AGRICULTURE TRANSFĘM TAX IN THE

AMOUNT OF

6.00 9.8

COUNTY ASSESSMENT BOOKS FOR

HEREBY CERTIFY THIS PROPERTY HAS BEEN REGISTERED

Property ID #11-00916437

DEED OF TRANSFER OF DEVELOPMENT RIGHTS (TDR) FOR BUILDING LOT TERMINATION (BLT)

THIS DEED, made this 23rd day of November, 2015 by and between Walter M. Prichard, 21710 Peach Tree Road, Dickerson, Maryland 20842-9177 ("Grantor"), and MONTGOMERY COUNTY, MARYLAND, a body corporate and politic, hereinafter ("Grantee").

RECITALS

Chapter 59 of the Montgomery County Code defines Development Right as: "The potential for the improvement of a parcel of real property, measured in dwelling units or units of commercial or industrial space, existing because of the zoning classification of the parcel.@ and sets forth a procedure for the transfer of Development Rights for the purpose of preserving agricultural land. Further, Chapter 59 defines a Building Lot Termination Development Right ("BLTs"), in pertinent part, as one that is created from land at least 25 acres in size and is capable of being served by an individual sewage treatment unit which meets the require meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the require of the served by an individual sewage treatment unit which meets the served by the ser

Papter 27A and applicable regulations issued under that Chapter ("individual sewage IR TAX STATE

rement unit"). NVE B1K#2868 May 23, 2016 04:12 FB A Transfer of Development Rights Easement For Building Lot Termination granted to Montgomery County, Maryland on land described in Exhibit A hereto ("Property"), pursuant to Chapter 59 of the Montgomery County Code, and recorded immediately prior hereto among the land records of Montgomery County, Maryland, created two (2) BLTs (serial nos. BLTthrough BLT- (141) for the Grantee's use, extinguished the Grantor's future right

After recording, return to Miles & Stockbridge P.C. 11 N. Washington Street Rockville, MD 20850-4229

to construct one or more one-family dwellings on the Property and also extinguished the Grantor's right to use the individual septic treatment units described in the Easement.

NOW, THEREFORE, in consideration of the value given to the Grantor under a Building Lot Termination Easement, also recorded immediately prior hereto, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantor's successors and assigns, does grant and convey to Grantee, and Grantee's successors and assigns, two (2)

BLTs, numbered BLT-040 through BLT-041 originally attached to the Property situated in the Agricultural Reserve Zone, Lower Seneca Basin 18th Planning Area,

Montgomery County, located at and more particularly described in Exhibit A attached hereto.

AND, Grantor covenants that it will warrant specially the property hereby conveyed, that it will execute such further assurances of said property as may be requisite and that is has the right to convey the property.

IN WITNESS WHEREOF, their hand and seals in the day and year above written.

GRANTOR

GRANTEE

MONTGOMERY COUNTY, MARYLAND

118rudy

Kamona Bell-Pearson, Assistant

Chief Administrative Officer

(Acknowledgments on following page)

APPROVED FOR FORM AND LEGALITY OFFICE OF THE COUNTY ATTORNEY

By:

Victio L. Gove DATE

Associate County Attorney



STATE OF MARYLAND

COUNTY OF MONTGOMERY

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

Notary Public

My Commission Expires: 03-21-201

STATE OF MARYLAND

COUNTY OF MONTGOMERY

Notaby Public

Commission Expires:

THE UNDERSIGNED, a member of the Bar of the Court of Appeals of Maryland, hereby certifies that the foregoing instrument was prepared by or under the supervision of the undersigned.

Vickie L. Gaul

FOR RECORDING PURPOSES ONLY:

RELEASE OF LENDER: N/A

(If Lender is involved)

THIS INSTRUMENT IS INSURED BY: N/A

(If applicable)

PARCEL IDENTIFICATION NUMBER(S): 11-00916437

GRANTOR'S ADDRESS:

Walter M. Prichard

21710 Peach Tree Road

Dickerson, Maryland 20842-9177

PROPERTY ADDRESS:

21715 Beallsville Road

Boyds Maryland 20841

GRANTEE'S ADDRESS:

MONTGOMERY COUNTY, MARYLAND

101 Monroe Street, 3rd Floor

Rockville, MD 20852

AFTER RECORDATION, PLEASE RETURN TO:

Montgomery County, Maryland c/o Vickie L. Gaul, Associate County Attorney 101 Monroe Street, 3rd Floor Rockville, MD 20850

Exhibit A Legal Description of Easement Parcel

THOMAS A. MADDOX PROFESSIONAL LAND SURVEYOR

Registered to Practice: Marytand Virginia District of Columbia

8933 Shady Grave Court Californium, MD 20877 (301) 984-5804 (301) 330-0812 FAX(301) 984-6865

Description of part of a tract of land called "HAPPY CHOICE" as described in a deed for 85.5434 acres of land from Charles H. Boehne, Personal Representative of the Estate of Theodore L. Heitmuller to Walter M. Prichard recorded in Liber 21874 at Folio 091 lying outside the Town Limits of Barnesville, Maryland:

Beginning at the point of beginning of the description contained in the above mentioned deed, thence running with the outlines of said tract as described

\$69° 34' 56"W -for 1362.42 feet to a Maple Tree; thence

\$20° 42' 41"W - 1398.19 feet to a post; thence

N63° 34' 39"W - 751.24 feet; thence

N21° 04' 09"W - 193.75 feet to a post on the east side of Barnesville Road; thence along said east side

243.01 feet along the arc of a curve to the left having a rudius of 2092.85 feet and a chord bearing and distance of

N19° 41' 56"E - 242.87 feet; thence

N16° 22' 21"E - 120.00 feet; thence

299.50 feet along the arc of a curve to the right having a radius of 1430.00 feet and a chord bearing and distance of

N22° 22' 21"E - 298.95 feet; thence N28° 22' 21"E - 846.02 feet; thence

569.23 feet along the arc of a curve to the left having a radius o (3060.00 feet and a chord bearing and distance of

N23° 02' 36"E - 568.41 feet; thence

N17° 42' 51"E - 327.20 feet; thence departing said east side of Barnesville Road and running so as to cross and

include a part of said tract

S78° 30' 07"E - 1109.78 feet to a fence post; thence N71° 42' 11"E - 838.43 feet to a nail and washer in a fence post; thence

S18° 22' 44"W - 1025.64 feet to the point of beginning containing 75.1554 acres of land

Surveyor's Certification

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations

Date: December 29, 2014

Thomas A. Maddox - Reg. Professional Land Surveyor MD No. 10850 Expires 04/03/2016

□ Ba	tate of Maryland laltimore City Solution provided is for the Assessments and Taxat	County: _!	Montgo	mery ice, State Departm				Space Reserved for Circuit Court Clerk Recording Validation	2084	258	
	(Type or Print in Black)			Scordi			
1 Type(s)	(Check Box if adde							erk R			
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2 Conveyance Type Check Box	Improved Sale Arms-Length [1]	Unimproved S Arms-Length		Multiple Accour Arms-Length [3		Not an Arm Length Sale	15-	o O			
3 Tax Exemptions	Recordation		,-,				1-1	pave			
(if applicable)	State Transfer										
Cite or Explain Authority	County Transfer	County Transfer									
4	Consideration Amount Finance Office Use Only										
	Purchase Price/Consideration \$ 0.00				\dashv	Transfer and Recordation Tax Consideration					
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and Tax	Other: \$			Less Exemption Amount			- \$				
Calculations					Total Transfer Tax			= \$			
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5	Amount of Fees			Doc. 1		Doc. 2		-	Agent:		
	Recording Charge	s			S						
	Surcharge	s			s				Tax Bill:		
Fees 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).	State Recordation Tax S					s					
Fees	State Transfer Tax	S			s				C.B. Credit:		
	County Transfer Tax	s			S						
	Other	S	S		S	S			Ag. Tax/Other:		
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6	District Property	Tax ID No. (1)		Grantor Liber/Folio	0	Мар			Parcel No.	Var. LOG	
Description of	11-01	00916437								[] ₍₅₎	
Property	Subdiv	ision Name	ne Lot (3a)		Blo	ock (3b) S	sect/AR (3e	r)	Plat Ref.	SqFt/Acreage (4)	
SDAT requires submission of all	HAPP	HAPPY CHOICE								75.1554 acres	
applicable information.			-	ition/Address of Pro	perty Bei	ing Conveye	ed (2)				
A maximum of 40	21715 Beallsville Road, Boyds, Maryland 20841										
characters will be	Other Property Identifiers (if applicable) Water Meter Account No.										
indexed in accordance	Residential X or Non-Residential X Fee Simple X or Ground Rent Amount: N/A										
with the priority cited in	Partial Conveyance? Yes XNo Description/Amt. of SqFt/Acreage Transferred: N/A										
Real Property Article Section 3-104(g)(3)(i).	to the same of the										
Section 5-104(g)(5)(i).	If Partial Conveyance, List Improvements Conveyed: N/A										
7	Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)										
	WALTER M. PRICHARD										
Transferred From											
l l	Doc. 1 – Owner(s) of Record, if Different from Grantor(s) Doc. 2 – Owner(s) of Record, if Different from Grantor(s)										
8	Dos 1 - Cranto(s) Namo(s)						Doc 7	- Gran	tee(s) Name(s)		
Transferred To	Doc. 1 – Grantee(s) Name(s) MONTGOMERY COUNTY, MARYLAND				-	Doc. 2 – Grantee(s) Name(s)					
	New Owner's (Grantee) Mailing Address										
	Montgomery Co., Maryland, c/o Vickie Gaul, 101 Monroe Street, 3 rd Floor, Rockville, MD 20850										
9 Other Names	Doc. 1 – Additional Names to be Indexed (Optional) Doc. 2 – Additional Names to be Indexed (Optional)										
to Be Indexed											
10 Control(14-1)		land	ubo-tee	d Duran Combine				7-	n	D	
10 Contact/Mail	Instrument Submitted By or Contact Person Name: James J. Demma, Esquire								Return to Co	mact rerson	
- Internation	Firm Miles & Stockbridge P.C.								Hold for Pic	kup	
	Address: 11 North Washington Street, Suite 700							⊢~		scolf?	
	Rockville, MD 20850 Phone: ()							\neg	Return Addr	ess Provided	
	11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER										
	Yes X No Will the property being conveyed be the grantee's principal residence?										
	Assessment Yes X No Does transfer include personal property? If yes, identify:										
	Information										
	Yes X No 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									
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9 Other Names to Be Indexed 10 Contact/Mail Information	Transfer Number Year 20 Land Buildings Total REMARKS:	. Agri Date R	- Children	Geo. Zoning Use		Map Grid Parcel Ex. St.	-CC-300 (5/3	Sub Plat Sec Ex.	tition Cd.	Block Lot	