

## SUBSTITUTE TRUSTEES' DEED

THIS DEED, made this 19th day of June, 1992, between JOHN C. HANRAHAN and DONNA E. VAN SCOY, Substitute Trustees, as hereinafter described, parties of the first part, and TORCATO J. ROMANO, party of the second part.

WHEREAS, pursuant to the power of sale contained in a certain Deed of Trust dated September 19, 1983 and recorded among the Land Records of Montgomery County, Maryland, in Liber 6196 folio 246, as more particularly hereinafter described, a default having occurred therein, and pursuant to foreclosure proceedings filed in the Circuit Court of Montgomery County, Maryland, entitled John C. Hanrahan and Donna E. Van Scoy, Substitute Trustees, Plaintiffs vs. Clarksburg Land Company Limited Partnership, Defendant (see Civil Action No. 86276); said JOHN C. HANRAHAN and DONNA E. VAN SCOY, Substituted Trustees, pursuant to a Deed of Appointment of Substitute Trustees dated November 21, 1991, recorded among the Land Records of Montgomery County, Maryland, in Liber 10058 folio 856 did on March 4, 1992 sell unto TORCATO J. ROMANO, as sole owner, for the sum of One Hundred Twenty-Five Thousand and 00/100ths Dollars (\$125,000.00) the premises conveyed under said Deed of Trust herein before mentioned being part of a tract of land situated in the Clarksburg District, Montgomery County, Maryland, the same being more specifically described as follows:

BEGINNING for the same at the end of the 1st line of a deed from Paul Burner and Nevan Burner to Ellis W. Smith and Lucy M. Smith dated September 18, 1946 in Liber 1041, at folio 107, thence, N. 14 degrees 23' 20" E. 762.55 feet to a point, thence N. 05 degrees 17' 05" E. 497.39 feet to a point on the west side of Route 70S, thence with said right of way S. 25 degrees 10" E. 377.04 feet to a point, thence with a curve to the left having a radius of 11,559.16 feet for an arc distance of 151.31 feet/schord S. 25 degrees 32' 30" E. 151.31 feet to a point, thence still with a curve to the left having a radius of 5,629.58 feet forman arc distance of 669.17 feet (chord S. 29 degrees 12' 18 E. 668.8W feet) to intersect north edge of Comus Road right of way, theree with said Comus Road right of way S. 77 degrees 39' W. 805.47 feet to the beginning. Containing 9.6142 acres.

WHEREAS, the aforesaid sale has been duly reported to and ratified and confirmed by the Circuit Court for Montgomery County, Maryland, and the purchase money aforesaid has been fully paid and satisfied to the Substitute Trustees, said Substitute Trustees are now authorized by said Decree to execute these presents.

**AFTER RECORDING RETURN TO:** GINGELL & JENKINS Suite 506. Wheaton Plaza South 11160 Veirs Mill Road Wer Spring. Maryland 20902

Property I.D.# 2-1-23661 Grantors Address: Gimmel, Weiman, Ersek & Blomberg, P.A., 4 Professional Dr., #145 Gaithersburg, MD 20879 Grantees Address: 4 Old Bonifant Rd., Silver Spring, MD 20904 Title Insurer: TRW Title Insurance Co.

of New York

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Exhibit 5

OZAH Case No: CU 25-06

NOW THIS DEED WITNESSETH, that the said JOHN C. HANRAHAN and DONNA E. VAN SCOY, Substitute Trustees, as aforesaid, for and in consideration of the premises, and the sum of One Hundred Twenty-Five Thousand and 00/100ths Dollars (\$125,000.00) current money, to them in hand paid by the said TORCATO J. ROMANO at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, do grant unto the said TORCATO J. ROMANO, his heirs, successors and assigns, all the aforesaid property hereinbefore described, with its appurtenances and all the right, title, interest and estate of the parties to the aforesaid Decree, both at law and equity in and to the same.

TO HAVE AND TO HOLD the aforesaid fee simple property, with its appurtenances, unto the said TORCATO J. ROMANO, his heirs, successors and assigns, in fee simple, forever.

WITNESS the hand and seals of the said Substitute Trustees. TEST:

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STATE OF MARYLAND COUNTY OF MONTGOMERY

I HEREBY CERTIFY that on this 19th day of June, 1992, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John C. Hanrahan and Donna E. Van Scoy, Substitute Trustees, personally known to me, grantors herein, and they acknowledged the foregoing Deed to be their respective act.

AS WITNESS my hand and notarial seal.

DEC. 1 5 1992

Commission Expires:

7/17/94

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