

Salisbury, McLister & Foley, LLP
File No. 22-33680BRS
Tax ID # 03-01926341
Property Address - 19101 Darnestown Road, Poolesville, MD 20837

MONTGOMERY COUNTY, MD
APPROVED BY Kam

JUL 20 2022

\$ 3,649.⁰⁰ RECORDATION TAX PAID
\$ 4100.⁰⁰ TRANSFER TAX PAID

This Deed, made this 29th day of June, 2022, by and between **Paul Zsebedics** and **Ellen Zsebedics**, GRANTORS, and **Andrea Burton**, GRANTEE.

Witnesseth –

That in consideration of the sum of Four Hundred Ten Thousand and 00/100 Dollars (\$410,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

All that piece or parcel of land situate, lying and being in Poolesville Election District No. 3, Montgomery County, Maryland, being part of the land conveyed by Morris A. Marks and Veronique C. Marks, his wife, Henry J. Fox, Frances F. Arent and Herbert C. Singer to Charles H. Jamison, Inc., by deed September 17, 1974 and recorded among the Land Records of the aforementioned County in Liber 4577 at folio 227; Said piece or parcel of land being more particularly described as follows:

Beginning for the same at a point on the 1st line of said conveyance recorded in Liber 4577 at folio 227. Said point being 1230.00 feet from the beginning of said line thence running with part of said 1st line.

1. North 43 degrees 48' 11" East, 662.66 feet to the end of said line at a point in the center of the Beallsville-Dawsonville Road (Maryland State Route No. 28); thence running with the 2nd line of said conveyance and in said centerline.

2. South 25 degrees 00' 40" East, 41.58 feet to a point thereon at station 5 + 50 as shown on Maryland State Roads Commission plat recorded in Plat Book 4 as Plat No. 11367; thence running with the outlines of said plat and with the 3rd through 9th lines of said conveyance the Seven following courses and distances.

3. South 64 degrees 36' 10" West, 30.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence

4. 176.50 feet along the arc of said curve having a chord bearing and length of South 29 degrees 08' 50" East, 176.34 feet to the end of said curve; thence

5. South 56 degrees 55' 10" West, 20.000 feet to a point; thence

6. South 37 degrees 44' 50" East, 74.09 feet to a point; thence

7. North 53 degrees 00' 10" East, 20.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence

8. 161.11 feet along the arc of said curve having a chord bearing and length South 41 degrees 17' 50" East, 160.98 feet to the end of said curve; thence

9. North 45 degrees 09' 10" East, 30.00 feet to a point in the centerline of the aforesaid road; thence running in said road and with the 10th line of said conveyance

10. South 49 degrees 19' 52" East, 1010.13 feet to a point at the end of said line; thence leaving said road and running with part of the 11th line of said conveyance and in Jerusalem Road

11. South 23 degrees 05' 44" West, 400.00 feet to a point thereon; thence leaving said 11th line and running in, through, over and across said conveyance

12. North 55 degrees 20' 58" West, 1600.31 feet to the place of beginning, containing computed area of 16.3788 acres of land.

BEING the fee simple property which, by Deed dated June 6, 2008, and recorded in the Land Records of the County of Montgomery, Maryland, in Liber 35774, Folio 70, was granted and conveyed by Charles H. Jamison, Inc. unto Paul Zsebedics and Ellen Zsebedics.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

RECEIVED FOR TRANSFER

State Department of
Assessments & Taxation
for Montgomery County

W
INT

7/13/2022
DATE

AGRICULTURE TRANSFER TAX IN THE
AMOUNT OF \$ LETTER INTENT
SIGNATURE [Signature] 7/13/2022

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) KAB 66070, p. 0350, MSA_CE63_66027. Date available 07/28/2022. Printed 03/05/2025.

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CA
30, 569.64
NRS

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Andrea Burton, as sole owner, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

[Signature]
Witness

[Signature] (SEAL)
Paul Zsebedics

[Signature]
Witness

[Signature] (SEAL)
Ellen Zsebedics

STATE OF Florida }
COUNTY OF Hillsborough } ss

I hereby certify that on this 23rd day of June, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Paul Zsebedics and Ellen Zsebedics, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Javier Perez
Notary Public
State of Florida
Comm# HH129384
Expires 5/12/2025

[Signature]
Notary Public

My Commission Expires: 5/12/2025

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Patrick F. McLister, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Andrea Burton

12154 Darnestown Road # 628, Gaithersburg, MD 20878

35774 070

Parcel ID#: 01926341 File #
Title Insurer: First American Title Ins. Co. 080150
After Recording, return to:
Clarke Title LLC
6 Montgomery Village Ave., Ste.630
Gaithersburg, MD 20879

STATE AGRIC. TRANSFER

TAX PAID \$ Letter INTENT

MONTGOMERY COUNTY, MD

APPROVED BY [Signature]

JUN 19 2008

DEED

\$ 3450.00 RECORDATION TAX PAID

\$ 5000.00 TRANSFER TAX PAID

Tax I.D. #03-001-01926341

THIS DEED is made this 6th day of June, 2008, by and between Charles

H. Jamison, Inc., a Maryland corporation, with its principal place of business located at 19939 Fisher Avenue, Poolesville, MD 20837, party of the first part, and Paul Zsebedics and Ellen Zsebedics, parties of the second part;

WHEREAS, party of the first part is the owner of that piece or parcel of land situate, lying and being in Montgomery County, Maryland, designated as 19101

Darnestown Rd., Poolesville, MD 20837, consisting of approximately 16.788

acres and more particularly described in Exhibit "A", attached hereto and

incorporated herein by reference (the "Property"); and,

IM PD SUR	20.00
RECORDING FEE	20.00
STATE TAX	2,500.00
TOTAL	2,540.00
Rest MD07	Rcpt # 68705
LEK BOH	Blk # 6315
Jun 20, 2008	01:02 PM

WHEREAS, pursuant to Chapter 59, Montgomery County Code, the Grantor

owns and the Property possesses three (3) Transferable Development Rights

("TDR"); and,

WHEREAS, Grantor desires to convey one (1) TDR to Grantee with this

Deed, and hereby reserves to itself the right to and ownership of the remaining two

(2) TDRs, all as is more fully set forth in the Transfer of Development Rights

Easement, by and between Charles H. Jamison, Inc., and Montgomery County,

Maryland, recorded on a date subsequent hereto.

AGRICULTURE TRANSFER TAX IN THE AMOUNT OF \$ Letter INTENT

SIGNATURE CHH

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Montgomery County

CHH #116010

DATE 6/18/2008

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) LEK 35774, p. 0070, MSA_CE63_35731. Date available 06/26/2008. Printed 10/20/2025.

2008 JUN 20 P 1:03

FILED
LORETTA E. KNIGHT
CLERK'S OFFICE
MONTGOMERY CO. MD.

5000.00
20
20
H

35774 071

NOW THEREFORE, WITNESSETH, that for and in consideration of payment of the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey the Property and one (1) TDR to the said parties of the second part, their successors and assigns, in Fee Simple, as Tenants by the Entirety; and,

Together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining; subject, however, to covenants, conditions and restrictions of record.

AND the said party of the first part covenants that it will warrant specially title to the Property and the TDR hereby conveyed, and that it will execute such further assurances of said land and TDR as may be requisite.

The party of the first part further certifies that the transfer of the Property and TDR being conveyed herein does not constitute a transfer of all or substantially all of the assets owned by Charles H. Jamison, Inc.


By signing hereunder, the individual so signing warrants and attests that he has been duly authorized by Charles H. Jamison, Inc. to grant and convey this property for and on behalf of Charles H. Jamison, Inc., that such conveyance has been duly approved and authorized that his authority is without limitation or restriction. Such approval is contained in a corporate resolution dated May 17,

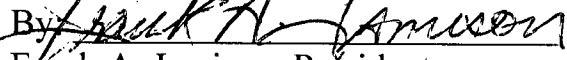
2008, attesting to such, which resolution was duly and properly adopted after proper notice of such meeting to consider and adopt such resolution was given in accordance with applicable law.

WITNESS the hand and seal of said Grantor.

ATTEST:

CHARLES H. JAMISON, INC.
A Maryland Corporation


Laura J. Griffin, Secretary

By 
Frank A. Jamison, President

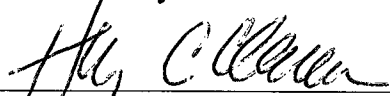
STATE OF MARYLAND)

)To Wit:

COUNTY OF MONTGOMERY)


ON this 6th day of June, 2008, and before me, the undersigned officer, personally appeared Frank A. Jamison, the President and authorized representative of Charles H. Jamison, Inc. , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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


Notary Public

My commission expires: 12/1/09

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Henry C. Clarke, Jr.

35774 073

PARCEL ID#: 03-001-01926341 ✓
FILE NO: 080150
INSURANCE COMPANY: First American Title Insurance Company
GRANTEES ADDRESS: 16516 Montecrest Lane, Gaithersburg, MD 20878
GRANTORS ADDRESS: 19929 Fisher Ave., Poolesville, MD 20837

After recording, please return to:
Clarke Title, LLC
6 Montgomery Village Ave., Suite 630
Gaithersburg, MD 20879
Tel: 301-840-8988

35774 074

FILE NO: 080150

EXHIBIT "A"

All that piece or parcel of land situate, lying and being in Poolesville Election District No. 3, Montgomery County, Maryland, being part of the land conveyed by Morris A. Marks and Veronique C. Marks, his wife, Henry J. Fox, Frances F. Arent and Herbert C. Singer to Charles H. Jamison, Inc., by deed September 17, 1974 and recorded among the Land Records of the aforementioned County in Liber 4577 at folio 227; Said piece or parcel of land being more particularly described as follows:

Beginning for the same at a point on the 1st line of said conveyance recorded in Liber 4577 at folio 227. Said point being 1230.00 feet from the beginning of said line thence running with part of said 1st line.

1. North 43 degrees 48' 11" East, 662.66 feet to the end of said line at a point in the center of the Beallsville-Dawsonville Road (Maryland State Route No. 28); thence running with the 2nd line of said conveyance and in said centerline.
2. South 25 degrees 00' 40" East, 41.58 feet to a point thereon at station 5 + 50 as shown on Maryland State Roads Commission plat recorded in Plat Book 4 as Plat No. 11367; thence running with the outlines of said plat and with the 3rd through 9th lines of said conveyance the Seven following courses and distances.
3. South 64 degrees 36' 10" West, 30.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence
4. 176.50 feet along the arc of said curve having a chord bearing and length of South 29 degrees 08' 50" East, 176.34 feet to the end of said curve; thence
5. South 56 degrees 55' 10" West, 20.000 feet to a point; thence
6. South 37 degrees 44' 50" East, 74.09 feet to a point; thence
7. North 53 degrees 00' 10" East, 20.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence
8. 161.11 feet along the arc of said curve having a chord bearing and length South 41 degrees 17' 50" East, 160.98 feet to the end of said curve; thence

35774 075

File #080150
Exhibit "A" continued

9. North 45 degrees 09' 10" East, 30.00 feet to a point in the centerline of the aforesaid road; thence running in said road and with the 10th line of said conveyance
10. South 49 degrees 19' 52" East, 1010.13 feet to a point at the end of said line; thence leaving said road and running with part of the 11th line of said conveyance and in Jerusalem Road
11. South 23 degrees 05' 44" West, 400.00 feet to a point thereon; thence leaving said 11th line and running in, through, over and across said conveyance
12. North 55 degrees 20' 58" West, 1600.31 feet to the place of beginning, containing computed area of 16.3788 acres of land.

Subject, however, to any and all easements, rights of way or covenants of record.

Property Address: 19101 Darnestown Road, Poolesville, MD 20837

Parcel ID No. 03-001-01926341

This Deed, made this 9th day of October, 1979, by and between

CHARLES H. JAMISON

1979 OCT 29 PM 2:56

party of the first part, and

CLERK'S OFFICE
MONTGOMERY COUNTY, MD

CHARLES H. JAMISON, INC., a Maryland corporation

party of the second part:

Witnesseth, that in consideration of -----TEN (\$10.00) DOLLARS -----
the said party of the first part do es grant and convey unto

CHARLES H. JAMISON, INC.

party of the second part, its successors and assigns, in fee simple
all those piece or parcel of said land situate,
lying and being in Montgomery County, State of Maryland, described as follows to wit:

PARCEL I: A 16.3788 Acre parcel of land, situate in the Poolesville Election District, and being the same land described in a Deed recorded in Liber 5411, at folio 770, among the aforesaid Land Records.

PARCEL II: A 20.0136 Acre parcel of land, situate in the Poolesville Election District, and being the same land described in a Deed recorded in Liber 5411, at folio 779, among the aforesaid Land Records.

PARCEL III: A 20.0025 Acre parcel of land, situate in the Poolesville Election District, and being the same land described in a Deed recorded in Liber 5411, at folio 775, among the aforesaid Land Records.

AFFIDAVIT OF NO CONSIDERATION

CHARLES H. JAMISON, does hereby affirm under the penalties of perjury that there is no consideration for the within transfer, and the property is not subject to any liens, mortgages or other encumbrances.

And the said party of the first part covenants that he will warrant specially the property hereby conveyed;

and that he will execute such further assurances of said land as may be required

Witness my hand and seal

TEST:

Charles H. Jamison
Charles H. Jamison [SEAL]

DEED 5.00
SUBTOTAL 5.00
TOTAL 5.00
CK CHECK 5.00
#24642 C214 R01 T1457
OCT 29 79

STATE OF MARYLAND
COUNTY OF MONTGOMERY

To Wit:

On this 28th day of October, 1979, before me,

the undersigned officer, personally appeared Charles H. Jamison

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

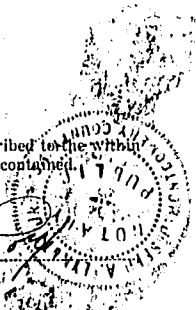
In Witness Whereof, I hereunto set my hand and official seal.

My commission expires:

July 1, 1982

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Joseph A. Lynott, Jr.
Joseph A. Lynott, Jr. Attorney



MONTGOMERY COUNTY CIRCUIT COURT (Land Records) HMS 5423, p. 0072, MSA_CE63_5381. Date available 08/04/2005. Printed 10/20/2005.

This Deed

Made this 8th day of October in the year 1979, by and between CHARLES H. JAMISON, INC.

a body corporate under and by virtue of the laws of the State of Maryland acting herein pursuant to a resolution of its Board of Directors, party of the first part, and CHARLES H. JAMISON party of the second part:

Witnesseth: that for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said party of the second part, in fee simple, the following described land and premises, situate in the State of Maryland, County of Montgomery and known and distinguished as

A 16.3788 Acre parcel of land, situate in the Poolesville Election District, as particularly described in Exhibit "A" hereto attached and made a part hereof.

BEING part of the land conveyed to the Grantor by deed dated September 17, 1974, and recorded among the Land Records of Montgomery County, Maryland, in Liber 4577, at folio 227.

DEED 14.00

CERTIFICATION IS HEREBY MADE That the conveyance made by this Deed is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor herein.

1979 OCT -9 PM 3:28
CLERK'S OFFICE
MONTGOMERY COUNTY, MD

I HEREBY CERTIFY THAT I AM AN ATTORNEY BARELY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND AND THE WITHIN INSTRUMENT WAS PREPARED UNDER MY SUPERVISION.

Joseph A. Lynott, Jr.

together with all and singular the 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 said party of the first part, of, in, to, or out of the said land and premises.

And the said party of the first part covenants that it will warrant specially the property hereby conveyed, and that it will execute such further assurances of said land as may be requisite.

In Testimony Whereof, the said party of the first part, on the day and year first hereinbefore written, has had its corporate seal hereto attached, and caused these presents to be signed with its corporate name by CHARLES H. JAMISON its President, attested by LAURA C. JAMISON its Secretary, and has appointed the said CHARLES H. JAMISON to be its attorney, the same to acknowledge and deliver according to law.

CHARLES H. JAMISON, INC.

Signed, sealed and delivered in the presence of:-

By Charles H. Jamison

Charles H. Jamison

Attest: Laura C. Jamison

Laura C. Jamison

14

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) HMS 5411, p. 0770, MSA_CE63_5369. Date available 08/08/2005. Printed 10/20/2005.

50113 412

MONTGOMERY COUNTY, MD

APPROVED BY ME

2015 APR 16 AM 10:45

Parcel ID No: 03-001-01926341

APR 14 2015

Title Insurer: None

\$ N/A RECORDATION TAX PAID
\$ N/A TRANSFER TAX PAID

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

TRANSFER OF DEVELOPMENT RIGHTS (TDR) EASEMENT

THIS TRANSFER OF DEVELOPMENT RIGHTS (TDR) EASEMENT, made this 3/14 day of March 2015 ("Easement"), by and among CHARLES H. JAMISON INC., a Maryland corporation (hereinafter "Jamison Inc.") and PAUL ZSEBEDICS and ELLEN ZSEBEDICS (hereinafter "the Zsebedics") (Jamison Inc. and the Zsebedics collectively referred to as "Grantors") and MONTGOMERY COUNTY, MARYLAND, a body corporate and politic, (hereinafter referred to as the "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.

Jamison Inc. is the former owner in fee simple and the Zsebedics are the current owners in fee simple of 16.3788 acres, more or less, of real property known as Parcel P409, Tax Map CU31, hereinafter more particularly described in **Exhibit A**, attached hereto and made a part hereof, in the Rural Density Transfer Zone, located in Planning Area No. 03 of Montgomery County, Maryland (hereinafter "the Property").

Jamison Inc. transferred the Property and one development right to the Zsebedics by deed recorded among the land records of Montgomery County, Maryland at Liber 35774 in folio 070 ("Deed"). The Deed also reserved unto Jamison Inc. the full ownership, right to, and interest in, two (2) development rights (referred to in the Deed as Transferable Development Rights ("TDRs")) even though, at the time of recording the Deed, no TDR Easement had be recorded among the land records).

RECORDING FEE 75.00
TOTAL 75.00
REC'D 42209
BHM NVE BIK 3430
Apr 16, 2015 10:37 am

Chapter 59 of the Montgomery County Code recognizes the right of an owner of property in the Rural Density Transfer Zone to transfer a certain number of Development Rights; provided that such conveyance contains an easement restricting the future construction of one-family dwellings on the property. The parties intend that this Easement so restrict the Property and that two (2) TDRs **numbered 03-9494 and 03-9495** may be conveyed from the Property, by a deed in recordable form approved by the Montgomery County Planning Board of The Maryland National Capital Park and Planning Commission without conveyance of an additional Easement to Grantee. The two TDRs created by this Easement shall be the exclusive property of, and for the sole benefit of, Jamison Inc.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 50113, p. 0412, MSA_CE63_50070. Date available 04/23/2015. Printed 10/20/2025.

75
NVE

Grantors represent that they are the fee simple legal and equitable owners of the Property as of the date of execution of this Easement.

A current title report for the Property, identified as **Exhibit B**, is attached hereto and made a part hereof. A current tax map for the Property, identified as **Exhibit C**, is attached hereto and made a part hereof.

The terms, conditions and restrictions of this Easement are these:

1. This Easement shall be perpetual. It is an easement in gross, and as such, is inheritable and assignable and runs with the land as an incorporeal interest in the Property enforceable with respect to the Property by the Grantee, and its successors and assigns, against the Grantor and its successors, and assigns.
2. The term "one-family dwelling" includes mobile, manufactured, or similar dwellings, but excludes farm tenant dwelling permitted by Chapter 59, Montgomery County Code, as amended.
3. A one-family dwelling may not be constructed, occupied, or maintained on property unless one Development Right is retained with the property for each one-family dwelling constructed, occupied, or maintained.
4. The restrictions imposed by this Easement shall operate independently of the restrictions imposed by the zoning of the property.

The Property contains a total of 16.3788 acres, more or less. As a result of this Easement, the parties intend that Grantor may convey two (2) TDRs numbered 03-9494 and 03-9495. The two TDRs created by this Easement shall be the exclusive property and for the sole benefit of Jamison Inc. From this date forward, if zoning permits, no more than one (1) one-family dwelling may be constructed on the Property.

5. Grantee, its successors and assigns, may, with reasonable notice, enter the Property from time to time, for the sole purpose of inspection and enforcement of the terms, conditions and restrictions of this Easement. This right of inspection does not include the interior of dwellings.
6. Nothing herein may be construed to convey to the public a right of access or use of the Property, and the Zsebedics and their successors and assigns, retain exclusive right to such access and use, subject only to the provisions of this Easement.
7. The parties agree that monetary damages would not be an adequate remedy for breach of any of the terms, conditions and restrictions herein contained, and therefore, in the event that the Grantor and its successors and assigns, violate or breach any of such terms, conditions and restrictions, herein contained, the Grantee, its successors and assigns, may institute a suit to enjoin by ex parte, preliminary and/or permanent injunction such violation and to require the restoration of the Property to its prior condition. The Grantee, its successors and assigns, by any prior failure to act, does not waive or forfeit the right to take action as may be necessary to insure compliance with the terms, conditions and purposes of this Easement.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands and seals in the day and year above written.

WITNESS/ATTEST

GRANTOR

CHARLES H. JAMISON, INC.

A Maryland Corporation

Laura J. Griffin
Laura J. Griffin, Secretary

Frank A. Jamison
FRANK A. JAMISON, PRESIDENT

STATE OF MARYLAND *
COUNTY OF Montgomery *

I HEREBY CERTIFY that on this 8th day of February 2015 before me, the undersigned officer, personally appeared FRANKLIN A. JAMISON, known to me (or satisfactorily proven), a corporation, and represented that he, as President, being authorized so to do, executed the foregoing Transfer of Development Rights (TDR) Easement for the purposes therein contained, by signing the name of the corporation by himself as President.

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

Margaret C. Hanlon
Notary Public

My Commission Expires: 6/22/16

MARGARET C. HANLON
Notary Public-Maryland
Montgomery County
My Commission Expires
June 22, 2016

(Signatures continue on following pages)

Mark Lemkueller
Witness MARK LEMKUELLER

Paul Zsebedics
PAUL ZSEBEDICS, (SEAL)

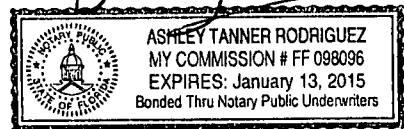
STATE OF FLORIDA *
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 9 day of January 2015 before me, the undersigned officer, personally appeared PAUL ZSEBEDICS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Transfer of Development Rights (TDR) Easement 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.

Ashley Tanner Rodriguez
Notary Public

My Commission Expires: Jan 13 2015



Mark Lemkueller
Witness MARK LEMKUELLER

Ellen Zsebedics
ELLEN ZSEBEDICS, (SEAL)

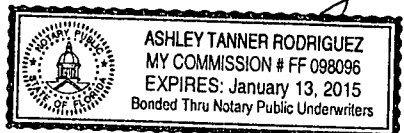
STATE OF FLORIDA *
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 9 day of January 2015 before me, the undersigned officer, personally appeared ELLEN ZSEBEDICS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Transfer of Development Rights (TDR) Easement and acknowledged that she executed the same as her act for the purposes therein contained.

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

Ashley Tanner Rodriguez
Notary Public

My Commission Expires: Jan 13 2015



MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 50113, p. 0415, MSA_CE63_50070. Date available 04/23/2015. Printed 10/20/2025.

GRANTEE

MONTGOMERY COUNTY,
MARYLAND

By: Ramona Bell-Pearson
RAMONA BELL-PEARSON
ASSISTANT CHIEF
ADMINISTRATIVE OFFICER

STATE OF MARYLAND *
COUNTY OF MONTGOMERY *

I HEREBY CERTIFY that on this 31st day of March 2015 before me, the undersigned officer, personally appeared Ramona Bell-Pearson, Assistant Chief Administrative Officer of Montgomery County, Maryland, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing Transfer of Development Rights (TDR) Easement and acknowledged that she executed the same as the Assistant Chief Administrative Officer of Montgomery County, Maryland, for the purposes therein contained, and further acknowledged that she is the duly authorized agent of Montgomery Count, Maryland for the purpose of executing this instrument.

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

My Commission Expires: 4/30/2017 Julie L White
Notary Public

ATTORNEY'S CERTIFICATE

The undersigned hereby certifies that the foregoing instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Jodi Anderson
Jodi Anderson, Esq.

Approved as to form and legality this 25th day of March, 2015.

Vickie Gaul
Vickie Gaul, Esq. Associate County Attorney

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 50113, p. 0416, MSA_CE63_50070. Date available 04/23/2015. Printed 10/20/2025.

50113 417

PARCEL IDENTIFICATION NUMBER: 03-001-01926341

GRANTOR'S ADDRESS: ZSEBEDICS PAUL & ELLEN
16516 Montecrest Lane
Darnestown, Maryland 20878

Charles H. Jamison Inc.
19939 Fisher Avenue
Poolesville, Maryland 20837

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

AFTER RECORDATION,
PLEASE RETURN TO: Alegi Anderson LLC
3280 Urbana Pike, Suite 103
Urbana, Maryland 21754

Exhibit A

EXHIBIT A

All that piece or parcel of land situate, lying and being in Poolesville Election District No. 3, Montgomery County, Maryland, being part of the land conveyed by Morris A. Marks and Veronique C. Marks, his wife, Henry J. Fox, Frances F. Arent and Herbert C. Singer to Charles H. Jamison, Inc., by deed September 17, 1974 and recorded among the Land Records of the aforementioned County in Liber 4577 at folio 227; Said piece or parcel of land being more particularly described as follows:

Beginning for the same at a point on the 1st line of said conveyance recorded in Liber 4577 at folio 227. Said point being 1230.00 feet from the beginning of said line thence running with part of said 1st line.

1. North 43 degrees 48' 11" East, 662.66 feet to the end of said line at a point in the center of the Beallsville-Dawsonville Road (Maryland State Route No. 28); thence running with the 2nd line of said conveyance and in said centerline.
2. South 25 degrees 00' 40" East, 41.58 feet to a point thereon at station 5 + 50 as shown on Maryland State Roads Commission plat recorded in Plat Book 4 as Plat No. 11367; thence running with the outlines of said plat and with the 3rd through 9th lines of said conveyance the Seven following courses and distances.
3. South 64 degrees 36' 10" West, 30.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence
4. 176.50 feet along the arc of said curve having a chord bearing and length of South 29 degrees 08' 50" East, 176.34 feet to the end of said curve; thence
5. South 56 degrees 55' 10" West, 20.000 feet to a point; thence
6. South 37 degrees 44' 50" East, 74.09 feet to a point; thence
7. North 53 degrees 00' 10" East, 20.00 feet to a point at the beginning of a curve to the left having a radius of 1175.92 feet; thence
8. 161.11 feet along the arc of said curve having a chord bearing and length South 41 degrees 17' 50" East, 160.98 feet to the end of said curve; thence
9. North 45 degrees 09' 10" East, 30.00 feet to a point in the centerline of the aforesaid road; thence running in said road and with the 10th line of said conveyance
10. South 49 degrees 19' 52" East, 1010.13 feet to a point at the end of said line; thence leaving said road and running with part of the 11th line of said conveyance and in Jerusalem Road
11. South 23 degrees 05' 44" West, 400.00 feet to a point thereon; thence leaving said 11th line and running in, through, over and across said conveyance

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Exhibit A

12. North 55 degrees 20'58" West, 1600.31 feet to a place of beginning, containing computed area of 16.3788 acres of land.

Subject, however, to any and all easements, rights of way or covenants of record.

Property Address: 19101 Darnestown Road, Poolesville, MD 20837

Parcel ID No. 03-001-01926341

Report of Title
 16.37 acres more or less, known as Parcel 409 Tax Map CU31
 Exhibit B

EXHIBIT B

REPORT OF TITLE

TO: Montgomery County, Maryland
 c/o Office of the County Attorney
 101 Monroe Street, Third Floor
 Rockville, MD 20850

RE: 16.37 acres more or less, known as Parcel 409 Tax Map CU31.

This is to certify that we have examined the abstract of title prepared by Elder Abstracts, LLC, who searched the Land Records of the Circuit Court of Montgomery County, Maryland (the "Land Records") through January 15, 2015 at 8:00am for records relating to the real property referenced above and further described in Exhibit A (the "Property"), attached hereto.

We find that fee simple title to the Property is currently vested in Paul Zsebedics and Ellen Zsebedics and equitable ownership of the remaining two (2) transferrable development rights ("TDRs") is currently vested in Charles H. Jamison, Inc. by virtue of the following:

Deed dated June 6, 2008, and recorded June 19, 2008, in Liber 35774 at Folio 070, among the Land Records of Montgomery County, MD.

Title to the Property is subject to:

1. Unrecorded easements, if any, on above or below the surface, any discrepancies or conflicts in boundary line, shortage in area, encroachments, rights of way or other matter which would be revealed by a survey or inspection of the property.
2. Rights of any parties in possession on or to the property.
3. Any building, land use or zoning regulations affecting the property.
4. Easement and Right of Way granted to Potomac Edison, per instrument recorded in Liber 1512 at Folio 522.

Any other matters not revealed by a search of the Land Records, including but not limited to any laws, ordinances, governmental regulations, governmental police power, clerk's errors, rights of eminent domain, or the effect of any bankruptcy, state insolvency or similar creditors' rights laws, are outside the scope of this Report of Title. No liability is assumed for items not indexed or mis-indexed in the Land Records. This Report of Title does not guarantee any matters not disclosed

50113 421

Report of Title
16.37 acres more or less, known as Parcel 409 Tax Map CU31
Exhibit B

in the direct chain of title. No liability is assumed for matters which would be disclosed by an accurate survey or inspection of the premises.

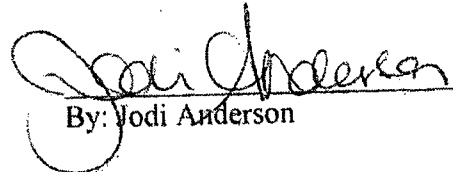
Information regarding the real estate taxes is provided for informational purposes based solely upon information available to the general public. Any other taxes, assessments, bonds or charges, including but not limited to water and sanitary sewer charges are outside the scope of this Report of Title.

According to the public tax records, the State and County real property taxes on the Property, for the Fiscal Tax Year ending June 30, 2015, having been paid in full.

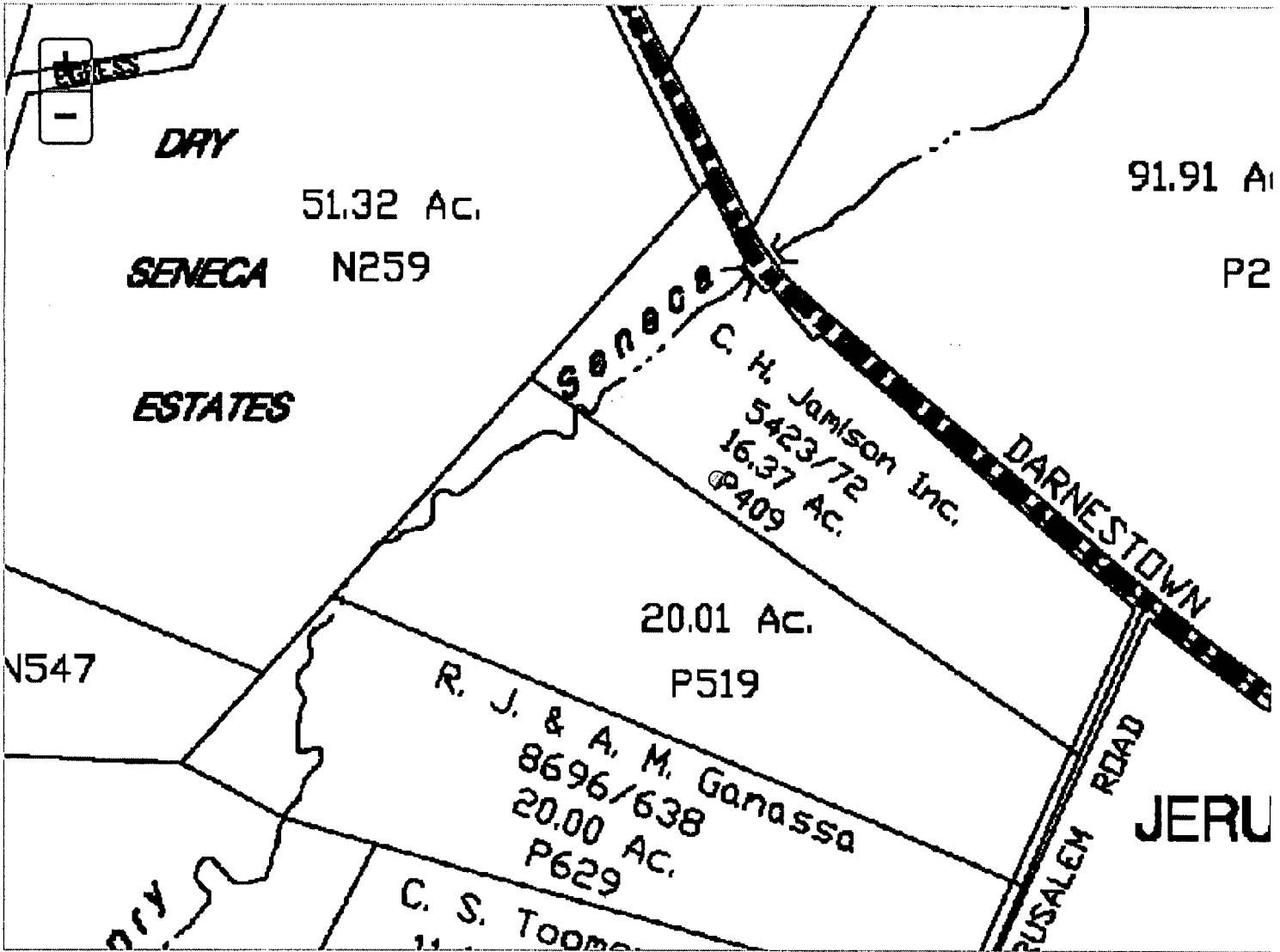
No third party is permitted to rely upon the information set forth in this Report of Title, and no liability to any third party is undertaken by the Alegi Anderson, LLC (the "Firm"). This Report of Title is limited in scope and is not an abstract of title, title opinion, or commitment to issue title insurance. This Report of Title does not represent the status of title except as expressly stated herein. No title insurance is undertaken by this Report of Title. The Firm's liability for any errors and omissions for any party or third-party is limited to the amount paid for this Report of Title and any such liability is predicated upon the payment of the Firm's invoice for this Report of Title. All parties agree to such limited liability upon execution of the Transfer of Development Rights (TDR) Easement.

Dated: 02/13/2015

Alegi Anderson, LLC


By: Jodi Anderson

District: **03** Account Number: **01926341**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



<http://imsweb05.mdp.state.md.us/website/mosp/>



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