

Property Address: 9650 Rockville Pike
Bethesda, MD 20814
Parcel Identification No. 07-03382328

MONTGOMERY COUNTY, MD

APPROVED BY KC per Tags

Title Insurer: First American Title Insurance Company

APR 01 2020

SPECIAL WARRANTY DEED

220,450.00 RECORDATION TAX PAID
\$ 165,000.00 TRANSFER TAX PAID

THIS SPECIAL WARRANTY DEED is made this 4TH day of March, 2020 by and between

FEDERATION OF AMERICAN SOCIETIES FOR EXPERIMENTAL BIOLOGY, A District of Columbia Corporation, **Grantor**

AND

ROCHAMBEAU, THE FRENCH INTERNATIONAL SCHOOL OF WASHINGTON, D.C., A District of Columbia Corporation, **Grantee**

WITNESSETH, that in consideration of **SIXTEEN MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$16,500,000.00)**, the Grantor does hereby grant and convey unto the Grantee, its successors and assigns, in fee simple, all of the Grantor's right, title and interest in the following property located in Montgomery County, State of Maryland and as more fully described as follows:

ALL THAT PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE BETHESDA, 7TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND KNOWN AS ALL OF LOT 1 IN A SUBDIVISION TITLED "LOCUS VITAE" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT PLAT NO. 22288.

For Information Purposes only: The improvements thereon being known as 9650 Rockville Pike, Bethesda, MD 20814. Tax/Parcel ID No. 07-03382328.

SUBJECT ONLY TO those covenants, restrictions and other matters of record set forth and described on **Exhibit A** attached hereto and incorporated herein by reference.

TOGETHER WITH all buildings and improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto;

TO HAVE AND TO HOLD the same unto and to the use of the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants that it will warrant specially the property hereby conveyed; and that it will execute such further assurances of the same as may be requisite.

AND the undersigned hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the amount of **SIXTEEN MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$16,500,000.00)**.

500
20
40
AV

EXHIBIT A

PERMITTED EXCEPTIONS

1. State, County and Municipal Taxes and other charges (including, but not limited to, assessments by any State, County, Municipality, Metropolitan District or Commission) subsequent to June 30, 2020.
2. Rights of tenants, as tenants only, under unrecorded leases.
3. Notes, easements, right of way, etc. as shown on Plat recorded as Plat No. 22288.
4. 10' wide Public Utility Easements (P.U.E.) per owner's dedication and as shown on recorded plat (Plat 22288), and per terms and provisions recorded in Liber 3834 at folio 457.
5. Bus Stop Shelter Easement, per owner's dedication and as shown on recorded plat (Plat 22288).
6. Easements granted to the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland by The American Physiological Society in This Deed made June 17, 1954 and recorded in Liber 1941 at folio 149 and shown on State Roads Commission Plat No. 11206.
7. Right-of-Way Deed made March 26, 1962 and recorded in Liber 2950 at folio 508 by and between Federation of American Societies for Experimental Biology, Grantor, and Potomac Electric Power Company, Grantee.
8. Right of Way made December 31, 1962 and recorded in Liber 3053 at folio 327 by and between Federation of American Societies for Experimental Biology and Washington Suburban Sanitary Commission.
9. Easements acquired by Washington Metropolitan Area Transit Authority in Declaration of Taking Y-76-982 in the United States District Court for the District of Maryland and recorded in Land Records of Montgomery County, Maryland on August 5, 1976 in Liber 4822 at folio 510.
10. Utility Easement made July 30, 2002 and recorded as Liber 21530 at folio 121 by and between Federation of American Society for Experimental Biology, Granter, and Potomac Electric Power Company, Grantee.
11. Grant of Stormwater Management Easement and Right of Way to Montgomery County, Maryland made October 29, 2002 and recorded as Liber 22110 at folio 071 by Federation of American Societies for Experimental Biology, Grantor.
12. Declaration of Covenant made August 15, 2002 and recorded as Liber 21631 at folio 029 by The Federation of American Societies for Experimental Biology, Granter, for the benefit of Montgomery County, Maryland
13. Declaration of Covenants Inspection/Maintenance of Stormwater Management Facility made October 29, 2002 and recorded as Liber 22110 at folio 076 between Federation of American Societies for Experimental Biology, Covenanter, and Montgomery County, Maryland.
14. Opinion of the Board of Appeals for Montgomery County adopted May 11, 2005, Effective Date of Opinion May 20, 2005 recorded among the Land Records of Montgomery County, Maryland on May 16, 2006 as Liber 32330 at folio 388.
15. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Snider & Associates on March 3, 2020 designated Job. No. 17-25115:
 - A. Variation between lot lines and fence lines, lot lines and stone walls, and lot lines and wood wall;
 - B. Encroachment of frame deck, concrete wall, concrete curbs, retaining wall and railing onto PEPCO Easement recorded in Liber 2950 at folio 508. Said Easement prohibits any roadway constructed along the northerly boundary line of the Easement from extending more than 10 feet into the Easement Area, and the current asphalt roadway exceeds said 10 foot limit
 - C. Encroachment of paths and railings onto the property of Bethesda Hill Condominium.
 - D. Rights of others in and to the use of the asphalt roadway extending from the Pooks Hill Condominium property onto the subject property and thence to ALTA Vista Terrace and Wisconsin Avenue.

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)

1 Type(s) of Instruments		<input type="checkbox"/> Check Box if addendum Intake Form is Attached.																																																													
<input checked="" type="checkbox"/> Deed <input checked="" type="checkbox"/> Deed of Trust <input type="checkbox"/> Mortgage <input type="checkbox"/> Lease <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____																																																															
2 Conveyance Type Check Box		<input 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/																																																													
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REMARKS: Liber 2004 Folio 111, Liber 2056 Folio 128, Liber 2157 folio 321, Liber 2910 folio 593, and Liber 2910 folio 601																																																															

LR - Deed (w Taxes)
Recording only ST20.00
Name: ROCHAMBEAU
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 82,500.00
LR - NR Tax - 1kd 0.00
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SubTotal:	82,560.00
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Total:	82,835.00
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04/14/2020 02:31
CC15-F6
#13608362 CC0602 -
Montgomery
County/CC06.02.06 -
Register 06



DOCUMENT VALIDATION PAGE
FOR CLERK'S USE ONLY
(EXCLUDED FROM PAGE COUNT FOR CERTIFIED COPY)

BARBARA H. MEIKLEJOHN
Clerk of the Circuit Court for Montgomery County
50 Maryland Avenue
Rockville, Maryland 20850
Recording and Licensing
(240) 777-9470

MARYLAND
FORM
WH-AR

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

2020

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §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 §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 FEDERATION OF AMERICAN SOCIETIES FOR EXPERIMENTAL BIOLOGY

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

9650 Rockville Pike, Bethesda, MD 20814

3. Reasons for Exemption

Resident Status

☐

As of the date this form is signed, 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 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

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

FEDERATION OF AMERICAN SOCIETIES FOR EXPERIMENTAL BIOLOGY

Name of Entity

By

Frank Krause

Name

**Date

Executive Director and CEO

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

WITNESS our hands and seals on the day and year first above written.

WITNESS/ATTEST:

GRANTOR:

**FEDERATION OF AMERICAN SOCIETIES FOR
EXPERIMENTAL BIOLOGY**

Vernon A. Lynch III

By:

[Signature]
Name: **FRANK KRAUSE**

Title: **Executive Director & CEO**

STATE OF Maryland

COUNTY OF Prince George's

I HEREBY CERTIFY that on this 6th day of March, 2020, before me, the subscriber, a notary public in and for the jurisdiction aforesaid, personally appeared **FRANK KRAUSE**, who acknowledged himself to be the **Executive Director & CEO of FEDERATION OF AMERICAN SOCIETIES FOR EXPERIMENTAL BIOLOGY**, known to me (or satisfactorily proven) to be the person who executed the foregoing instrument and acknowledged the same to be his act and deed and the act and deed of the corporate party executing.

Witness my hand and notarial seal.



My Commission Expires: 8/11/2020

Brenda J. Phillips
Notary ~~Public~~ **Phillips**

My commission expires **08/11/2020**
Prince George's County, MD

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]

Attorney – **RICHARD L. FRITTS**

RETURN TO:
PARAGON TITLE & ESCROW COMPANY
7415 ARLINGTON ROAD,
BETHESDA, MD 20814

1591-17