

3545 508

THIS DEED made the 1st day of December, 1967, by and between LEVITT AND SONS, INCORPORATED, hereinafter called "Grantor", a New York corporation authorized to do business in the State of Maryland and successor by merger to Montpelier Estates, Inc., and MONTPELIER COMMUNITY ASSOCIATION, INC., a non-stock corporation of the State of Maryland, hereinafter called "Grantee".

WITNESSETH: That in consideration of the premises and the sum of TEN (\$10.00) DOLLARS to it in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Grantor does hereby grant and convey unto Grantee, its successors and assigns, ALL those certain lots, pieces, or parcels of land, together with all improvements thereon, situate, lying and being in Prince George's County, Maryland, and more particularly described as follows:

PARCEL I

Parcel "A", in Block 9, as shown on Subdivision Plat of "Montpelier Section 9", said plat duly recorded among the plat records of Prince George's County, Maryland, on July 14, 1966, in Plat Book W.W.W. 60, at Folio 81.

Containing 2.3050 acres.

BEING part of the premises conveyed to Second Montpelier Estates, Inc. by Christine B. L. Willcox and Arnold A. Willcox by Deed dated April 12, 1966 and recorded in the land records of Prince George's County, Maryland in Liber 3308 at Folio 254.

PARCEL II

Parcel "F", in Block 9, as shown on Subdivision Plat of "Montpelier Section 5", said plat duly recorded among the plat records of Prince George's County, Maryland, on February 24, 1966, in Plat Book W.W.W. 59, at Folio 23.

Containing 3.7986 acres.

BEING part of the premises conveyed to Montpelier Estates, Inc. by Christine B. L. Willcox and Arnold A. Willcox by a Deed dated October 8, 1965 and recorded in the land records of Prince George's County, Maryland

RECORDED  
W. WEAVERLY WEBB  
RECORDER & CLERK  
CIRCUIT COURT

DEC 15 12 28 PM '67

DEC-15-67 PAID 3 53 D.K.C.T.P.C.C.

UNRECORDED

7.00



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in Liber 3218 at Folio 193, as amended by Deed dated February 3, 1966 and recorded as aforesaid in Liber 3274 at Folio 629.

UNDER AND SUBJECT TO:

1. A certain Declaration of Covenants, Restrictions, Easements, Charges and Liens made by Montpelier Estates, Inc. on February 28, 1966 and recorded March 8, 1966 among the land records of Prince George's County, Maryland in Liber 3289, at Folio 145;

2. A certain Amendment to Declaration of Covenants, Restrictions, Easements, Charges and Liens made by Grantor on September 9, 1966 and recorded September 13, 1966 among the land records of Prince George's County, in Liber 3385 at Folio 541;

3. A certain Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens made by Grantor on September 29, 1967 and recorded October 5, 1967 among the land records of Prince George's County, Maryland in Liber 3517, at Folio 753;

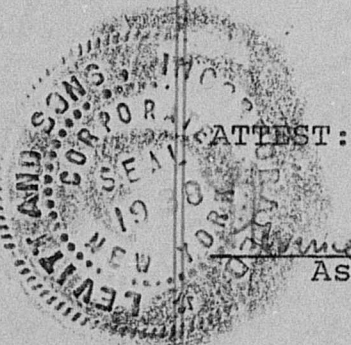
4. Easements, rights-of-way and agreements of record;

5. The applicable building and zoning ordinances of the governmental authority having jurisdiction over the above described property.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever, the said lots, pieces or parcels of land herein described, under and subject as aforesaid.

And the Grantor warrants specially the title to the said lots, pieces or parcels of land herein described.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed and its corporate seal to be hereto affixed.



*Samuel Goodman*  
Assistant Secretary

LEVITT AND SONS, INCORPORATED

BY

*Robert J. Levitt*  
Vice President



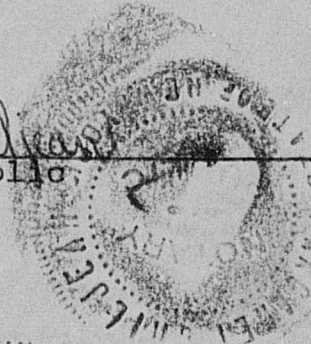
3545 510

STATE OF NEW YORK       )  
                              :   SS.:  
COUNTY OF NASSAU       )

On this, the 1st day of December, 1967, before me, the undersigned officer, personally appeared *Herbert Raver*, who acknowledged himself to be the Vice President of LEVITT AND SONS, INCORPORATED, a New York corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

*Margaret Chiljean*  
Notary Public

A circular notary seal for Margaret Chiljean, Notary Public, State of New York. The seal contains the text "NOTARY PUBLIC, State of New York" and "MARGARET CHILJEAN".

MARGARET CHILJEAN  
NOTARY PUBLIC, State of New York  
No. 41-0628765 - Queens County  
Certificate Filed in Nassau County  
Term Expires March 30, 1969



Taxes levied and on record  
as of this date

DEC 15 1967

*MB*

have been paid  
CHARLES E. CALLOWAY, TREAS.

47<sup>00</sup>

No Consideration

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DEED

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LEVITT AND SONS, INCORPORATED

TO

MONTPELIER COMMUNITY ASSOCIATION, INC

DATED: December 1, 1967

Recut 70%

WELSH AND LANCASTER  
208 HANBURY STREET

Received for record on the 15  
Day of Dec 1967  
No 3545 528  
LAND records  
of Prince Georges County Maryland

3545 511

70812811  
DEC 15 1967  
BY *MB* JCL/EX  
TRANSFER OFFICE