

4.B.

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 17-002012

PRINCE GEORGE'S COUNTY, MD

APPROVED BY: # UBDATE: 1/31/18

TAX ACCOUNT NUMBERS: 13-1378686; 13-3251501

\$ 33979.00 RECORDATION TAX PAID
 \$ 86480.86 TRANSFER TAX PAID

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 COMMERCIAL, 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 SEVENTY SEVEN THOUSAND SIX HUNDRED THIRTY THREE AND 06/100 DOLLARS (\$6,177,633.06), 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 \$120.00
 Name: KING/WOODMORE
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 30,888.17
 LR - NK Tax - 1kd 0.00
 SubTotal: 30,948.17
 Total: 30,948.17
 02/01/2018 10:37
 #9778238 CC0703 - CC16-AG
 Prince George's
 County/CC07.03.02 -
 Register 02

Record & Return to:

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

File #: DPN 17-002012 (MD LR) 1/1

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.

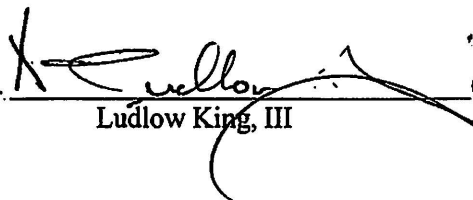
AND Grantor covenants that it will warrant specially the property hereby conveyed and will execute such further assurances of title to said property as may be required.

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)

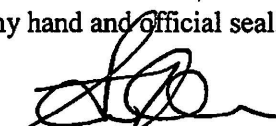
COUNTY OF Montgomery)

To Wit:

On this 24 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: 11/25/2021
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.



Steven Oram, Esquire

EXHIBIT A

Legal Description

Parcel One:

Description of a 17.3181+/-Acre Parcel of Land
THE PROPERTY OF LUDLOW KING, III
Parcel 27, 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 34; said parcel being all of the land assessed as Parcel 27 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 northeast side of Landover Road, Maryland

Route 202, opposite and 100 feet northeast of baseline station 140+49.71 as shown on Maryland State Roads Commission Right-of-Way Plat Number 34598 and others; thence running with Landover Road parallel to and 100 feet distant from said baseline, with bearings referenced to the Maryland State Plane Grid Meridian and as now surveyed;

1. North 54°28'56" West, 673.82 feet to an iron pipe set on the southeast 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 leaving Landover Road and running with said southeast outline of Parcel 2;
2. North 42°51'22" East, 824.48 feet to an iron pipe set on the south side of Ruby Lockhart Boulevard, (70 feet wide public right-of-way); thence leaving Parcel 2 and running with Ruby Lockhart Boulevard;
3. 129.56 feet along the arc of a curve to the left having a radius of 545.00 feet, a central angle of 13°37'15" and a long chord of South 65°51'07" East, 129.26 feet to an iron pipe set at a point of tangency, thence;
4. South 72°39'44" East, 229.72 feet to an iron pipe set at a point of curvature, at 50.07 feet along said course passing over an iron pipe set at the southwest corner of the Ludlow King, III property recorded among the Land Records of Prince George's County, Maryland in Liber 12289 at folio 29, (Parcel 276, Tax Map 60), thence running with Parcel 276;

5. 108.97 feet along the arc of a curve to the right having a radius of 475.00 feet, a central angle of 13°08'40" and a long chord of South 66°05'24" East, 108.73 feet to an iron pipe set at a point of tangency, thence;
6. South 59°31'04" East, 207.55 feet to an iron pipe found on the south side of Ruby Lockhart Boulevard and at the northwest corner of Lot 1, Addison King Subdivision recorded among the aforesaid Plat Records in Plat Book VJ 186 at Plat Number 52; at 157.55 feet along said course passing over an iron pipe set at the southeast corner of the aforesaid Parcel 276; thence leaving Ruby Lockhart Boulevard and running for five courses and distances with the west outlines of Lot 1;
7. South 30°28'56" West, 252.64 feet to an iron pipe set, thence;
8. South 11°34'09" East, 260.03 feet to an iron pipe set, thence;
9. South 25°41'09" West, 149.86 feet to an iron pipe set, thence;
10. South 52°47'36" West, 113.21 feet to an iron pipe set, thence;
11. South 45°43'39" West, 199.23 feet to an iron pipe set on the north outline of Outparcel A, Addison King Subdivision recorded among the aforesaid Plat Records in Plat Book VJ 187 at Plat Numbers 40 and 62; thence leaving Lot 1 and running with said north outline of Outparcel A;
12. North 70°08'06" West, 268.97 feet to an iron pipe set, thence leaving Outparcel A;
13. South 35°31'04" West, 1.86 feet to the place and point of beginning.

CONTAINING 17.3181 acres of land, more or less, as shown on an ALTA/NSPS Land Title Survey entitled "The Properties of Ludlow King III" dated May 25, 2017 by RDA Engineering Company, Inc.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax I.D. No. 13-1378686

Parcel Two:

Outparcel "A" as shown on both the plat entitled "Addison King Subdivision", as per plat thereof recorded in Plat Book VJ 187 at Plat No. 40, and the plat entitled "Addison King Subdivision Reservation Plat of Land for Public Use", as per plat thereof recorded in Plat Book VJ 187 at Plat No. 62, both recorded among the Land Records of Prince George's County, Maryland.

Being more particularly described on an ALTA/NSPS Land Title Survey entitled "The Properties of Ludlow King III" dated May 25, 2017 by RDA Engineering Company, Inc., as follows:

BEGINNING at an iron pipe set on the northwest side of Lottsford Road, at the southeast corner of Lot 1, Addison King Subdivision recorded among the Plat Records of Prince George's County, Maryland in Plat Book VJ 186 at Plat Number 52; thence leaving Lot 1 and running with the right-of-

way of Lottsford Road, as established by the plat of Outparcel A, Addison King Subdivision recorded among said Plat Records in Plat Book VJ 187 at Plat Number 40, with bearings referenced to the Maryland State Plane Grid Meridian and as now surveyed;

1. South 29°13'28" West, 179.85 feet to an iron pipe set next to a disturbed iron pipe found, thence;
2. South 58°56'32" West, 84.39 feet to an iron pipe set on the northeast side of Landover Road, Maryland Route 202, thence running for four courses and distances with the right-of- way of Landover Road as established by the aforesaid plat of Outparcel A, Addison King Subdivision;
3. North 54°29'26" West, 500.99 feet to an iron pipe set, thence;
4. North 48°46'48" West, 150.75 feet to an iron pipe set, thence;
5. North 56°38'19" West, 100.07 feet to an iron pipe set, thence;
6. North 58°46'45" West, 150.42 feet to an iron pipe set on the south 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 leaving Landover Road and running in part with Parcel 27 and in part with the aforesaid Lot 1, Addison King Subdivision;
7. South 70°08'06" East, 950.06 feet to the place and point of beginning.

CONTAINING 2.6607 acres of land, more or less, as shown on the aforesaid ALTA/NSPS Land Title Survey.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax I.D. No. 13-3251501

(End of Exhibit "A")

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

Space Reserved for Circuit Court Clerk Recording Validation