

Tax I.D. # 4-1-51874

DEED

THIS DEED, made as of the \_\_\_\_\_ day of \_\_\_\_\_ 2009, by and between THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, hereinafter referred to as the "Grantor" and the TOWN OF GARRETT PARK, hereinafter referred to as the "Grantee."

WITNESSETH:

In consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid by the Grantee, receipt of which is hereby acknowledged, the Grantor does hereby grant, confirm and convey unto the Grantee, its successors and assigns, in fee simple, that piece or parcel of land, situate, lying and being in the Rockville (4th) Election District of Montgomery County, Maryland, and more particularly described as follows:

Part of that piece or parcel of land conveyed by the Board of Education of Montgomery County, a body corporate, to The Maryland-National Capital Park and Planning Commission, a body politic, by deed dated August 16, 1948 and recorded on September 2, 1948 at Liber 1182 at Folio 244 among the Land records of Montgomery County, consisting of 32,670 square feet (0.75 acres), more or less, improved, being that land identified as Tax I.D. #04-1-51874 by the Maryland Department of Assessments and Taxation.

TOGETHER WITH all and singular the buildings, improvements, ways, easements, rights, waters, privileges, covenants, and appurtenances to the same belonging, benefitting or in any way appertaining, and all the estate, title, right, interest and claim, either at law or in equity or otherwise, however, of the Grantor, of, in or out of the Properties.

TO HAVE AND TO HOLD said Properties above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use and benefit forever of the Grantee, its successors and assigns.

SUBJECT, to all easements, covenants, conditions, encumbrances, and restrictions of record affecting the Properties intended to be conveyed by this Deed.

FURTHER SUBJECT to the condition that in the event the property hereby conveyed ever ceases to be used by the Grantee as community recreation center, or other public use approved by the Grantor, that upon the written request of the Grantor, Grantee shall immediately convey back to the Grantor fee simple interest in the property, and all

improvements thereon.

AND, the Grantor covenants that it will warrant specially the properties hereby conveyed and that it will execute further assurances of said lands as may be requisite.

THE GRANTOR hereby certifies and makes affidavit under penalties of perjury that there are no mortgages or deeds of trust assumed by the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Deed the day and year first above written.

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

WITNESS:

\_\_\_\_\_  
Patricia Colihan Barney  
Secretary-Treasurer

BY : \_\_\_\_\_ (Seal)  
Oscar Rodriguez  
Executive Director (Grantor)

State of \_\_\_\_\_ \*  
County of \_\_\_\_\_ \*

to wit:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2009, before me, a Notary Public in and for the State and County aforesaid, personally appeared, Oscar Rodriguez, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and did acknowledge same to be the act and deed of THE MARYLAND-CAPITAL PARK AND PLANNING COMMISSION for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared by or under the supervision of the undersigned, an attorney duly licensed to practice before the Court of Appeals of Maryland.

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Derrick Rogers

Property Address: 4812 Oxford Street  
Garrett Park, Maryland 20896

Grantor: M-NCPPC  
9500 Brunett Ave.  
Silver Spring, MD 20901

Grantee: Town of Garrett Park  
P.O. Box 84  
Garrett Park, MD 20896-0084

Tax ID#: 4-1-51874

Title Insurance: N/A

After Recordation, Return to: Town of Garrett Park  
Attn: Mayor Chris Keller  
P.O. Box 84  
Garrett Park, Maryland 20896-00840