

SABV lbt

INDIVIDUAL DEED - Coady & Farley, Attorneys-At-Law, 400 Allegheny Avenue, Towson, MD 21204

THIS DEED, Made this 14 day of June in the year one thousand nine hundred and ninety four, by and between **MARTHA F. SYMINGTON**, by **THOMAS D. WASHBURNE**, her Attorney-in-Fact, of the State of Maryland, of the first part, Grantor, and **HENRY M. WRIGHT, JR.**, of Baltimore County, State of Maryland, of the second part, **WITNESSETH**: that in consideration of the sum of \$1,650,000.00, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto **HENRY M. WRIGHT, JR.**, his personal representatives and assigns, in fee simple, all those five lot(s) of ground situate in Baltimore County, in the State of Maryland, and more particularly described in Schedule A attached hereto and made a part hereof.

SEE ALSO, the General Power of Attorney, dated June 28, 1977, from Martha F. Symington to Thomas D. Washburne, recorded among the aforesaid Land Records in Liber No. 10529, folio 264.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said five described lots of ground and premises, unto and to the use of the said **HENRY M. WRIGHT, JR.**, his personal representatives and assigns, in fee simple.

AND the said Grantor covenants to warrant specially the property hereby granted and conveyed; and to execute such further assurances of said land as may be requisite.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of said Grantor.

WITNESS:

[Signature]

Martha F. Symington (SEAL)
MARTHA F. SYMINGTON

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

mf 6-15-94
PMS

SIGNATURE *mf* DATE *6-15-94*

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210.07.000

M. Snyder

By: *Thomas D. Washburne*
THOMAS D. WASHBURNE,
her Attorney-in-Fact

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that on this 14 day of June, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared THOMAS D. WASHBURNE, Attorney-in-Fact for MARTHA F. SYMINGTON, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

M. Snyder
Notary Public

**Notary's Seal
Here**

My commission expires: 12/1/94
MICHAEL L. SNYDER

This is to certify that the within instrument was prepared by or under the supervision of the undersigned; an Attorney duly admitted to practice before the Court of Appeals of Maryland.

M. Snyder
MICHAEL L. SNYDER, Attorney

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SCHEDULE A

BEGINNING FOR THE FIRST AND BEING all that 7.723 acre parcel of land more particularly described in Exhibit A attached hereto and made a part hereof.

BEING the same 7.723 acre parcel described in a Deed dated June 2, 1994, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 10561, folio 648, from Martha F. Symington to Martha F. Symington.

BEGINNING FOR THE SECOND AND BEING all that 19.239 acre parcel of land more particularly described in Exhibit B attached hereto and made a part hereof.

TOGETHER with the right to use in common with those entitled thereto, a 15 foot road or driveway leading to Seminary Avenue, the center line of which is described as follows:

BEGINNING for the same at the intersection of the center line of Seminary Avenue with the center line of said 15 foot road or driveway; thence leaving said place of beginning and binding along the center of said 15 foot road or driveway, the five following courses and distances, viz: north 10 degrees 25 minutes 38 seconds east 1445.69 feet, north 09 degrees 21 minutes 08 seconds east 61.81 feet, north 12 degrees 04 minutes 42 seconds west 51.19 feet north 38 degrees 13 minutes 42 seconds west 34.83 feet and north 45 degrees 50 minutes west 44 feet, more or less, to intersect the above described parcel.

BEING the same 19.239 acre parcel described in a Deed dated June 2, 1994, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 10561, folio 648, from Martha F. Symington to Martha F. Symington.

AND the Grantor does expressly grant unto the Grantee, its successors and assigns, for the purpose of supplying the land hereinbefore described in this Deed with water, an undivided one-third title to and interest in and right of user of the stream known as Zemelyn Falls, sometimes called Zemelyric Falls, and the waters thereof and all the riparian and aquatic rights connected therewith, so far as necessary for said purposes, but no further, and also all the water works, hydraulic, electric and other mechanical or physical exigencies now or heretofore exercised or employed for the purpose of accumulating a head of water and forcing it up to the parcel of land hereby conveyed and that parcel conveyed by the Safe Deposit and Trust Company as Trustee to William B. Hurst, by Deed dated January 30, 1912 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 389, folio 357, adjoining the parcel of land hereby conveyed on the east, and the parcel adjoining the parcel of land hereby conveyed on the west (including also the electric pump now installed on or near the margin of said stream and the right to repair or renew and use

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them, subject in all respects, to the same terms, provisions and conditions as to the said undivided one-third title and interest in the same and as to the use thereof as are set forth in an agreement between Lizzie Wollen Ober and husband and Safe Deposit and Trust Company, Trustee, as aforesaid, dated January 19, 1912, and recorded among the aforesaid Land Records in Liber W.P.C. No. 389, folio 351, as fully to all intents and purposes as if they were fully herein set forth, the same having been expressly reserved in the Deed from Safe Deposit and Trust Company, Trustee, to William B. Hurst, dated January 30, 1912, and recorded as aforesaid. It being the intention of the parties hereto that the said Grantee, its successors and assigns, shall hereby have, acquire and enjoy all and singular the water rights and all other rights and privileges granted in connection with the above described parcel in a deed from Safe Deposit and Trust Company, Trustee under the Will and Codicils of Rebecca Grace Ober, deceased, to Albert G. Ober, dated June 26, 1915 and recorded among the aforesaid Land Records in Liber W.P.C. NO. 449, folio 1, which undivided one-third interest was granted to the said Albert D. Graham, by Deed dated April 21, 1934 and recorded among the aforesaid Land Records in Liber C.W.B., Jr. No. 926, folio 579, from Charles G. Fenwick, unmarried.

BEGINNING FOR THE THIRD at a point located by the following courses and distances from the beginning of the land which by Deed dated April 21, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 926, folio 579, was conveyed by Charles G. Fenwick to Albert D. Graham, (1) north 11 degrees 30 minutes 00 seconds east 1517.13 feet on the first line of said deed, as now surveyed; and (2) north 83 degrees 12 minutes 00 seconds west 225.75 feet, running thence for lines of division the sixteen following courses and distances: (1) north 83 degrees 12 minutes 00 seconds west 157.51 feet, (2) north 74 degrees 59 minutes 10 seconds west 355.41 feet, (3) south 62 degrees 08 minutes 10 seconds west 142.52 feet, (4) north 78 degrees 17 minutes 10 seconds west 8.32 feet to the center line of a 12 foot road, with the use thereof in common with others entitled thereto, running thence and binding on the center line of the said 12 foot right of way, (5) north 08 degrees 33 minutes 40 seconds east 61.81 feet, (6) north 12 degrees 52 minutes 10 seconds west 51.19 feet and (7) north 39 degrees 01 minute 10 seconds west 34.83 feet, thence leaving the center line of the aforesaid 12 foot right of way, (8) north 75 degrees 12 minutes 50 seconds east 229.22 feet, (9) north 40 degrees 13 minutes 20 seconds east 142.45 feet, (10) north 38 degrees 33 minutes 50 seconds east 144.87 feet, (11) north 40 degrees 41 minutes 20 seconds east 165.62 feet, (12) north 75 degrees 31 minutes 30 seconds east 93.21 feet, (13) north 18 degrees 31 minutes 50 seconds east 117.41 feet, (14) north 11 degrees 02 minutes 40 seconds east 242.13 feet, and (15) south 75 degrees 05 minutes 30 seconds east 164.79 feet, running thence, parallel to and distant 225 feet from the first line in the aforesaid deed from Fenwick to Graham, (16) south 11 degrees 30 minutes 00 seconds west 938.73 feet to the place of beginning. Containing 7.166 acres of land, more or less.

TOGETHER with a right of way 12 feet wide, with the use thereof in common with others entitled thereto, leading to Seminary Avenue, the center line being more particularly described as follows:

Beginning for the same in the center line of a 12 foot road at the end of the fourth or north 78 degrees 17 minutes 10 seconds west 8.32 foot line of the above described parcel, running thence and binding on the center line of the said 12 foot road, south 09 degrees 38 minutes 10 seconds west 1445.69 feet to the center line of Seminary Avenue and to intersect the last line of the land which by Deed dated April 21, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 926, folio 579, was conveyed by Charles G. Fenwick to Albert D. Graham, at a distance of 809 feet from the end of said last line in the aforesaid deed.

ALSO TOGETHER with a right of way 12 feet wide, with the use thereof in common with others entitled thereto, the center line being more particularly described as follows:

Beginning for the same at the end of the north 39 degrees 01 minutes 10 seconds west 34.83 foot line of the above described parcel, running thence and binding on the center line of an existing road, the fourteen following courses and distances: north 45 degrees 45 minutes 10 seconds west 50 feet, north 32 degrees 16 minutes 34 seconds west 50.62 feet, north 17 degrees 07 minutes 20 seconds west 46.94 feet, north 05 degrees 17 minutes 50 seconds east 59.34 feet, north 24 degrees 17 minutes 20 seconds east 46.07 feet, north 39 degrees 28 minutes 00 seconds east 45.40 feet, north 45 degrees 12 minutes 50 seconds east 47.40 feet, north 35 degrees 19 minutes 10 seconds east 52.53 feet, north 14 degrees 24 minutes 50 seconds east 61.57 feet, north 01 degree 23 minutes 50 seconds west 75.82 feet, north 06 degrees 01 minute 20 seconds west 42.12 feet, north 14 degrees 21 minutes 20 seconds east 38.02 feet, north 15 degrees 11 minutes 50 seconds east 101.33 feet, north 11 degrees 53 minutes 50 seconds east 406.03 feet, north 11 degrees 52 minutes 50 seconds east 300.69 feet, north 84 degrees 59 minutes 50 seconds west 537.13 feet to the center line of Mays Chapel Road.

ALSO TOGETHER with a right of way 12 feet wide, with the use thereof in common with others entitled thereto, the center line being more particularly described as follows:

Beginning for the same at a point in the fourteenth or north 11 degrees 02 minutes 30 seconds east 242.13 foot line of the above described parcel at a distance of 37.57 feet from the end of said line, and running thence and binding on the center line of the existing 12 foot road, the eight following courses and distances: north 58 degrees 12 minutes 30 seconds west 169.69 feet, north 46 degrees 28 minutes 50 seconds west 50.15 feet, north 58 degrees 23 minutes 20 seconds west 42.22 feet, north 70 degrees 24 minutes 20 seconds west 63.70 feet, north 75 degrees 17 minutes 20 seconds west 62.85 feet, north 63 degrees 50 minutes 20 seconds west 52.87 feet, north 55 degrees 07 minutes 50 seconds west 63.71 feet, north

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46 degrees 58 minutes 50 seconds west 85.17 feet to the end of the fourteenth or north 11 degrees 53 minutes 50 seconds east 406.03 foot line of the secondly described right of way herein.

ALSO TOGETHER with the use thereof in common with others entitled thereto the right to use the water of the stream known as Zemelyn Falls, sometimes called Zemelyric Falls, for the purpose of supplying the land herein described as such rights are set forth in Deed dated April 21, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 926, folio 579, from Charles G. Fenwick to Albert D. Graham may pertain to the herein described parcel.

BEGINNING FOR THE FOURTH at the beginning of the first or north 83 degrees 12 minutes west 157.51 foot line of the land which by Deed dated November 30, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3069, folio 10, was conveyed by Albert D. Graham to Richard W. Gowdy and wife; thence leaving said place of beginning and running reversely in prolongation of said first line, as now surveyed, south 82 degrees 17 minutes 30 seconds east 225.75 feet to intersect the first or north 10 degrees 20 minutes east 2414.60 foot line of the first parcel of the deed dated April 21, 1934 and recorded among the aforesaid Land Records in Liber C.W.B., Jr. No. 926, folio 579, from Charles G. Fenwick to Albert D. Graham, said line being the western outline of the land belonging to J. Fife Symington, Jr.; thence binding on part of said western outline, north 12 degrees 28 minutes east 906.00 feet, more or less, to the prolongation of the fifteenth or south 75 degrees 05 minutes 30 seconds east 164.79 foot line of the first herein mentioned deed; thence binding reversely on said prolongation, as now surveyed, north 74 degrees 11 minutes west 227.77 feet, more or less, to the end of said fifteenth line and beginning of the sixteenth line of said first mentioned deed; thence binding along said sixteenth line, south 11 degrees 30 minutes west 938.73 feet to the place of beginning. Containing 4.8 acres of land, more or less.

The above described THIRD and FOURTH parcels being the same two parcels of land which by a Deed dated September 9, 1957, and recorded among the Land Records of Baltimore County in Liber No. 3227, page 441, were granted and conveyed by Richard W. Gowdy, et ux, unto Martha F. Symington.

BEGINNING FOR THE FIFTH at a concrete monument heretofore set at the end of the second or North 10 degrees, 25 minutes and 38 seconds East 1604.61 feet line of the land described in a Deed from Martha Frick Symington and J. Fife Symington, Jr., her husband, to Charles Louis Marburg and Nancy Iselin Marburg, his wife, dated September 9, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3227 folio 447, etc., and running thence, binding on a part of said second line reversely, South 10 degrees, 25 minutes and 38 seconds West 110.87 feet to a point at or near the center of a road or driveway 15 feet wide there situate; thence, running for new lines of division through a

portion of the land described in said Deed and binding on or near the center of said road or driveway as now surveyed, the five (5) following courses and distances, to wit:

- 1 - North 06 degrees and 53 minutes East 30 feet;
 - 2 - North 18 degrees and 09 minutes West 30 feet;
 - 3 - North 38 degrees and 05 minutes West 30 feet;
 - 4 - North 46 degrees and 51 minutes West 30 feet;
 - and 5 - North 42 degrees and 15 minutes West 30 feet
- to intersect the third line of the land described in said Deed and thence, binding on part of said third line reversely, South 77 degrees, 49 minutes and 10 seconds East 88.00 feet to the place of beginning.

CONTAINING 0.067 of an acre of land, more or less.

BEING the same parcel of land which by a Deed dated August 15, 1985, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 7717, page 787, was granted and conveyed by Charles L. Marburg, et al, unto Martha F. Symington.

010587.0/4

EXHIBIT A

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
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GORDON T. LANGDON
DENNIS M. MILLER
EDWARD F. DEIACO-LONR
BRUCE E. DOAK

May 12, 1994

7.723 Acre Parcel of Land

All that piece or parcel of land situate, lying and being in the Eighth Election District, Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in or near the centerline of Mays Chapel Road on the twenty-eighth or South 20 degrees 51 minutes 50 seconds West 105 foot line of the parcel of land which by a Deed dated September 9, 1957 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 3227, Folio 429 by and between The First National Bank of Baltimore, Executor under the Last Will and Testament of Albert D. Graham and John Fife Symington, Jr., said point of beginning also being the southwesternmost corner of the parcel of land shown on a plat entitled "West Wind" dated March 31, 1964 and recorded among the aforesaid Land Records in Plat Book R.R.G. 29, Page 132, and running thence in or near the centerline of Mays Chapel Road and running with and binding on the remainder of said twenty-eighth line and on the twenty-ninth line and on a part of the thirtieth line of said parcel of land conveyed to Symington, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District the three following courses and distances, viz: (1) South 13 degrees 05 minutes 40 seconds West 18.46 feet, (2) South 22 degrees 04 minutes 50 seconds West 105.00 feet and (3) South 33 degrees 42 minutes 10 seconds West 70.59 feet to a railroad spike now set, thence leaving said road and outlines and running for lines of division, now made, through the above mentioned parcel of land, of which the parcel now being described is a part, the four following courses and distances, viz: (4) North 88 degrees 29 minutes 54 seconds East, passing over a bar and cap now set at 35.00 feet and another bar and cap, now set, at 462.26 feet, in all 480.26 feet to a point, (5) South 46 degrees 21 minutes 50 seconds East, passing over a bar and cap, now set, at 40.00 feet, in all 272.43 feet to a bar and cap, now set, (6) South 81 degrees 34 minutes 52 seconds East 477.21 feet to a bar and cap now set and (7) North 00 degrees 50 minutes 18 seconds East running parallel with and distant 50.00 feet measured at right angles in a westerly direction from the twenty-second or North 08 degrees 28 minutes 22 seconds East 1004.70 foot line of the above mentioned parcel of land conveyed to Symington, 477.37 feet to a p.k. nail now set in a fence post at the southeasternmost corner of Lot 10 as shown and laid out on said plat of "West Wind" and thence running with

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GERHOLD, CROSS & ETZEL
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May 12, 1994

7.723 Acre Parcel of Land

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and binding on the southernmost line, as shown, and designated "North 85 degrees 19 minutes 30 seconds West 1038.88 feet" on plat of "West Wind," the following course and distance, (8) South 86 degrees 54 minutes 20 seconds West, passing over a concrete monument found at 368.82 feet, another concrete monument found at 675.85 feet, and another concrete monument found at 1038.59 feet, in all 1075.06 feet to the point of beginning.

Containing 7.723 Acres of land, more or less, as now surveyed by Gerhold, Cross & Etzel in April, 1994.

Being part of a parcel of land which by a Deed dated September 9, 1957 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 3227, Folio 429 by and between The First National Bank of Baltimore, Executor under the Last Will and Testament of Albert D. Graham and John Fife Symington, Jr.

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OF COUNSEL
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WILLIAM G. ULRICH

May 16, 1994

**19.239 Acre Parcel of Land
to be Conveyed to
Henry M. Wright**

All that piece or parcel of land situate, lying and being in the Eighth Election District, Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in or near the center of Mays Chapel Road, 40 feet wide, at the beginning of the thirty-second or South 83 degrees 39 minutes 03 seconds East 288.09 foot line of the parcel of land which by a Deed dated September 9, 1957 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 3227, Folio 429 by and between The First National Bank of Baltimore, Executor under the Last Will and Testament of Albert D. Graham, and John Fife Symington, Jr., said point of beginning lying North 30 degrees 22 minutes 48 seconds West 0.14 feet from a railroad spike found and thence leaving said road and running with and binding on said thirty-second line and also in part running reversely and binding on the twenty-third or North 83 degrees 09 minutes West 259 foot 10 1/2 inch line of the secondly described parcel of land which by a Deed dated October 2, 1990 and recorded among the aforesaid Land Records in Liber S.M. 8625, Folio 517 by and between Charles Louis Marburg, Jr., et al and Alvin B. Krongard and Patricia L. Krongard, his wife, referring all courses of this description to the Grid Meridian established in The Baltimore County Metropolitan District (1) North 98 degrees 40 minutes 29 seconds East passing over a p.k. nail found at 53.36 feet, in all 299.14 feet, to a fence post found at the end of the eighth or North 84 degrees 11 minutes 07 seconds West 215.10 foot line of the firstly described parcel of land conveyed to Krongard, thence running reversely and binding on said eighth line and reversely on the seventh line of the firstly described parcel of land conveyed to Krongard, the two following courses and distances, viz: (2) North 88 degrees 15 minutes 41 seconds East 214.75 feet to a 1/2 inch iron pipe found and (3) South 34 degrees 43 minutes 38 seconds East 44.12 feet to a 1/2 inch iron pipe found, thence continuing to run reversely and binding on the sixth line of the firstly described parcel of land conveyed to Krongard and also running to and binding on the ninth or South 12 degrees 48 minutes 10 seconds West 234.91 foot line of the parcel of land which by a Deed dated September 28, 1977 and recorded among the aforesaid Land Records in Liber E.H.K.Jr. 5808, Folio 245 by and between Richard W. Gowdy and Martha F. Symington, the following course and division, viz: (4) South 05 degrees 09 minutes 29

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors

May 16, 1994

**19.239 Acre Parcel of Land
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seconds West 432.26 feet to a 3/4 inch iron pipe found, thence continuing to run reversely and binding on the fifth and fourth lines of the firstly described parcel of land conveyed to Krongard and also continuing to run with and binding on the tenth and eleventh lines of the parcel of land conveyed from Gowdy to Symington, the two following courses and distances, viz: (5) South 88 degrees 15 minutes 56 seconds West 63.34 feet to a point lying South 16 degrees 26 minutes 59 seconds East 0.22 feet from a 3/4 inch iron pipe found and (6) South 06 degrees 18 minutes 51 seconds West passing over bar and cap found at 144.95 feet, in all 844.90 feet to a one inch pinch pipe found, thence continuing to run reversely and binding on the third line of the firstly described parcel of land conveyed to Krongard and continuing to run with and binding on the twelfth line of the parcel of land conveyed from Gowdy to Symington and running to and with and binding on the last or South 77 degrees 49 minutes 10 seconds East 88.00 foot line of the parcel of land which by a Deed dated August 15, 1985 and recorded among the aforesaid Land Records in Liber S.M. 7717, Folio 787 by and between Charles L. Marburg and Barbara I. Marburg and Martha F. Symington, the following course and distance, viz (7) South 85 degrees 26 minutes 04 seconds East 173.63 feet to a concrete monument found at the beginning of the parcel of land conveyed from Marburg to Symington, thence running with and binding on a part of the line of said last mentioned parcel of land, (8) South 02 degrees 48 minutes 08 seconds West 6.71 feet to intersect the eleventh or North 76 degrees 07 minutes 20 seconds East 229.22 foot line of the parcel of land conveyed from The First National Bank of Baltimore to Symington and also to intersect the eighth or North 75 degrees 12 minutes 50 seconds East 229.22 foot line of the firstly described parcel of land which by a Deed dated September 9, 1957 and recorded among the aforesaid Land Records in Liber G.L.B. 3227, Folio 441 by and between Richard W. Gowdy and Ruth Graham Gowdy, his wife, and Martha Frick Symington, thence continuing to run with and binding on a part of said eleventh and eighth lines and running with and binding on the twelfth and ninth lines, respectively, the two following courses and distances, viz: (9) North 68 degrees 28 minutes 36 seconds East 179.97 feet to a point lying North 82 degrees 07 minutes 04 seconds East 0.29 of a foot from a one-half inch pipe found and (10) North 33 degrees 29 minutes 06 seconds East 142.45 feet to a bar and cap now set at the end of

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Registered Professional Land Surveyors

May 16, 1994

**19.239 Acre Parcel of Land
to be Conveyed to
Henry M. Wright**

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said twelfth line and at the end of said ninth line of said parcels of land, respectively, and said bar and cap being the beginning of said parcel of land conveyed from Gowdy to Symington, thence running with and binding on the first and second lines of the parcel of land conveyed from Gowdy to Symington and running with and binding on the thirteenth and fourteenth lines of the parcel of land conveyed from The First National Bank of Baltimore to Symington and also binding on the tenth and eleventh lines of the firstly described parcel of land conveyed from Gowdy to Symington the two following courses and distances, viz: (11) North 31 degrees 49 minutes 36 seconds East 144.87 feet to a bar and cap now set and (12) North 33 degrees 56 minutes 16 seconds East 165.48 feet to a bar and cap now set, thence running with and binding on the fifteenth line and on a part of the sixteenth line of the land conveyed from The First National Bank of Baltimore to Symington and on the twelfth line and on a part of the thirteenth line of the firstly described parcel of land conveyed from Gowdy to Symington, the two following courses and distances respectively, viz: (13) North 68 degrees 43 minutes 32 seconds East 93.30 feet and (14) North 11 degrees 47 minutes 37 seconds East 57.57 feet to intersect the third line of the above mentioned parcel of land conveyed from Gowdy to Symington recorded in Liber E.H.K.Jr. 5808, Folio 245, thence continuing to run with and binding on a part of said sixteenth line and said thirteenth line, respectively, and running with and binding on the seventeenth line and fourteenth line, respectively, the two following courses and distances, viz: (15) North 11 degrees 47 minutes 37 seconds East 59.84 feet and (16) North 04 degrees 18 minutes 47 seconds East 218.90 feet to intersect the fifth line of said parcel of land conveyed from Gowdy to Symington and recorded in Liber E.H.K.Jr. 5808, Folio 245 at a bar and cap now set and running with and binding on a part of said seventeenth line and on a part of the fourteenth line, respectively, the following course and distance, viz: (17) North 04 degrees 18 minutes 47 seconds East 23.26 feet to a bar and cap now set, thence running with and binding on the eighteenth and nineteenth lines of said parcel of land conveyed from The First National Bank of Baltimore to Symington and running with and in part binding on the fifteenth line of the firstly described parcel of land conveyed from Gowdy to Symington and running reversely and in part binding on the third or North

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Registered Professional Land Surveyors

May 16, 1994

**19.239 Acre Parcel of Land
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Henry M. Wright**

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74 degrees 11 minutes West 227.77 foot line of the secondly described parcel of land conveyed in the last mentioned Deed from Gowdy to Symington the following course and distance, viz: (18) South 81 degrees 49 minutes 23 seconds East 392.59 feet to the beginning of the twentieth line of said parcel of land conveyed from The First National Bank of Baltimore to Symington and to intersect the twelfth or North 11 degrees 42 minutes 51 seconds East 171.21 foot line of the parcel of land which by a Deed dated June 20, 1963 and recorded among the aforesaid Land Records in Liber R.R.G. 4173, Folio 314 by and between Margaret E. Carey and George G. Carey, Jr., her husband, and Martha Frick Symington at a bar and cap now set, lying North 04 degrees 04 minutes 47 seconds East 10.61 feet from a granite monument found at the beginning of said twelfth line, thence running with and binding on the remainder of said twelfth line and on the thirteenth or last line of said parcel of land and also running with and binding on the twentieth and twenty-first lines of said parcel of land conveyed from The First National Bank of Baltimore to Symington, the two following courses and distances, respectively, viz: (19) North 04 degrees 04 minutes 47 seconds East 160.67 feet to a 10 inch square concrete monument found and (20) North 38 degrees 56 minutes 26 seconds West 323.47 feet to a granite monument found, thence running with and binding on the twenty-second line of said parcel of land conveyed from The First National Bank of Baltimore to Symington, the following course and distance, viz: (21) North 00 degrees 50 minutes 18 seconds East 1005.02 feet to a railroad spike found in or near the center of Timonium Road, thence running in or near the center of Timonium Road and running with and binding on a part of the twenty-third line of last mentioned parcel of land conveyed to Symington (22) South 74 degrees 25 minutes 17 seconds West 52.13 feet to the northeasternmost corner of the land which is shown on the plat entitled "West Wind" dated March 31, 1964 and recorded among the aforesaid Land Records in Plat Book R.R.G. 29, Page 132, thence leaving said Timonium Road and running parallel with and distant 50.00 feet, measured at right angles, in a westerly direction from the twenty-first or North 00 degrees 50 minutes 18 seconds East 1005.02 foot line of this description and binding on the easternmost outlines of said plat (23) South 00 degrees 50 minutes 18 seconds West parallel with and distant 50.00 feet, measured at right angles, in a westerly direction from the

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors

May 16, 1994

**19.239 Acre Parcel of Land
to be Conveyed to
Henry M. Wright**

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twenty-first or North 00 degrees 50 minutes 18 seconds East 1005.02 foot line of this description and passing over a 1/2 inch iron pipe found at 34.79 feet at the northeast corner of Lot 8 of said plat and a 1/2 inch iron pipe found at 378.69 feet at the northeast corner of Lot 10 of said plat, in all 573.39 feet, to a point at the southeasternmost corner of said plat, thence leaving the outlines of said plat and running for lines of division now made, the four following courses and distances, viz: (24) South 00 degrees 50 minutes 18 seconds West 477.37 feet to a bar and cap now set, (25) North 81 degrees 34 minutes 52 seconds West 477.21 feet to a bar and cap now set, (26) North 46 degrees 21 minutes 50 seconds West, passing over a bar and cap now set at 232.43 feet, in all 272.43 feet, (27) South 88 degrees 29 minutes 54 seconds West passing over a bar and cap now set at 18.00 feet, and a bar and cap now set at 445.26 feet, in all 480.26 feet, to intersect the thirtieth line of said parcel of land conveyed from The First National Bank of Baltimore to Symington at a railroad spike now set in or near the center of Mays Chapel Road, thence running in or near the center of Mays Chapel Road and running with and binding on the remainder of said thirtieth line and on the thirty-first line of the last mentioned parcel of land conveyed to Symington, the two following courses and distances, viz: (28) South 33 degrees 42 minutes 10 seconds West 33.21 feet and (29) South 39 degrees 21 minutes 03 seconds West 43.45 feet to the point of beginning.

Containing 19.239 acres of land, more or less, as surveyed by Gerhold, Cross & Etzel in May 1994.

Being and comprising a portion of the parcel of land which by a Deed dated September 9, 1957 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 3227, Folio 429 by and between The First National Bank of Baltimore, Executor under the Last Will and Testament of Albert D. Graham and John Fife Symington, Jr. and also a part of the parcel of land which by a Deed dated September 28, 1977 and recorded among the aforesaid Land Records in Liber E.H.K.Jr. 5808, Folio 245 by and between Richard W. Gowdy and Martha F. Symington.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 10589, p. 0080, MSA, CE62, 10444. Date available 03/03/2005. Printed

Property:

Return To: COADY & FARLEY
Attorneys-at-Law
400 Allegheny Avenue
Towson, Maryland, 21204

Form approved: *MCS*

D E E D

FROM
THOMAS D. WASHBURN,
Attorney-in-Fact for
MARTHA F. SYMINGTON

Execution approved: *MCS*

Ready for record: *MCS*

TO
HENRY M. WRIGHT, JR.

Coady & Farley File No.: 32,889

Block No. _____

Received for record _____

19 _____ at _____ o'clock _____ M.

Same day recorded in Liber _____

No. _____ folio _____ &c. one of

the Land Records of _____

_____ and examined per

_____ Clerk.

020621 JUN 15 1994

Baltimore County, Maryland Land Instrument Intake Sheet

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §§3-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113, as amended, and Tax-Property Article, §13-101 through 13-408, as amended, it is certified that an instrument of writing dated June 14, 1994 conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows: 08-19-095078, 08-19-095076, 08-19-095077

Space Reserved for Circuit Clerk Recording Validation

0 RCF 59.00
0 FTX 8250.00
0 MTS 8250.00
00 IMP 5.00
0 H
0515/94

1 Description of Property (Check box(es) for item(s) to be indexed in land records)
Property Tax ID No. 08-07-048331
Subdivision/Tract 08-07-048331
Lot/Block 19-239/7-223
Map/Grid/Parcel No. 10561/648, 7717/787
Street Address (or description if partial conveyance) 11301 Mays Chapel Road (38.995 AC ±) Baltimore County, MD

2 Transferred From
Grantor(s) () check box if additional sheets are attached
Martha F. Symington, by Thomas D. Washburne, her Attorney-in-Fact
Owner of record (if different from grantor)

3 Transferred To
Grantee(s) () check box if additional sheets are attached
Henry M. Wright, Jr.

4 Type of Instrument
Deed (checked)
Deed of Trust
Mortgage
Lease
Assignment of Mtg/DOT Contract
Financing Statement Other (Specify)
Land Installment Cont.
Power of Attorney

5 Exemptions
Baltimore County Exempt Status Claimed:
Recording Tax Exempt Status Claimed:
State Exempt Status Claimed:

6 Consideration and Tax Calculations
Consideration Amount: Purchase Price/Consideration (including any new mortgage) \$ 1,650,000.00
Real Property 1,650,000.00
Personal Property
Balance of Assumed Mortgage
Other
Total Consideration \$ 1,650,000.00
County Taxes to be Paid: Transfer Tax Consideration \$ 1,650,000.00 x 1.6% = \$ 26,400.00
Office of Finance Use Only
Agent: JWS Tax Bill:
C.B. Credit: Ag. Tax/Other: Letter of Intent

7 Fees and Recording Instructions
Recording Charges \$
State Transfer Tax 8,250.00
County Recording Tax 8,250.00
Surcharge 10.00
Other
Total \$
Special Recording Instructions (if any)
59,250.00
8,250.00
10.00

8 Contact/Mail Information
Instrument Prepared By: Name: Georganna M. Harvey Firm: COADY & FARLEY Address: 400 Allegheny Avenue Towson, MD 21204 Phone: (410) 337-0200
Return Instrument To: Name: COADY & FARLEY Address: 400 Allegheny Avenue Towson, MD 21204
Mailing Address for Tax Bill: Name: Henry M. Wright, Jr. Address: 1100 W. Seminary Avenue Lutherville, MD 21093

9 Certification
I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.
Signature: Georganna M. Harvey Date: June 14, 1994

10 Assessment Information
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Yes X No Will grantee be living at property conveyed?
Yes X No Is grantor currently receiving a homeowners' tax credit?
Yes X No Is property conveyed subject to agricultural transfer tax? If yes, enter amount:
Yes No If agricultural assessment on conveyance is to continue, have you attached a letter of intent?
Yes X No Partial conveyance? If yes, amount of acreage transferred:
List improvements conveyed:
If subdivision occurred after July 1, indicate former property tax ID number:

Optional Expediting Information
A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time.
Yes No Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage:
Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage):
Location and improvement address: 11301 Mays Chapel Road, Baltimore County, Maryland

Assessment Use Only - Do Not Write Below This Line
Terminal Verification
Agricultural Verification
Tran. Process Verification
Whole Desc. Part
Deed Plotter
Deed Reference
Assigned Property No

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 10589, p. 0082, MSA_CE62_10444. Date available 03/03/2005. Printed 05/16/2023.

STAGS02S0TL1R7TX
BA 0011:SDAND0-15-94
\$26,400.00