

LR -- Government  
Instrument 0.00  
Agency Name: BALTIMORE  
COUNTY/HALLER PROPERTY  
Instrument List: Deed  
Describe Other:  
Ref:  
Total: 0.00  
04/30/2021 08:15  
#14866136 CC0301 -  
Baltimore  
County/CC03.01.06 -  
Register 06

Initial Initial  
JAHG EMSA JAHG

RW/91-128-03  
J.O. 205-7500  
Item E1 NEWS-P  
Election District 1002

**DEED OF EASEMENT**

**THIS DEED OF EASEMENT**, made this 23<sup>rd</sup> day of November, in the year 2020, by and between **EMILY S. HALLER and JULIA ALLISON HALLER GOTTSCH, TRUSTEES OF THE HALLER MARITAL TRUST**, Grantor; 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 highway 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** the right to create, use and maintain on the area of the land containing 0.026 acres (1,131 sq. ft.), more or less, and 0.240 acres (10,454.4 sq. ft.) as shown and indicated as **REVERTIBLE SLOPE EASEMENT 'A'** and **REVERTIBLE SLOPE EASEMENT 'B'** on Baltimore County Real Estate Compliance Drawing No. RW 91-128-03, which is attached hereto and made a part hereof; such slopes as are necessary to retain and support the highway and/or adjacent property; it being agreed between the parties hereto, however, that at such time as the contour of the land over which this slope easement is granted is changed so that the easement required for slopes is no longer necessary to retain, support, or protect the highway construction, then said easement for slopes shall cease to exist.

**BEING** a portion of the property which by deed dated May 25, 2019 and recorded among the Land Records of Baltimore County, Maryland in **Liber JLE No. 41838, folio 249** was 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.

**TO HAVE AND TO HOLD** as easement in, on and over the above property unto Baltimore County, Maryland, a body politic, its successors and/or assigns, for public highway purposes.

AND the Grantors do hereby agree that Baltimore County, Maryland, its successor and/or assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary to maintain said easement, provided, however, that the ground shall be restored and left in good condition; and it is further agreed that no buildings or similar structures of any kind shall be erected in, on or over said easement by the Grantors, the survivor of them or their respective personal representatives or assigns, nor shall the existing grade be changed without the prior approval of the Baltimore County Department of Public Works.

AS WITNESS the due execution hereof by the aforementioned Grantors.

WITNESS:

Jannifer A. Parker

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

Jannifer A. Parker

By: 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

My Commission expires:

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  
Stuart C. Resnick

APPROVED FOR LEGAL FORM AND SUFFICIENCY\*

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

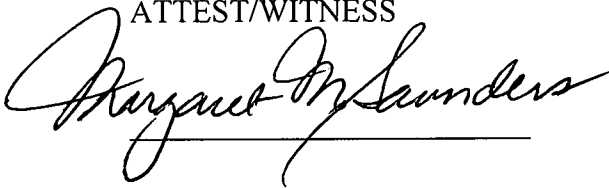
Caithlin A. Rayhawk  
OFFICE OF THE COUNTY ATTORNEY

\*Approval of Legal Form and Sufficiency Does Not Convey  
Approval or Disapproval of Substantive Nature of Transaction.

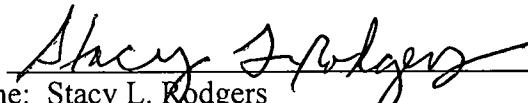
Approval is Based Upon Typeset Document. All Modifications Require Re-Approval.

APPROVED AND ACCEPTED this 24  
day of March, 20 21.

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.*

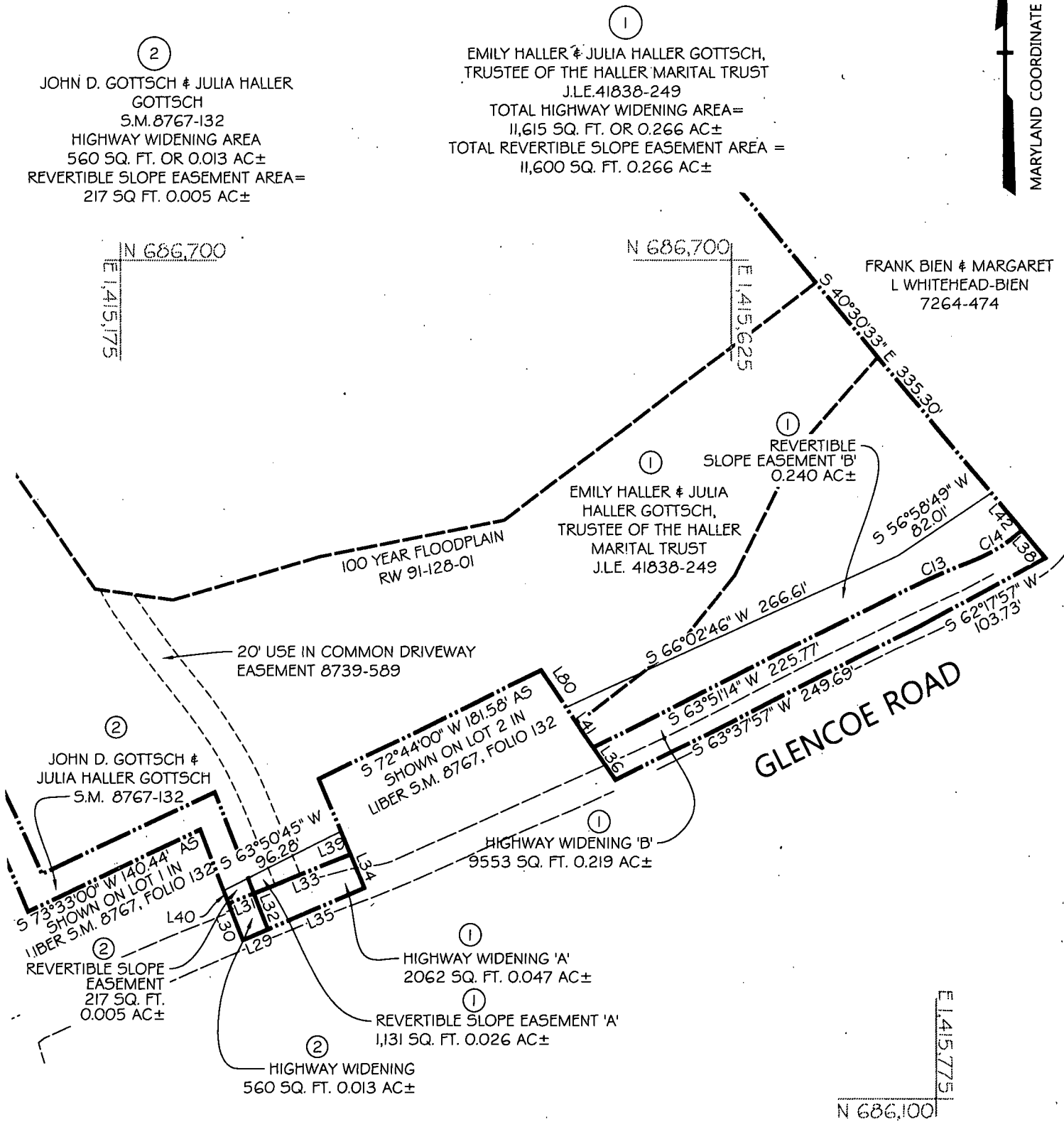
**INDEXED**

DATE: 4-27-2021

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
CI3	6°15'00"	458.00'	49.96'	S 66°58'44" W	49.94'	25.00'
CI4	20°06'37"	131.00'	45.98'	S 60°02'55" W	45.74'	23.23'

MARYLAND COORDINATE SYSTEM



LINE TABLE

LINE	BEARING	DISTANCE
L29	S 67°14'57" W	20.00'
L30	N 21°37'03" W	28.23'
L31	N 68°36'54" E	20.00'
L32	S 21°37'03" E	27.75'
L33	N 68°36'54" E	76.49'
L34	S 23°15'03" E	25.92'
L35	S 67°14'57" W	77.25'
L36	N 34°45'03" W	28.90'
L38	S 40°30'33" E	25.92'
L39	S 23°15'03" E	18.01'
L40	N 21°37'03" W	9.99'
L41	N 34°45'03" W	35.00'
L42	S 40°29'32" E	35.00'



EXP. DATE: 1/19/2027

BALTIMORE COUNTY		REAL ESTATE COMPLIANCE	
DISTRICT NO. 10c3	POSITION SHEET NO.	FEDERAL PROJECT NO.	MARYLAND PROJECT NO.
CONSTRUCTION PLAN NO.			
APPROVED _____ DIRECTOR OF PUBLIC WORKS	AREA TO BE ACQUIRED	EXISTING COUNTY RIGHT-OF-WAY	DATE 2/16/21 REG. NO. 21234
DATE	REVERTIBLE SLOPE EASEMENT	AREA TO BE RELEASED	
APPROVED _____ REAL ESTATE COMPLIANCE	TEMPORARY CONSTRUCTION AREA	TEMPORARY SLOPE EASEMENT	REVISIONS
DATE	ITEM NO.	RECORDED	SCALE: 1" = 100'
APPROVED _____ DRAFTING		DRAWN BY C.S.	B.C. JOB ORDER NO. 204,205,221-7500
DATE		PLAT CHECKED M.D.M	RW 91-128-03
		AREA CHECKED	
		TITLE CHECKED	



### 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

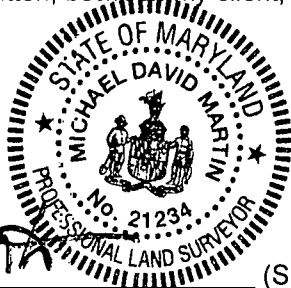
I HEREBY declare, affirm, and certify under penalties of perjury that, in my professional opinion, the following listed record plat complies in all material respects with the above-referenced Final Development Plan, Public Works Agreement, and/or County Review Group, as applicable, that the Construction 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)



(SEAL)

Name: Michael D. Martin, P.L.S.

#### Professional Liability Insurance:

Company: RLI Insurance Company

Date: 2.23.2021

Policy No.: RDP 0037218

Company: Daft-McCune-Walker, Inc.

Policy Limits: 2,000,000/2,000,000

Address: 501 Fairmount Avenue

Policy Limits: 50,000 Deductible

Suite 300

Towson, MD 21286

Telephone No.: (410) 296-3333

**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 PropertyPUBLIC WORKS AGREEMENT NO: N/ACRG NO.: 10-0291FINAL DEVELOPMENT PLAN DATED: N/AFOR 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,



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:

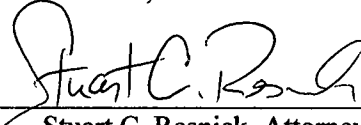
- a. The execution and delivery of this Certification by the undersigned was an express condition precedent to the agreement of Baltimore County, Maryland, to accept the Instrument from the parties named therein as granting or joining in the same.
- b. This Certification of title is rendered to Baltimore 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.



Attorney Certification  
Haller Property

Date: February 23, 2021

Kramon & Graham, P.A.

By:   
Stuart C. Resnick, Attorney

Address:

One South Street

Suite 2600

Baltimore, Maryland 21202

Phone No: 410-752-6030

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)

XL5 #16639

121-3530

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

Space Reserved for Circuit Court Clerk Recording Validation

4 Consideration and Tax Calculations
Consideration Amount
Purchase Price/Consideration \$ 0.00
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Other: \$
Full Cash Value: \$
Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$
X ( ) % = \$
Less Exemption Amount - \$
Total Transfer Tax = \$
Recordation Tax Consideration \$
X ( ) per \$500 = \$
TOTAL DUE \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ \$
Surcharge \$ \$
State Recordation Tax \$ \$
State Transfer Tax \$ \$
County Transfer Tax \$ \$
Other \$ \$
Other \$ \$
Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/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
10 13 10-08-001330 JLE 41838/249 28 640 27 165 (5)
Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)
Revertible Slope Easements, 0.026 acres and 0.240 acres
Other Property Identifiers (if applicable) Water Meter Account No.
1314 GUNN ROAD
Residential or Non-Residential Fee Simple or Ground Rent Amount:
Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: .026 ac Revertible Slope Easement at .240 ac Revertible Slope Easement B
If Partial Conveyance, List Improvements Conveyed:

7 Transferred From
Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
Emily S. Haller, Trustee
Julia Allison Haller Gottsch, Trustee
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)
Baltimore County, Maryland
New Owner's (Grantee) Mailing Address
Old Courthouse, Towson, Maryland 21204

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 Reed, 410 887-3284
Firm Baltimore County, Maryland
Address: County Office Building, 111 W. Chesapeake Avenue, Room 107
Towson, Maryland 21204 Phone: (410) 887-3284
Return to Contact Person
Hold for Pickup
Return Address Provided

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).

Space Reserved for County Validation

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 TAX NOT REQUIRED Block
Land Zoning Grid Director of Budget and Finance Lot
Buildings Use Parcel BALTIMORE COUNTY, MARYLAND Occ. Cd.
Total Town Cd. EX. Cd. EX. Cd.
REMARKS:
COUNTY TRANSFER TAX ART 11 TITLE 3
RECORDATION TAX SUBTITLE 2, 11-3-202
T.P. ART 12-108
Date 04-21-21

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 44596, p. 0283, MSA\_CE62\_44453. Date available 05/03/2021. Printed 02/05/2025.