

- Property:**
- a. Parcel A in Block Y, Indianola Drive, Derwood, Montgomery County, Maryland
Parcel Identification Number: 04-055-02239377
 - b. Parcel A in Block X, Monona Drive, Derwood, Montgomery County, Maryland
Parcel Identification Number: 04-055-02238577
 - c. Parcel D in Block U, Gold Ring Terrace, Derwood, Montgomery County, Maryland
Parcel Identification Number: 04-055-02239162
 - d. Parcel E in Block U, Gold Ring Terrace, Derwood, Montgomery County, Maryland
Parcel Identification Number: 04-055-02239173

IMP FD SURE	29.00
RECORDING FEE	20.00
TOTAL	49.00
Rest MORT	RCpt # 34088
LEK RC	DLK # 1288
Feb 02, 2010	02:40 PM

Title Insurer: None

WITHOUT BENEFIT OF TITLE SEARCH

GENERAL PARTNER DEED OF DISTRIBUTION

[No Consideration]

THIS **GENERAL PARTNER DEED OF DISTRIBUTION** (this "Deed") is made as of the 26th day of January, 2010, by and between **MAGRUDER CORPORATION**, a Maryland corporation, being the sole General Partner of **Metro II Associates Limited Partnership**, a dissolved Maryland limited partnership (the "Grantor"), having a mailing address in care of Magruder Corporation, 12165 Darnestown Road, Gaithersburg, Maryland 20878, and **THE DERWOOD STATION SOUTH HOMEOWNERS ASSOCIATION, INC.**, a Maryland corporation (the "Grantee"), having a mailing address in care of MTM Management Associates, Post Office Box 506, Damascus, Maryland 20872.

RECITALS

R.1. By Deed, dated August 5, 1983, and recorded August 14, 1983, among the Land Records of Montgomery County, Maryland (the "Land Records") in Liber 6152 at Folio 20, **Metro II Associates Limited Partnership**, a Maryland limited partnership ("Metro II"), became the owner of certain property located in Montgomery County, Maryland, part of which is hereinafter described (the "Property").

R.2. On or about September 12, 1988, Metro II filed its Certificate of Cancellation with the Maryland State Department of Assessments and Taxation, thereby dissolving its limited partnership. At the time of dissolution, Magruder Corporation was its sole general partner.

LAW OFFICES
LERCH, EARLY & BREWER
CHARTERED
SUITE 460
3 BETHESDA METRO CENTER
BETHESDA, MARYLAND 20814-5367

20
20
RC
920957.1
50304.001

FILED
LORETTA E. KNIGHT
CLERK'S OFFICE
MONTGOMERY CO. MD
2010 FEB -2 PM 2:41

PLEASE RETURN TO:
Lerch, Early & Brewer Chartered
3 Bethesda Metro, Suite 460
Bethesda, MD 20814-5367
Attn: Judith A. Hill, Paralegal

R.3. Pursuant to Section 10-803 of the Corporations and Association Article of the *Annotated Code of Maryland*, the aforesaid general partner, being the sole general partner of Metro II at the time of its dissolution, may dispose and convey the property vested in the limited partnership following its dissolution. Accordingly, the aforesaid general partner is empowered and obligated to wind-up the affairs of Metro II, including, but not limited to, distribution of the Property.

R-4. By this Deed, the Grantor intends to distribute to the Grantee all of the Grantor's right, title and interest in the Property.

NOW THEREFORE, WITNESSETH, that in consideration of **NO CONSIDERATION**, the Grantor does grant and convey unto the Grantee, its successors and assigns, in fee simple, all of the Grantor's right, title and interest in the following property located in the County of Montgomery, State of Maryland, and as more fully described on *Schedule A* attached hereto and incorporated herein by this reference;

SUBJECT TO covenants and restrictions of record;

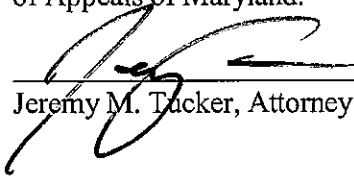
TOGETHER WITH all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto;

TO HAVE AND TO HOLD the same unto and to the use of the Grantee, its successors and assigns, in fee simple, forever;

AND, the undersigned hereby certifies under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee is in the amount of \$-0-.

**[Signature Appears on Following Page;
Remainder of this Page Intentionally Blank]**

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Jeremy M. Tucker, Attorney

AFTER RECORDATION, PLEASE RETURN TO:

Judith A. Hill, Paralegal
Lerch, Early & Brewer, Chartered
3 Bethesda Metro Center, Suite 380
Bethesda, Maryland 20814
301-986-1300
[File No. 50304.001\JMT]

SCHEDULE A

LEGAL DESCRIPTION

Parcel lettered "A" in Block lettered "Y", in the subdivision known as "**Plat 34, Derwood Station**" as per plat thereof recorded in Plat Book 119 at Plat 13982 among the Land Records of Montgomery County, Maryland.

Property: Parcel A in Block Y, Indianola Drive, Derwood,
Montgomery County, Maryland
Parcel Identification Number: 04-055-02239377

Parcel lettered "A" in Block lettered "X", in the subdivision known as "**Plat 28, Derwood Station**" as per plat thereof recorded in Plat Book 118 at Plat 13978 among the Land Records of Montgomery County, Maryland.

Property: Parcel A in Block X, Monona Drive, Derwood,
Montgomery County, Maryland
Parcel Identification Number: 04-055-02238577

Parcels lettered "D" and "E" in Block lettered "U", in the subdivision known as "**Plat 33, Derwood Station**" as per plat thereof recorded in Plat Book 119 at Plat 13981 among the Land Records of Montgomery County, Maryland.

Property: Parcel D in Block U, Gold Ring Terrace, Derwood,
Montgomery County, Maryland
Parcel Identification Number: 04-055-02239162

Parcel E in Block U, Gold Ring Terrace, Derwood,
Montgomery County, Maryland
Parcel Identification Number: 04-055-02239173

Parcel Identification Numbers: A-Y: 04-055-02239377, A-X: 04-055-02238577,
D-U: 04-055-02239162 and E-U: 04-055-02239173

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

Based on the certification below, the Transferor claims exemption from the tax withholding requirements of §10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. 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
Magruder Corporation, a Maryland corporation, being the sole General Partner of Metro II Associates Limited Partnership, a dissolved Maryland limited partnership

2. Reason for Exemption

Resident Status I, Transferor, am a resident of the State of Maryland.
 Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General A Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

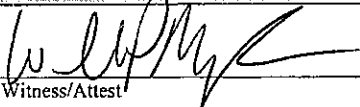
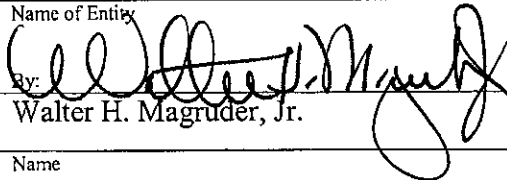
Principal Residence Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

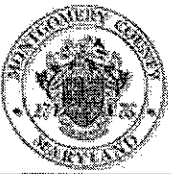
Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness	Name
	Signature

3b. Entity Transferors

Witness/Attest 	Marguder Corporation, a Maryland corporation
	Name of Entity
	By:  Walter H. Magruder, Jr.
	Name President Title



38786

386

Certified By: Tyner, Mary

State of Maryland Land Instrument Intake Sheet

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

Tyner

Approved on: 2/2/2010 11:34:30 AM

1. Type(s) of Instruments	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other
	<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Other
2. Conveyance Type	<input type="checkbox"/> Arms Length	<input checked="" type="checkbox"/> Not Arms Length	Multiple Accounts
	<input checked="" type="checkbox"/> Not a farm	<input type="checkbox"/> Farm within five years	
3. Tax Exemption (if Applicable) Cite or Explain Authority	Recordation	General Partner Deed of Distribution pursuant to Section 10-803.	
	State Transfer	General Partner Deed of Distribution pursuant to Section 10-803.	
	County Transfer	General Partner Deed of Distribution pursuant to Section 10-803.	
4. Consideration and Tax Calculation	Consideration Amount:		Finance Office Use Only:
	Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration \$0.00
	Any New Mortgage	\$ 0.00	X(0)% \$0.00
	Balance of Existing Mortgage	\$ 0.00	Less Exemption Amount)
	Other 1	\$ 0.00	Total Transfer Tax \$0.00
	Other 2	\$ 0.00	Recordation Tax Consideration \$0.00
	Full Cash Value	\$	X(0) per \$500.00 \$0.00
		TOTAL DUE \$0.00	
5. Fees	Amount of Fees:		
		Doc.1	Doc.2
	Recording Charge	\$ 20.00	\$ 0.00
	Surcharge	\$ 20.00	\$ 0.00
	State Recordation Tax	\$ 0.00	\$ 0.00
	County Transfer Tax	\$ 0.00	\$ 0.00
	State Transfer Tax	\$ 0.00	\$ 0.00
Other 1	\$ 0.00	\$ 0.00	
Other 2	\$ 0.00	\$ 0.00	
6. Description of Property SDAT requires submission of all application information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i)	District	04	Property Tax ID No.(1)
		02239377	Grantor Liber/Folio
	Map	GS41	Parcel No.
			06152/0020
	Subdivision Name	055-PAR A DERWOOD STATION	Lot (3a)
		Parcel A	Block (3b)
	Sect/AR (3c)		Plat Ref
			SqFt/Acreage(4)
			68,302
		Location/Address of Property being Conveyed(2)	
	INDIANOLA DR, , MD		
	Other Property Identifiers (if applicable)		
	04-055-02238577, 04-055-02239162, 04-055-02239173		
	Residential <input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/>	Fee Simple <input type="checkbox"/> Ground Rent <input type="checkbox"/> None <input type="checkbox"/>	Water Meter Account Number
	Amount \$ 0.00		
	Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	If Partial Conveyance, List Improvements Conveyed:		
	Discription/Amount of SqFt/Acreage Transferred:		
7. Transferred From	Doc.1 - Grantor(s) Name(s)		Doc.2 - Grantor(s) Name(s)
	Magruder Corporation, the sole General Partner of Metro II Associates Limited Partnership		
	Doc.1 - Owner(s) of Record, if Different from Grantor(s)		Doc.2 - Owner(s) of Record, if Different from Grantor(s)
8. Transferred To	Doc.1 - Grantee(s) Name(s)		Doc.2 - Grantee(s) Name(s)
	The Derwood Station South Homeowners Association, Inc.		
	New Owner's (Grantee/Grantor's (for Deed of Trust)) Mailing Address		
	c/o MTM Management Associates, Post Office Box 506, Damascus, Maryland 20872		
9. Other Names to be Indexed	Doc.1 - Additional Names to be Indexed (Optional)		Doc.2 - Additional Names to be Indexed (Optional)
10. Contact/Mail Information	Instrument Submitted By or Contact Person		
	Name :	Judith Hill	
	Firm :	Lerch, Early & Brewer, Chartered	
	Address :	3 Bethesda Metro Center Suite 460 Bethesda, MD - 20814	
	Telephone :	301-657-0158	
	Hold for Pick up <input type="checkbox"/> Return to Address Provided <input type="checkbox"/> Return to Contact Person <input checked="" type="checkbox"/>		
11. Assessment Information	IMPORTANT: both the Original Deed and a Photocopy must accompany each transfer		
	Will the property being conveyed be the grantee's/grantor's (for Deed of Trust) principal residence ?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Does transfer include personal property ?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If yes, identify:		
	Was property surveyed ? If yes, attach copy of survey (if recorded, no copy is required)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Remark: Metro II filed its Certificate of Cancellation with SDAT on 09/12/88. The property is free and clear of all mortgages, liens and deeds of trust.		
	Case Number or File Number: 50304.001		