

TITLE, inc.
File No. **11-22942AW**
Tax ID # **08-2200028585**

This Deed, made this **20th** day of **December, 2011**, by and between **John B. Clark, II** and **Kathryn R. Clark**, GRANTORS, and **Sewell A. Brown, IV** and **Lauren B. Knott**, GRANTEES.

- Witnesseth -

That for and in consideration of the sum of One Million Nine Hundred Fifty Thousand Dollars 00/100 (\$1,950,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Sewell A. Brown, IV and Lauren B. Knott, as tenants in common, each with an un-divided 50% interest, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot 3, 1st Amendment "Wright Property," containing 3.001 acres of land, more or less, as more particularly described in Exhibit A, attached hereto.

The improvements thereon being known as 11309 Mays Chapel Road, Lutherville, Maryland 21093.

BEING the same property in deed dated August 23, 2000 recorded among the land records of Baltimore County, Maryland in Liber 14668 folio 264 by and between John B. Clark, II unto John B. Clark, II and Kathryn R. Clark, as tenants by the entireties. [purpose of this deed for name change for Kathryn R. Clark fka Kathryn Prumo Clark and to add exceptions to legal description for Forest Conservation and Use in Common Easement].

BEING the same property in deed dated April 13, 1998 recorded among the land records of Baltimore County, Maryland in Liber 12794 folio 282 by and between John B. Clark, II unto John B. Clark, II and Kathryn Prumo Clark.

BEING the same property in deed dated February 4, 1997 recorded among the land records of Baltimore County, Maryland in Liber 12021 folio 676 by and between Henry M. Wright, Jr. unto John B. Clark, II.

Subject however, to the terms and conditions contained in the Declaration of Easement and recorded among the land records of Baltimore County, MD in Liber 15321 folio 407; Declaration of Private Ingress, Egress, Maintenance, Utility Easement, dated February 1, 1997 and recorded among the land records of Baltimore County, Maryland in Liber 12021, folio 627 and that certain Declaration of Easement by Henry M. Wright, Jr. , dated November 20, 1996 and recorded among the land records of Baltimore County, Maryland in Liber SM 13235 folio 687 (the "Wright Declarations"), over lands owned by or formerly owned by Henry M. Wright, Jr. to, from and between the Hambleton Lots and Mays Chapel Road (the "Wright Property Easement"); and further subject to Deed dated June 14, 1994 recorded among the land records of Baltimore County, Maryland in Liber 10589 folio 067 by and between Martha F. Symington by Thomas D. Washburne her atty in fact unto Henry M. Wright, Jr. ; and further subject to Declaration of Covenants, Easements and restrictions recorded among the land records of Baltimore County, Maryland in Liber 12021 folio 651; and further subject to Right of Way Agreement recorded among the land records of Baltimore County, Maryland in Liber 12829 folio 089; and further subject to Easement recorded among the land records of Baltimore County, Maryland in Liber 1021 folio 676; subject to an un-recorded Forest Conservation Easement.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

0031601 2971

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Sewell A. Brown, IV and Lauren B. Knott, as tenants in common, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

[Handwritten witness signatures on lines]

[Handwritten signatures and names of John B. Clark, II, Kathryn R. Clark, Sewell A. Brown, IV, and Lauren B. Knott, each followed by "(Seal)"]

STATE OF MARYLAND } ss
COUNTY OF BALTIMORE

I hereby certify that on this 20th day of December, 2011, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John B. Clark, II and Kathryn R. Clark, the Grantors herein, and Sewell A. Brown, IV and Lauren B. Knott, Grantees, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

RICH WEATHERBY
MY COMMISSION EXPIRES
JUNE 12 2013
BALTIMORE COUNTYMD
NOTARY PUBLIC

[Handwritten signature of Notary Public]

Notary Public
My commission expires _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Handwritten signature of R. Samuel Jett, esq.]

Attorney - R. Samuel Jett

AFTER RECORDING, PLEASE RETURN TO:
TITLE, inc.
EPIII 11350 McCormick Avenue
Suite 601
Hunt Valley, MD 21031

0031601 2981

2011MARYLAND
FORM

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

Kathryn R. Clark

2. Reasons for Exemption

Resident
Status

I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

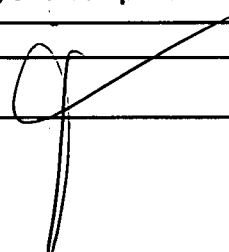
Principal
Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness



Kathryn R. Clark

Name

Signature

Kathryn R. Clark

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

0031601 2991

2011
MARYLAND
FORM

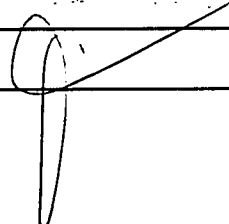
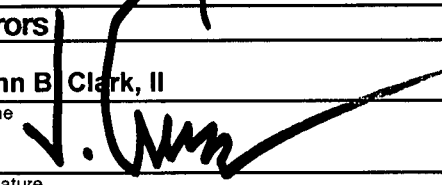
Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

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1. Transferor Information	
Name of Transferor	
John B. Clark, II	

2. Reasons for Exemption	
Resident Status	<input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland. <input type="checkbox"/> Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	<input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness 	Name John B. Clark, II Signature 

3b. Entity Transferors	
Witness/Attest 	Name of Entity By Name Title

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 31601, p. 0299, MSA_CE62_31456. Date available 01/18/2012. Printed 08/27/2021.

0031601 3001

State of Maryland Land Instrument Intake Sheet

| | Baltimore City | X | County: Baltimore
Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

FD SURE 40.00
RECORDING FEE 20.00
TR TAX STATE 9,750.00
TOTAL 9,810.00
Rep# BAO4 Rpt # 93266
JUL CR Blk # 1765
Jan 13, 2012 08:57 am

1	Type(s) of Instruments	(Check Box if Addendum Intake Form is Attached.)				
		<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other
2	Conveyance Check Box	<input checked="" type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple	<input type="checkbox"/> Not an Arms-Length Sale	
		Arms-Length [1]	Arms-Length [2]	Arms Length [3]	Length Sale [9]	
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation				
		State Transfer				
		County Transfer				

4	Consideration and Tax Calculations	Consideration	Amount	Finance Office Use Only		
		Purchase Price/Consideration	\$ 1,950,000.00	Transfer and Recordation Tax Consideration		
		Any New Mortgage	\$ 1,950,000.00	Transfer Tax Consideration	\$	
		Balance of Existing Mortgage	\$	x () % =	\$ 29250. ⁰⁰	
		Other:	\$	Less Exemption Amount	-	\$
		Other:	\$	Total Transfer Tax	=	\$
		Full Cash Value	\$ 1,950,000.00	Recordation Tax Consideration	\$	
			x () per \$500 =	\$ 9750. ⁰⁰		
			TOTAL DUE	\$ 9750.		

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$ 40.00	\$ 115.00	
		Surcharge	\$ 20.00	\$ 0.00	Tax Bill:
		State Recordation Tax	\$ 9,750.00	\$ 0.00	C.B. Credit:
		State Transfer Tax	\$ 9,750.00	\$ 0.00	Ag. Tax/Other:
		County Transfer Tax	\$ 29,250.00	\$ 0.00	
		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		
			08-2200028585	/				(5)	
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)	
		Location/Address of Property Being Conveyed (2)							
		11309 Mays Chapel Road, Lutherville Timonium, MD 21093							
		Other Property Identifiers (if applicable)				Water Meter Account No.			
		Residential X or Non-Residential				Fee Simple X or Ground Rent		Amount: SN/A	
		Partial Conveyance? Yes X No				Description/Amt. of SqFt/Acreage Transferred:		N/A	
		If Partial Conveyance, List Improvements Conveyed: N/A							
		6e 9750.00							

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		John B. Clark, II Kathryn R. Clark	Sewell A. Brown, IV Lauren B. Knott
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		Sewell A. Brown, IV Lauren B. Knott	Sewell A. Brown, III, Trustee of the Sewell A Brown III Revocable Trust U/A dtd August, 25 2011
		New Owner's (Grantee) Mailing Address	

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		<input checked="" type="checkbox"/> Return to Contact Person
		Name: Rich Weatherby		<input type="checkbox"/> Hold for Pickup
		Firm: TITLE, inc.		<input type="checkbox"/> Return Address Provided
		Address: EP III 11350 McCormick Avenue, Suite 601, Hunt Valley, MD 21031		
		Phone: Telephone: 410-752-8188 Fax: 410-752-8388		

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
Assessment Information	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify:	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)	

Assessment Use Only - Do Not Write Below This Line			
<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:
RECORDATION TAX NOT REQUIRED	Director of Budget and Finance	BALTIMORE COUNTY, MARYLAND	T.P. ART 12-108
REG# 2	3	4	5
Initial	Date 1/13/12		

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 31601, p. 0300_MSA_CE62_31456. Date available 01/18/2012. Printed 08/27/2021

DUPLICATE PAID RECEIPT