

1387-1388

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THIS DEED

MADE THIS 14th day of MAY, 1993, by and between, LOUISE D. RUDY, Personal Representative of the Estate of Celeste Irene Buehler, who died testate on June 15, 1991 and for whom a petition of probate was filed opening the estate for administration on July 22, 1991 as Estate Number 081 07 91, Party of the first part, and PAUL VICKERS, single individual and LAURA M. PELLERZI, a single individual, as joint tenants with right of survivorship, parties of the second part:

WITNESSETH, that in consideration of the sum of ONE HUNDRED TWENTY-EIGHT THOUSAND DOLLARS (\$128,000.00), receipt of which is hereby acknowledged, the said party of the first part, in her capacity as Personal Representative of the Estate of Celeste Irene Buehler, does hereby grant and convey unto the parties of the second part, their heirs and assigns in fee simple all that property situate in Montgomery County, State of Maryland described as:

All of Lot numbered Two (2) and part of Lots numbered Four (4) and Five (5), Block numbered Seven (7), in the subdivision known as "OLD SALEM VILLAGE", as per plat thereof recorded in Plat Book 23, at Plat 1460, among the Land Records of Montgomery County, Maryland, said part of Lots numbered Four (4) and Five (5) described as follows:

Beginning for the same on the Southeasterly line of Lot 5, Block 7, said point being the common corner between Lots 1, 2 and 5, thence running with the division line between Lots 2 and 5, S.40 degrees 35' 00" W. 63.32 feet to the common corner between Lots 2, 4 and 5, thence running with the division between Lots 2 and 4, S 40 degrees 35'00" W. 36.68 feet to the common corner between Lots 2, 3, and 4, thence leaving the division line between lots 2 and 4 to cross and include a part of Lot 4, N. 49 degrees 25'00" W. 211.08 feet, thence running with the out line of Lot 4, N.74 degrees 08' 50" E. 44.01 feet to the division line between lots 4 and 5, thence running with the outlines of Lot 5, N. 74 08' 50" E. 75.99 feet, thence leaving the outline of Lot 5 to cross and include a part of Lot 5, S. 49 degrees 25'00" E. 144.74 feet to the place of beginning containing 17,791 square feet of land more or less.

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 and every title, right, privilege, appurtenance and advantage belonging, or in anywise appertaining unto and for the proper use only, benefit and behalf, forever, of said party of the second part in fee simple absolute.

BEING, the same property conveyed unto Celeste Irene Buehler now deceased by deed dated June 1, 1965 and recorded in June 14, 1965 Liber 3367 at folio 054 of the Land Records of Montgomery County, Maryland.

AND said party of the first part covenants, solely in her capacity as Personal Representative of the Estate of Celeste Irene Buehler, that the Estate of Celeste Irene Buehler will warrant specially the property hereby conveyed and that she, or such other person or persons appointed and serving as Personal Representative of said estate will execute such further assurances of said land as may be requisite or necessary.

IN TESTIMONY WHEREOF, the party of the first part in her capacity as Personal Representative of the Estate of Celeste Irene Buehler, has set her hand and seal the year and date first written above.

AGRICULTURE TRANSFER TAX IN THE AMOUNT OF \$ N/A SIGNATURE CH

Louise D. Rudy (Seal) LOUISE D. RUDY, Personal Representative of the Estate of Celeste Irene Buehler

RECEIVED FOR TRANSFER State Department of Assessments & Taxation for Montgomery County CH #18115

TRANS AMOUNT DEED 128000 563.20 STT TRANS AMOUNT DEED 98000 490.00 10.00 4.00 3.00 5.00

H. B. Sawe 11 / vickers

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 11384, p. 0589, MSA_CE63_11342, Date available 06/25/2005. Printed 08/22/2024.

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