

First Title & Escrow, Inc.
 File No. T-169843-18
 Tax ID # 04-00104621 ✓

This Deed, made this 25th day of July, 2018, by and between **Todd M. Margolis** and **Socorro Reyes**, GRANTOR, and **Todd M. Margolis** and **Socorro Reyes**, GRANTEES.

Witnesseth —

That in consideration of the sum of No and 00/100 Dollars (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

LOT NUMBERED ONE (1) IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS "SECTION TWO, REGENCY ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 82 AT PLAT 8405 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

MORE COMMONLY KNOWN AS: 8400 POSTOAK ROAD, POTOMAC, MD 20854

BEING THE SAME PROPERTY, WHICH BY DEED DATED MARCH 2, 2016, AND RECORDED AMONG THE AFORESAID LAND RECORDS ON MARCH 24, 2016, IN BOOK 51816, PAGE 152, WAS GRANTED AND CONVEYED BY VLADYA M. LEVINE, AS SURVIVING TENANT BY THE ENTIRETY OF SEYMOUR LEVINE, UNTO TODD M. MARGOLIS AND SOCORRO REYES.

This Deed is being executed for the sole purpose of correcting the tenancy of the parties and is therefore exempt from transfer and recordation taxes

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Todd M. Margolis and Socorro Reyes, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant Specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

MONTGOMERY COUNTY, MD

APPROVED BY MP

AUG 01 2018 ✓

~~\$Exempt~~ RECORDATION TAX PAID
~~\$Exempt~~ TRANSFER TAX PAID

20
to
Kw

~~Socorro Reyes~~

$$\left. \begin{array}{l} \text{ } \\ \text{ } \end{array} \right\} \text{SS}$$

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



My Commission Expires: 7/3/21

Attorney

AFTER RECORDING, PLEASE RETURN TO:
First Title & Escrow, Inc.
15 W. Gude Drive
Suite 400
Rockville, MD 20850

LEGAL DESCRIPTION

ALL THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN MONTGOMERY COUNTY, STATE OF MARYLAND, DESCRIBED AS FOLLOWS TO WIT:

LOT NUMBERED ONE (1) IN BLOCK LETTERED "D" IN THE SUBDIVISION KNOWN AS "SECTION TWO, REGENCY ESTATES" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 82 AT PLAT 8405 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PARCEL ID: 04-00104621

Being the same property as transferred by Warranty Deed on 03/02/2016 and recorded 03/24/2016 from VLADYA M. LEVINE, AS SURVIVING TENANT BY THE ENTIRETY OF SEYMOUR LEVINE to TODD M. MARGOLIS and SOCORRO REYES, None Stated, recorded in Book 51816 and Page 152

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 56397, p. 0065, MSA_CE63_56354. Date available 08/06/2018. Printed 01/17/2024.

BOOK: 56397 PAGE: 65

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

☐ Check Box if addendum Intake Form is Attached.)

1

Deed

Mortgage

Other

Other

2

Deed of Trust

Lease

2

Conveyance Type Check Box

Improved Sale Arms-Length [1]

Unimproved Sale Arms-Length [2]

Multiple Accounts Arms-Length [3]

Not an Arms-Length Sale [9]

3

Tax Exemptions (if applicable)

Recordation

State Transfer

County Transfer

Cite or Explain Authority

4

Consideration and Tax Calculations

Consideration Amount

Finance Office Use Only

5

Fees

Amount of Fees

Doc. 1

Doc. 2

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6

Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District

Property Tax ID No. (1)

Grantor Liber/Follo

Map

Parcel No.

Var. LOG

Subdivision Name

Lot (3a)

Block (3b)

Sect/AR (3c)

Plat Ref.

SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential ☒ or Non-Residential ☐

Fee Simple ☒ or Ground Rent ☐

Amount: N/A

Partial Conveyance? ☐ Yes ☒ No

Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7

Transferred From

Doc. 1 – Grantor(s) Name(s)

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)

8

Transferred To

Doc. 1 – Grantee(s) Name(s)

Doc. 2 – Grantee(s) Name(s)

New Owner's (Grantee) Mailing Address

9

Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)

Doc. 2 – Additional Names to be Indexed (Optional)

10

Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Matthew Gontarek

Firm: First Title & Escrow, Inc.

Address: 15 W. Gude Drive, Suite 400

Rockville, MD 20850

Phone: ()

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

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Assessment Information

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

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

20

20

Geo.

Map

Sub

Block

Land

Zoning

Grid

Plat

Lot

Buildings

Use

Parcel

Section

Occ. Cd.

Total

Town Cd.

Ex. St.

Ex. Cd.

REMARKS:

Distribution:

☐ Clerk's Office

☐ Office of Finance

☐ SDAT

☐ Preparer

AOC-CC-300 (5/2007)

T-169843-18

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: MARGOLIS
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
=====

| | |
|-----------|-------|
| SubTotal: | 60.00 |
|-----------|-------|

=====

| | |
|--------|--------|
| Total: | 180.00 |
|--------|--------|

08/01/2018 12:48
CC15-KM
#10760623 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