

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) HMS 5595, p. 0839, MSA CE63-5553, Date available 07/01/2005, Printed 02/07/11

LIBER 5595 FOLIO 839

DEED

THIS DEED made this 22<sup>nd</sup> day of September, 1980,  
by and between EXECUTIVE ASSOCIATES LIMITED PARTNERSHIP  
hereinafter called GRANTORS, and the following, MONTGOMERY  
COUNTY, MARYLAND, GRANTEE, hereinafter called the "COUNTY".

WITNESSETH:

That in consideration of the sum of SIXTY THOUSAND  
AND SIX HUNDRED DOLLARS (\$ 60,600.00) and other good and  
valuable consideration, the said GRANTOR does hereby grant, con-  
vey in fee simple and release unto the COUNTY, a body corporate,  
its successors and assigns, all those pieces or parcels of  
ground and other rights situate and lying in Montgomery County,  
Maryland, and more particularly described as follows:

FEE TAKING

Being part of a tract of land acquired by Executive  
Associates, Ltd., by deed dated August 8, 1968, and  
recorded among the Land Records of Montgomery County,  
Maryland in Liber 3777 at Folio 472, and also shown  
as part of "Parcel D" of a record plat known as  
"Washington Science Center" and recorded among the  
Land Records of Montgomery County at plat book 90,  
plat 9672, and beginning for the same at a point on  
the southerly right of way line of Executive Boulevard  
said point being at the end of the South 80°47'20"  
East 108.86 feet line of said plat, and thence along  
the lines of said plat the following three courses  
as now surveyed in the daum of the Washington Metro-  
politan Area Transit Authority.

NO FEE - MONTG. CO. MD.

1980 OCT 17 PM 2:02

CLERK'S OFFICE  
MONTGOMERY COUNTY, MD

LIBER 5595 FOLIO 840

1. South 35°49'32" East 70.710 feet to a point on the Westerly right of way line of Md. Rte. 187, known as Old Georgetown Road, thence
2. South 09°10'28" West 91.240 feet, thence
3. North 80°49'32" West 1.086 feet, thence leaving said right of way and crossing said Parcel D, the following three courses, these courses also being the new right of way lines of Executive Boulevard
4. North 22°50'10" West 89.794 feet to a point on a curve to the left; said point not being a point of tangency, thence
5. Along the arc of said curve, having a radius of 530.958 feet, for a distance of 111.204 feet (Chord bearing and distance North 57°01'43" West 111.000 feet) to a point of compound curvature, thence
6. Along the arc of said compound curve, having a radius of 335.739 feet for a distance of 134.567 feet (Chord bearing and distance North 74°30'38" West 133.664 feet), to another point of compound curvature, said point also being on the existing right of way line of Executive Boulevard, thence along this existing right of way line as shown on plat 9201, plat book 87, the following two courses
7. Along the arc of a curve to the right, having a radius of 1380.00 feet, for a distance of 124.445 feet (Chord bearing and distance South 83°24'32" East 124.403 feet) to a point of tangency, thence
8. South 80°49'33" East 108.860 feet to the place of beginning, containing 8,825.40 square feet or 0.20260 acres, all as shown on a drawing entitled "Right of Way Plan of Executive Boulevard", Montgomery County Project No. 77-3855.

And the said Grantor does further grant and convey unto the County, its successors and assigns, easements for the purpose of creating and maintaining graded slopes necessary for stabilizing and draining the roadway and abutting property over 8,010 square feet, more or less, of the property of said Grantor as it abuts the proposed right of way of Executive Boulevard, and removing and reconstructing the two drive-ways. Said slopes to extend varying distances from 0 feet minimum to 45 feet maximum into said property, all as shown on the right of way plans for Montgomery County Department of Transportation Project No. 77-3855 on file at the Department of Transportation, Montgomery County, Maryland.

Said slope easement shall be extinguished after all required improvements have been completed and accepted for maintenance by Montgomery County.

Montgomery County at its sole expense shall relocate underground water system and provide adequate temporary access to property, all to the reasonable satisfaction of seller.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) HMS 5595, p. 0841, MSA CE63\_5553, Date available 07/01/2005, Printed 02/07/12

LIBER 5595 FOLIO 841

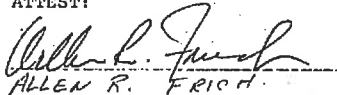
TOGETHER WITH ALL the rights, privileges, easements, appurtenances and advantages thereto belonging or appertaining.


TO HAVE AND TO HOLD the above granted property and rights unto the said COUNTY, its successors or assigns in fee simple.

AND the said GRANTOR does hereby covenant that he will warrant specially the property hereby conveyed, and that he will execute such further assurances of said lands as may be requisite.

WITNESS his hand and seal the day and year first above written.

ATTEST:

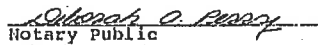
  
ALLEN R. FRISCH

 (SEAL)  
EXECUTIVE ASSOCIATES LIMITED  
PARTNERSHIP By Its General  
Partner WILLCO ASSOCIATES: By  
Richard S. Cohen, General Partner

STATE OF MARYLAND )  
COUNTY OF MONTGOMERY ) ss

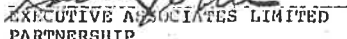
I hereby certify that on this 23rd day of September, 1980, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared Richard S. Cohen personally well known (or satisfactorily proven) to be \*  
OF EXECUTIVE ASSOCIATES LIMITED PARTNERSHIP, and being authorized to do so, did acknowledge the same to be the act and deed of said Corporation.

\* the General Partner of WILLCO ASSOCIATES Which is the General Partner

  
Notary Public  
Deborah A. Perry

Commission Expires: 2/1/82

This is to certify that the property transferred hereby does not constitute all or substantially all of the property and assets of the transferrer corporation as defined by the General Law of the State of Maryland, contained in the Corporations and Associations Volume, Annotated Code of Maryland.

  
EXECUTIVE ASSOCIATES LIMITED  
PARTNERSHIP  
Richard S. Cohen

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) HMS 5595, P. 0842 MSA CE63 5553 Date available: 07/01/2005. Printed 02/07/17

LIBER 5595 FOLIO 842

Montgomery County, Maryland  
County Office Building  
Rockville, Maryland 20850

OFFICE OF  
THE COUNTY ATTORNEY

TELEPHONE  
AREA CODE 301  
279-1245

October 8, 1980

#60-79

Richard S. McKernon  
51 Monroe Street  
Suite 600  
Rockville, Maryland 20850

Judgment - July 5, 1968  
Lmsth, A-3114 & Co. CI  
of Howard Co. docketed  
in Md. Co. as Lmsth/CI 8/6/80  
PHID 511715 FICD

Re: Executive Assoc. Property

Dear Dick:

Attached please find my letter to you advising that there was a problem with Andris Realty, whose attorney is Thomas Yewell in Prince George's County. The letter from Cohen Investments indicated this was paid. I wanted to call this to your attention as you made your final title run-down.

Present this letter to the Clerk of the Court to indicate authorization to act as Montgomery County's agent so that the usual recordation fees can be waived.

Sincerely,

PAUL A. MCGUCKIAN  
COUNTY ATTORNEY

*Chuck*  
Charles S. Rand  
Assistant County Attorney

PAM:CSR:kdc

Attachment

LIBER 5595 FOLIO 843

HEREBY CERTIFY THIS PROPERTY HAS BEEN ONLY  
TRANSFERRED ON THE MONTGOMERY COUNTY  
ASSESSMENT BOOKS.  
*I, [Signature]*  
Recorder - now Assistant Recorder  
4-1-# 48331

TRANSFER TO GOVERNMENT OR CHARITABLE ORGANIZATION  
*[Signature]*

All Taxes on assessments certified to the  
Collector of Taxes for Montgomery County  
Md. by *[Signature]* have been paid Dept. of  
Finance - Montgomery County, Md. This  
statement is for the purpose of permitting  
recognition and is not assurance against  
future taxation, even for prior periods, nor  
does it guarantee satisfaction of outstanding  
tax bills.

OCT 16 1980  
4-1-48331

