

THIS QUITCLAIM DEED
Fee Simple for Ownership

Made this 30th Day of June, in the year two thousand twenty-six (2026) by and between **Drum Point Property Owners' Association, Inc.**, party (ies) of the first part, and Jose A Martinez party (ies) of the second part:

WITNESSETH, that the party (ies) of the first part, for and in consideration of Zero Dollars has granted, released, and forever quitclaimed, and does hereby grant, release, and forever quitclaim unto the party (ies) of the second part the following described land and premises, situate, lying and being in the 1st Election District and distinguished as:

Any and all Land as described in the attached survey (COA Barrett - October 2024) in the subdivision known as "DRUM POINT", as per plat recorded among the Land Records of Calvert County, Maryland in Liber 2 at folio 58, as indicated in the shaded area of the attached plat which is made a part hereto.

Together with all singular 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 party of the first part of, in, to, or out of the said land and premises, provided however:

All easement rights, including such rights of, or for the benefit of, Drum Point property owners, to cross over said property are retained by the party of the first part; any piers or other structures built on, or over, the above-identified area shall include a step or other access point as appropriate for traverse by Drum Point property owners; and, the party of the second part acknowledges and accepts full responsibility for the maintenance, repair and liability for, or related to, any pier or other structure built on, or over, said property.

And:

The party of the second part recognizes and agrees that the natural drainage from the area known as Gray's Creek, adjacent to and lying to the south, of the area described in this document, shall not be disturbed.

To have and to hold, the above released land and premises unto and to the use of the party (ies) of the second part their heirs and assigns forever.

The party (ies) of the second part is the owner of the aforementioned lot.

WITNESS my hand and seal the day and year hereinbefore written.

Drum Point Property Owners'
Association, Inc.

Witness

President

State of MD

County of Calvert to wit:

I, _____, a Notary Public in and for the aforesaid State and County, do hereby certify that _____ of Drum Point Property Owners' Association, Inc. party (ies) to certain Deed bearing date of the _____ day of _____, 2026, and hereto annexed personally appeared before me and being personally well known to me or satisfactorily proven to be the person (s) who executed the said Deed, and acknowledged the same to be his/her act and deed.

Given under my hand and seal this _____ day of _____,

Notary Public

My Commission Expires: _____



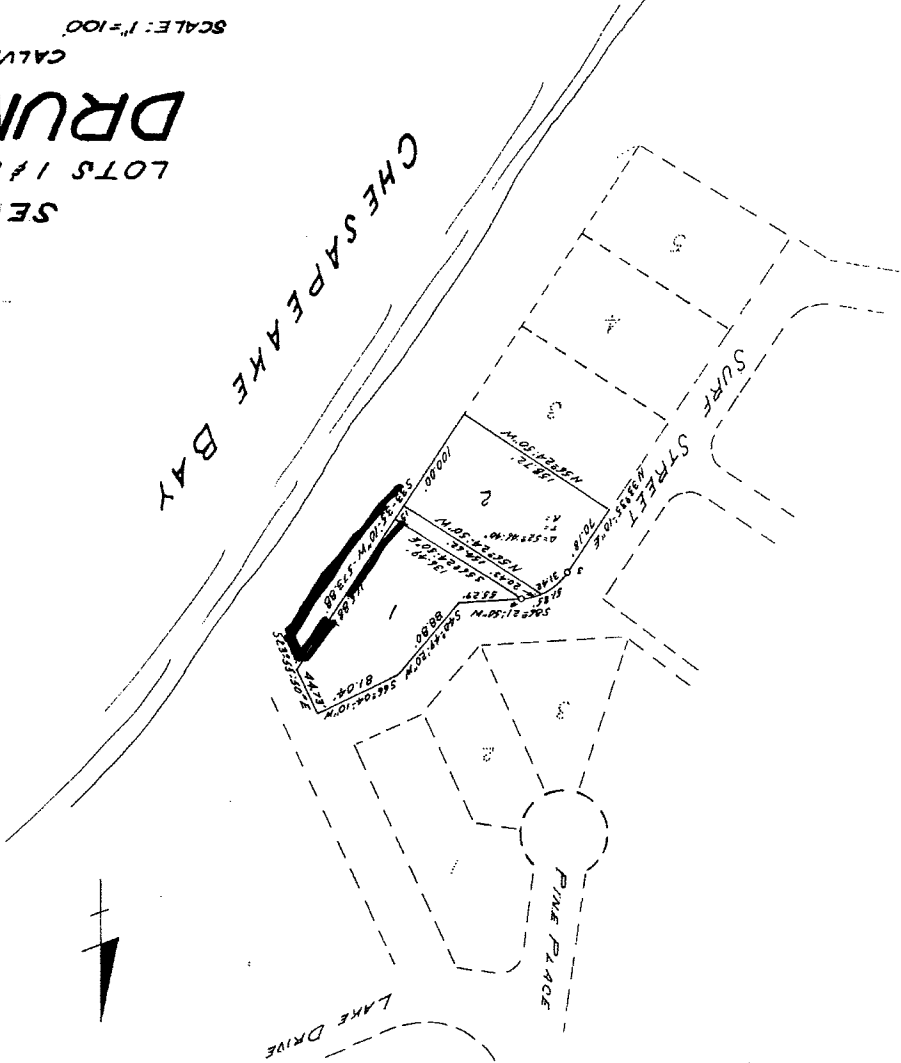
MSA SSU 1239-1658

PREPARED BY
 J. R. McCrone, Jr., Inc.
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 ANNAPOLIS - PRINCE FREDERICK
 MARYLAND

SCALE: 1"=100'
 CALVERT COUNTY, MARYLAND
 SEPT, 1969

SECTION 28
 LOTS 1 & 2 -
DRUM POINT
 REVISED

NOTE
 SEE PLAT OF SECTION 28
 RECORDED IN PLAT BOOK
 U.L.D. No. 2 Folio 58



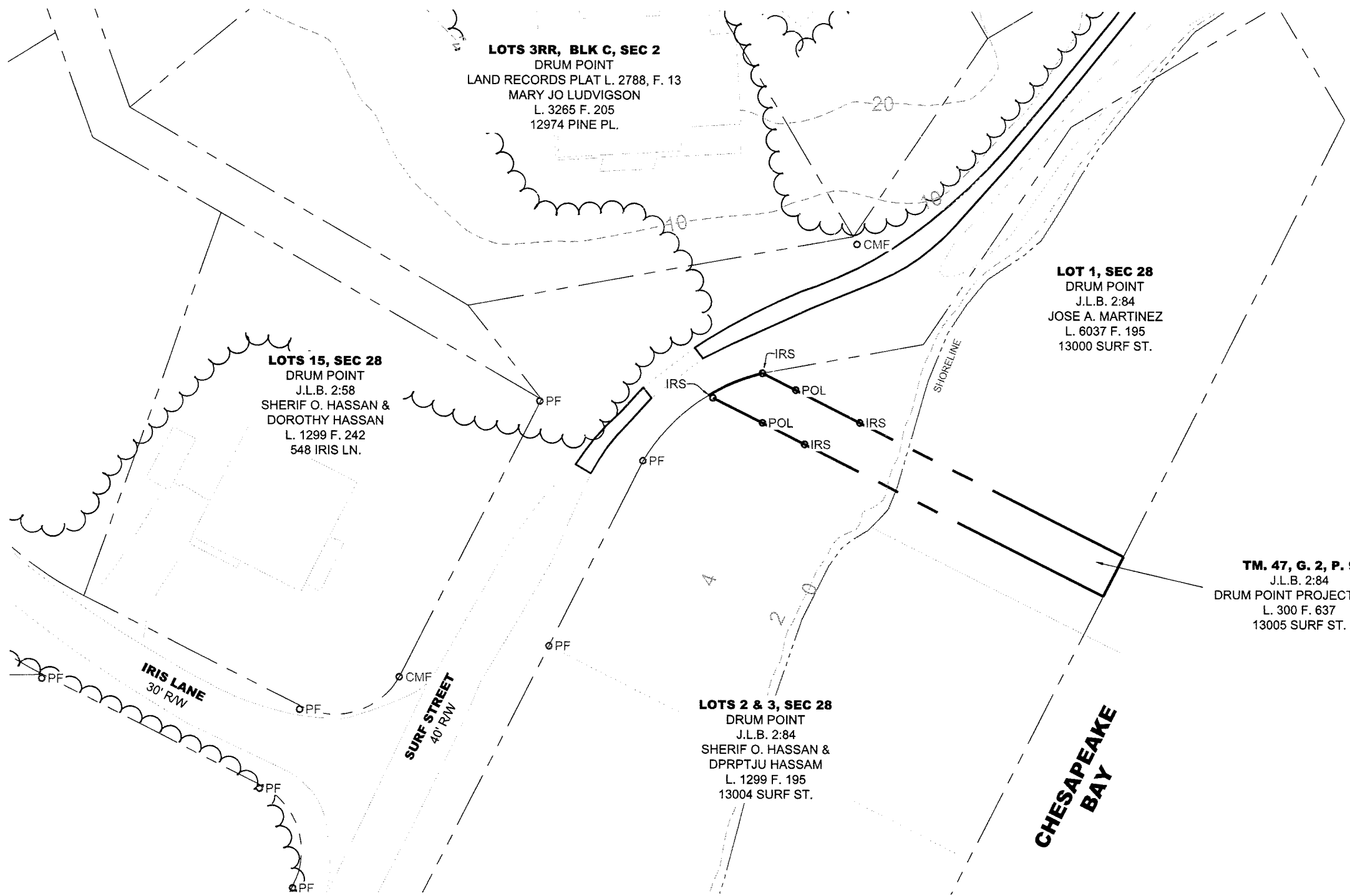
COORDINATES

DEPARTURE	LATITUDE
# 9440.26	10115.73
3 9415.22	10072.41

Received for Record Sept 30 1969
 at 9:10 A.M. Same day
 recorded in Liber J. L. B. No. 2
 Folio 58 one of the PLAT RECORDS
 of Calvert County and examined per
 Clerk *[Signature]* Sept 28 1969

CALVERT COUNTY, MARYLAND
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 ANNAPOLIS - PRINCE FREDERICK
 MARYLAND

P:\CA\CA00032 - Drum Point\CA00032.18 - DP\HOA, Lots 1& 2 Sec 28\SURVEY\02_Worksheet\CA00032.18_MS.dwg, 10/22/2024 5:05:09 PM



LOTS 3RR, BLK C, SEC 2
DRUM POINT
LAND RECORDS PLAT L. 2788, F. 13
MARY JO LUDVIGSON
L. 3265 F. 205
12974 PINE PL.

LOTS 15, SEC 28
DRUM POINT
J.L.B. 2:58
SHERIF O. HASSAN &
DOROTHY HASSAN
L. 1299 F. 242
548 IRIS LN.

LOT 1, SEC 28
DRUM POINT
J.L.B. 2:84
JOSE A. MARTINEZ
L. 6037 F. 195
13000 SURF ST.

TM. 47, G. 2, P. 9
J.L.B. 2:84
DRUM POINT PROJECT, INC.
L. 300 F. 637
13005 SURF ST.

LOTS 2 & 3, SEC 28
DRUM POINT
J.L.B. 2:84
SHERIF O. HASSAN &
DPRPTJU HASSAM
L. 1299 F. 195
13004 SURF ST.

CHESAPEAKE BAY