

THIS DEED

This Deed is made this 20th day of December, 1996 by and between Allen Roy Builders, Inc., a Maryland Corporation, party of the first part, and Jeffrey K. Juneau and Stephanie J. Juneau, as Tenants by the Entirety, parties of the second part:

Witnesseth, that in consideration of the sum of \$351,000.00 receipt of which is hereby acknowledged, and which the party of the first part certifies under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part do grant and convey unto the part of the second part in fee simple as Tenants by the Entirety all that property situate in Montgomery County, Maryland, described as:

Lot numbered Two (2) in Block lettered "A" in the subdivision known as "ETCHISON ACRES", as per plat thereof recorded in Plat Book 171 at Plat numbered 19212 among the Land Records of Montgomery County, Maryland.

Subject to covenants, easements and restrictions of record.

To Have and to hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behoof forever of said parties of the second part in fee simple.

Being part of the same property described in Liber 13973 at folio 22, among the said Land Records. Said Property has an address of 6412 Damascus Road, Gaithersburg, Maryland 20882.

And the said party of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

In Testimony Whereof, the said Allen Roy Builders, Inc. hath on the 20th day of December, 1996 caused these presents to be signed by James A. Unger, its Vice President and doth hereby appoint James A. Unger acknowledge and deliver these presents as its act and deed.

Allen Roy Builders, Inc.

BY:

James A. Unger
Vice President

Notary Public
for Montgomery County
84258

Date

AGP ENTIRE TRANSFER TAX IN THE

AMOUNT

TO BE PAID

NA
[Signature]

Exhibit 10

OZAH Case No: CU 24-10


1544 LJO
1755
20K

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14584, p. 0073, MSA_CE63_14539. Date available 06/15/2005. Printed 03/02/2023.

Certification

I Hereby Certify that the foregoing instrument was executed pursuant to a duly adopted resolution of the Board of Directors of the Grantor herein and do further certify that the foregoing instrument is not part of a transaction in which there is sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of said Grantor Corporation.

Allen Roy Builders, Inc.

BY: 
James A. Unger, Vice President

State of Maryland
County of Montgomery ss

On this 20th day of December, 1996, before me the undersigned officer, personally appeared James A. Unger, Vice President of Allen Roy Builders, Inc., known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained and on behalf of Allen Roy Builders, Inc. as its act and deed.

In witness whereof I have hereunto set my hand and official seal.


Notary Public
Andrew FitzGerald

My commission expires:

Certificate of Preparation

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


Andrew FitzGerald

PARCEL ID NO: 1-1-3045790

GRANTOR'S ADDRESS: 23221 Davis Mill Road
Germantown, MD 20876

GRANTEES' ADDRESS: 6412 Damascus Road
Gaithersburg, MD 20882

TITLE INSURER: Commonwealth Land Title

AFTER RECORDATION RETURN TO:
Law Office of Andrew FitzGerald
10401 Connecticut Avenue, #101
Kensington, MD 20895

DEC 26 1996

1-1-3045790

All Taxes on assessments certified to the Collector of Taxes for Montgomery County Md. by 12/21/96 have been paid Dept. of Revenue Montgomery County, Md. This statement is for the purpose of permitting registration and is not a warranty against future taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

\$ 3510.00 TRANSFER TAX PAID
MONTGOMERY COUNTY, MARYLAND

BY EG

Blayman

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)
Check Box if Addendum Intake Form is Attached.

1 Type(s) of Instruments: Deed Mortgage Other

2 Conveyance Type Check Box: Deed of Trust Lease Other

3 Tax Exemptions (if Applicable): Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale /9/

4 City or Explain Authority: Arms-Length /1/ Arms-Length /2/ Arms-Length /3/ Arms-Length /9/

5 Tax Exemptions (if Applicable): Recordation State Transfer

6 City or Explain Authority: County Transfer

7 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	\$ 351,000.00
Any New Mortgage	\$
Balance of Existing Mortgage	\$
Other:	\$
Other:	\$
Full Cash Value	\$

8 Finance Office Use Only

Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	\$
X () % =	\$
Less Exemption Amount	\$
Total Transfer Tax	\$
Recordation Tax Consideration	\$
X () per \$500 =	\$
TOTAL DUE	\$

9 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$ 20.00	
Surcharge	\$ 5.00	\$ 5.00	
State Recordation Tax	\$ 1,544.40	\$	
State Transfer Tax	\$ 1,755.00	\$	
County Transfer Tax	\$ 3,510.00	\$	
Other	\$	\$	
Other	\$	\$	

10 Description of Property

District: 1 Property Tax ID No. (1): 3045790 Map: 2 A Parcel No.: 20882 Var. LOG (5):

Subdivision Name: Damascus Outside Lot (3a): 2 Block (3b): A Sect./AR(3c): Plat Ref.: Sq/Ft/Acreage (4):

Location/Address of Property Being Conveyed (2): 6412 Damascus Road, Gaithersburg, MD 20882

Other Property Identifiers (if applicable): Water Meter Account No.:

11 Residential or Non-Residential Fee Simple or Ground Rent Amount:

Partial Conveyance? Yes No Description/Amt. of Sq/Ft/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

12 Transferred From

Doc. 1 - Grantor(s) Name(s): Allen Roy Builders, Inc. Doc. 2 - Grantor(s) Name(s):

Doc. 1 - Owner(s) of Record, if Different from Grantor(s): Doc. 2 - Owner(s) of Record, if Different from Grantor(s):

13 Transferred To

Doc. 1 - Grantee(s) Name(s): Jeffrey K. Juneau Doc. 2 - Grantee(s) Name(s): Stephanie J. Juneau

New Owner's (Grantee) Mailing Address: 6412 Damascus Road, Gaithersburg, MD 20882

14 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional): Doc. 2 - Additional Names to be Indexed (Optional):

15 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Andrew Fitzgerald Return to Contact Person:

Firm: 10401 Connecticut Avenue, Suite 101 Hold for Pickup:

Address: Kensington, MD 20895 Phone: 301 933 6550 Return Address Provided:

16 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information: Yes No Will the property being conveyed be the grantee's principal residence? Yes No Does transfer include personal property? If yes, identify:

Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Agricultural Verification	Whole	Part	Tran Process Verification
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No	
Year: <u>19</u>	<u>19</u>	Geo. Map	Sub Block	
Land	Zoning	Grid	Plat	Lot
Building	Use	Parcel	Section	Occ Cd.
Total	Town Cd.	Ex. St.	Ex. Cq.	

REMARKS:

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/85)

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