

28002 525

Tax ID # 389972
Title Insurer: N/A

CONFIRMATORY DEED

THIS CONFIRMATORY DEED, made this 23rd day of June, 2004, by the Trustees of the **SENECA COMMUNITY CHURCH**, an unincorporated religious association in the State of Maryland, c/o Nicholas Brame, 13900 Berryville Road, Germantown, Maryland 20874 ("Church"), the successor to and formerly known as the **POTOMAC GROVE COLORED M.E. CHURCH OF SENECA** ("Potomac Grove Church");

WHEREAS, by Deed dated September 20, 1922 and recorded on November 9, 1922, in Liber 322, folio 413 of the Land Records of Montgomery County, Maryland (the "Original Deed") the Potomac Grove Church acquired that certain property which is more particularly described below; and

WHEREAS, the legal description set forth in the Original Deed contained certain errors; and

WHEREAS, the tax maps of the Maryland State Department of Assessment and Taxation incorrectly reflect the boundaries of the property conveyed to the Potomac Grove Church; and

WHEREAS, the Church has caused a registered surveyor to plot the boundaries of the subject property by reference to monuments on the ground and the boundaries adjoining properties as described in deeds recorded in the aforesaid Land Records

WITNESSETH, that for in consideration of NONE, and other good and valuable consideration, the Church hereby declares and acknowledges that it is the successor to the Potomac Grove Church and that attached hereto is a corrected legal description of the property conveyed by in the Original Deed, situate in the County of Montgomery, State of Maryland, described as follows, to wit:


SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The Grantor hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing, including the amount of any mortgage deed of trust assumed, is in the sum total of NO CONSIDERATION, this being a confirmatory deed by the current owner.

[Remainder of page left intentionally blank – signature appear on next page]

Premises Address: Church Cemetery– Violette's Lock Road
Parcel ID#: _____
Title Insurer: None

MONTGOMERY COUNTY, MD

APPROVED BY: 

AUG - 4 2004

\$ N/A RECORDATION TAX PAID

\$ Exempt TRANSFER TAX PAID

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 28002, p. 0525, MSA_CE63_27956. Date available 09/01/2004. Printed 03/30/2018.

2004 AUG -5 PM 12:40

MONTGOMERY COUNTY CLERKS OFFICE

THE FD SURE 20.00
RECORDING FEE 20.00
TOTAL 40.00
Rept # 22694
Blk # 1666
12:34 PM


TAX ID No. 389972
Residential Title, Inc.
1800 Hampden Lane, 7th Fl.
Bethesda, MD 20814
26854

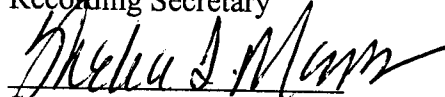
WPA

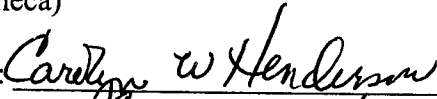
WITNESS our hands and seals the day and year hereinbefore written:

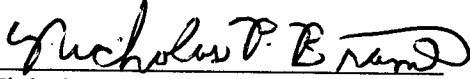
WITNESS:

SENECA COMMUNITY CHURCH,
an unincorporated religious association
(Successor to and formerly known as
Potomac Grove Colored M.E. Church of
Seneca)


Seneca Community Church,
Recording Secretary


Seneca Community Church,
Recording Secretary

By: 
Name: CAROLYN W HENDERSON
Chairperson

By: 
Nicholas P. Brame
Treasurer

State of Maryland
~~City/~~ County of Montgomery)

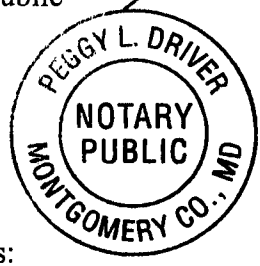
ss:

I hereby certify that on this 23 day of June, 2004, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared CAROLYN W. HENDERSON Chairperson of Seneca Community Church, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument bearing date of June 23, 2004 and acknowledged that he/she as such Chairperson, being authorized to do, executed the same as the act and deed of said Seneca Community Church for the purposes therein contained.

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

Peggy L. Driver
Notary Public

My Commission Expires: 09.01.06



PEGGY L. DRIVER
Notary Public, State of Maryland
County of Montgomery
My Commission Expires September 1, 2006

State of Maryland
~~City/~~ County of Montgomery)

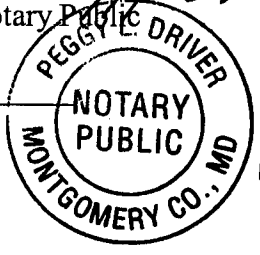
ss:

I hereby certify that on this 23 day of June, 2004, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared Nicholas P. Brame, the Treasurer of Seneca Community Church, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument bearing date of June 23, 2004 and acknowledged that he as such Treasurer, being authorized to do, executed the same as the act and deed of said Seneca Community Church for the purposes therein contained.

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

Peggy L. Driver
Notary Public

My Commission Expires: 09.01.06



PEGGY L. DRIVER
Notary Public, State of Maryland
County of Montgomery
My Commission Expires September 1, 2006

Certification

I HEREBY CERTIFY that this instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

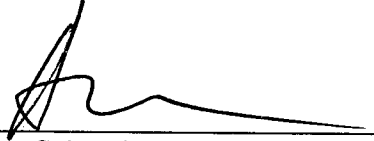

Alan S. Mark, Esq.

EXHIBIT A

Legal Description

**DESCRIPTION OF THE
PROPERTY OF
POTOMAC GROVE COLORED M.E. CHURCH
OF SENECA
LIBER 322 FOLIO 413
MONTGOMERY COUNTY, MARYLAND**

Being all of the property described in a conveyance from Galvestor Norris and Mollie Norris, his wife and Thomas Thrasher and Esther A. Thrasher, his wife to the Trustees of the Potomac Grove Colored M.E. Church of Seneca by deed recorded November 9, 1922 all among the Land Records of Montgomery County, Maryland.

Further, being the south part (105 feet front by the whole depth) of a conveyance from Frank V. Esworthy, et al. to Elizabeth Miller by deed dated March 13, 1903 and recorded in Liber 176 at Folio 440 among the aforesaid Land Records.

Beginning for the same at an iron pipe found on the westerly side of Violet's Lock Road, said point marking the southerly end of the 1st or South 12° West, 105 foot line described in the aforesaid conveyance (Liber 322, Folio 413); thence running reversely with said first line and the westerly line of the said Violet's Lock Road.

1. North 12°43'16" West, 104.13 feet to a point; thence departing said line and running with the southerly lines of the property now or formerly of Beulah J. Murry, et. al. (Liber 19918, Folio 475) and Mark K. Davies, et. al. (Liber 18016, Folio 612) and reversely with the fourth line of Liber 322, Folio 413
2. South 71°30'00" East, 648.37 feet to an iron pipe found; thence running reversely with the third line of said Liber 322, Folio 413 and with the property now or formerly of Robert D. and J.Z. Kelly (Liber 4061, Folio 850)
3. South 12°26'08" West, 104.19 feet to an iron pipe found; thence running reversely with the second line of said Liber 322, Folio 413 and with the property now or formerly of Frank Davies (Liber 4515, Folio 632)
4. North 71°30'00" West, 648.89 feet to the point of beginning containing 67,561 square feet or 1.55098 acres of land.

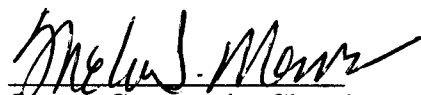
AFFIDAVIT AS TO TOTAL PAYMENT

THE undersigned certify(ies) under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.
2. That I/we have examined the settlement statement prepared in connection with the transfer of the property and with respect to the determination of "total payment," stated below: (a) only my/our expenses arising out of the sale or exchange of the property have been deducted from the gross proceeds and (b) no "debts incurred in contemplation of sale" (meaning debts secured by a mortgage, deed of trust or other instrument on the property, having an effective date not more than 90 days before the sale) have been deducted from the gross proceeds. **NOT APPLICABLE**
3. The amount of total payment for the purpose of the Withholding Law is **NONE**.

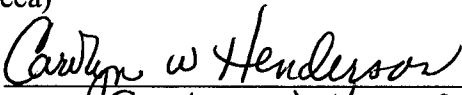
DATED this 23 day of June, 2004


WITNESS:


Seneca Community Church,
Recording Secretary


Seneca Community Church,
Recording Secretary

SENECA COMMUNITY CHURCH,
an unincorporated religious association
(Successor to and formerly known as
Potomac Grove Colored M.E. Church of
Seneca)

By: 
Name: Carolyn W. Henderson
Chairperson

By: 
Nicholas P. Brame
Treasurer

28002 531

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

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 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

Seneca Community Church

2. Reason for Exemption

Resident Status

I, Transferor, am a resident of the State of Maryland.
 Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article, 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 § 121.

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

Name: David C. Brinkmann

Signature

3b. Entity Transferors

Witness/Attest

Seneca Community Church

By:

Nicholas P. Brame
Nicholas P. Brame

Name:

Treasurer

Title:

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MOR-28002, p. 0531, MSA, CE63-27056, Date available: 09/07/2004, Printed: 03/29/04

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)

Space Reserved for Circuit Court Clerk Recording Validation

Form sections 1-11 including: 1. Type(s) of Instruments, 2. Conveyance Type, 3. Tax Exemptions, 4. Consideration and Tax Calculations, 5. Fees, 6. Description of Property, 7. Transferred From, 8. Transferred To, 9. Other Names to Be Indexed, 10. Contact/Mail Information, 11. Assessment Information.

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Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

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