

Real Estate File No.
140-27-18

THIS DEED

Made this 22ND day of December, 2004, by and between **PRINCE GEORGE'S COUNTY, MARYLAND**, a body corporate and politic, party of the first part, hereinafter referred to as the "Grantor" and **SWANSON ROAD, LLC**, a Maryland limited liability, party of the second part hereinafter referred to as the "Grantee".

WITNESSETH, that in consideration of One Million Dollars (\$1,000,000.00) and other valuable considerations, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey in fee simple unto the said Grantee, its heirs, successors and assigns, all that piece or parcel of ground, situate, lying and being in the Third (3rd) Election District of Prince George's County, State of Maryland, all of the same land which the said party of the first part, Prince George's County, Maryland, successor in interest to the Board of County Commissioners of Prince George's County, Maryland obtained from Featherstone Inc, by deed dated December 30, 1969, recorded among the land records of Prince George's County Maryland in Liber 3791 at Folio 613, and being described as follows, to wit:

All that piece or parcel of land situate lying and being in Prince George's County, Maryland, being the same land recorded on three separate record plats entitled (1) Section Two, Blocks 30 & 31, Part of Blocks 28, 29, 32, 33, & 35, Marlboro Meadows, recorded in Plat Book WWW 64 on Page 89; (2) Section Two, Blocks 25 & 26 and Part of Blocks 27, 28, 29, 32, 33, & 34 Marlboro Meadows recorded in Plat Book WWW 64 on page 90; (3) Section Two, Block 36 and Part of Blocks 27, 32, 33, 34, & 35, Marlboro Meadows, recorded in Plat Book WWW 64 on Page 91, excepting therefrom the school site shown as Parcel A containing 10.1782 acres. Being more particularly described as:

See attached Exhibit "A"

Containing 93.5978 acres more or less.

Tax Account No. 03-0230201

TOGETHER with the buildings and improvements there erected, made or being and all and every the right, alleys, ways, waters, privileges appurtenances, advantages to the same belonging or in any way appertaining.

SUBJECT TO all rights of way and easements of record.

AND the said Grantor covenants that it will warrant specially the property herein conveyed and that it will execute such further assurances of said land as may be requisite.

WITNESS its hand and seal.

ATTEST

PRINCE GEORGE'S COUNTY, MARYLAND

[Signature]
WITNESS

BY: Iris B. Boswell (SEAL)
Iris B. Boswell
Special Assistant to the County Executive

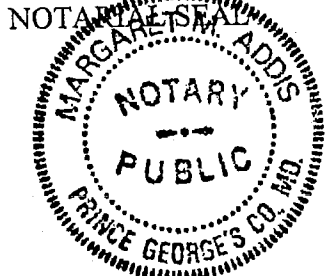
STATE OF MARYLAND :

SS

COUNTY OF PRINCE GEORGE'S :

I HEREBY CERTIFY that on this 22ND day of December, 2004, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Iris B. Boswell, Special Assistant to the County Executive for Prince George's County Maryland, being authorized to do so, and did acknowledge the foregoing deed to be her act.

Witness my hand and Notarial Seal this 22ND day of December, 2004.



[Signature]
Notary Public

Margaret M. Addis
Printed Name
My commission expires 1/1/2006

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney licensed to practice before the Court of Appeals of the State of Maryland.

[Signature]
MARGARET M. ADDIS
ASSOCIATE COUNTY ATTORNEY

Reviewed and Approval Recommended by:

Pamela H. Piper 1/1/06
Pamela H. Piper
Deputy Chief Administrative Officer for
Government Internal Support Services
Director, Office of Central Services