

AUG 11 2022

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

SHA 63.00-26D 4/20/93

Mailing Address:

**CORRECTIVE ROAD
CONVEYANCE DEED**

Road Transfer Item No. 43631

Records & Research Section
Mail Stop - M-202
707 North Calvert Street
Baltimore, MD 21202FROM THE STATE HIGHWAY ADMINISTRATION
OF THE MARYLAND DEPARTMENT
OF TRANSPORTATION AND THE BOARD
OF PUBLIC WORKS OF MARYLAND

THIS CORRECTIVE ROAD CONVEYANCE DEED, made this 11th day of August in the year, 2022, by and between the **STATE HIGHWAY ADMINISTRATION** of the **MARYLAND DEPARTMENT OF TRANSPORTATION**, acting for and on behalf of the **STATE OF MARYLAND**, party of the first part; and the **BOARD OF PUBLIC WORKS OF MARYLAND**, party of the second part hereinafter sometimes called "GRANTORS"; and **MONTGOMERY COUNTY, MARYLAND**, a body corporate and politic, hereinafter sometimes called "GRANTEE."

WHEREAS, the State Highway Administration of the Maryland Department of Transportation, acting for and on behalf of the State of Maryland, has heretofore acquired certain property and rights, situate, lying and being in Montgomery County, State of Maryland; and

WHEREAS, pursuant to a Road Transfer Agreement dated July 13, 2016, as Amended April 18, 2017, and as Amended May 4, 2022, the State Highway Administration of the Maryland Department of Transportation agreed to transfer and ultimately convey to MONTGOMERY COUNTY, MARYLAND, the hereinafter described section of road which heretofore was constructed by the State of Maryland, and MONTGOMERY COUNTY, MARYLAND, agreed to accept total responsibility and jurisdiction over, and the responsibility for the maintenance of the segment of said State highway; and

WHEREAS, the State Highway Administration has constructed a certain State Highway that is known as MD Route 187 (Old Georgetown Road) from Executive Boulevard (at current Mile Point 05.040) to MD 355 (Rockville Pike) (at current Mile Point 05.320) for the total distance of 0.28 mile. Also included is the eastern portion of the "turn flare" at the Old Georgetown Road intersection with Executive Boulevard and Hoya/Towne Road. The total conveyance consists of 160,744 square feet or 3.6902 acres, more or less; and

WHEREAS, this Corrective Road Conveyance Deed is being prepared to correct the square footage and acreage of the subject area and reflect the updated plat. The original Deed having been recorded November 9, 2017 in the Land Records of Montgomery County, Maryland in Liber 55207, folio 1.

WHEREAS, the State Highway Administration has prepared, or caused to be prepared a Right of Way Plat designated as **State Highway Administration Plat number 61978**, which Plat has been or will be duly filed for record with and electronically recorded by the Maryland State Archives; and

WHEREAS, under the provisions of Section 10-305 of the State Finance and Procurement Article of the Annotated Code of Maryland, it is necessary for the Board of Public Works of Maryland to join in the conveyance of any land by the State Highway Administration of the Maryland Department of Transportation.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I.D.# N/A

NO FEE - MONTG. CO. MD.

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NO FEE - MONTG. CO. MD.

Km

Km I.D.# N/A

the said parties of the first and second parts do hereby grant, convey and quit claim unto **MONTGOMERY COUNTY, MARYLAND**, all rights, title and interests of the State Highway Administration and the State of Maryland, in and to an area containing a total of 160,744 square feet or 3.6902 acres of land, more or less, in fee simple, lying between the outermost lines designated "Right of Way Line" more or less, shown border shaded on State Highway Administration Plat numbered **61978**, which plat is made a part hereof and attached hereto as Exhibit 1, so far as the property and/or rights may be affected by the highway, and the appurtenances thereto belonging or in any way appertaining.

NOTHING CONTAINED HEREIN, however, shall be construed as a release by GRANTORS of any of the other easements, fee simple rights of way and other rights and controls retained by the State Highway Administration in any prior deeds and as shown on any town, city, county or state plats.

SUBJECT TO and excepting from the operation and effect of this deed any and all rights and reservations, covenants, or restrictions that may have been granted or reserved by former owners of this property or their predecessors in title.

SUBJECT TO and excepting from the operation and effect of this deed, any and all existing rights now held or used by any public utility or public utilities across or adjacent to the land herein conveyed.

TOGETHER with the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the land and premises, hereinbefore described and mentioned, to the extent of the State's right, title and interest thereto, unto **MONTGOMERY COUNTY, MARYLAND**, a body corporate and politic, its successors and assigns.

SUBJECT, HOWEVER, TO EACH AND EVERY RESERVATION, RESTRICTION, CONDITION, COVENANT AND CONTROL SET FORTH IN THIS INSTRUMENT OF WRITING.

AND GRANTEE HEREIN, by the acceptance of this deed, does hereby covenant and agree, on behalf of itself, its successors and assigns, to abide by and respect each and every reservation, restriction, condition, covenant and control set forth in this instrument of writing, it being the intention hereof to perpetuate all of the rights and privileges retained by the State of Maryland, to the use of the State Highway Administration of the Maryland Department of Transportation, by this deed. It is expressly understood and agreed that these covenants shall run with and bind the property hereby conveyed and the remaining property of GRANTEE and shall be binding upon GRANTEE, its successors and assigns, forever.

WHEREAS, Grantee, **MONTGOMERY COUNTY, MARYLAND**, is joining in this Corrective Road Conveyance Deed to reflect its acknowledgment and acceptance of the change in area and plat.

Remainder of Page Intentionally Left Blank

IN TESTIMONY WHEREOF, Witness the hands and seals of the parties hereto:

WITNESS:

**STATE HIGHWAY ADMINISTRATION
OF THE MARYLAND DEPARTMENT OF
TRANSPORTATION**



By:  (Seal)
Tim Smith
State Highway Administrator

Approved as to Form and
Legal Sufficiency

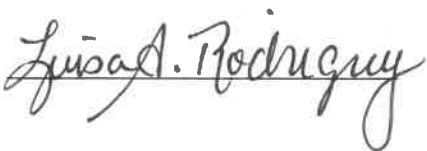
Concurred in by:


Assistant Attorney General

 (Seal)
Olu Okunola, Director
Office of Real Estate

WITNESS:

MONTGOMERY COUNTY, MARYLAND

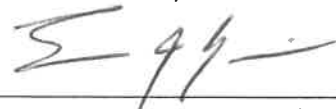


By:  (Seal)

Approved as to Form and
Legal Sufficiency

Concurred in by:

County Attorney

 (Seal)
Emm J. Woland
Deputy Director, MCDOT

IN TESTIMONY WHEREOF, Witness the hands and seals of the parties hereto:

WITNESS:

**STATE HIGHWAY ADMINISTRATION
OF THE MARYLAND DEPARTMENT OF
TRANSPORTATION**



By:  (Seal)
Tim Smith
State Highway Administrator

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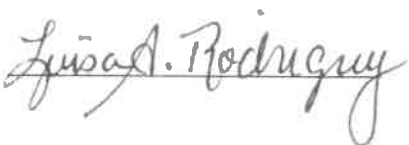
Concurred in by:


Assistant Attorney General

 (Seal)
Olu Okunola, Director
Office of Real Estate

WITNESS:

MONTGOMERY COUNTY, MARYLAND

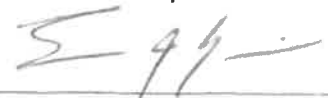


By:  (Seal)

Approved as to Form and
Legal Sufficiency

Concurred in by:


Neal Anker
County Attorney

 (Seal)
Deputy Director, MCDOT

WITNESS:

John Gontuon
Secretary

Approved by the Maryland
Board of Public Works at
its 6/8 /22 meeting as
Item 17-RP (MDOT Agenda)

Lawrence J. Hogan, Jr. (Seal)
Governor of Maryland

Peter Franchot (Seal)
Comptroller of Maryland

Dereck E. Davis (Seal)
Dereck E. Davis
Treasurer of Maryland

Constituting the BOARD OF
PUBLIC WORKS OF MARYLAND

Remainder of Page Intentionally Left Blank

STATE OF MARYLAND - COUNTY/CITY OF Baltimore To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County/City aforesaid, personally appeared **Tim Smith**, State Highway Administrator, and acknowledged the foregoing deed to be the act of the State Highway Administration and, at the same time, made oath in due form of law that he is fully authorized to execute and acknowledge the same.

AS WITNESS MY HAND AND NOTARIAL SEAL this 27th day of May in the year 2022.

Teresa A. Gallion (Seal)
Notary Public

My Commission Expires: 7/11/2023



STATE OF MARYLAND - COUNTY/CITY OF Montgomery/Rockville To Wit:

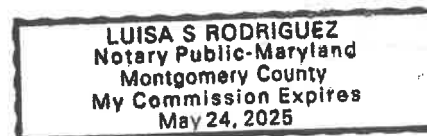
I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County/City aforesaid, personally appeared Yaakov Weissmann AcAO of Montgomery County, Maryland, and acknowledged the foregoing deed to be the act of Montgomery County, Maryland and, at the same time, made oath in due form of law that she/he is fully authorized to execute and acknowledge the same.

AS WITNESS MY HAND AND NOTARIAL SEAL this 4th day of August in the year 2022.

Luisa S. Rodriguez (Seal)
Notary Public

My Commission Expires:

May 24, 2025



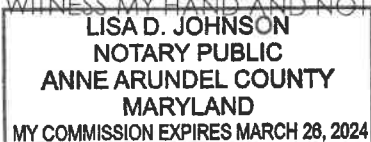
STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County aforesaid, personally appeared

Lawrence J. Hogan, Jr. - Governor of Maryland

A member of the BOARD OF PUBLIC WORKS OF MARYLAND and acknowledged the foregoing deed to be the act of the said Board of Public Works of Maryland.

AS WITNESS MY HAND AND NOTARIAL SEAL this 6th day of July in the year 2022.



 (Seal)
Notary Public

My Commission Expires: 3-26-2024

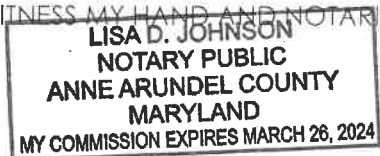
STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, To Wit:

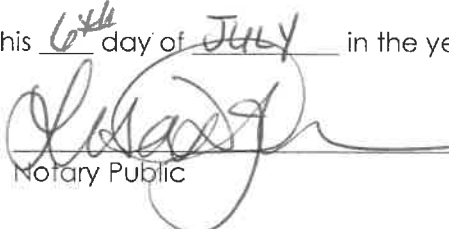
I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County aforesaid, personally appeared

Peter Franchot - Comptroller of Maryland

A member of the BOARD OF PUBLIC WORKS OF MARYLAND and acknowledged the foregoing deed to be the act of the said Board of Public Works of Maryland.

AS WITNESS MY HAND AND NOTARIAL SEAL this 6th day of July in the year 2022.



 (Seal)
Notary Public

My Commission Expires: 3-26-2024

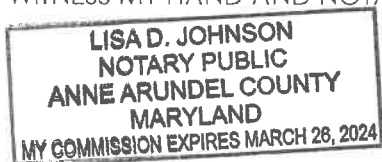
STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, To Wit:

I HEREBY CERTIFY that, before me, the subscriber, a NOTARY PUBLIC of the STATE OF MARYLAND, in and for the County aforesaid, personally appeared

Dereck E. Davis - Treasurer of Maryland

constituting the BOARD OF PUBLIC WORKS OF MARYLAND, and acknowledged the foregoing deed to be the act of the said Board of Public Works of Maryland.

AS WITNESS MY HAND AND NOTARIAL SEAL this 6th day of July in the year 2022



 (Seal)
Notary Public

My Commission Expires: 3-26-2024

I hereby certify that this instrument was prepared under my supervision, an attorney admitted to practice by the Court of Appeals of Maryland.


Peter Ismay
Assistant Attorney General

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State of Maryland Land Instrument Intake Sheet <input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County, <u>Montgomery</u> <i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (Type or Print in Black Ink Only—All Copies Must Be Legible)															
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached. <input checked="" type="checkbox"/> Deed <input type="checkbox"/> 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 checked="" type="checkbox"/> Not an Arms-Length Sale [9]													
3	Tax Exemptions (if applicable) Cite or Explain Authority	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Recordation</td> <td style="width: 50%;">Exempt</td> </tr> <tr> <td>State Transfer</td> <td>Exempt</td> </tr> <tr> <td>County Transfer</td> <td>Exempt</td> </tr> </table>								Recordation	Exempt	State Transfer	Exempt	County Transfer	Exempt
Recordation	Exempt														
State Transfer	Exempt														
County Transfer	Exempt														
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only Transfer and Recordation Tax Consideration									
Purchase Price/Consideration		\$ 0.00			Transfer Tax Consideration \$										
Any New Mortgage		\$			X () % = \$										
Balance of Existing Mortgage		\$			Less Exemption Amount - \$										
Other:	\$			Total Transfer Tax = \$											
Other:	\$			Recordation Tax Consideration \$											
Full Cash Value:	\$			X () per \$500 = \$											
		TOTAL DUE				\$									
5	Fees	Amount of Fees				Doc. 1		Doc. 2		Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:					
Recording Charge		\$			\$		\$								
Surcharge		\$			\$		\$								
State Recordation Tax		\$			\$		\$								
State Transfer Tax		\$			\$		\$								
County Transfer Tax		\$			\$		\$								
Other		\$			\$		\$								
Other		\$			\$		\$								
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio		Map		Parcel No.	Var. LOG						
SHA Item No. 43631															
Subdivision Name		Lot (3a)		Block (3b)		Sect/AR (3c)		Plat Ref.	SqFt/Acreage (4)						
								SHA Plat #61924	160,744						
Location/Address of Property Being Conveyed (2)															
Other Property Identifiers (if applicable)															
Water Meter Account No.															
Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____ Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____															
If Partial Conveyance, List Improvements Conveyed:															
7	Transferred From	Doc. 1 – Grantor(s) Name(s)				Doc. 2 – Grantor(s) Name(s)									
Maryland Department of Transportation															
State Highway Administration															
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)				Doc. 2 – Owner(s) of Record, if Different from Grantor(s)											
8	Transferred To	Doc. 1 – Grantee(s) Name(s)				Doc. 2 – Grantee(s) Name(s)									
Montgomery County, MD															
New Owner's (Grantee) Mailing Address															
101 Monroe Street, Rockville, MD 20850															
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)									
10	Contact/Mail Information	Instrument Submitted By or Contact Person													
Name: Eric Willis								<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided							
Firm: Montgomery County DOT															
Address: 100 Edison Park Dr., 4th Floor															
Gaithersburg, MD 20878								Phone: (240) 777-7255							
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER													
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will the property being conveyed be the grantee's principal residence?													
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does transfer include personal property? If yes, identify: _____													
		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).													

LR - Government
Instrument 0.00
Agency Name: MONTGOMERY
COUNTY
Instrument List: Deed
Describe Other:
Ref: STATE HWY

=====
Total: 0.00
08/11/2022 10:37 CC15-KM
#16505597 CC0602 -
Montgomery
County/CC06.02.06 -
Register 06



DOCUMENT VALIDATION PAGE
FOR CLERK'S USE ONLY
(EXCLUDED FROM PAGE COUNT FOR CERTIFIED COPY)

KAREN A. BUSHELL
Clerk of the Circuit Court for Montgomery County
50 Maryland Avenue
Rockville, Maryland 20850
Recording and Licensing
(240) 777-9470