

Montgomery County, MD  
Approved by MAP 08/27/2021  
Recording Tax Paid \$4,298.70  
CIP2 Paid \$0.00  
Transfer Tax Paid \$4,830.00

After recording, return to:

Maxwell A. Howell, Jr., Esquire  
Suite 550  
1101 Wootton Parkway  
Rockville, MD 20852  
Case No. RE-6517-21

Montgomery County Circuit Court  
IMP FD SURE \$40.00  
RECORDING FEE \$20.00  
TR TAX STATE \$2,415.00  
TOTAL \$2,475.00  
KAB CG Aug 27, 2021 03:54 pm

Parcel ID No. 05-00345752

Title Insurer: Old Republic National Title Insurance Company

DEED OF CONVEYANCE

THIS DEED is made and entered into this 20th day of August, 2021,  
by and between Emily F. Johnson, as surviving Tenant by the Entirety  
to Robert J. Johnson, Jr., who died on 07-16-2018, Grantor; and  
Samuel Crook (also known as Samuel L. Crook), and Ellen Lodwick,  
Grantees.

W I T N E S S E T H:

NOW THEREFORE, that for and in consideration of the sum of FOUR  
HUNDRED EIGHTY-THREE THOUSAND AND NO/100THS Dollars (\$483,000.00),  
receipt of which is hereby acknowledged, and which the Grantor states  
under the penalties of perjury as the actual consideration paid or  
to be paid, including the amount of any mortgage or deed of trust  
outstanding, the Grantor does hereby grant and convey unto the  
Grantees, in fee simple as Tenants by the Entirety, all of that  
property situate in Montgomery County, Maryland, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 10 PIPING ROCK DRIVE, SILVER SPRING, MD 20905

BEING the same property conveyed by Deed recorded among the said Land  
Records in Liber 9355 at Folio 743.

SUBJECT to covenants, easements and restrictions of record. TO  
HAVE AND TO HOLD said land and premises above described or mentioned  
and hereby intended to be conveyed, together with the buildings and  
improvements thereupon erected, made or being, and all and every  
title, right, privileges, appurtenances and advantages thereunto  
belonging, or in anywise appertaining unto and for the proper use  
only, benefit and behoof forever to the Grantees in fee simple.

AND the Grantor does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as may be requisite.

WITNESS the Grantor's hand and seal on the day and year first herein before written.

  
\_\_\_\_\_  
EMILY F. JOHNSON

STATE OF Maryland

COUNTY OF Montgomery

SS:

On this 18<sup>th</sup> day of August, 2021, before me the undersigned officer, personally appeared EMILY F. JOHNSON, personally known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and

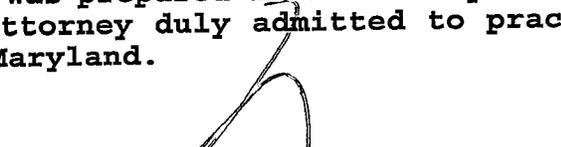
(SEAL)

  
\_\_\_\_\_  
Notary Public



My commission expires:

I certify that this instrument was prepared under the supervision of Maxwell A. Howell, Jr., an attorney duly admitted to practice before the Court of Appeals of Maryland.

  
\_\_\_\_\_  
Maxwell A. Howell, Jr., Esq.

Grantor's Address: 609 Witmer Rd. YORK, PA. 17402

Grantees' Address: 8 PIPING ROCK DRIVE, SILVER SPRING, MD 20905

**EXHIBIT "A"**  
**Property Description**

**Property Address: 10 Piping Rock Drive, Silver Spring, MD 20905**

All of Lot Numbered Three (3) and part of lot numbered Four (4), in Block Numbered Seven (7), in the subdivision known as "Old Salem Village," as per plat of said subdivision recorded in Plat Book 23 at Plat 1460, one of the Land Records for Montgomery County, Maryland, said part of Lot 4 being more particularly described as follows:

Beginning for the same at a point on the Easterly side of Hyannis Drive, said point being at the division line between Lots 3 and 4, Block 7, aforesaid;

Running Thence (1) with the Easterly side of Hyannis Drive, North 49 degrees 25 minutes 00 seconds West 125.73 feet;

Thence (2) with the outlines of Lot 4, North 07 degrees 51 minutes 44 seconds West, 140.67 feet;

Thence (3) North 74 degrees 08 minutes 50 seconds East, 36.02 feet;

Thence (4) Leaving the outlines of Lot 4 to cross <sup>↑ and</sup> include a part of Lot 4, South 49 degrees 25 minutes 00 seconds East, 211.08 feet, to the common corner between Lots 2, 3, and 4;

Thence (5) with the division between Lots 3 and 4, South 40 degrees 35 minutes 00 seconds West, 123.32 feet, to the place of beginning.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2021

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor EMILY F. JOHNSON

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

10 PIPING ROCK DRIVE, SILVER SPRING, MD 20905

3. Reasons for Exemption

Resident Status [checked] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[unchecked] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence [unchecked] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 1.21 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

[Handwritten signature]

EMILY F. JOHNSON

Name

\*\*Date

8/18/2021

Signature

[Handwritten signature]

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

\*\*Date

Title

\*\* Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

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)

Space Reserved for Circuit Court Recording Validation

Form sections: 1 Type(s) of Instruments, 2 Conveyance Type Check Box, 3 Tax Exemptions, 4 Consideration and Tax Calculations, 5 Fees, 6 Description of Property, 7 Transferred From, 8 Transferred To, 9 Other Names to Be Indexed, 10 Contact/Mail Information, 11 Assessment Information, and a table for Assessment Use Only.

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MONTGOMERY COUNTY CIRCUIT COURT (Land Records) KAB 63895, p. 0394, MSA\_CE63\_63852. Date available 09/01/2021. Printed 08/22/2024.