

1 Tax ID:06-000-00142942

2

3 NO TITLE EXAMINATION.

4

5 AFTER RECORDING RETURN TO:
6 CITY OF ANNAPOLIS OFFICE OF LAW
7 160 DUKE OF GLOUCESTER STREET
8 ANNAPOLIS, MD 21401

9

10

Deed

11 **THIS DEED**, is made this ____ day of _____, 20__, by and between THE CITY
12 OF ANNAPOLIS, a Municipal Corporation of the State of Maryland, hereinafter called “City”
13 and/or GRANTOR and, KATHLEEN L. WOELFEL, CAROL L. THAMES AND SANDRA M.
14 WOELFEL, CO-TRUSTEES OF THE SURVIVOR’S TRUST CREATED UNDER THE
15 WOELFEL LIVING TRUST, dated May 15, 2003 and any amendments thereto, hereinafter called
16 GRANTEE.

17 WHEREAS, the Grantor herein is the fee simple owner of certain real property in the City
18 of Annapolis, Maryland (the “Property”), which it intends to convey to the Grantee, and which
19 Property is further described in Exhibit A-1 and further depicted in Exhibit A-2, both attached
20 hereto and incorporated herein.

21 WHEREAS, this Deed is authorized pursuant to Ordinance No. O-22-20 of the City
22 Council of the City of Annapolis adopted on the ____ day of _____, 2020, by the Mayor
23 and City Council members.

24

- WITNESSETH -

25 **THAT FOR AND IN CONSIDERATION** of the sum of One Dollar and No (\$1.00) the
26 purchase of the Property, plus other good and valuable consideration, including, but not limited to,
27 the Grantee’s assumption of all long-term maintenance of such Property (collectively, the
28 “Consideration”), the Grantor does hereby grant and convey to the Grantee, its successors and
29 assigns, in fee simple all those lots of ground and areas known as the Property and further described
30 in Exhibit A-1 and further depicted in Exhibit A-2.

31 This conveyance is together with all and every of the rights, alleys, ways, waters,
32 privileges, appurtenances and advantages thereto belonging or in any way appertaining to the
33 Property.

34 And, **SUBJECT TO** any and all existing recorded easements, rights-of-way, agreements,
35 liens, restrictions, declarations, covenants, encumbrances, and public charges which were not due
36 and payable as of the date of this Deed.

37 And, **FURTHER SUBJECT TO** the maintenance requirements specified in Exhibit A-2.

38 **TO HAVE AND TO HOLD** the said tract of ground and premises above described and
39 mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances

1 and advantages thereto belonging or appertaining unto and the proper use and benefit of the said
2 Grantee, its successors and/or assigns, in fee simple.

3 And the Grantor does hereby covenant that it has not done or suffered to be done any act,
4 matter or thing whatsoever, to encumber the Property hereby conveyed, and that it will warrant
5 specially the Property hereby conveyed and that it will execute such further assurances as the same
6 may be requisite.

7 The Grantee acknowledges receipt of this conveyance and the terms herein by its signature
8 below.

9 AS WITNESS the hands and seals of the Grantor and Grantee effective on the date set
10 forth above.

11 GRANTEE:

12
13 _____
14 Witness

By: _____
Name: Kathleen L. Woelfel
Title: Co-Trustee

15
16
17 _____
18 Witness

By: _____
Name: Carol L. Thames
Title: Co-Trustee

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20
21 _____
22 Witness

By: _____
Name: Sandra M. Woelfel
Title: Co-Trustee

23
24 ATTEST:

GRANTOR: CITY OF ANNAPOLIS

25
26
27 _____
28 Regina C. Watkins-Eldridge, MMC,
29 City Clerk

By: _____
Gavin Buckley, Mayor

30
31 APPROVED FOR SUFFICIENT APPROPRIATIONS
32 AND AVAILABILITY OF FUNDS:

33
34 _____
35 Joanna D. Dickinson, Director
36 Finance Department

1 Source of Funds: _____

2

3 APPROVED FOR FORM AND LEGAL SUFFICIENCY:

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7 _____
Office of Law

8 D. Michael Lyles, City Attorney

9

10 STATE OF MARYLAND, COUNTY OF _____, to wit:

11

12 I HEREBY CERTIFY that on the ____ day of _____, 20__, before the
13 subscriber, a Notary Public in and for the State and County aforesaid personally appeared
14 _____, known to me or satisfactorily proven to be the Grantee whose
15 signature is above, and he/she has signed this Deed in my presence and acknowledged that he/she
16 is authorized to sign this Deed, and that it is his/her free and voluntary act made for the purposes
17 set forth therein.

18

19 AS, WITNESS my hand and Notarial Seal.

20

21 _____ My Commission expires _____

22 Notary Public

23

24 STATE OF MARYLAND, COUNTY OF _____, to wit:

25

26 I HEREBY CERTIFY that on the ____ day of _____, 20__, before the
27 subscriber, a Notary Public in and for the State and County aforesaid personally appeared
28 _____, known to me or satisfactorily proven to be the Grantee whose
29 signature is above, and he/she has signed this Deed in my presence and acknowledged that he/she
30 is authorized to sign this Deed, and that it is his/her free and voluntary act made for the purposes
31 set forth therein.

32

33 AS, WITNESS my hand and Notarial Seal.

34

35 _____ My Commission expires _____

36 Notary Public

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STATE OF MARYLAND, COUNTY OF _____, to wit:

I HEREBY CERTIFY that on the ____ day of _____, 20__, before the subscriber, a Notary Public in and for the State and County aforesaid personally appeared _____, known to me or satisfactorily proven to be the Grantee whose signature is above, and he/she has signed this Deed in my presence and acknowledged that he/she is authorized to sign this Deed, and that it is his/her free and voluntary act made for the purposes set forth therein.

AS, WITNESS my hand and Notarial Seal.

My Commission expires _____

Notary Public

STATE OF MARYLAND, COUNTY OF _____, to wit:

I HEREBY CERTIFY that on the ____ day of _____, 20__, before the subscriber, a Notary Public in and for the State and County aforesaid personally appeared Gavin Buckley, known to me or satisfactorily proven to be the Mayor of the Grantor whose signature is above, and he has signed this Deed in my presence and acknowledged that he is authorized to sign this Deed, and that it is his/her free and voluntary act made for the purposes set forth therein.

AS, WITNESS my hand and Notarial Seal.

My Commission expires _____

Notary Public

It is certified hereby that this Deed was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

Name: _____

Title: _____

Signature: _____

1 **EXHIBIT A-1**

2 Description of the Property

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4 **BEING KNOWN AND DESIGNATED** as 59.3 square feet of the property identified as
5 Anne Arundel County Tax Map 51C, Block 18 as part of Parcel 439 in the Sixth Assessment
6 District, and as further depicted on Exhibit A-2.

7
8 **IT BEING A PORTION OF THE SAME LAND** described in a Deed from Annapolis
9 Urban Renewal Authority to the Mayor and Aldermen of the City of Annapolis, dated November
10 15, 1978 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 3150,
11 Folio 786.

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EXHIBIT A-2
Depiction of the Property

See attached page.