

File No.: 15685-12-00004

Prepared by:
North American Title Company
1104 Kenilworth Drive, Suite 401
Towson, MD 21204
(410)321-0800

THIS DEED, made this 30 day of January, 20 12, by and between ORI SHOKEK AND AMY B. SHOKEK, party(ies) of the first part ["GRANTOR(S)"]; and ROBERT S. GROSSMAN AND SUZANNE S. GROSSMAN, HUSBAND AND WIFE, party(ies) of the second part ["GRANTEE(S)"].

- Witnesseth -

THAT FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY THOUSAND AND 00/100 (\$590,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor(s) does/do grant and convey unto the said ROBERT S. GROSSMAN AND SUZANNE S. GROSSMAN, HUSBAND AND WIFE, in fee simple, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, all that lot of ground situate in BALTIMORE County, Maryland, and described as follows, that is to say:

SEE SCHEDULE A ATTACHED HERETO
AND MADE A PART HEREOF

Which has a mailing address of: 14516 CUBA ROAD
COCKEYSVILLE, MD 21030

Title Insurer: North American Title Insurance Company
Tax Account No. 24-00-005696

Being the same land conveyed to the Grantor(s) herein by Deed recorded in Liber 23941, Folio 525, among the aforesaid Land Records.

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 Grantee(s).

REVIEWED SDAT
BY AS 2/21/12
DATE

AS WITNESS the hand(s) and seal(s) of the said Grantor(s), the day and year first above written.

In Presence Of:

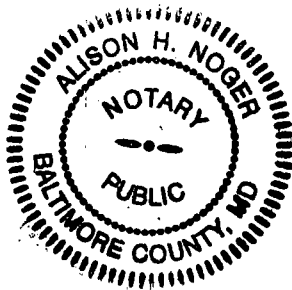
[Signature]

65
ORI-SHOKEK
ABSL
AMY B. SHOKEK

STATE OF Maryland COUNTY OF Baltimore
to wit:

I HEREBY CERTIFY that on this 30 day of January, 20 12 before me, the subscriber, a Notary Public of the aforesaid jurisdiction, personally appeared ORI SHOKEK and AMY B. SHOKEK, the Grantor(s) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her/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.



[Signature]
Notary Public

My Commission Expires: 3-11-15

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.

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.

After recording, please return to:
Robert S. Grossman
Suzanne S. Grossman
14516 Cuba Road
Cockeysville, MD 21030

File No.: 15685-12-00004

[Signature: Glen Jackson]
Glen Jackson Attorney

EXHIBIT "A" - PROPERTY DESCRIPTION

BEGINNING FOR THE SAME at a point located at the end of the second or South 86 degrees 22 minutes 09 seconds East, 620.24 foot line of the firstly described parcel, which by Deed dated August 27, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 18838, folio 298, was granted and conveyed by Todd G. Keller to the Land Group, LLC, said point being located on or near the center of Cuba Road, said point also being located at the end of the fourth or South 86 degrees 22 minutes 09 seconds East, 417.42 foot line, which by Deed dated November 12, 1970 and recorded among the aforesaid Land Records in Liber NO. 5144, folio 282, was granted and conveyed by Harold P. Resh and Bertha L. Resh, his wife, to Joseph L. Kroart and Dorothy A. Kroart, his wife; thence leaving said point of beginning and running with and binding reversely on the aforesaid fourth line and also the third line of the aforementioned Deed dated November 12, 1970, the following two (2) courses as now surveyed by McKee & Associates, Inc. and referring the courses herein to the first line of the firstly described parcel of the aforementioned Deed dated August 27, 2003:

- 1) North 86 degrees 22 minutes 09 seconds West, passing over a pinched iron pipe found at a distance of 20.27 feet for a total distance of 417.42 feet to a point; thence
- 2) South 12 degrees 31 minutes 08 seconds East, 217.11 feet to a 1 inch diameter iron pipe found at the end of the ninth or South 86 degrees 22 minutes 09 seconds East, 263.31 foot line, which by Deed dated May 2, 1997 and recorded among the aforesaid Land Records in Liber No. 12158, folio 642, was granted and conveyed by Metropolitan Title Company, Inc. to Helmut E. Schrank; thence leaving said iron pipe found and running with and binding reversely on a part of the aforesaid ninth line;
- 3) North 86 degrees 24 minutes 33 seconds West 205.84 feet to a point, said point being distant South 86 degrees 24 minutes 33 seconds East, 57.37 feet from a 1 inch diameter iron pipe found; thence leaving said point and running for new lines of division over, across and through the property of the herein Grantor, the following three (3) courses;
- 4) North 34 degrees 18 minutes 27 seconds East, 242.64 feet to a point; thence;
- 5) North 51 degrees 34 minutes 00 seconds East, 348.07 feet to a point; thence;
- 6) South 65 degrees 08 minutes 26 seconds East, 123.92 feet to point located on the fourth or North 18 degrees 24 minutes West, 145.22 foot line of the firstly described parcel of the aforementioned Deed dated August 27, 2003, said point being located on or near the center of Cuba Road, thence leaving said point and running with and binding reversely on a part of the aforesaid fourth line, all running on or near the center of Cuba Road, the following (2) courses:
- 7) South 18 degrees 24 minutes 51 seconds East, 99.09 feet to a point; thence;
- 8) South 12 degrees 32 minutes 00 seconds East, 100.45 feet to the point of beginning.

Containing 84,849 square feet or 1.948 acres of land, more or less. The improvements thereon being known as No. 14516 Cuba Road.

SUBJECT to and together with a 20 foot wide private ingress, egress, maintenance and utility easement, with the use in common with others entitled thereto and being more particularly described as follows:

BEGINNING for the same at a point located on the fourth or North 18 degrees 24 minutes West, 145.22 foot line of the firstly described parcel, which by Deed dated August 27, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 18838, folio 298, was granted and conveyed by Todd G. Keller to the land Group, LLC, said point being distant South 18 degrees 24 minutes 51 seconds East, 31.16 feet from the end of the aforesaid fourth line, said point also being located on or near the center of Cuba Road, thence leaving said point of beginning and running with and binding reversely on a part of the aforesaid fourth line of the firstly described parcel and running on or near the center of Cuba Road as now surveyed by McKee & Associated, Inc., and referring the courses herein to the first line of the aforementioned Deed dated August 27, 2003,

- 1) South 18 degrees 24 minutes 51 seconds East, 27.89 feet to a point; thence leaving said point and running over, across and through the property of herein Grantor, the following three (3) courses:

EXHIBIT "A" - PROPERTY DESCRIPTION
(Continued)

- 2) North 64 degrees 14 minutes 15 seconds West, 146.28 feet to a point; thence;
- 3) North 25 degrees 45 minutes 45 seconds East, 20.00 feet to a point; thence;
- 4) South 64 degrees 14 minutes 15 seconds, East 126.85 feet to the point of beginning.

Containing 2,731 square feet more or less.

SAVING AND EXCEPTING therefrom that parcel of ground (0.549 acres) set forth in a Deed dated August 18, 2011 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 31173, folio 875, which was granted and conveyed by Ori Shokek and Amy B. Shokek unto 14520 Cuba Road, LLC.

BEING THE SAME lot of ground which by a Deed dated of even date herewith and intended to be recorded immediately prior hereto among the Land Records of Baltimore County, Maryland, was granted and conveyed by ORI SHOKEK and AMY E. SHOKEK unto the said parties of the first part herein named.

File No.: 15685-12-00004

2012
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 Section 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 Section 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

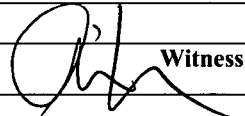

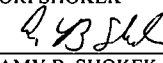
Name of Transferor
ORI SHOKEK and AMY B. SHOKEK

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	 ORI SHOKEK
	 AMY B. SHOKEK

3b. Entity Transferors

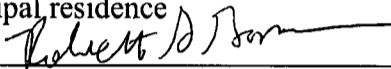
Witness/Attest

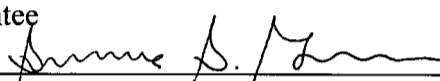
**AFFIDAVIT OF GRANTEE
AS FIRST-TIME MARYLAND HOME BUYER**
PURSUANT TO SECTION 13-203 TAX PROPERTY ARTICLE

The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

- 1. Each of the undersigned is a Grantee of residentially improved real property located at 14516 CUBA ROAD COCKEYSVILLE, MD 21030, and being more particularly described as 14516 Cuba Road Cockeysville, Md. 21030, Tax ID Number 24-00-005696, Baltimore County, Maryland.

- 2. Each of the undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the State of Maryland, residential real property that has been the individual's principal place of residence) and who will occupy the property as his/her principal residence


 Signature
 Print Name: Robert S. Grossman
 Grantee


 Signature
 Print Name: Suzanne S. Grossman
 Grantee

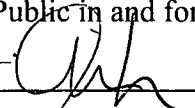
The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

- 1. Each of the undersigned is a Grantee of residentially improved real property located at 14516 CUBA ROAD COCKEYSVILLE, MD 21030, and being more particularly described as 14516 Cuba Road Cockeysville, Md. 21030, Tax ID Number 24-00-005696, Baltimore County, Maryland.
- 2. Each of the undersigned is a co-maker or guarantor of the purchase money Mortgage or Purchase Money Deed of Trust as defined in TP sec 12-108(i) on the property and who will not occupy the property as his/her principal residence.

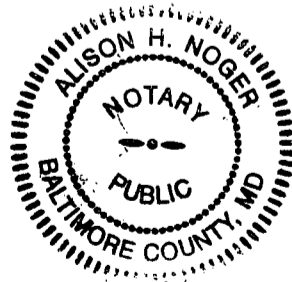
 Signature
 Print Name: _____
 Guarantor/co-maker

 Signature
 Print Name: _____
 Guarantor/co-maker

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the jurisdiction aforesaid this 30 day of January, 20 12


Notary Public

My Commission Expires: 3-11-15



14516 CUBA ROAD COCKEYSVILLE, MD 21030

File No. 15685-12-00004
Tax ID # 24-00-005696

AFFIDAVIT OF OCCUPANCY
PURSUANT TO SECTION 13-408 TAX PROPERTY ARTICLE

We, the undersigned, do hereby acknowledge and affirm under the penalties of perjury that the property known as 14516 CUBA ROAD, COCKEYSVILLE, Maryland 21030 is residentially improved and will be occupied by us, the grantees in the accompanying instrument.

2. We, the undersigned, will occupy the property as my/our principal residence by actually occupying the residence for at least 7 months of a 12 month period.

3. This affidavit is being executed in order to qualify for and obtain a partial exemption from the applicable County Transfer Tax pursuant to Section 13-408 of the Tax Property Article.

Witness our hands and seals this 30 day of January, 2012.

Robert S. Grossman
ROBERT S. GROSSMAN

Suzanne S. Grossman
SUZANNE S. GROSSMAN

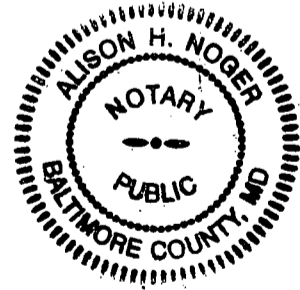
STATE OF Maryland COUNTY OF Baltimore,
to wit:

I hereby certify that on this 30 day of January, 2012 before me, the subscriber, a Notary Public of the aforementioned State, personally appeared ROBERT S. GROSSMAN and SUZANNE S. GROSSMAN, and being by me duly sworn, did depose and state under oath that they signed their names to the above statement.

In witness whereof, I hereunto set my hand and official seal.

Alison H. Noger
Notary Public

My Commission Expires: 3-1-15



State of Maryland Land Instrument Intake Sheet

Baltimore City County: Baltimore

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)

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)

Space Reserved for Circuit Court Clerk Recording Violation

IMP FD SURE 40.00
RECORDING FEE 20.00
TR TAX STATE 1,475.00
TOTAL 1,535.00

4 Consideration and Tax Calculations
Table with columns: Consideration Amount, Finance Office Use Only, Transfer and Recordation Tax Consideration

5 Amount of Fees
Table with columns: Amount of Fees, Doc. 1, Doc. 2

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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

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: Post Closing
Firm: North American Title Company
Address: 1104 Kenilworth Drive, Suite 401

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

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Date Received: 19
Deed Reference:
Assigned Property No.:
Geo. Map Sub Block
Zoning Grid Plat Lot
Parcel Section Occ. Cd.
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108
DOC # 2 3 4 5 6
Initial:
Date 2/24/12

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 31788, p. 0099, MSA_CE62_31643. Date available 03/09/2012. Printed 01/31/2024.