


47816 451

MONTGOMERY COUNTY, MD
APPROVED BY 
OCT 8 - 2013

DEED OF DONATION

KNOWN ALL BY THESE PRESENT:

\$ 0- RECORDATION TAX PAID
\$ 0- TRANSFER TAX PAID

This deed, made this 11th day of October, 2012 by and between **KRISHNA NIROLA, SHYAM KARKI, HARI SHARMA, KAMAL PATHAK, MEENA GIRI, AND PREM SANRAULA**, Tenant in Common party(ies) and all of legal age herein referred to as the DONORS;

AND

Nepal Education And Cultural Center (NECC) a not-for-profit corporation duly organized and existing under and by virtue of the laws of the state of Maryland, Herein after referred to as the DONEE:

WITNESSETH

That the DONORS are the registered owners of two (2) parcels of land particularly described as follows

IMP FD SURE 40.00
RECORDING FEE 20.00
TOTAL 60.00
Rec# M007 Rcpt # 41062
LEK AV Blk # 3926
OCT 16, 2013 11:07 am


Parcel A

Beginning for the same at a point in the center of the Beallsville Road, Maryland Route 109, said point also being at the beginning of the first line of a description contained in a conveyance from Berley R. Pruitt and Delores B. Pruitt unto Berley R. Pruitt and Delores B. Pruitt, husband and wife, and Frederick O. Pruitt by Quit Claim Deed dated September 18, 1998 and recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, thence running with the first line of Parcel II of said conveyance and the center of the Beallsville Road as now surveyed; South 48°18'57" West - 16.87 feet to a point in the center of the center of the Beallsville Road, Maryland Route 109, thence leaving said road and running with the second line of Parcel II of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, as now surveyed;

1. North 62°59'56" West - 668.94 feet to an iron marker (wrench) found near an existing wire fence line, passing over a pipe found on line 27.90 feet from the beginning thereof, thence crossing to include part of Parcels I & II of said conveyance recorded in Liber 16297 at folio 52 among the land records of Montgomery County, Maryland, and with an existing wire fence line as now surveyed;
2. North 63°17'09" East - 584.61 feet to a point on the first line of Parcel I in a description contained in a conveyance from Berley R. Pruitt and Delores B. Pruitt unto Berley R. Pruitt and Delores B. Pruitt, husband and wife, and Frederick O. Pruitt by Quit Claim Deed dated September 18th, 1998 and recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, said point also being on west line of Lot 3 shown and described on a Subdivision Record Plat;
3. Entitled "Big Woods Acres" and recorded as Plat 7328 among the land records of Montgomery County, Maryland, thence with a portion of the westerly or North 08°47'40" West - 253.72 foot plat line, reversed, and running with a portion of the first line of Parcel I of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, as now surveyed;
4. South 08°47'40" East - 59.70 feet to an iron pipe found, said pipe being found at the southwest corner of Lot 3, also being the Northwest corner of Lot 5, as shown and described

FILED
LORETTA KNIGHT
CLERK'S OFFICE
MONTGOMERY CO. MD

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) LEK 47816, p. 0451, MSA_CE63_47773. Date available 10/21/2013. Printed 10/30/2014.
2013 OCT 16 AM 11:07
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under penalty of perjury this is a true gift deed
and no money is involved.


on a Subdivision, Record Plat entitled "Big Woods Acres" and recorded as Plat 17601 among the land records of Montgomery County, Maryland, thence with the remaining portion of the first line of Parcel I of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, as now surveyed;

5. South 08°51'03" East – 180.53 feet to a point in the center of an asphalt driveway, thence with the fifth sixth, and seventh lines of Parcel II of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, as now surveyed;
6. South 49°33'10" West – 99.74 feet to an iron pipe found, thence;
7. South 49°34'57" East- 27427 feet to a point in the center of the Beallsville Road, Maryland Route 109, passing over a pipe found on line 23.38 feet from the end thereof, thence with the center of said Beallsville Road;
8. South 49°33'57" West – 79.05 feet to the place of beginning containing 3.6445 acres of land as now surveyed and described by Maddox Engineers & Surveyors, Inc. in January of 2007, Job No. 88065.

Parcel B

Beginning for the same at an iron pipe found, said iron pipe being at the beginning of the first line of Parcel I in a description contained in a conveyance from Berley R. Pruitt and Delores B. Pruitt unto Berley R. Pruitt and Delores B. Pruitt, husband and wife, and Frederick O. Pruitt by Quit Claim Deed dated September 18, 1998 and recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, and said iron pipe also being Northwest corner of Lot 3 as shown and described on a Subdivision Record Plat entitled "Big Woods Acres" and recorded as Plat 7328 among the land records of Montgomery County, Maryland, thence with a portion of the westerly or North 08°47'40" West – 253.72 foot plat line, reversed, and running with a portion of the first line of Parcel I of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, as now surveyed;

1. South 08°47'40" East – 194.02 feet to a point, thence crossing to include part of Parcels I & II of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, and with an existing wire fence line as now surveyed;
2. South 63°17'09" West – 584.61 feet to an iron marker (wrench) found near an existing wire fence line, thence with a portion of the third line of Parcel II of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, and with an existing wire fence line as now surveyed;
3. North 16°24'48" West – 372.24 feet to a point, thence crossing to include part of Parcels I & II of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, as now surveyed;
4. North 51°24'07" East – 219.94 feet to a point at the beginning of the third line in a description contained in a conveyance from Frederick O. Pruitt unto Frederick O. Pruitt and Crystal B. Pruitt, his wife, by deed dated June 27, 1995 and recorded in Liber 13490 at Folio 245 among the land records of Montgomery County, Maryland, thence with the third line of said conveyance, as now surveyed;
5. North 51°24'07" East – 349.43 feet to a point on the sixth line of Parcel I of said conveyance recorded in Liber 16297 at Folio 52 among the land records of Montgomery County, Maryland, thence with the remaining portion of the sixth line of Parcel I as now surveyed;
6. South 30°39'10" East – 299.59 feet to the place of beginning containing 5.7455 acres of land as now surveyed and described by Maddox Engineers & Surveyors, Inc. in January of 2007, Job No. 88065.

- 6. South 30°39'10" East - 299.59 feet to the place of beginning containing 5.7455 acres of land as now surveyed and described by Maddox Engineers & Surveyors, Inc. in January of 2007, Job No. 88065.

BEING PART OF THE SAME PROPERTY described in **Liber 16297** at **folio 52** among the Land Records of Montgomery County, Maryland.

Tax I.D. #: 11-00917044 and 11-00917192
 Property Address: 20510 and 20520 Beallsville Road
 Beallsville, MD 20839-9115

That for the reason that the above parcels of land are needed by NECC, the herein DONEE, the DONORS have ceded and conveyed, and by these present do hereby cede and convey, by way of donation, the above mentioned parcels of land to the DONEE, to take effect upon the signing of this document.

IN WITNESS WHEREOF, the parties have signed this Document acknowledging the donation of this deed.

Signature of Parties:

 Association of Nepalis in the Americas

 Prem Sangraula

 Meena Giri

 Kamal Pathak

 Krishna Nirola

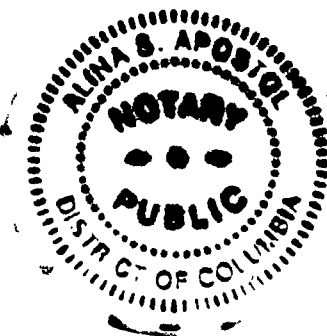
 Shyam Karki

 Hari Sharma

On this day of 10/10, 2012, before me, the undersigned officer, personally appeared Known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing the date of, and acknowledged that he/she/they have executed the same for the purpose therein contained.

Witness whereof, I have hereunto set my hand and official seal.

Notary Public A. Apostol
 My Comm. Exp.: JUNE 30, 2014



District of Columbia
 Subscribed and sworn to before me, in my presence, this 10th day of OCTOBER, 2012 by SANGRAULA PREM P
 Alina S. Apostol, Notary Public
 My Commission Expires on June 30, 2014
A. Apostol

- 6. South 30°39'10" East – 299.59 feet to the place of beginning containing 5.7455 acres of land as now surveyed and described by Maddox Engineers & Surveyors, Inc. in January of 2007, Job No. 88065.

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Signature of Parties:

 Association of Nepalis in the Americas

 Krishna Nirola

 Prem Sangraula

 Shyam Karki

Meena Giri
 Meena Giri

 Hari Sharma

 Kamal Pathak

On this day of October 12, 2012, before me, the undersigned officer, personally appeared Known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing the date of, and acknowledged that he/she/they have executed the same for the purpose therein contained.

Witness whereof, I have hereunto set my hand and official seal.

Notary Public *Beth Amay*
 My Comm. Exp.: *Feb 13, 2016*

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Beth A. May, Notary Public
 City of Lancaster, Lancaster County
 My Commission Expires Feb. 13, 2016
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Beth Amay, 12th of October, 2012

- 6. South 30°39'10" East – 299.59 feet to the place of beginning containing 5.7455 acres of land as now surveyed and described by Maddox Engineers & Surveyors, Inc. in January of 2007, Job No. 88065.

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IN WITNESS WHEREOF, the parties have signed this Document acknowledging the donation of this deed.

Signature of Parties:

 Association of Nepalis in the Americas

 Krishna Nirola

 Prem Sangraula

 Shyam Karki

 Meena Giri

 Hari Sharma

 Kamal Pathak
 Kamal Pathak

On this day of 10/19, 2012, before me, the undersigned officer, personally appeared Kamal Pathak Known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing the date of , and acknowledged that he/she/they have executed the same for the purpose therein contained.

Witness whereof, I have hereunto set my hand and official seal.

Notary Public Laura J. Noonan
 My Comm. Exp.: 1/3/14

LAURA J. NOONAN
 Notary Public, State of New York
 No. 01N05023077 Channing County
 Commission expires 1/3/14

- 6. South 30°39'10" East – 299.59 feet to the place of beginning containing 5.7455 acres of land as now surveyed and described by Maddox Engineers & Surveyors, Inc. in January of 2007, Job No. 88065.

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Beallsville, MD 20839-9115

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IN WITNESS WHEREOF, the parties have signed this Document acknowledging the donation of this deed.

Signature of Parties:

Association of Nepalis in the Americas

Krishna Nirola

Krishna Nirola

Prem Sangraula


Shyam Karki

Meena Giri

Hari Sharma

Kamal Pathak

On this day of ^{10th} October, 2012, before me, the undersigned officer, personally appeared Known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing the date of, and acknowledged that he/she/they have executed the same for the purpose therein contained.
Witness whereof, I have hereunto set my hand and official seal.

Notary Public *Joycelle C. Harris*
My Comm. Exp: 03-31-2017


BEING PART OF THE SAME PROPERTY described in **Liber 16297** at **folio 52** among the Land Records of Montgomery County, Maryland.

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IN WITNESS WHEREOF, the parties have signed this Document acknowledging the donation of this deed.

Signature of Parties:

Association of Nepalis in the Americas

Krishna Nirola

Prem Sangraula

Shyam D Karki

Shyam Karki

Meena Giri

Hari Sharma

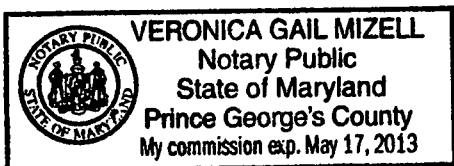
Kamal Pathak

On this 11th day of October, 2012, before me, the undersigned officer, personally appeared Shyam Karki known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing the date of October 11, 2012 and acknowledged that he/she/they have executed the same for the purpose therein contained.

Witness whereof, I have hereunto set my hand and official seal.

Notary Public *Veronica Gail Mizell*

My Commission Expires: May 17, 2013



6. South 30°39'10" East - 299.59 feet to the place of beginning containing 5.7455 acres of land as now surveyed and described by Maddox Engineers & Surveyors, Inc. in January of 2007, Job No. 88065.

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IN WITNESS WHEREOF, the parties have signed this Document acknowledging the donation of this deed.

Signature of Parties:

Association of Nepalis in the Americas

Krishna Nirola

Prem Sangraula

Shyam Karki

Meena Giri

[Handwritten Signature]

Hari Sharma

Kamal Pathak

[Handwritten Signature] 10/10/12
RHONDA L. FARRELL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA5010025
Qualified in Steuben County
My Commission Expires March 22, 2015

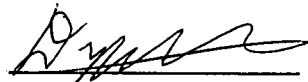
On this day of _____, 2012, before me, the undersigned officer, personally appeared Known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing the date of, and acknowledged that he/she/they have executed the same for the purpose therein contained.

Witness whereof, I have hereunto set my hand and official seal.

Notary Public
My Comm. Exp.:

ATTORNEY CERTIFICATION

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeal of Maryland



Dipò Akin-Deko Esq

MAIL TO:

Akin-Deko Professionals
919 Prince St
Alexandria VA 22314

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 Clerk Recording Validation

1 Type(s) of Instruments (Check Box if addendum Intake Form is Attached.)

X Deed of Trust Mortgage Lease Other

2 Conveyance Type Check Box

Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation State Transfer County Transfer

4 Consideration and Tax Calculations

Consideration Amount Purchase Price/Consideration \$ 0.00 Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees

Amount of Fees Doc. 1 Doc. 2 Recording Charge \$ Surcharge \$ State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$

6 Description of Property SDAT requires submission of all applicable 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 Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG 11-00917044 & 11-00917192 16297 / 52

7 Transferred From

Doc. 1 - Grantor(s) Name(s) Krishna Nirola, Shyam Karki, Hari Sharma, Kamal Pathak, Meena Giri, and Prem Sangraula

8 Transferred To

Doc. 1 - Grantee(s) Name(s) Nepal Education and Cultural Center (NECC)

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: Dipo Akin-Deko Firm Akin-Deko & Puig PLLC Address: 8730 Georgia Ave., Suite 306 Silver Spring, MD 20910 Phone: (888) 391-7772

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment Information Will the property being conveyed be the grantee's principal residence? Does transfer include personal property? Was property surveyed?

Assessment Use Only - Do Not Write Below This Line Terminal Verification Agricultural Verification Whole Part Tran. Process Verification Transfer Number Date Received: Deed Reference: Assigned Property No.:

REMARKS:

Space Reserved for County Validation

AT JAN 14 2013

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) LEK 47816, p. 0460, MSA_CE63_47773. Date available 10/21/2013. Date available 10/21/2013. Printed 10/30/2014.