

**RFM**

**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 chord 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 for an arc distance of 669.17 feet (chord S. 29 degrees 12' 18 E. 668.37 feet) to intersect north edge of Comus Road right of way, thence with said Comus Road right of way S. 77 degrees 39' W. 805.77 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.

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

**AFTER RECORDING RETURN TO:**  
**GINGELL & JENKINS**  
**Suite 506, Wheaton Plaza South**  
**11160 Veirs Mill Road**  
**Silver Spring, Maryland 20902**  
**920493**

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As shown on the attached statement of the  
Comptroller of the State of Maryland, County  
Md. by John A. Lee has been paid from the  
Finance Montgomery County, Md. The  
statement is for the purpose of providing  
recognition and is not evidence against  
further taxation even for prior periods, as  
does it constitute an admission of indebted-  
ness for the same.