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 0 1 2018

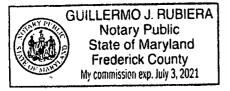
SEXEMPH RECORDATION TAX PAID
SEXEMPH TRANSFER TAX PAID

70 Kw

In Witness Whereof, G	rantor has caused this Deed to be properly executed and sealed the day
and year first above written.	Todd M/Margolis (SEAL)
	Socorro Reyes (SEAL)
STATE OF MARYLAND	\approx
COLINITY OF MONITCOMEDY)

I hereby certify that on this 25th day of July, 2018, before me, the subscriber, a Notary Public of the State and Courty aforesaid, personally appeared Todd M. Margolis and Socorro Reyes, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Notary Public

My Commission Expires:

7/3/2,

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney

AFTER RECORDING, PLEASE RETURN TO: First Title & Escrow, Inc. 15 W. Gude Drive Suite 400 Rockville, MD 20850 BOOK: 56397 PAGE: 64

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

Date available 08/06/2018. 56354. MSA 0065. 56397. BHM Records) (Land F COUNTY CIRCUIT COURT MONTGOMERY

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 -

Montpomery

County/CC06.02.06 -

Register 06



DOCUMENT VALIDATION PAGE

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BARBARA H. MEIKLEJOHN

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