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11-17-75 PAID BY 456 CLK. CT. H. C. MDC - ECK

LIBER 4664 FOLIO 825

CLERK'S OFFICE
MONTG. CO., MD.

EASEMENT AND RIGHT OF WAY 1975 JUL 17 AM 10:03

This Easement and Right of Way made this 30th day of June, 1975, by and between THOMAS D. RIXEY and JOAN R. RIXEY, his wife, parties of the first part, and THOMAS YANO and KATHERINE YANO, his wife, parties of the second part, witnesseth:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, said parties of the first part do hereby grant and convey to the parties of the second part for the mutual and common use and benefit of the parties of the first and second parts, their respective heirs and assigns, a private access right of way for ingress and egress to and from Burdette Road, and easement within said right of way for the installation, construction and maintenance of utility lines, which easement and right of way is more particularly described as follows:

All that piece or parcel of land situate, lying and being in Montgomery County, Maryland, being a part of the land conveyed by George F. Rixey and Leisle Y. Rixey by deed dated November 29, 1962, and recorded among the Land Records of Montgomery County, Maryland in Liber 3038, folio 298, and being more particularly described as follows:

Beginning for the same at a point on the 4th line of the aforesaid conveyance, 27.14 feet from the beginning of said 4th line, said point of beginning further being on the east side of Burdette Road, then leaving the said 4th line and running to cross and include a part of the aforesaid conveyance

1. South 58°02'30" East, 171.86 feet to a point, then binding with a curve to the right, a part of said curve binding with the 3rd line of a conveyance from Thomas D. and Joan R. Rixey to Thomas and Katherine Yano by deed dated August 18, 1965, and recorded among the aforesaid Land Records in Liber 3410 at Folio 325, said curve having an
2. Arc length of 213.89 feet, a radius of 180.00 feet, chord bearing and length of South 23°59'59" East, 201.53 feet to a point at the end of the 3rd line of the aforesaid conveyance recorded in Liber 3410 at Folio 325, then running
3. North 79°57'28" West, 25.00 feet to a point, then binding with a curve to the left having an
4. Arc length of 184.18 feet, radius of 155.00 feet, chord bearing and length of North 23°59'59" West, 173.54 feet to a point, then running
5. North 58°02'30" West, 171.86 feet to intersect a point on the 4th line of the aforesaid conveyance recorded in Liber 3038 at Folio 298, said point further being on the east side of Burdette Road, then running along the east side of said road
6. North 31°57'30" East, 25.00 feet to the point of beginning. Containing a computed area of 9,272 square feet.

The aforesaid easement and right of way shall become, and be, automatically

extinguished at such time as said land is dedicated to public use as a street.

WITNESS the hands and seals of the parties of the first part.

Witness:

James Michael Cox
James Michael Cox, as to both

Thomas D. Rixey (SEAL)
Thomas D. Rixey

Joan R. Rixey (SEAL)
Joan R. Rixey

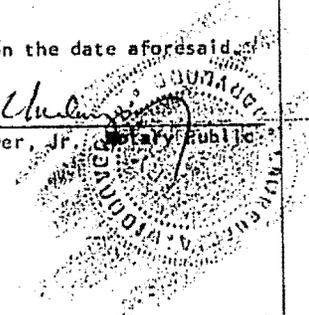
STATE OF MARYLAND

COUNTY OF MONTGOMERY, ss:

I HEREBY CERTIFY that on this 30th day of June, 1975, before the subscriber, a Notary Public in and for the above jurisdiction, personally appeared Thomas D. Rixey and Joan R. Rixey, his wife, satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF I have affixed my official seal on the date aforesaid.

Lawrence A. Widmayer, Jr.
Lawrence A. Widmayer, Jr. Notary Public



We hereby consent:

THE HOLTON-ARMS SCHOOL

By John Hamilton
John Hamilton
Director