

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.

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.

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

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.

Attorney - R. Samuel Jett

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

0031601 298

201.1 MARYLAND 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.

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Name of Transfero	or ·	К	athryn R. Clar	k
		2. Re	asons for Exe	emption
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Under penalty is true, correct			amined this dec	laration and that, to the best of my knowledge, it
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Witness			_	Kathryn R. Clark Name Signature R Clark
	.	3b.	Entity Transf	erors
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MARYLAND FORM

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certification that the transferred property is the transferor's principal residence.
1. Transferor Information
John B. Clark, II
2. Reasons for Exemption
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.
 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.
of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it, and complete. 3a. Individual Transferors
John B Clark, II Name Signature
3b. Entity Transferors
Name of Entity By Name

10031601 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.

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