Tax ID 389972 Title Insurer-14

## **CONFIRMATORY DEED**

THIS CONFIRMATORY DEED, made this 23 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 FD SIRE MEANING FEE

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 for 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]

Church Cemetery- Violette's Lock Road

Premises Address:
Parcel ID#:
Title Insurer: None
Presidential Title, Inc.
Pethesda, MD 20814
Description:
Premises Address:
Parcel ID#:
Title Insurer: None
Presidential Title, Inc.
Premises Address:
Parcel ID#:
Title Insurer: None
Premises Address:
Parcel ID#:
Title Insurer: None
Premises Address:
Parcel ID#:
Title Insurer: None
Presidential Title Insurer: No

MONTGOMERY COUNTY, MD

APPROVED BY\_\_\_\_

AUG - 4 2004

RECORDATION TAX PAID

\$ Exupt TRANSFER TAX PAIR

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

WITNESS:

Seneca Community Church,

Recording Secretary

Myllu J M/W/ 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: Carely W Henderson Name: (ARONN W HENDERS

Chairperson

Nicholas P. Brame

Treasurer

State of Maryland )

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 Chrolyn W. Handerson 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.

I hereby certify that on this <u>23</u> 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 <u>23</u>, 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.

SAL FU COMERY CO

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.

# 28002 529

#### **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 1<sup>st</sup> 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.

#### 28002 530

#### 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:

neca 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)

Chairperson

Nicholas P. Brame

Treasurer

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Attidavit of Re... Page 1 of 1

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 Sther 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.

| Name of Transferor      |   |  |  |  |
|-------------------------|---|--|--|--|
| Seneca Community Church |   |  |  |  |
| D<br>D<br>D<br>D        | 2. Reason for Exemption   |  |  |  |
| Resident<br>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<br>Residence  | Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.  |  |  |  |
| <b>V</b>                |   |  |  |  |

1. Transferor Information

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

| 3a.                                | Individual Transferors   |           |
|------------------------------------|--|-----------|
| . Witness                          | Name: David C. Brinkmann   |           |
| 70087<br>7                         | Signature  |           |
| Shely Allows                       | 3b. Entity Transferors   |           |
| Milan J. 10000                     | Seneca Community Church  By: Nicholas P. Brane  Charlele P. Brane  |           |
|                                    | By: Nicholas P. Brame  Which as P. Brame  Name:  Treasurer  Title:  Discharacy P. Brame  Name:  Treasurer  Title:  Discharacy P. Brame  Name:  Treasurer  Title:  Discharacy P. Brame  Name:  Name:  Treasurer  Title:  Discharacy P. Brame  Treasurer  Treasurer  Title:  Discharacy P. Brame  Name:  Treasurer  Title:  Discharacy P. Brame  Treasurer  Treasurer  Title:  Discharacy P. Brame  Treasurer  Title:  Discharacy P. Brame  Treasurer  Tre |           |
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|  |  |  |  | Court Clerk Recording Validation   |
| S D Rol  | State of Maryland Lar  | nd Instrument Intake   | Sheet,   | cordin   |
| □ Da   | formation provided is for the use  | ounty:   | 004  | k Rec  |
| Arr.   | rissessments and Laxation.   | and County Finance Office O.L.   | , —  | Oer  |
| 1 Type(s)  | (Type or Print in Black In   | nk Only—All Copies Must Be I   | Legible)   | Court  |
| of Instrument  | s Deed   | Mortgage Other   |  | Oircuit C  |
|  |  | Mortgage Other   | Other  | .  Ö<br>.   <u>.</u> 5   |
| 2 Conveyance Ty<br>Check Box   |  | Unimproved Sale Multiple A   | Accounts Not an Arms-  | 14 pa  |
| 3 Tax Exemption  |  | Arms-Length [2] Arms-Len   | gth [3] Length Sale [9]  | Reserved   |
| (if Applicable)  |  |  |  | Space R  |
| Cite or Explain Author   | ity County Transfer  |  |  | d S S  |
| 4  | Durch Divis  | eration Amount   | Finance  | Office Use Only  |
| Consideration  | Purchase Price/Consideration Any New Mortgage  | \$ \$  | Transfer and Reco  | rdation Tax Consideration  |
| and Tax<br>Calculations  | Balance of Existing Mortgage   |  | Transfer Tax Consideration X ( ) %   | \$   |
|  | Other:   | \$   | Less Exemption Amount  | =   \$<br>-   \$   |
|  | Other:   |  | Total Transfer Tax   | <b>-</b>   |
|  | other.   | \$   | Recordation Tax Consideration  |  |
| 1987   | Full Cash Value:   | \$   | X ( ) per \$500 =  |  |
| 5  | Amount of Fee  | Doc. 1   | Doc. 2   | Agent:   |
| Fees   | Recording Charge Surcharge   | \$ 20.00   | \$   |  |
|  | State Recordation Tax  | \$ 20.00   | \$   | Tax Bill:  |
|  | State Transfer Tax   | \$   | \$   | C.B. Credit:   |
|  | County Transfer Tax Other  | \$   | \$   | - Cicuit.  |
|  | Other  | \$   | \$   | Ag. Tax/Other:   |
| 6  | District Property Tax  | No. (1) Grantor Liber/Folio  |  | The second secon |
| Description of   | <u> </u>   |  |  | Parcel No. Var. LOG  |
| Property SDAT requires   | Subdividum   | Name Lot (3a   | Block (3b) Sect/AR (3c)  | Plat Ref. SqFt/Acreage (4)   |
| submission of all  |  | Location/Address of Pr   | operty Being Conveyed (2)  |  |
| applicable information A maximum of 40   |  | LE KUHD (JEKM  | HIMITA MURUIJ  | 101) 20880   |
| characters will be   | Oak  | Property Identifiers (if applicab  | e)   | Water Meter Account No.  |
| indexed in accordance  | Residential or Non-Reside  | nitial Fee Simple or   | Cround Bond  |  |
| with the priority cited in Real Property Article   | Partial Conveyance? Yes  |  | Ground Rent Amount:   Ft/Acreage Transferred:  |  |
| Section 3-104(g)(3)(i).  |  | · — — — — — — — — — — — — — — — — — — —  |  |  |
|  | If Partial Conveyance List In  |  |  |  |
| 7  | Il Partial Conveyance, List In   | nprovements Conveyed:  |  |  |
| 7 Transferred  | Il Partial Conveyance, List In   | utor(s) Name(s)  | Doc. 2 - Gra   | ntor(s) Name(s)  |
| المناف ال | Poc. 1 - Gra   | intor(s) Name(s) TY CHURCH, et al  |  |  |
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| Transferred From  8 Transferred To  9 Other Names to Be Indexed  10 Contact/Mail Information   | Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Additional Name  Name: CONTROL  List In  Doc. 1 - Gra  Instrume   | ntor(s) Name(s)  TY CHURCH et al  d, if Different from Grantor(s)  atec(s) Name(s)  New Owner's (Gran  | Doc. 2 - Owner(s) of Record Doc. 2 - Grantee) Mailing Address  Doc 2 - Additional Name   | i, if Different from Grantor(s)  ntee(s) Name(s)   |
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| Transferred From  Transferred To  Other Names to Be Indexed  Contact/Mail Information  | Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Additional Name  Name: OFFICE OFFITH  Address: 400 FIFE  Assessment Information  Transfer Number: Yes X  Land   | New Owner's (Grants to be Indexed (Optional)  At Submitted By or Contact Personal Phone: 301  THE ORIGINAL DEED AND A No Will the property being con No Does transfer include personal Power Submitted Personal Phone: 301  No Was property surveyed? If Assessment Use Only Do Agricultural Verification  | Doc. 2 - Owner(s) of Record  Doc. 2 - Grant  Doc. 2 - Grant  Doc. 2 - Additional Name  Doc 2 - Additional Name  Doc 2 - Additional Name  PHOTOCOPY MUST ACCO  Veyed be the grantee's principal and property? If yes, identify:  yes, attach copy of survey (if re Not Write Below This Line  Whole Part  Dec 2 - Additional Name  PHOTOCOPY MUST ACCO  PHOTOCOPY MUST ACCO  Veyed be the grantee's principal and property? If yes, identify:  yes, attach copy of survey (if re Not Write Below This Line  Whole Part  Dec 2 - Additional Name  Sub  | s to be Indexed (Optional)  Return to Contact Person  Hold for Pickup  Return Address Provided  MPANY EACH TRANSFER  residence?  corded, no copy required).  Tran. Process Verification igned Property No.:  Block   |
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| Transferred From  Transferred To  Other Names to Be Indexed  Contact/Mail Information  | Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Additional Name  Instrume Name: Office Office  Name: Office Office  Instrume Name: Office Office  Instrume Name: Office Office  Instrume Name: Office  Instrume Information  Yes  Instrume Information  Yes  Instrume Information  Yes  Instrume Information  Instrume Instrume Information  Instrume Instru | New Owner's (Granter Submitted By or Contact Personal Phone: SO)  The Original Phone: SO)  The Original Phone: SO)  The Original Deed And A No Was property surveyed? If Assessment Use Only - Do Agricultural Verification  The Received: Deed Geo. Zoning  | Doc. 2 - Owner(s) of Record  Doc. 2 - Grain  Doc. 2 - Grain  Doc. 2 - Additional Name  PHOTOCOPY MUST ACCO  Veyed be the grantee's principal and property? If yes, identify:  Line whole Part  Doc. 2 - Grain  D | Return to Contact Person Hold for Pickup Return Address Provided MPANY EACH TRANSFER residence?  Corded, no copy required).  Tran. Process Verification igned Property No.: Block Lot On Occ. Cd.  |
| Transferred From  8 Transferred To  Other Names to Be Indexed  Contact/Mail Information  | Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Additional Name  Name: Office Communication  Firm President Communication  Firm President Communication  Terminal Verification  Transfer Number: Yes Communication  Transfer Number: Yes Communication Communication  Transfer Number: Yes Communication | New Owner's (Granter Submitted By or Contact Personal Phone: SOJ)  HE ORIGINAL DEED AND A No Was property surveyed? If  Assessment Use Only - Do Agricultural Verification  See Received:  Do Geo. Zoning Use Town Cd.   | Doc. 2 - Owner(s) of Record  Doc. 2 - Grain  Doc. 2 - Grain  Doc. 2 - Additional Name  PHOTOCOPY MUST ACCO  EVER SPRING PRINCIPAL  PARCEL  Doc. 2 - Grain  Doc. 2 -  | Return to Contact Person Hold for Pickup Return Address Provided MPANY EACH TRANSFER residence?  Corded, no copy required).  Tran. Process Verification igned Property No.: Block Lot On Occ. Cd.  |
| Transferred From  8 Transferred To  9 Other Names to Be Indexed  10 Contact/Mail Information   | Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Additional Name  Instrume Name: Control  Firm PRS DEATH Address: 4300 HAM  BETHER PRESIDENT  11 IMPORTANT BOTH  Assessment   | New Owner's (Granter Submitted By or Contact Personal Phone: SOJ)  HE ORIGINAL DEED AND A No Was property surveyed? If  Assessment Use Only - Do Agricultural Verification  See Received:  Do Geo. Zoning Use Town Cd.   | Doc. 2 - Owner(s) of Record  Doc. 2 - Grain  Doc. 2 - Grain  Doc. 2 - Additional Name  PHOTOCOPY MUST ACCO  EVER SPRING PRINCIPAL  PARCEL  Doc. 2 - Grain  Doc. 2 -  | Return to Contact Person Hold for Pickup Return Address Provided MPANY EACH TRANSFER residence?  Corded, no copy required).  Tran. Process Verification igned Property No.: Block Lot On Occ. Cd.  |
| Transferred From  8 Transferred To  Other Names to Be Indexed  10 Contact/Mail Information   | Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Additional Name  Instrume  Name: OFFICE OFFICE  Address: Property of Part o | New Owner's (Granter Submitted By or Contact Personal Phone: SOJ)  HE ORIGINAL DEED AND A No Was property surveyed? If  Assessment Use Only - Do Agricultural Verification  See Received:  Do Geo. Zoning Use Town Cd.   | Doc. 2 - Owner(s) of Record  Doc. 2 - Grain  Doc. 2 - Grain  Doc. 2 - Additional Name  PHOTOCOPY MUST ACCO  EVER SPRING PRINCIPAL  PARCEL  Doc. 2 - Grain  Doc. 2 -  | Return to Contact Person Hold for Pickup Return Address Provided MPANY EACH TRANSFER residence?  Corded, no copy required).  Tran. Process Verification igned Property No.: Block Lot On Occ. Cd.  |
| Transferred To  Other Names to Be Indexed Contact/Mail Information   | Doc. 1 - Owner(s) of Record  Doc. 1 - Owner(s) of Record  Doc. 1 - Additional Name  Instrume Name: OFFICE OFFICE  PERMITTENS OF THE OFFICE  Information Yes X  Terminal Verification Transfer Number: Description Transfer  | New Owner's (Grants Submitted By or Contact Personal Phone: SOJ)  THE ORIGINAL DEED AND A No Was property surveyed? If Assessment Use Only Do Agricultural Verification  The Received:  Do Geo.  Zoning Use Town Cd.   | Doc. 2 - Owner(s) of Record  Doc. 2 - Grain  Doc. 2 - Grain  Doc. 2 - Additional Name  Doc 2 - Additional Name  Doc. 2 - Grain  Doc. 2 - Gra | Return to Contact Person Hold for Pickup Return Address Provided MPANY EACH TRANSFER residence?  Corded, no copy required).  Tran. Process Verification igned Property No.: Block Lot On Occ. Cd.  |