

Harvest Title & Escrow, LLC  
File No. 21-8522  
Tax ID # 13-01253464  
No Title Insurance / No Title Exam

Montgomery County Circuit Court  
IMP FD SURE \$40.00  
RECORDING FEE \$20.00  
TOTAL \$60.00  
KAB CG Sep 19, 2023 01:51 pm

Tax NOT Required  
Montgomery County, MD  
09/19/2023 KSC

**This Deed**, made this 8th day of September, 2023 by and between Teresita C. Hernandez, Rafael D. Hernandez, and Herson C. Hernandez, parties of the first part, Grantors; and Teresita C. Hernandez and Rafael D. Hernandez, Tenants by the entirety, parties of the second part, Grantees.

**- Witnesseth -**

**That for and in consideration** of the sum of ZERO AND 00/100 (\$0.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Teresita C. Hernandez and Rafael D. Hernandez, tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, 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:

Being known and designated as Lot numbered Eighteen (18) in Block Numbered Sixteen (16) in a subdivision known as "Plat No. 5, Glenmont Village" as per plat thereof recorded in Plat Book 36 at plat 2443 among the Land Records of Montgomery County, Maryland.

Property Address: 2801 Randolph Road, Silver Spring, MD 20902,  
Tax ID#: 13-01253464

Being the same property which by deed dated November 28, 2017, and recorded among the Land Records of Montgomery City, Maryland on January 26, 2018, in Liber 55540, in Folio 387, was granted and conveyed by Cherrylou Alcones Valverde, as to an undivided 98% interest and Victor Orlando Velasco, as to an undivided 1% interest and Almira D. Del Velasco, as to an undivided 1% interest, tenants in common unto Teresita C. Hernandez, Rafael D. Hernandez, and Herson C. Hernandez.

**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.

**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 Teresita C. Hernandez and Rafael D. Hernandez, tenants by the entirety, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

**And** the said parties of the first part 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.

**This deed transfers an interest in real property between relatives (parents and son) for no consideration. Property is free and clear of all liens, mortgages, encumbrances and deeds of trust and there is no other consideration. Deed is exempt from county transfer tax under §52-24(g)(1) of the Montgomery County Code, and is exempt from state recordation tax under Tax-Property Article §12-108(c)(ii), and is exempt from state transfer tax under Tax-Property Article §13-207(a)(2).**

Exhibit 4  
OZAH Case No: CU 24-16

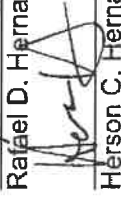
MONTGOMERY COUNTY CIRCUIT COURT (LAW RECORDS) NAB 01/000, P. 0001, MISA\_CED0\_01/001. Date available 09/19/2023. Filled 09/19/2023.

**As Witness** the hands and seals of said Grantors, the day and year first above written.

WITNESS

  
Teresita C. Hernandez (SEAL)

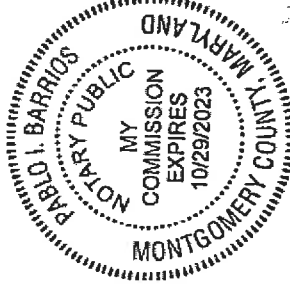
  
Rafael D. Hernandez (SEAL)

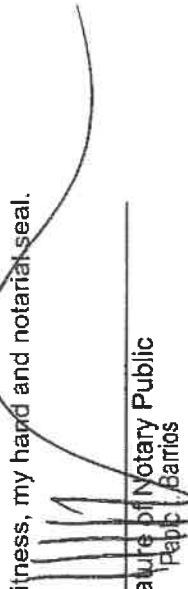
  
Herson C. Hernandez (SEAL)

STATE OF MARYLAND  
COUNTY OF MONTGOMERY, to wit:

I hereby certify that on the 8th day of September, 2023, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Teresita C. Hernandez, Rafael D. Hernandez and Herson C. Hernandez, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness, my hand and notarial seal.



  
Signature of Notary Public  
Pablo I. Barrios

My Commission Expires: **OCT 29 2023**

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 Supreme Court of Maryland.

  
Hector Oropeza, Esq. (SEAL)

AFTER RECORDING, PLEASE RETURN TO:  
Harvest Title & Escrow, LLC  
7361 Calhoun Place  
Suite 450  
Rockville, MD 20855

**State of Maryland Land Instrument Intake Sheet**

**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)

(  Check Box if addendum Intake Form is Attached.)

<b>1</b>	Type(s) of Instruments	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Other
<b>2</b>	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1/]	<input type="checkbox"/> Unimproved Sale Arms-Length [2/]	<input type="checkbox"/> Multiple Accounts Arms-Length [3/]
<b>3</b>	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation		
		State Transfer		
		County Transfer		

<b>4</b>	Consideration Amount	Purchase Price/Consideration	Transfer Tax Consideration	Finance Office Use Only
		\$	\$	Transfer Tax Consideration
		Any New Mortgage	X ( ) %	= \$
		Balance of Existing Mortgage		= \$
		Other:		Less Exemption Amount - \$
				Total Transfer Tax = \$
		Other:		Recordation Tax Consideration \$
				X ( ) per \$500 = \$
		Full Cash Value:	TOTAL DUE	= \$
<b>5</b>	Amount of Fees	Doc. 1	Doc. 2	Agent:
	Recording Charge	\$ 60.00		\$
	Surcharge	\$		\$
	State Recordation Tax	\$		\$
	State Transfer Tax	\$		\$
	County Transfer Tax	\$ 0.00		\$
	Other	\$		\$
	Other	\$		\$

<b>6</b>	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.
		13-01253464	55540	387	
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)
		Glennmont Village	18	16	
		Location/Address of Property Being Conveyed (2)			
		2801 Randolph Road, Silver Spring, MD 20902			
		Other Property Identifiers (if applicable)			
		Water Meter Account No.			

**Residential**  **Or Non-Residential**  **Fee Simple**  **or Ground Rent**  **Amount:** \$

**Partial Conveyance**  **Yes**  **No** Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements

**7** **Transferred From**

Doc. 1 – Grantor(s) Name(s)  
Teresita C. Hernandez, Rafael D. Hernandez, and Herson C. Hernandez

Doc. 2 – Grantor(s) Name(s)

**8** **Transferred To**

Doc. 1 – Grantee(s) Name(s)  
Teresita C. Hernandez and Rafael D. Hernandez

Doc. 2 – Grantee(s) Name(s)

**9** **Other Names to Be Indexed**

Doc. 1 – Additional Names to be Indexed (Optional)  
New Owner's (Grantee) Mailing Address  
2801 Randolph Road, Silver Spring, MD 20902

Doc. 2 – Additional Names to be Indexed (Optional)

**10** **Contact/Mail Information**

Name: Dayene Guillen  Return to Contact Person

Firm: Harvest Title & Escrow, LLC  Hold for Pickup

Address: 7361 Calhoun Place, Suite 450  
Rockville, MD 20855 Phone: (301) 545-1100  Return Address Provided

**11** **Assessment Information**

Yes  No Will the property being conveyed be the grantee's principal residence?

Yes  No Does the transfer include personal property? If yes, identify:

Yes  No Was property surveyed? If Yes, attach copy of survey (if recorded, no copy required).

**IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER**

Terminal Verification		Assessment use only – Do Not Write Below This Line	
Transfer Number	Agricultural Verification	Whole	Part
Year	Date Received:	Deed Reference:	
20	20	Geo.	Map
Land		Zoning	Grid
Buildings		Use	Parcel
Total		Town Cd.	Ex. St.

REMARKS:

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation