

4, A.

AFTER RECORDATION RETURN TO:

Fidelity National Title Insurance Company
 1620 L Street, N.W., 4th Floor
 Washington, D.C. 20036
 Attn: Mark Badanowski, Esq.
 Case Number 17-002013

PRINCE GEORGE'S COUNTY, MD

APPROVED BY: # LEBDATE: 1/31/18

\$ 33654.50 RECORDATION TAX PAID
 \$ 85661.07 TRANSFER TAX PAID

TAX ACCOUNT NUMBERS: 13-3171345; 13-3171295; 13-3171360

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 30th day of January, 2018, from **LUDLOW KING, III ("Grantor")**, whose mailing address is 8900 Potomac Station Lane, Potomac, Maryland 20854, to **WOODMORE OVERLOOK, LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is 4326 Mountain Road, Pasadena, Maryland 21122.

WITNESSETH:

WITNESSETH, that, for and in consideration of the sum of SIX MILLION ONE HUNDRED EIGHTEEN THOUSAND SIX HUNDRED FORTY EIGHT AND 05/100 DOLLARS (\$6,118,648.05), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, convey and transfer unto Grantee, in fee simple, with special warranty, all of Grantor's right, title and interest in that certain lot, piece or parcel of land situate, lying and being in the Thirteenth (13th) Election District of Prince George's County, Maryland, more particularly described on **Exhibit A** attached hereto.

TOGETHER WITH all right, title and interest of Grantor, if any, in any land lying in the bed of any street, road, avenue or alley, open or closed, adjacent to or abutting the above described real property, to the center line thereof, to the extent title is vested in Grantor by recorded title or law;


TOGETHER WITH all easements, covenants and other rights appurtenant to, and all the estate and rights of Seller and advantages thereto belonging or appertaining; and

TOGETHER WITH all right title and interest of Grantor in and to the proceeds of, or any award made, for a taking of all or any part of the foregoing by any government authority pursuant to the exercise of its power of eminent domain; and

TOGETHER WITH the buildings and improvements thereon erected, made or being.

LR - Deed (w Taxes)
 Recording only \$75.00
 Name: KING/WOODMORE
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 30,593.24
 LR - MR Tax - 1kd 0.00
 SubTotal: 30,708.24
 Total: 31,053.24
 02/01/2018 10:40
 #9778286 CC0703 -
 Prince George's
 County/CO07.03.02 -
 Register 02

Record & Return to:

 **Fidelity National Title**
 Insurance Company
 NATIONAL COMMERCIAL SERVICES, INC.
 1620 L Street, NW, 4th Floor
 Washington, DC 20036

File #: DPN 17-002013 (MD LR) 1/4

SUBJECT to the restrictions, rights-of-way, conditions, reservations, covenants, conditions, easements and other encumbrances of record or otherwise visible thereon.

TO HAVE AND TO HOLD the above-described property hereby conveyed, unto Grantee, its successors and assigns, in fee simple, forever.

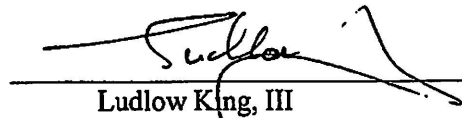
AND Grantor covenants that it will warrant specially the property hereby conveyed and will execute such further assurances of title to said property as may be required.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal as of the day and year first above written.

WITNESS:

GRANTOR:



 (SEAL)
Ludlow King, III

STATE OF MARYLAND)

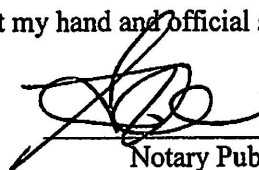
COUNTY OF Montgomery)

To Wit:

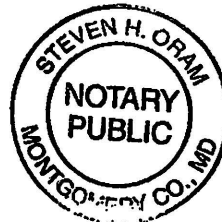
On this 24th day of January, 2018, before me, the undersigned Notary Public in and for the jurisdiction aforesaid, personally appeared LUDLOW KING, III, personally well known to me to be the person whose name is subscribed to the within Special Warranty Deed, and acknowledged that he executed the same for the purposes therein contained.

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

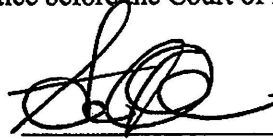
[Notarial Seal]


Notary Public

My commission expires: 11/25/21
My Registration Number: _____



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

A handwritten signature in black ink, appearing to read 'S. Oram', written over a horizontal line.

Steven Oram, Esquire

EXHIBIT A

All those certain lots or parcels of land, together with the improvements thereon and appurtenances thereunto belonging, lying, being, and situate in Prince George's County, Maryland and being more particularly described as follows:

Parcel One:

Description of a 4,219 Square Foot Parcel of Land

THE PROPERTY OF LUDLOW KING, III

Parcel 270, Tax Map 60, Grid E3

Kent (13th) Election District, Prince George's County, Maryland

BEING a parcel of land described herein and being a portion of the land acquired by Ludlow King, III from Addison King Associates Limited Partnership by deed dated May 22, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 12289 at folio 1; said parcel being all of the land assessed as Parcel 270 on Prince George's County Tax Assessment Map Number 60 in Grid E3; and being more particularly described, as now surveyed, as follows:

BEGINNING at an iron pipe set on the north side of Ruby Lockhart Boulevard, (70 feet wide public right-of-way); at the southwest corner of Common Area Phase 13, "The Villas at Regent Park Condominium", as shown on a plat recorded among the Plat Records of Prince George's County, Maryland in Plat Book REP 209 at Plat Number 5; and at the southeast corner of the herein described parcel; thence leaving Common Area Phase 13 and running with Ruby Lockhart Boulevard, with bearings referenced to the Maryland State Plane Grid Meridian and as now surveyed;

1. 36.94 feet along the arc of a curve to the left having a radius of 545.00 feet, a central angle of 3°53'01" and a long chord of North 38°05'23" West, 36.93 feet to an iron pipe set at the southeast corner of a parcel dedicated to Prince George's County recorded among the Land Records of Prince George's County, Maryland in Liber 12955 at folio 332; thence leaving Ruby Lockhart Boulevard and running for two courses with said dedication parcel;
2. North 00°26'56" East, 40.66 feet to an iron pipe set, thence;
3. 90.44 feet along the arc of a curve to the right having a radius of 370.00 feet, a central angle of 14°00'19" and a long chord of North 53°16'14" East, 90.22 feet to an iron pipe set on the west outline of the aforesaid Common Area Phase 13, thence leaving the dedication parcel and running for two courses and distances with said Common Area;
4. South 17°02'45" West, 81.66 feet to an iron pipe set, thence;
5. South 29°35'32" West, 52.45 feet to the place and point of beginning.

CONTAINING 4,219 square feet or 0.0968 acre of land, more or less, as shown on a boundary survey plat dated April, 2016 by RDA Engineering Company, Inc.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax Account No. 13-3171295

Parcel Two:

Description of a 25.2572-Acre Parcel of Land
THE PROPERTY OF LUDLOW KING, III

Parcel 272, Tax Map 60, Grid E3

Kent (13th) Election District, Prince George's County, Maryland

BEING a parcel of land described herein and being all of the land acquired by Ludlow King, III from Addison King Associates Limited Partnership by deed dated May 22, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 12289 at folio 17; said parcel being all of the land assessed as Parcel 272 on Prince George's County Tax Assessment Map Number 60 in Grid E3; and being more particularly described, as now surveyed, as follows:

BEGINNING at an iron pipe set on the north side of Ruby Lockhart Boulevard, (70 feet wide public right-of-way); at the southwest corner of a parcel dedicated to Prince George's County recorded among the Land Records of Prince George's County, Maryland in Liber 12955 at Folio 332; and at the southeast corner of the herein described parcel; thence leaving said dedication parcel and running for three courses with Ruby Lockhart Boulevard, with bearings referenced to the Maryland State Plane Grid Meridian and as now surveyed;

1. 419.57 feet along the arc of a curve to the left having a radius of 545.00 feet, a central angle of 44°06'33" and a long chord of North 74°14'37" West, 409.28 feet to an iron pipe found at a point of tangency, thence;
2. South 83°42'07" West, 7.42 feet to an iron pipe found at a point of curvature, thence;
3. 304.92 feet along the arc of a curve to the right having a radius of 475.00 feet, a central angle of 36°46'49" and a long chord of North 77°54'29" West, 299.71 feet to an iron pipe set at a point of tangency; thence continuing in part with Ruby Lockhart Boulevard and in part with the north outline of the Ludlow King, III property recorded among the aforesaid Land Records in Liber 12289 at folio 29, (Parcel 276, Tax Map 60);
4. North 59°31'04" West, 207.55 feet to an iron pipe set at a point of curvature, passing over an iron pipe set at 50.00 feet along said course at the northeast corner of said Parcel 276; thence continuing with Parcel 276;
5. 125.03 feet along the arc of a curve to the left having a radius of 545.00 feet, a central angle of 13°08'40" and a long chord of North 66°05'24" West, 124.76 feet to an iron pipe set at a point of tangency, thence;

6. North 72°39'44" West, 16.74 feet to an iron pipe set at the southeast corner of Parcel 1, Plat One, "Balk Hill Village" subdivision, as shown on a plat recorded among the Plat Records of Prince George's County, Maryland in Plat Book PM 217 at Plat Number 92; thence leaving Parcel 276 and running in part with said Parcel 1, Plat One and in part with the east outlines of Lots 1 through 4, Block O, Plat Two, "Balk Hill Village" recorded among said Plat Records in Plat Book PM 217 at Plat Number 93;
7. North 27°39'36" East, 985.40 feet to an iron pipe found on the south outline of Lot 7, Block O of said Plat Two; thence running with the south outlines of Lots 7 through 16, Block O and Parcel D, Plat Seven, "Balk Hill Village" recorded in Plat Book PM 229 at Plat Number 56;
8. South 72°57'50" East, 1020.24 feet to an iron pipe set on the west outline of Common Area Phase 4, "The Villas at Regent Park Condominium", as shown on a plat recorded among the Plat Records of Prince George's County, Maryland in Plat Book REP 209 at Plat Number 4; thence leaving "Balk Hill Village" and running with the west outline of "The Villas at Regent Park Condominium";
9. South 17°02'45" West, 852.70 feet to an iron pipe set at the northernmost corner of the aforesaid dedication parcel recorded in Liber 12955 at folio 332; thence running for two courses with the west outline of same;
10. 167.33 feet along the arc of a curve to the left having a radius of 430.00 feet, a central angle of 22°17'46" and a long chord of South 57°04'15" West, 166.28 feet to an iron pipe set, thence;
11. South 86°51'51" West, 40.22 feet to the place and point of beginning.

CONTAINING 25.2572 acres of land, more or less, as shown on a boundary survey plat dated April, 2016 by RDA Engineering Company, Inc.

TOGETHER WITH and subject to the terms and conditions of the beneficial easements by virtue of the Instrument dated June 26, 2008 and recorded on July 22, 2008 among the Land Records of Prince George's County, Maryland in Liber 29873 at folio 511.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax Account No. 13-3171345

Parcel Three:

Description of a 0.7299-Acre Parcel of Land
THE PROPERTY OF LUDLOW KING, III
 Parcel 276, Tax Map 60, Grid E3
 Kent (13th) Election District, Prince George's County, Maryland

BEING a parcel of land described herein and being all of the land acquired by Ludlow King, III from Addison King Associates Limited Partnership by deed dated May 22, 1998 and recorded among the Land Records of Prince George's County, Maryland in Liber 12289 at folio 29; said parcel being all of the land assessed as Parcel 276 on Prince George's County Tax Assessment Map Number 60 in Grid E3; and being more particularly described, as now surveyed, as follows:

BEGINNING at an iron pipe set on the north side of Ruby Lockhart Boulevard, (70 feet wide public right-of-way); on the south outline of the Ludlow King, III property recorded among the Land Records of Prince George's County, Maryland in Liber 12289 at folio 17, (Parcel 272, Tax Map 60); and at the northeast corner of the herein described parcel; thence leaving Parcel 272 and crossing Ruby Lockhart Boulevard, with bearings referenced to the Maryland State Plane Grid Meridian and as now surveyed;

1. South 30°28'56" West, 70.00 feet to an iron pipe set on the north outline of the Ludlow King, III property recorded among the aforesaid Land Records in Liber 12289 at folio 34, (Parcel 27, Tax Map 60), thence running for three courses with Parcel 27;
2. North 59°31'04" West, 157.55 feet to an iron pipe set at a point of curvature, thence;
3. 108.97 feet along the arc of a curve to the left having a radius of 475.00 feet, a central angle of 13°08'40" and a long chord of North 66°05'24" West, 108.73 feet to an iron pipe set at a point of tangency, thence;
4. North 72°39'44" West, 179.65 feet to an iron pipe set on the south side of Ruby Lockhart Boulevard, thence leaving Parcel 27 and crossing Ruby Lockhart Boulevard;
5. North 17°20'16" East, 70.00 feet to an iron pipe set on the north side of Ruby Lockhart Boulevard and on the south outline of Parcel 2 of Plat One, Balk Hill Village subdivision recorded among the Plat records of Prince George's County, Maryland in Plat Book PM 217 at Plat Number 92; thence running in part with the south outline of Parcel 2 and in part with the aforesaid south outline of Parcel 272;
6. South 72°39'44" East, 179.65 feet to an iron pipe set, at 162.91 feet along said course passing over an iron pipe set at the common corner of Parcel 2 and Parcel 272; thence continuing for two courses with the south outline of Parcel 272;

7. 125.03 feet along the arc of a curve to the right having a radius of 545.00 feet, a central angle of 13°08'40" and a long chord of South 66°05'24" East, 124.76 feet to an iron pipe set at a point of tangency, thence;
8. South 59°31'04" East, 157.55 feet to the place and point of beginning.

CONTAINING 31,794 square feet or 0.7299 acres of land, more or less, as shown on a boundary survey plat dated April, 2016 by RDA Engineering Company, Inc.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax Account No. 13-3171360

All as more particularly described on the ALTA / NSPS Land Title Survey entitled, "King Property" by Dewberry, designated as Plan No. 50082585, dated June 1, 2017 and last revised December 28, 2017 and consisting of one (1) sheet as follows:

Parcel One:

PARCEL 270

BEING part that parcel of land hereinafter described acquired by **Ludlow King III** from **Addison King Associates Limited Partnership**; by deed dated May 22, 1998 and recorded among the Land Records of Prince George's County, Maryland in **Liber 12289, Folio 01**; being more particularly described in the Maryland Coordinate System (NAD83) as follows:

BEGINNING for the same at a point at a capped rebar found at the same point of beginning described in the before said deed (L12289, F. 01), said point also being the same point of beginning described in a deed from Ludlow King III to Prince George's County, Maryland and recorded among the Land Records of Prince George's County, Maryland in Liber 12955, Folio 332 thence, binding on the 1st line of said deed, as now surveyed

South 29°37'37" West 52.44 feet to a capped rebar found on the northern most right of way line for Ruby Lockhart drive (70 feet right of way) as dedicated by a plat entitled 'Lot 1 Addison King Subdivision,' recorded among the Land records of Prince George's County, Maryland in Plat Book 186, Plat 56; thence binding on part of the 2nd line of said deed and the said right of way line

36.94 feet along a non-tangent arc to the left, having a radius of 545.00 feet, and a chord bearing and distance of North 38°05'31" West 36.93 feet to a capped rebar found, thence, leaving said right of way, and binding reversely on the 3rd and 2nd lines of that conveyance from Ludlow King III to Prince George's County, Maryland and recorded among the Land Records of Prince George's County, Maryland in Liber 12955, Folio 332

North 0°30'12" East 40.63 feet to a capped rebar found; thence,

90.45 feet along a non-tangent arc to the right, having a radius of 370.00 feet, and a chord bearing and distance of North 53°15'04" East 90.22 feet; thence binding on part of the 5th line of the 1st said deed (L.12289, F.01)

South 17°02'49" West 81.68 feet thence to the **POINT OF BEGINNING**, containing 4,217 square feet, or 0.097 acres of land, more or less.

Parcel Two:

PARCEL 272

BEING all that parcel of land hereinafter described acquired by **Ludlow King III** from **Addison King Associates Limited Partnership**; by deed dated May 22, 1998 and recorded among the Land Records of Prince George's County, Maryland in **Liber 12289, Folio 17**; being more particularly described in the Maryland Coordinate System (NAD83) as follows:

BEGINNING for the same at a point at the same point of beginning described in the before said deed (L.12289, F. 17), said point also being the same point of beginning described in a deed from Ludlow King III to Prince George's County, Maryland and recorded among the Land Records of Prince George's County, Maryland in Liber 12955, Folio 332 thence, binding on the outlines of the 1st said deed (L.12289, F.17) and binding reversely with the 6th and 5th lines of the 2nd said deed (L.12955, F.332), as now surveyed

167.78 feet along a non-tangent arc to the left, having a radius of 430.00 feet, and a chord bearing and distance of South 57°01'37" West 166.72 feet to a point, thence,

South 87°19'19" West 39.95 feet to a capped rebar found on the northern most right of way line for Ruby Lockhart drive (70 feet right of way) as dedicated by a plat entitled 'Lot 1 Addison King Subdivision,' recorded among the Land records of Prince George's County, Maryland in Plat Book 186, Plat 56; thence, still binding on the outlines of the 1st said deed (L.12289, F.17) and of binding on said right of way line

419.43 feet along a non-tangent arc to the left, having a radius of 545.00 feet, and a chord bearing and distance of North 74°14'20" West 409.15 feet to a capped rebar found; thence,

South 83°42'49" West 7.42 feet to a capped rebar found; thence,

304.93 feet along a tangent arc to the right, having a radius of 475.00 feet, and a chord bearing and distance of North 77°53'44" West 299.72 feet to an iron pipe found; thence,

North 59°30'17" West 206.69 feet to a point; thence,

125.32 feet along a tangent arc to the left, having a radius of 545.00 feet, and a chord bearing and distance of North 66°05'34" West 125.05 feet to a capped rebar found, thence,

MARYLAND
FORM

WH-AR

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2017

Based on the certification below, Transferor claims exemption from the tax withholding requirements of Section 10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of Section 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: LUDLOW KING, III

2. Reasons for Exemption

Resident Status

☒

I, Transferor, am a resident of the State of Maryland.

☐

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC Section 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct and complete.

3a. Individual Transferors


 Witness

LUDLOW KING, III

Name

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet																																																																									
<input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County Prince George's 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)																																																																									
1 Type(s) of Instruments		<input type="checkbox"/> Check Box if addendum Intake Form is Attached.																																																																							
2 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] <input type="checkbox"/> Not an Arms-Length Sale [9]																																																																							
3 Tax Exemptions (if applicable)		Recordation 12-108(i) Purchase Money State Transfer County Transfer 10-188 Purchase Money																																																																							
4 Consideration and Tax Calculations		<table border="1"> <thead> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only Transfer and Recordation Tax Consideration</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$ 6,118,648.05</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$ 2,889,700.00</td> <td>X () % =</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>Less Exemption Amount =</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Total Transfer Tax =</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Full Cash Value:</td> <td>\$ 6,118,648.05</td> <td>X () per \$500 =</td> <td>\$</td> </tr> <tr> <td colspan="2"></td> <td>TOTAL DUE</td> <td>\$</td> </tr> </tbody> </table>								Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration		Purchase Price/Consideration	\$ 6,118,648.05	Transfer Tax Consideration	\$	Any New Mortgage	\$ 2,889,700.00	X () % =	\$	Balance of Existing Mortgage	\$	Less Exemption Amount =	\$	Other:	\$	Total Transfer Tax =	\$	Other:	\$	Recordation Tax Consideration	\$	Full Cash Value:	\$ 6,118,648.05	X () per \$500 =	\$			TOTAL DUE	\$																																
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