

LR - Government
 Instrument 0.00
 Agency Name: BALTIMORE
 COUNTY/HALLER PROPERTY
 Instrument List: Deed
 Describe Other:
 Ref:
 Total: 0.00
 04/30/2021 08:30
 #14866163 CC03-LL
 Baltimore
 County/CC03-01-06
 Register 06

Initial Initial
 JAHG EMSA JAHG

RW/991-128-01
 J.O. 204-7500
 Item # 1FPE
 Election District 1003

DEED OF EASEMENT

THIS DEED OF EASEMENT, made this 23rd day of November, in the year 2020, by and between **EMILY S. HALLER and JULIA ALLISON HALLER GOTTSCH, TRUSTEES OF THE HALLER MARITAL TRUST**, Grantors; and **BALTIMORE COUNTY, MARYLAND**, a body corporate and politic, Grantee.

WITNESSETH, that in consideration of the sum of one (\$1.00) Dollar, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantors grant and convey unto Baltimore County, Maryland, its successors and/or assigns, an easement for floodplain management and other governmental purposes, over all that lot of ground situate, lying, and being in the Tenth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING an easement on, over, and across the property of the Grantor, said easement containing 2.960 acres (128,925 sq. ft.), more or less, as shown and indicated as "100 YEAR FLOOD PLAIN EASEMENT" on Baltimore County Bureau of Land Acquisition Drawing No. RW 91-128-01, which is attached hereto and made a part hereof.

FOR TITLE: See deed dated May 25, 2019 and recorded among the Land Records of Baltimore County, Maryland in **Liber JLE No. 41838, folio 249** granted and conveyed by Emily S. Haller and Julia Allison Haller Gottsch, surviving Trustees of the J. Alex Haller, Jr. and Emily S. Haller Revocable Trust dated June 24, 2008 unto Emily S. Haller and Julia Allison Haller Gottsch, Trustees of the Haller Marital Trust, the Grantors herein.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 44596, p. 0284, MSA_CE62_44453. Date available 05/03/2021. Printed 02/05/2025.

TO HAVE AND TO HOLD said easement unto Baltimore County, Maryland, a body corporate and politic, its successors and/or assigns, for floodplain management and other governmental purposes.

AS WITNESS the due execution hereof by the aforementioned Grantor.

WITNESS/ATTEST:

Jannifan A. Parlai

Emily S. Haller (SEAL)
EMILY S. HALLER, TRUSTEE

Jannifan A. Parlai

Julia Allison Haller Gottsch (SEAL)
JULIA ALLISON HALLER
GOTTSCH, TRUSTEE

STATE OF MARYLAND, COUNTY OF Baltimore to wit:

I HEREBY CERTIFY, that on this 23 day of November in the year 2020, before me, the subscriber, a Notary Public, personally appeared Emily S. Haller, Trustee of the Haller Marital Trust, known to me (or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

EMERALD FERNANDEZ
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires April 6, 2021
Notary Public

My Commission expires:

STATE OF MARYLAND, COUNTY OF Baltimore to wit:

I HEREBY CERTIFY, that on this 23 day of November in the year 2020, before me, the subscriber, a Notary Public, personally appeared Julia Allison Haller Gottsch, Trustee of the Haller Marital Trust, known to me (or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

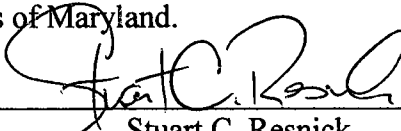
AS WITNESS my hand and Notarial Seal.

EMERALD FERNANDEZ
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires April 6, 2021
Notary Public

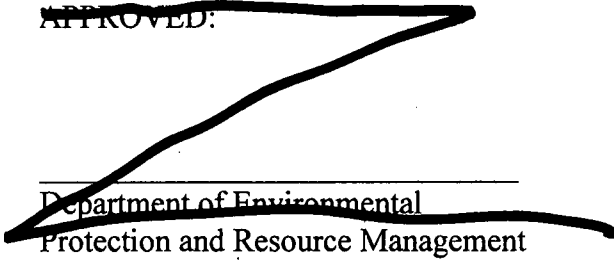
My Commission expires:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 44596, p. 0285, MSA_CE62_44453. Date available 05/03/2021. Printed 02/05/2025.

This is to certify that the within instrument was prepared by an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland.

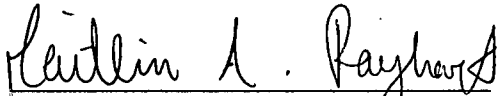

Stuart C. Resnick

APPROVED:


Department of Environmental
Protection and Resource Management

APPROVED FOR LEGAL FORM AND SUFFICIENCY*

(Subject to Execution by A Duly Authorized County
Administrative Official and County Council, if Indicated)



OFFICE OF THE COUNTY ATTORNEY

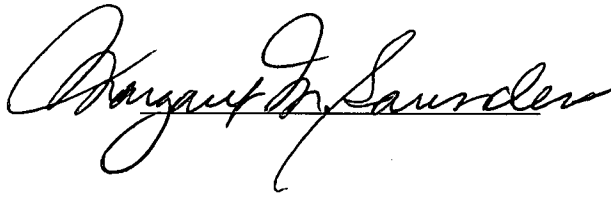
*Approval of Legal Form and Sufficiency Does Not Convey
Approval or Disapproval of Substantive Nature of Transaction.
Approval is Based Upon Typeset Document. All Modifications Require Re-Approval.


BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 44596, p. 0286, MSA_CE62_44453. Date available 05/03/2021. Printed 02/05/2025.

APPROVED AND ACCEPTED this 24
day of March, 2021.

ATTEST/WITNESS

BALTIMORE COUNTY, MARYLAND:



BY: 
Name: Stacy L. Rodgers
County Administrative Officer

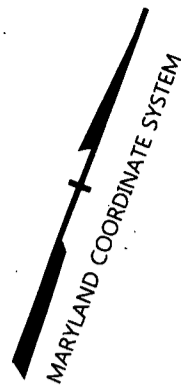
All language on this page is required by Baltimore County for this document.

INDEXED

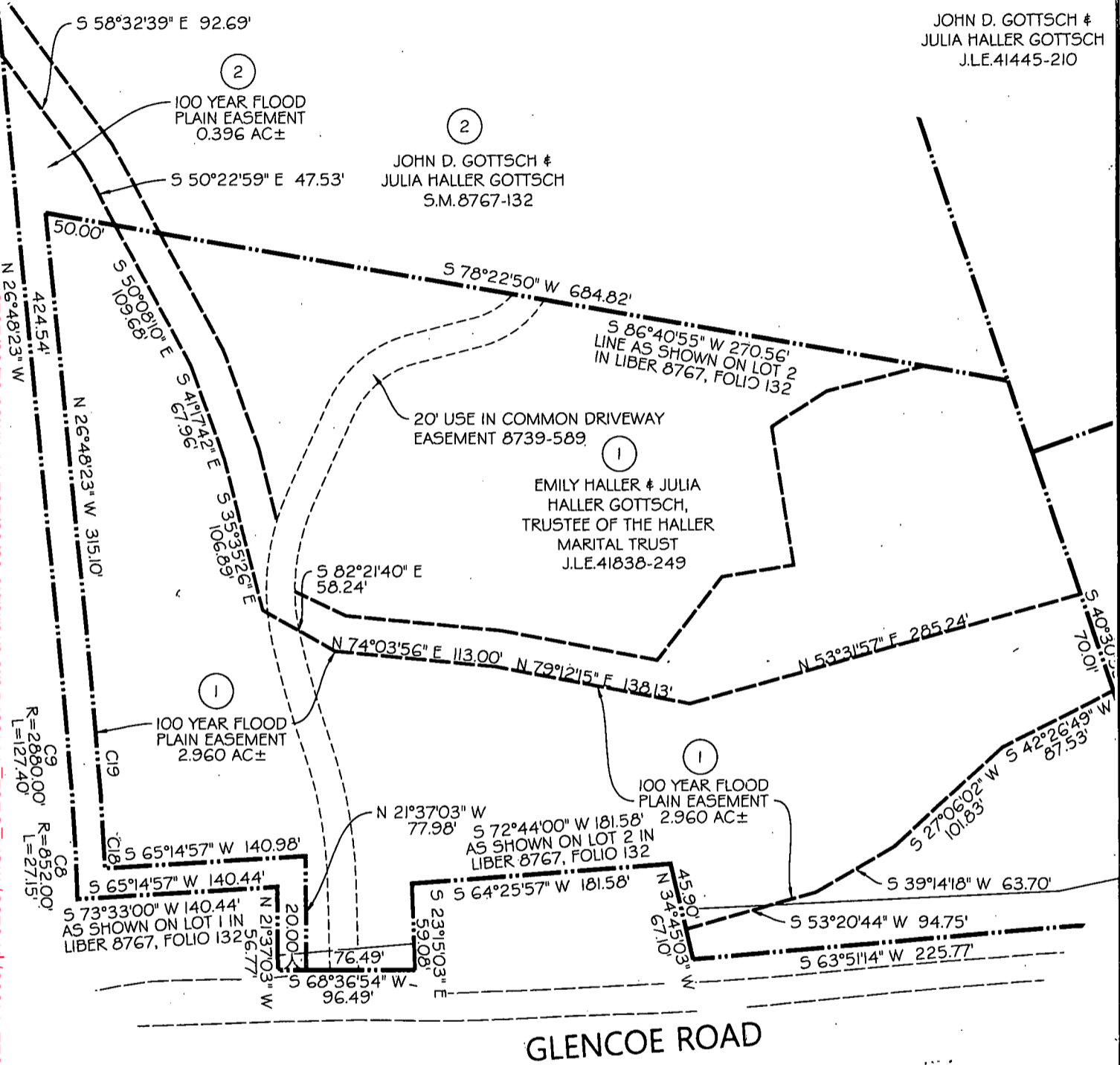
DATE: 4-27-2021

①
EMILY HALLER & JULIA HALLER GOTTSCH,
TRUSTEE OF THE HALLER MARITAL TRUST
J.L.E. 41838-249
100 YEAR FLOODPLAIN EASEMENT AREA=
128,925 SQ. FT. OR 2.960 AC±

②
JOHN D. GOTTSCH &
JULIA HALLER GOTTSCH
S.M. 8767-132
100 YEAR FLOODPLAIN EASEMENT AREA=
17,253 SQ. FT. OR 0.396 AC±



JOHN D. GOTTSCH &
JULIA HALLER GOTTSCH
J.L.E. 41445-210



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C8	1°49'33"	852.00'	27.15'	N 23°20'03" W	27.15'	13.58'
C9	2°32'04"	2880.00'	127.40'	N 25°32'43" W	127.39'	63.71'
C18	0°27'28"	872.00'	6.97'	N 24°01'06" W	6.97'	3.48'
C19	2°32'04"	2900.24'	128.30'	N 25°32'43" W	128.29'	64.16'

EXP. DATE: 1/19/2023

BALTIMORE COUNTY		REAL ESTATE COMPLIANCE	
DISTRICT NO. 10c3	POSITION SHEET NO.	FEDERAL PROJECT NO.	
	CONSTRUCTION PLAN NO.	MARYLAND PROJECT NO.	
APPROVED _____ DIRECTOR OF PUBLIC WORKS	<input type="checkbox"/> AREA TO BE ACQUIRED <input type="checkbox"/> REVERTIBLE SLOPE EASEMENT <input type="checkbox"/> TEMPORARY CONSTRUCTION AREA	<input checked="" type="checkbox"/> EXISTING COUNTY RIGHT-OF-WAY <input type="checkbox"/> AREA TO BE RELEASED <input type="checkbox"/> TEMPORARY SLOPE EASEMENT	SURVEYOR DATE 2/16/21 REG. NO. 21294
APPROVED _____ REAL ESTATE COMPLIANCE	ITEM NO.	RECORDED	REVISIONS
DATE		DRAWN BY C.S.	SCALE: 1" = 100'
APPROVED _____ DRAFTING		PLAT CHECKED M.D.M.	B.C. JOB ORDER NO. 204,205,221-7500
DATE		AREA CHECKED	RW 91-128-01
		TITLE CHECKED	

BALTIMORE COUNTY CIRCUIT COURT (Land Records) J.L.E. 44596, p. 0288, MSA CE62-44453, Date available 05/03/2021, Printed 02/05/2025

KRAMON & GRAHAM, P.A.

ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202

telephone (410)-752-6030

facsimile (410) 539-1269

ATTORNEY CERTIFICATION

SUBDIVISION/PROJECT NAME: Haller Property

PUBLIC WORKS AGREEMENT NO: N/A

CRG NO.: 10-0291

FINAL DEVELOPMENT PLAN DATED: N/A

FOR PROJECT KNOWN AS: Haller Property

THE UNDERSIGNED HEREBY CERTIFIES, REPRESENTS AND OPINES TO BALTIMORE COUNTY, MARYLAND, that:

1. The undersigned is an attorney duly admitted to practice before the Court of Appeals of Maryland and in good standing thereunder.

2. The undersigned maintains, or has maintained for the benefit of the undersigned, professional liability insurance coverage under Policy No: LPL10005474706, issued by Endurance American Specialty Insurance Company, insurer, with limits of liability of \$5,000,000.00/\$5,000,000.00. Such policy is in force and effect as of the date of this Certification, benefiting the County in case of loss, injury or damage arising from any errors or omissions related to the issuance of this Certificate by the undersigned and the County's reliance thereon.

3. The attached instruments were prepared by me or under my supervision, and conform in all material respects to the prescribed form for such Instruments as set forth in The Baltimore County, Maryland, Department of Permits, Approvals and Inspections, Real Estate Compliance Right of Way Documents Manual, 2007 edition.

4. The undersigned has caused a diligent examination of the Land Records of Baltimore County, Maryland, to be made to ascertain the status of record title to the real property (the "Property") described in, and to be encumbered or conveyed by, the Instrument. Based solely upon examination of such records as on file through the date of this certification (the "Examination Date"), by the undersigned, the undersigned certifies, represents and opines to Baltimore County, Maryland, that:

a. Fee simple title of record is vested in **Emily S. Haller and Julia Allison Haller Gottsch**, Trustees of the Haller Marital Trust, by virtue of the Deed dated May 25,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 44596, p. 0289, MSA_CE62_44453. Date available 05/03/2021. Printed 02/05/2025.

Attorney Certification
Haller Property

2019 and recorded among the Land Records of Baltimore County, Maryland in **Liber JLE No. 41838, folio 249** from Emily S. Haller and Julia Allison Haller Gottsch, surviving Trustees of the J. Alex Haller, Jr. and Emily S. Haller Revocable Trust

- b. The Instruments are in appropriate form for the conveyance of, or creation of encumbrance on, the Property.
- c. Following the due execution and acknowledgment of the Instrument by the parties named therein, the signatory thereon having the authority to so bind the grantor entity referenced therein (if applicable) and its delivery to and acceptance by the County, and its recordation among the Land Records, the Instrument will be effective in accordance with its terms to create or convey the interest in the Property which the Instrument purports to create or convey, without the requirement or joinder of any other party having an interest of record in the Property (including, but not limited to, beneficiaries of easements, rights of way, security instruments, and/or agreements) as of the Examination Date.
- d. I have no personal knowledge of conflicting interests (including, but not limited to, rights or claims of parties in possession, adverse claims, and/or equitable interests not shown by the public records) that would interfere with or jeopardize Baltimore County's use of the herein granted easement or fee simple area for the purposes set forth in this Instrument.

5. This Certification is made and delivered subject to the express understandings and agreements:

- a. The execution and delivery of this Certification by the undersigned was an express condition precedent to the agreement of Baltimore County, Maryland, to accept the Instrument from the parties named therein as granting or joining in the same.
- b. This Certification of title is rendered to Baltimore County, Maryland, for its benefit, with the understanding that Baltimore County, Maryland, will rely upon the truth, accuracy and completeness of the certifications, representations and opinions herein set forth.
- c. This Certification of title may be relied upon by Baltimore County, Maryland, authorities. It may not be relied upon by any other person or entity without the prior written consent of the undersigned.
- d. The undersigned assumes no liability for any lien, encumbrance, and/or defect in title to or ownership of the Property, of whatever nature or character, arising subsequent to the Examination Date of which the undersigned had no personal knowledge. The undersigned assumes no responsibility for any lien, encumbrance, title defect or any other matter affecting title to the Property of which the undersigned had no personal knowledge and not appearing of record among the Land Records of Baltimore County, Maryland, as of the Examination Date.

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Attorney Certification
Haller Property

Date: February 23, 2021

Kramon & Graham, P.A.

By: Stuart C. Resnick
Stuart C. Resnick, Attorney

Address: One South Street
Suite 2600
Baltimore, Maryland 21202
Phone No: 410-752-6030

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SURVEYOR CERTIFICATION

Subdivision/Project Name: Haller Property
 Public Works Agreement Number: N/A
 County Review Group No.: 10-0291
 Final Development Plan: N/A
 For Project Known As: Haller Property

I HEREBY declare, affirm, and certify under penalties of perjury that, in my professional opinion, the following listed record plat complies in all material respects with the above-referenced Final Development Plan, Public Works Agreement, and/or County Review Group, as applicable, that the Construction Plans relative to said Final Development Plan agree with the said listed right-of-way plats, and that said right-of-way plats were prepared in compliance with Baltimore County, Department of Permits and Development Management, Bureau of Land Acquisition, Drafting Section, Design Manual, dated September 1996.

I FURTHER agree to indemnify, protect, and hold harmless Baltimore County, Maryland, its agents, employees, successors, and/or assigns from and against any and all reasonable costs, liability, penalties, fines, forfeitures, reasonable attorney fees, judgments, and related litigation costs arising from any negligent errors and omissions contained in this certification, it being fully understood and acknowledged that Baltimore County intends to rely fully upon said certification. It is intended that Baltimore County, its successors and/or assigns, shall be a third party beneficiary of an agreement, whether oral or written, between my client, John D. and Julia A. Gottsch and me for the preparation of this Certification.

Record Plats

Right-of-Way Plats

See Attached (4)

Michael D. Martin



(SEAL)

Professional Liability Insurance:

Name: Michael D. Martin, P.L.S.
 Date: 2.27.2021
 Company: Daft-McCune-Walker, Inc.
 Address: 501 Fairmount Avenue
Suite 300
Towson, MD 21286
 Telephone No.: (410) 296-3333

Company: RLI Insurance Company
 Policy No.: RDP 0037218
 Policy Limits: 2,000,000/2,000,000
 Policy Limits: 50,000 Deductible

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) A21-3531

XL#16638

Space Reserved for Circuit Court Clerk Recording Validation

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

4 Consideration and Tax Calculations
Consideration Amount
Finance Office Use Only Transfer and Recordation Tax Consideration

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge
Surcharge
State Recordation Tax
State Transfer Tax
County Transfer Tax
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).

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: Real Estate Compliance, Brenda Bradley
Firm: Baltimore County, Maryland
Address: County Office Building, 111 W. Chesapeake Avenue, Room 127
Towson, Maryland 21204 Phone: (410) 887-3284

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes 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
Transfer Number Date Received: Deed Reference: Assigned Property No.:
Year 20 20 Geo. Map Sub Block
Land Zoning Gnd TAX NOT REQUIRED Lot
Buildings Use Director of Budget and Finance Occ. Cd.
Total Town Cd. BALTIMORE COUNTY MARYLAND
REMARKS:
COUNTY TRANSFER TAX
Per [Signature] ART 11 TITLE 3
SUBTITLE 2, 11-3-202
RECORDATION TAX
Per [Signature] T.P. ART 12-108
Date 04-21-21

Space Reserved for County Validation

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 44596, p. 0293, MSA_CE62_44453. Date available 05/03/2021. Printed 02/05/2025.