

52084 253

2064

Property ID #11-00916437

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

THIS DEED, made this 23<sup>rd</sup> 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 requirements of Chapter 27A and applicable regulations issued under that Chapter ("individual sewage treatment unit").

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. BLT- 040 through BLT- 041) for the Grantee's use, extinguished the Grantor's future right

HEREBY CERTIFY THIS PROPERTY HAS BEEN REGISTERED  
ON THE MONTGOMERY COUNTY ASSESSMENT BOOKS FOR  
TDR INFORMATION.

5/17/16  
TRANSFER CLERK, ASSESSMENT DEPARTMENT

AGRICULTURE TRANSFER TAX IN THE  
AMOUNT OF \$ N/A  
SIGNATURE PMC

RECORDING FEE 0.00  
TR TAX STATE 0.00  
TOTAL 0.00  
Res: 44007 Rcf: 4993399  
BHM NVE BLM: 2008  
May 23, 2016 04:12 PM

FILED  
CLERK OF COURT  
CLERK'S OFFICE  
MONTGOMERY CO. MD

2016 MAY 23 PM 4:12

MAY FEE - MONTG. CO. MD

Hold  
for:  
After recording, return to  
Miles & Stockbridge P.C.  
11 N. Washington Street  
Suite 700  
Rockville, MD 20850-4229  
Attn: L. Dixon

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 18<sup>th</sup> 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 it has the right to convey the property.

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

**GRANTOR**

By: Walter M. Prichard  
Walter M. Prichard

**GRANTEE**

**MONTGOMERY COUNTY, MARYLAND**

By: Ramona Bell-Pearson  
Ramona Bell-Pearson, Assistant  
Chief Administrative Officer

(Acknowledgments on following page)

APPROVED FOR FORM AND LEGALITY  
OFFICE OF THE COUNTY ATTORNEY

By: *Vickie L. Gaul* 11-18-15  
 Vickie L. Gaul DATE  
 Associate County Attorney



STATE OF MARYLAND \*

COUNTY OF MONTGOMERY \*

I HEREBY CERTIFY that on this 12 day of November <sup>2015</sup>~~2014~~, before me, the undersigned officer, personally appeared Walter M. Prichard known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Deed of Transfer of Development Rights for Building Lot Termination and acknowledged that he executed the same as his act for the purposes therein contained.

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

*Reva Oleta Hoewing*  
 Notary Public

My Commission Expires: 03-21-2017

STATE OF MARYLAND \*

COUNTY OF MONTGOMERY \*

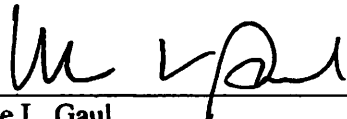
I hereby certify that on this 20th day of November 2015, before me, a Notary Public of the State and County aforesaid, personally appeared Ramona Bell-Pearson, known to me (or satisfactory proven) to be the person whose name is subscribed to the foregoing Deed of Transfer of Development Rights for Building Lot Termination, and acknowledged that she is the Assistant Chief Administrative Officer of Montgomery County, Maryland, and that the execution of this document is her free act as Assistant Chief Administrative Officer on behalf of Montgomery County, Maryland.

*Julie L. White*  
 Notary Public

My Commission Expires:

1/30/2017

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  
Boys Maryland 20841

GRANTEE'S ADDRESS: MONTGOMERY COUNTY, MARYLAND  
101 Monroe Street, 3<sup>rd</sup> Floor  
Rockville, MD 20852

AFTER RECORDATION, PLEASE RETURN TO:

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

52084 257

**Exhibit A**  
**Legal Description of Easement Parcel**

**THOMAS A. MADDOX**  
**PROFESSIONAL LAND SURVEYOR**

Registered to Practice:  
 Maryland  
 Virginia  
 District of Columbia

8933 Shady Grove Court  
 Gaithersburg, 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. Pritchard 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

S69° 34' 56"W - for 1362.42 feet to a Maple Tree; thence  
 S20° 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 radius 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 of 13060.00 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



**☐ Baltimore City    ☒ County:** Montgomery  
*Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.*  
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

Source Provided for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	( <input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		<input checked="" type="checkbox"/> Deed Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]
3	Tax Exemptions (if applicable)	Recordation			
	Cite or Explain Authority	State Transfer			
		County Transfer			

Space Reserved for County Validation

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 52084, p. 0258, MSA\_CE63\_52041. Date available 05/27/2016. Printed 03/14/2018.