

THIS QUITCLAIM DEED
Fee Simple for Ownership

Made this 26th day of September, in the year two thousand twenty-six (2026) by and between **Drum Point Property Owners' Association, Inc.**, party (ies) of the first part, and Amitav Acharya and Sally Y. Dai 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 in between Lot 6, Block E, Section 1 in the subdivision known as “DRUM POINT”, as per plat recorded among the Land Records of Calvert County, Maryland in Liber 1 at folio 88 and the mean high waters edge, 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.

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, Rhea Webster, a Notary Public in and for the aforesaid State and County, do hereby certify that Anthony Spakauskas of Drum Point Property Owners' Association, Inc. party (ies) to certain Deed bearing date of the 7th day of March, 2023, 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: