



**Tax Account No.:** 11-01991498

**RESTRICTIVE COVENANT**

THIS RESTRICTIVE COVENANT (“**Covenant**”) is made this 5<sup>th</sup> day of April, 2018, by and between Stud Farm, LLC and its successors and assigns, as successor to Mr. Jeremy Duffie individually (the “**Covenantor**”) pursuant to that certain Residential Contract of Sale Agreement dated January 3, 2018 (hereafter the “**Agreement**”) and Balsamah Corporation, N.V., a Curacao company, and/or its attorney-in-fact Nozzoli Consulting, LLC, a Virginia limited liability company (“**Beneficiary**”) (Collectively the “**Parties**”).

**WITNESSETH:**

A. The Parties hereto are parties to the Agreement.

B. The Agreement provides that Beneficiary shall sell and Covenantor shall purchase 369.529 acres, gross tract area, of real property, more or less, as more specifically described on **Exhibit “A”** to this Covenant (the “**Subject Property**”), such real property being a portion of that 780.30 acre parcel of land situate and lying in Montgomery County, Maryland, described in that deed dated May 23, 1980 and recorded at Liber 5522, Folio 867 of the Land Records of Montgomery County, Maryland, by and between The Domestic and Foreign Missionary Society of the Protestant Episcopal Church in the U.S.A. and Malsama Corporation, N.V., and also described by quit claim deed dated July 9, 1981 and recorded among the Land Records of Montgomery County, Maryland in Liber 5731, folio 822 by and between Ruth McCormick Tankersley, by Rex L. Sturm, her attorney-in-fact, and Balsamah Corporation, N.V., formerly known as Malsama Corporation, N.V., such property being also known and designated as Parcel P579 on Montgomery County Tax Map DU13.

C. As used herein the term “**Affected Portion**” means only that portion of the Subject

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Property containing approximately eighty point seven six (80.76) acres, more or less, as further described on **Exhibit "B"** to this Covenant, together with all improvements thereon and all the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or in anywise appertaining thereto.

D. The Agreement provides, and the Covenantor acknowledges and agrees, that the Covenantor, its heirs, successors and assigns, shall be bound by certain Covenants affecting the Affected Portion and running with the land to the benefit of Beneficiary.

E. The Agreement provides, and the Covenantor acknowledges and agrees, that these Covenants are for the purpose of furthering the Beneficiary's desire to protect and promote the privacy and peaceful enjoyment of the owners and residents of Lots numbered 1 through 8 as more particularly described on Subdivision Record Plat Nos. 25048 and 25050 recorded among the Land Records of Montgomery County, Maryland (herein the "**Lots**").

F. The Parties have agreed to record this Covenant to memorialize those terms of their Agreement referenced herein to run with and bind the Subject Property in perpetuity.

G. The Parties agreed and the Covenantor acknowledges the deed shall specifically state the Covenantor takes title to the Subject Property, subject to these covenants.

**NOW, THEREFORE**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Covenantor does hereby covenant, agree and warrant unto the Beneficiary, its designees, successors and assigns, as follows:

1. The foregoing recitals are incorporated herein as a substantive part hereof.
2. The Covenants herein shall affect only the Affected Portion.
3. Covenantor covenants and agrees to provide a witnessed and notarized signature

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within a reasonable amount of time from Beneficiary request to grant customary utility easement(s) and utility rights of ways necessary for the Greentree Farm 24 lots development, including Potomac Edison Company and Verizon, provided however, that such utility easements and rights of way(s) may only be located within 20' (twenty feet) from the edge of the pavement of Peach Tree Road.

4. The Covenantor covenants and agrees that the Affected Portion shall remain in crop production including government crop production programs, provided compliance with such program does not include the keeping of livestock. No livestock other than horses shall be located on any part of the Affected Portion; no livestock including horses shall be located in "Livestock Free Zone #1" and "Livestock Free Zone #2" ("LSF Zones") as described and designated on Exhibit "A" and further described by metes and bounds on Exhibit "B".

5. No structure(s) of any kind shall be permitted to be constructed on the Affected Portion except as specifically permitted in this Section 5.

a. No more than one (1) principal residential dwelling ("**Principal Dwelling**"); and one (1) residential dwelling that is accessory to the principal dwelling (i.e., a farm labor housing unit and/or tenant dwelling, guest house, attached accessory apartment or detached accessory apartment) ("**Accessory Dwelling**"), may be constructed on the Affected Portion in accordance with the County zoning regulations.

b. The Principal Dwelling and Accessory Dwelling must be located only within the areas described and designated as "S1", "D1", "S2", "D2", and "D3" (hereinafter the "**D Areas**" or "**S Areas**", respectively) on Exhibit "B".

c. Driveways, yards, well, and septic facilities that serve the Principal Dwelling or Accessory Dwelling may be constructed/exist outside the "D Areas" and "S Areas" boundaries.

d. Accessory shed(s) or garage(s) shall be constructed only within the “D Areas” or “S Areas”, and only if the use of such accessory shed(s) or garage(s) is for the benefit of and accessory to the Principal Dwelling or Accessory Dwelling, respectively, and no greater in height than the Principal Dwelling. No accessory shed or garage may be constructed outside of the “D Areas” or “S Areas.”

e. No more than two (2) agricultural structures may be constructed on the Affected Portion, and shall be located only within the “S Areas”. No agricultural structures shall be constructed outside of the “S Areas.”

f. No structure constructed within the Affected Portion shall be greater than thirty (30) feet in height.

6. Covenantor covenants and agrees that it will not undertake any action or inaction which would unreasonably impede or disturb the construction, development and/or sales of the Lots.

7. Covenantor covenants and agrees that it will not undertake, or engage in any activity that would unreasonably, effectively and adversely affect and/or negatively impact the sale or value, or the quiet enjoyment, of the Lots.

8. Covenantor covenants and agrees that it will not store or dump any material or substance onto the Affected Portion which would unreasonably and adversely affect and/or negatively impact the sale or value, or the quiet enjoyment, of the Lots. Notwithstanding the foregoing; nothing in this Covenant is intended to preclude the Covenantor’s ability to use the Affected Portion as allowed by Section 4 herein, or to prevent the use of governmentally approved products from being applied to the Affected Portion in support of crop production.

9. The grants, covenants, terms, provisions, conditions and warranties herein made by

the Covenantor shall run with the land and Subject Property and shall apply to, and bind the heirs, successors and assigns of the Covenantor.

10. Beneficiary is hereby authorized and permitted to cause this instrument to be recorded at any time preceding or simultaneously with the recordation of the Deed, without any further notice to Covenantor.

11. The covenants and warranties herein made by the Covenantor shall be binding upon Covenantor and upon Covenantor's heirs, successors, assigns, and personal representatives, and shall inure to the benefit of Beneficiary. As used herein the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. The Beneficiary, its designees, successors and assigns, shall not be liable to Covenantor or to any third-party for its failure, actual or perceived, to enforce any right or covenant as stated herein.

12. Only the Beneficiary shall have the right, but not the obligation, to enforce any of the foregoing covenants in a judicial action against any person or entity violating the covenants, including but not limited to an action for temporary or permanent injunction, declaratory judgment, order of specific performance, or for money damages.

[SIGNATURES ON FOLLOWING PAGE]

AS WITNESS the hand and seal of the Covenantor the day and year first above written.

WITNESS:

[Signature]

COVENANTOR:

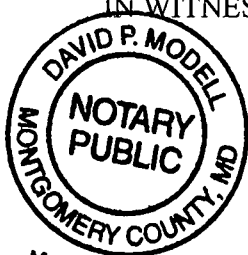
STUD FARM, LLC

[Signature] (SEAL)  
By: Jeremy Duffie

STATE OF Maryland, Montgomery COUNTY, to wit:

I HEREBY CERTIFY that on this 5<sup>th</sup> day of April, 2018, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Jeremy Duffie, personally well known to me (or satisfactorily proven) to be the President of the Covenantor, and that s/he, in such role and being authorized to do so, acknowledged the foregoing instrument to be the act and deed of the Covenantor for the purposes therein contained and executed the foregoing instrument freely and voluntarily for the purposes therein contained and delivered the same as such.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My comm. exp.  
Jan. 13, 2021

My Commission Expires: \_\_\_\_\_

[Signature]  
NOTARY PUBLIC

\_\_\_\_\_  
Printed Name

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 55898, p. 0360, MSA\_CE63\_55855. Date available 04/19/2018. Printed 06/07/2019.

ATTORNEY CERTIFICATE

THE UNDERSIGNED, a member of the Bar of the Court of Appeals of Maryland, hereby certifies that the foregoing instrument was prepared by, or under the supervision of, the undersigned.



\_\_\_\_\_  
Peter E. Ciferri, Esq.

Parcel Identifier: 11-01991498

Covenantor's Address: Stud Farm, LLC  
Attn: Mr. Jeremy Duffie  
57 Randolph Road, Suite 200  
Silver Spring, MD 20904

Beneficiary's Address: Balsamah Corporation, N.V. c/o  
Nozzoli Consulting, LLC  
4200 Wisconsin Avenue, NW  
Suite 106-180  
Washington, D.C. 20016

**After recording please return to:**

Stephen J. Orens, Esq.  
McMillan Metro, P.C.  
7811 Montrose Road, Suite 400  
Potomac, MD 20854  
(301)-251-1180

EXHIBIT "A"

THOMAS A. MADDOX  
PROFESSIONAL LAND SURVEYOR

Registered to Practice:

Maryland  
Virginia  
District of Columbia

8933 Shady Grove Court  
Gaithersburg, MD 20877  
(301) 984-5804  
(301) 330-0812  
FAX(301) 984-6865

Description for part of a tract of land described in a deed from the Foreign Missionary Society of the Protestant Episcopal Church in the U.S.A. and Ruth McCormick Tankersley to MALSAMA CORPORATION NV dated May 23, 1980 and recorded in Liber 5522 at Folio 867 among the land records of Montgomery County, Maryland and being more particularly described as follows:

Beginning for the same at end of the 16<sup>th</sup> line of the description contained in the abovementioned deed, said point lying in or near the center of Peachtree Road, thence with said center of Peachtree Road;

- 1) S 45° 19' 02" W for 149.84 feet; thence
- 2) 260.47 feet along the arc of a curve to the Left having a radius of 525.00 feet and a chord bearing and distance of S 31° 06' 13" W for 257.81 feet; thence
- 3) S 16° 53' 25" W for 136.17 feet; thence
- 4) 339.75 feet along the arc of a curve to the Right having a radius of 1588.14 feet and a chord bearing and distance of S 23° 01' 08" W 339.10 feet; thence
- 5) South 54° 08' 20" West for 48.82 feet to the west side of Peach Tree Road; thence
- 6) 90.06 feet along the arc of a curve to the Right having a radius of 1568.14 feet and a chord bearing and distance of S 32° 24' 34" W for 90.05 feet; thence
- 7) South 34° 03' 18" West for 970.20 feet; thence
- 8) 295.49 along the arc of a curve to the Left having a radius of 2794.97 feet and a chord bearing and distance of S 31° 01' 34" W for 295.36 feet; thence departing the west side of said Peachtree Road and running with the northerly or northeasterly outlines of Lots 5, 4 & 3 of GREENTREE FARMS as shown on Plat No. 25048 as recorded among the aforementioned land records.
- 9) North 49° 45' 54" West for 287.42 feet to a to a Rebar & cap set; thence
- 10) N 37° 46' 11" E for 316.41 feet to a to a Rebar & cap set; thence
- 11) N 07° 55' 52" W for 184.06 feet to a to a Rebar & cap set; thence
- 12) N 17° 01' 37" E for 277.34 feet to a to a Rebar & cap set; thence
- 13) N 61° 00' 47" W for 499.46 feet to a to a Rebar & cap set; thence
- 14) S 46° 39' 59" W for 725.92 feet to a to a Rebar & cap set; thence
- 15) N 49° 45' 54" W for 3576.55 feet to a to an iron pipe found; thence
- 16) N 10° 02' 40" E for 456.48 feet to a to an iron pipe found; thence



- 17) N 46° 48' 41" W for 584.40 feet to the center of the Beallsville - Barnesville Road, MD Route109, passing over an iron pipe found on line 22.73 feet from the end thereof; thence with the center of the road
- 18) N 10° 07' 24" E for 101.58 feet; thence Beallsville - Barnesville Road, MD Route109
- 19) 134.25 feet along the arc of a curve to the Right having a radius of 210.00 feet and a chord bearing and distance of N 28° 26' 18" E for 131.98; thence
- 20) N 46° 45' 13" E for 288.88 feet ; thence
- 21) 132.71 feet along the arc of a curve to the Right having a radius of 1619.84 feet and a chord bearing and distance of N 49° 06' 02" E 132.67 feet; thence
- 22) 215.06 feet along the arc of a curve to the Left having a radius of 1162.87 feet and a chord bearing and distance of N 46° 08' 58" E for 214.75 feet; thence
- 23) N 40° 51' 06" E for 199.34; thence
- 24) 242.22 feet along the arc of a curve to the Right having a radius 1027.94 feet and a chord bearing and distance of N 47° 36' 08" E 241.66 feet; thence
- 25) N 54° 21' 10" E for 152.66 feet; thence
- 26) 607.59 feet along the arc of a curve to the Right having a radius of 1098.41 feet and a chord bearing and distance of N 70° 11' 57" E for 599.87 feet; thence
- 27) N 86° 02' 45" E for 86.58 feet; thence
- 28) 200.31 feet along the arc of a curve to the Left having a radius of 377.81 feet and a chord bearing and distance of N 70° 51' 26" E for 197.97 feet; thence
- 29) 443.57 feet along the arc of a curve to the Left having a radius of 1122.12 feet and a chord bearing and distance of N 44° 20' 39" E for 440.69 feet; thence
- 30) N 33° 01' 11" E for 184.47 feet; thence departing the center of said Beallsville - Barnesville Road, MD Route109; and running with the 42<sup>nd</sup> thru the 44<sup>th</sup> and part of the 45<sup>th</sup> lines of the aforementioned description
- 31) S 50° 17' 12" E for 2958.31 feet (passing over an iron pipe found 28.29 feet from the beginning of said line) to a to an iron pipe found; thence
- 32) S 54° 17' 13" E for 476.30 feet to a to an iron pipe found; thence
- 33) S 49° 00' 51" E for 37.89 feet to a Stone found; thence
- 34) S 89° 47' 32" E for 384.05 feet to a to a rebar & ID cap set at the northwest corner of Lot 6 of GREENTREE FARMS as shown on Plat No. 25050 as recorded among the aforementioned land records, thence running with the southerly or southwesterly outlines of said Lot 6
- 35) S 09° 32' 16" W for 195.35 feet to a to a rebar & ID cap set; thence
- 36) S 77° 17' 35" E for 289.19 feet to a to a rebar & ID cap set; thence
- 37) S 18° 07' 37" E for 138.75 feet to a to a rebar & ID cap set ; thence
- 38) S 42° 33' 14" E for 142.60 feet to a to a rebar & ID cap set; thence

39) S 46° 59' 07" E for 290.88 feet to a to a rebar & ID cap set at the southernmost corner of Lot 6 also being the northwesterly right of way line of Peachtree Road per the street dedication shown on the aforementioned Plat No. 25050; thence

40) S 00° 43' 52" E for 49.50 feet to the center of Peachtree Road; thence with same

41) S 44° 16' 08" W for 652.51 feet; thence

42) S 44° 25' 36" W for 347.36 feet to the point of beginning containing a gross area of 369.529 acres of land more or less.

The net area (that area exclusive of the land lying in the bed of Beallsville – Barnesville Road, MD. RTE. 109 and Peach Tree Road) is 367.840 acres more or less.

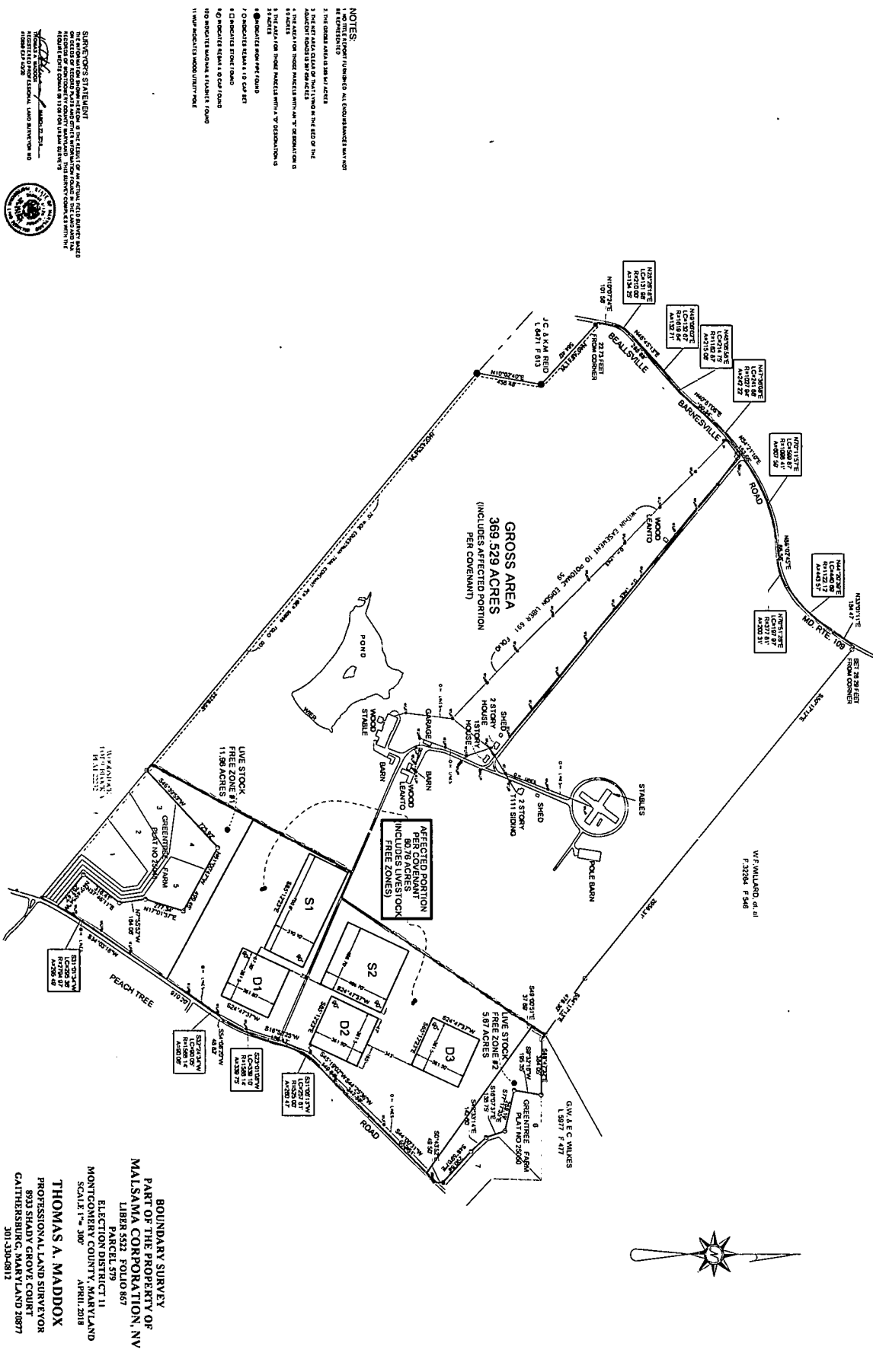
Surveyor's Certification

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description in compliance with requirements set forth in 09.13.06.08 of the COMAR Regulations.



Expires 04/03/2020





**NOTES:**  
 1) THE GROSS AREA IS 369.529 ACRES.  
 2) THE AFFECTED PORTION IS 80.79 ACRES.  
 3) THE LIVE STOCK FREE ZONES ARE 1,128 ACRES.  
 4) THE AFFECTED PORTION INCLUDES LIVESTOCK FREE ZONES.  
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 11) THE AFFECTED PORTION INCLUDES LIVESTOCK FREE ZONES.

**SURVEYOR'S STATEMENT:**  
 I, THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR, MONTGOMERY COUNTY, MARYLAND, HAVE CONDUCTED A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND HAVE FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEYED BOUNDARIES. THE SURVEY WAS CONDUCTED ON APRIL 11, 2018, AND THE RESULTS OF THE SURVEY ARE SET FORTH ON THESE PLATS.



BOUNDARY SURVEY  
 PART OF THE PROPERTY OF  
**MALISAVA CORPORATION, INC.**  
 LIBER 532 FOLIO 867  
 ELECTOR DISTRICT 11  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1"= 300'  
**THOMAS A. MADDOX**  
 PROFESSIONAL LAND SURVEYOR  
 8311 SHADY GROVE COURT  
 GAITHERSBURG, MARYLAND 20877  
 301-330-0812

EXHIBIT "B"

**THOMAS A. MADDOX**  
**PROFESSIONAL LAND SURVEYOR**

Registered to Practice:

Maryland  
 Virginia  
 District of Columbia

8933 Shady Grove Court  
 Gaithersburg, MD 20877  
 (301) 984-5804  
 (301) 330-0812  
 FAX(301) 984-6865

Description for part of a tract of land described in a deed from the Foreign Missionary Society of the Protestant Episcopal Church in the U.S.A. and Ruth McCormick Tankersley to MALSAMA CORPORATION NV dated May 23, 1980 and recorded in Liber 5522 at Folio 867 among the land records of Montgomery County, Maryland and being more particularly described as follows:

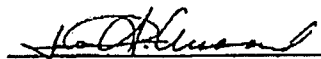
Beginning for the same at end of the 16<sup>th</sup> line of the description contained in the abovementioned deed, said point lying in or near the center of Peachtree Road, thence with said center of Peachtree Road;

- 1) S 45° 19' 02" W for 149.84 feet; thence
- 2) 260.47 feet along the arc of a curve to the Left having a radius of 525.00 feet and a chord bearing and distance of S 31° 06' 13" W for 257.81 feet; thence
- 3) S 16° 53' 25" W for 136.17 feet; thence
- 4) 339.75 feet along the arc of a curve to the Right having a radius of 1588.14 feet and a chord bearing and distance of S 23° 01' 08" W 339.10 feet; thence
- 5) South 54° 08' 20" West for 48.82 feet to the west side of Peach Tree Road; thence
- 6) 80.06 feet along the arc of a curve to the Right having a radius of 1568.14 feet and a chord bearing and distance of S 32° 24' 34" W for 90.05 feet; thence
- 7) South 34° 03' 18" West for 970.20 feet; thence
- 8) 295.49 along the arc of a curve to the Left having a radius of 2794.97 feet and a chord bearing and distance of S 31° 01' 34" W for 285.36 feet; thence departing the west side of said Peachtree Road and running with the northerly or northeasterly outlines of Lots 5, 4 & 3 of GREENTREE FARMS as shown on Plat No. 25048 as recorded among the aforementioned land records.
- 9) North 49° 45' 54" West for 287.42 feet to a to a Rebar & cap set; thence
- 10) N 37° 46' 11" E for 316.41 feet to a to a Rebar & cap set; thence
- 11) N 07° 55' 52" W for 184.06 feet to a to a Rebar & cap set; thence
- 12) N 17° 01' 37" E for 277.34 feet to a to a Rebar & cap set; thence
- 13) N 61° 00' 47" W for 499.46 feet to a to a Rebar & cap set; thence
- 14) S 46° 39' 59" W for 725.92 feet to a to a Rebar & cap set; thence
- 15) N 49° 45' 54" W For 55.00 feet; thence departing the outline and crossing the property described in Liber 5522 at Folio 867
- 16) N 27° 54' 41" E for 1584.65 feet; thence

- 17) S 66° 03' 20" E for 192.00 feet; thence
- 18) N 33° 12' 28" E for 1708.78 feet to Rebar and cap set; thence
- 19) S 49° 00' 51" E for 37.89 feet to a Stone found; thence
- 20) S 89° 47' 32" E for 384.05 feet to a to a rebar & ID cap set at the northwest corner of Lot 6 of GREENTREE FARMS as shown on Plat No. 25050 as recorded among the aforementioned land records, thence running with the southerly or southwesterly outlines of said Lot 6
- 21) S 09° 32' 16" W for 195.35 feet to a to a rebar & ID cap set; thence
- 22) S 77° 17' 35" E for 289.19 feet to a to a rebar & ID cap set; thence
- 23) S 18° 07' 37" E for 138.75 feet to a to a rebar & ID cap set ; thence
- 24) S 42° 33' 14" E for 142.60 feet to a to a rebar & ID cap set; thence
- 25) S 46° 59' 07" E for 290.88 feet to a to a rebar & ID cap set at the southernmost corner of Lot 6 also being the northwesterly right of way line of Peachtree Road per the street dedication shown on the aforementioned Plat No. 25050; thence
- 26) S 00° 43' 52" E for 49.50 feet to the center of Peachtree Road; thence with same
- 27) S 44° 16' 08" W for 652.51 feet; thence
- 28) S 44° 25' 36" W for 347.36 feet to the point of beginning containing a gross area of 80.76 acres of land more or less.

**Surveyor's Certification**

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description in compliance with requirements set forth in 09.13.06.08 of the COMAR Regulations.



Expires 04/03/2020



**THOMAS A. MADDOX**  
**PROFESSIONAL LAND SURVEYOR**

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Description for part of a tract of land described in a deed from the Foreign Missionary Society of the Protestant Episcopal Church in the U.S.A. and Ruth McCormick Tankersley to MALSAMA CORPORATION NV dated May 23, 1980 and recorded in Liber 6522 at Folio 867 among the land records of Montgomery County, Maryland, being further identified as a Live Stock Free Zone (LFZ #1) and intended as a buffer against Lots 1 - 6 of Greentree Farm as recorded at Plat 25048 among the land records of Montgomery County, Maryland and more particularly described as follows:

Beginning for the same at point on the 25<sup>th</sup> line of the description contained in the abovementioned deed and 1147.50 feet from the beginning thereof, said point also being the most westerly corner of Lot 3, thence running with the continuation of said 25<sup>th</sup> line

- 1) N 49° 45' 54" W for 55.00 feet; thence
- 2 N 27° 54' 41" E for 804.66 feet; thence
- 3) S 60° 59' 50" E for 1255.69 feet; thence
- 4) S 34° 03' 18" W for 818.09 feet; thence
- 5) 295.46 feet along the arc of a curve to the left having a radius of 2794.97 feet and a chord bearing and distance of S 31° 01' 34" W for 295.36 feet
- 6 N 49° 45' 54" W for 287.42 feet; thence
- 6 N 37° 46' 11" E for 318.41 feet; thence
- 7) N 07° 55' 52" W for 184.08 feet; thence
- 8 N 17° 01' 37" E for 277.34 feet; thence
- 9) N 61° 00' 47" W for 499.46 feet; thence
- 10) S 46° 39' 59" W for 725.92 feet to the point of beginning containing 11.96 acres of land more or less.

**Surveyor's Certification**

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description in compliance with requirements set forth in 09.13.06.08 of the COMAR Regulations.

*Thomas A. Maddox*

Expires 04/03/2020



**THOMAS A. MADDOX  
PROFESSIONAL LAND SURVEYOR**

Registered to Practice:

Maryland  
Virginia  
District of Columbia

8933 Shady Grove Court  
Gaithersburg, MD 20877  
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Beginning for the same at end of the 43<sup>rd</sup> line of the description contained in the abovementioned deed, and thence running with the 44<sup>th</sup> and part of the 45<sup>th</sup> lines thereof

- 1) S 49° 13' 06" E for 37.97 feet; thence
- 2) S 89° 47' 32" E for 384.05 feet to the northwestern most corner of the aforementioned Lot 6, thence with the outline thereof
- 3) S 09° 32' 16" W for 186.35 feet; thence
- 4) S 77° 17' 35" E for 289.19 feet; thence
- 5) S 18° 07' 37" E for 138.75 feet; thence
- 6) S 42° 33' 14" E for 142.80 feet; thence
- 7) S 46° 59' 07" E for 280.88 feet to a point on the right of way line of Peach Tree Road; thence with same
- 8) S 00° 43' 52" E for 49.50 feet; thence
- 9) S 44° 16' 08" W for 82.19 feet; thence departing said road and running so as to cross and include a part the first mentioned tract of land
- 10) N 53° 42' 50" W for 1254.20 feet; thence
- 11) N 33° 19' 19" E for 108.97 feet to the point of beginning containing 5.67 acres of land more or less.

**Surveyor's Certification**

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description in compliance with requirements set forth in 09.13.08.08 of the COMAR Regulations.



Expires 04/03/2020



**THOMAS A. MADDOX**  
**PROFESSIONAL LAND SURVEYOR**

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 Gaithersburg, MD 20877  
 (301) 984-8804  
 (301) 330-0812  
 FAX(301) 984-6865

Description for parts of a tract of land described in a deed from the Foreign Missionary Society of the Protestant Episcopal Church in the U.S.A. and Ruth McCormick Tankersley to MALSAMA CORPORATION NV dated May 23, 1980 and recorded in Liber 5522 at Folio 887 among the land records of Montgomery County, Maryland, being further identified as 5 potential building parcels lying in an open field just westerly of Peach Tree Road and being more particularly described as follows:

**PARCEL - D1**

Beginning for the same at point located  $N44^{\circ} 04' 42'' W$  - 123.78 feet from the end of the 21st line of the description contained in the abovementioned deed and thence running as follows:  
 $N 65^{\circ} 12' 23'' W$  - 381.50 feet, thence  
 $N 24^{\circ} 47' 37'' E$  - 381.50 feet, thence  
 $S 65^{\circ} 12' 23'' E$  - 381.50 feet, thence  
 $S 24^{\circ} 47' 37'' W$  - 381.50 feet to the point of beginning containing 3.00 acres of land more or less.

**PARCEL - D2**

Beginning for the same at point located  $S67^{\circ} 51' 48'' W$  - 168.69 feet from the end of the 17th line of the description contained in the abovementioned deed and thence running as follows:  
 $N 65^{\circ} 12' 23'' W$  - 381.50 feet, thence  
 $N 24^{\circ} 47' 37'' E$  - 381.50 feet, thence  
 $S 65^{\circ} 12' 23'' E$  - 381.50 feet, thence  
 $S 24^{\circ} 47' 37'' W$  - 381.50 feet to the point of beginning containing 3.00 acres of land more or less

**PARCEL - D3**

Beginning for the same at point located  $S00^{\circ} 30' 20'' E$  - 433.80 feet from the end of the 44th line of the description contained in the abovementioned deed and thence running as follows:  
 $N 65^{\circ} 12' 23'' W$  - 381.50 feet, thence  
 $N 24^{\circ} 47' 37'' E$  - 381.50 feet, thence  
 $S 65^{\circ} 12' 23'' E$  - 381.50 feet, thence  
 $S 24^{\circ} 47' 37'' W$  - 381.50 feet to the point of beginning containing 3.00 acres of land more or less

**PARCEL - S1**

Beginning for the same at point located  $N48^{\circ} 19' 05'' W$  - 586.03 feet from the end of the 21st line of the description contained in the abovementioned deed and thence running as follows:  
 $N 65^{\circ} 12' 23'' W$  - 700.00 feet, thence  
 $N 24^{\circ} 47' 37'' E$  - 310.10 feet, thence  
 $S 65^{\circ} 12' 23'' E$  - 700.00 feet, thence  
 $S 24^{\circ} 47' 37'' W$  - 310.10 feet to the point of beginning containing 5.00 acres of land more or less



**PARCEL - S2**

Beginning for the same at point located N44° 04' 42"W - 123.78 feet from the end of the 17th line of the description contained in the abovementioned deed and thence running as follows:

N 65° 12' 23" W - 486.70 feet, thence

N 24° 47' 37" E - 486.70 feet, thence

S 65° 12' 23" E - 486.70 feet, thence

S 24° 47' 37" W - 486.70 feet to the point of beginning containing 5.00 acres of land more or less

**Surveyor's Certification**

I hereby certify that I was in responsible charge over the preparation of this metes and bounds description in compliance with requirements set forth in 09.13.06.08 of the COMAR Regulations.



*Thomas Allen MacCormac*

Expires 04/03/2020

LR - Agreement  
 Recording Fee 75.00  
 Name: STUD FARM LLC  
 Ref:  
 LR - Agreement  
 Surcharge 40.00  
 =====  
 SubTotal: 115.00  
 =====  
 Total: 13,413.23  
 04/17/2018 10:19  
 CC15-06  
 #10188610 CC0602 -  
 Montgomery  
 County/CC06.02.06 -  
 Register 06



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**BARBARA H. MEIKLEJOHN**  
 Clerk of the Circuit Court for Montgomery County  
 50 Maryland Avenue  
 Rockville, Maryland 20850  
 Recording and Licensing  
 (240) 777-9470