and running S 42 deg. 02 sec. E. - 159.18 feet to a pipe fixed in the line of the Railroad Station lot (Deed G.A.H. 4, folio 8); thence with said Sate lot S 46 deg. 02 min. 26 sec. W - 82.60 feet to a pipe - a corner of the said Mensker lot; thence with said lot N 45 deg. 20 min. 26 sec. W - 157.24 feet to the point of beginning, (.313 of an acre or (13,648.22 Sq. Feet), more or less, subject nevertheless to a concurrent right of way described as follows:

Beginning at an iron pipe the beginning corner of the above described lot; running thence with Route 301 N 44 deg. 48 min. 38 sec. E - 6.11 feet; thence leaving Route 301 and running S 02 deg. 45 min. W - 8.21 feet to a point in the line of the said Mensker lot; thence with said lot N 45 deg. 20 min. 26 sec. W - 5.50 feet to the point of beginning, containing 18.00 Sq. Feet, more or less.

SUBJECT to easements of record.

BEING the fee simple property which, by Quit Claim Deed dated December 15, 2008, and recorded in the Land Records of the County of Charles, Maryland, in Liber 6737, Folio 333, was granted and conveyed by County Commissioner of Charles County, Maryland, a body corporate and politic unto Francis Lee Jenkins.

LAND RECORDS 20.00
RECORDING FEE 20.00
TR TAX STATE 500.00
TOTAL 540.00
Res# CH05 Rcr# 14338
SLH LEY Blk # 2168
Dec 23, 2009 02:22 PM

20
20
500
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 Joseph Davidson and Forough Davidson, as tenants by the entirety unto the survivor of them, his or her heirs 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.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

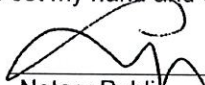


 {Seal}
Francis Lee Jenkins


STATE OF MARYLAND, COUNTY OF CHARLES, to wit:

I hereby certify that on this 10th day of December, 2009, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Francis Lee Jenkins, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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


Notary Public
My commission expires: 1/14/13

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Louis P. Jenkins, Jr., Attorney

AFTER RECORDING, PLEASE RETURN TO:
Jenkins Law Firm, LLC
103 Centennial Street, Suite K
La Plata, MD 20646