

NO TITLE SEARCH  
NO TITLE LIABILITY

Initial  
EMSA Initial  
JAH

## LOT LINE ADJUSTMENT DEED

LR - Deed (No-Taxes)  
Recording Fee 20.00  
Name: HALLER  
Ref:  
LR - Deed (No-Taxes)  
Surcharge 40.00  
SubTotal: 60.00  
Total: 180.00  
01/06/2022 10:32  
CC03-DeM

**THIS LOT LINE ADJUSTMENT DEED** made this 10th day of October, 2021 by and between **EMILY S. HALLER** and **JULIA ALLISON HALLER GOTTSCHE**, Trustees of the Haller Marital Trust, (the "Trustees"), Grantors, and **EMILY S. HALLER** and **JULIA ALLISON HALLER GOTTSCHE**, Trustees of the Haller Marital Trust, Grantees.

### RECITALS

- A. By Confirmatory Deed and Agreement by and among J. Alex Haller, Jr. and Emily S. Haller, husband and wife, and John Dunnegan Gottsch and Julia A. Haller Gottsch, husband and wife, (collectively, the "Parties") dated April 19, 1991 and recorded among the Land Records of Baltimore County, Maryland (the "Land Records") in **Liber SM No. 8767, folio 132** a Minor Subdivision Plat (the "Plan") was recorded creating two (2) Lots and a twenty foot (20') in fee strip to Lot 1 (collectively, the "Lots") and in which Lot 1 and the twenty foot (20') fee simple strip to Lot 1 were conveyed to the Gottsches and Lot 2 to was conveyed to J. Alex Haller, Jr. and Emily S. Haller, husband and wife.
- A. Title in and to Lot 2 (the "Trustee Lot") is now vested in Emily S. Haller and Julia Allison Haller Gottsch, Trustees of the Haller Marital Trust, by Deed dated May 25, 2019 and recorded among the Land Records in **Liber JLE No. 41838, folio 249** from Emily S. Haller and Julia Allison Haller Gottsch, surviving Trustees of the J. Alex Haller and Emily S. Haller Revocable Trust Agreement dated June 24, 2008.
- B. By Deed from the Trustees to Baltimore County, Maryland dated November 23, 2020 and recorded among the Land Record in **Liber JLE No. 44596, folio 353** portions of Lot 2 were conveyed for the purpose of widening Glencoe Road.
- C. The Trustees and the Gottsches have now reconfigured the Lots per the "**FIRST AMENDED SITE DEVELOPMENT PLAN HALLER PROPERTY**" (the "Amended Plan"), a copy of which is attached hereto, made a part hereof and labelled Exhibit "B" and are hereby executing this deed to comport title to Lot 2 to the newly configured Lot 2.

**NOW THEREFORE, IN CONSIDERATION** of the recitals and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Trustees hereby grant and convey to the Trustees, their successors and assigns, in fee simple, Lot 2, being 5.008 acres, more or less, as set out and shown on the Amended Plan and located in the

**REVIEWED SDAT**

C. Allen 11/19/21  
BY DATE

County of Baltimore, State of Maryland, being more particularly described as follows, that is to say:

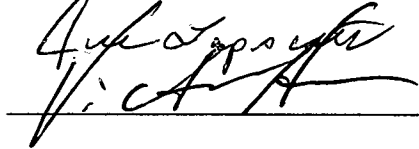
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**TOGETHER** with any and all improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

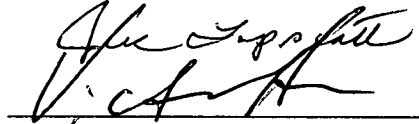
**TO HAVE AND TO HOLD** the said lot or parcel of ground above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of Emily S. Haller and Julia Allison Haller Gottsch, Trustees of the Haller Marital Trust, their successors and assigns, in fee simple, subject to and together with the rights, duties and obligations granted and imposed in the Right-of-Way Agreement dated March 14, 1991 and recorded among the Land Records in Liber SM No. 8739, folio 589 as modified by Amendment to Right-of-Way Agreement dated October 10, 2021 and recorded or intended to be recorded contemporaneously herewith.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed the day and year first above written.

**WITNESS:**



  
\_\_\_\_\_  
EMILY S. HALLER, Trustee {SEAL}



  
\_\_\_\_\_  
JULIA ALLISON HALLER GOTTSCH, Trustee {SEAL}

**STATE OF MARYLAND, COUNTY OF** Baltimore **to wit:**

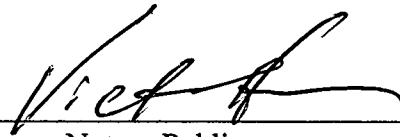
**I HEREBY CERTIFY**, that on this 10<sup>th</sup> day of October in the year 2021, before me, the subscriber, a Notary Public, personally appeared Emily S. Haller, Trustee of the Haller Marital Trust, known to me (or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

**AS WITNESS** my hand and Notarial Seal.  
Victoria M. Hu

NOTARY PUBLIC MARYLAND  
Baltimore County

Commission Expires: 8/12/2023

My Commission expires: 8/12/2023

  
\_\_\_\_\_  
Notary Public

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 10<sup>th</sup> day of October, in the year 2021, 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.

Victoria M. Hu  
NOTARY PUBLIC MARYLAND  
Baltimore County

Victoria M. Hu  
Notary Public

My Commission expires: 08/12/2023  
Commission Expires: 8/12/2023

This is to certify that the within instrument was prepared by the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

Stuart C. Resnick  
Stuart C. Resnick



### Description

#### Lot 2, Haller Property

#### 5.008 Acre Parcel

#### North of Glencoe Road

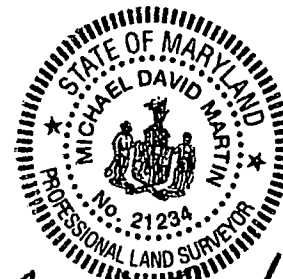
#### Baltimore County, Maryland

Beginning at a point at the end of the fifty-third line of Lot 2 as laid out and shown on a Minor Subdivision Plan entitled "Haller Property" and recorded among the Land Records of Baltimore County in Liber S.M. 8767, Folio 249; thence leaving said point of beginning and running with and binding on a portion of the northern side of Parcel A as laid out and shown on the above mentioned plat and referring all courses of this description to the Maryland Coordinate System NAD83 (1991) (1) South 68 degrees 36 minutes 54 seconds West 59.80 feet; thence leaving said line and running with a portion of the western limit of a 20-foot use-in-common driveway easement as laid out on the above mentioned plat and running for new lines of division over, through and across a portion of said Lot 2 (2) North 22 degrees 45 minutes 03 seconds West 59.15 feet; thence (3) with a line curving to the left, having a radius of 297.00 feet, for a distance of 92.93 feet (the arc of said curve being subtended by a chord bearing North 31 degrees 42 minutes 53 seconds West 92.55 feet); thence (4) with a reverse curve to the right, having a radius of 726.00 feet, for a distance of 77.21 feet (the arc of said curve being subtended by a chord bearing North 37 degrees 37 minutes 56 seconds West, 77.17 feet); thence (5) continuing with a compound curve to the right, having a radius of 159.92 feet, for a distance of 108.68 feet (the arc of said curve being subtended by a chord bearing North 15 degrees 07 minutes 01 seconds West 106.60 feet); thence (6) North 04 degrees 21 minutes 06 seconds East 41.84 feet; thence (7) North 70 degrees 17 minutes

55 seconds East 38.67 feet; thence (8) North 06 degrees 54 minutes 00 seconds West 23.63 feet; thence (9) North 33 degrees 50 minutes 36 seconds East 31.08 feet; thence (10) North 44 degrees 50 minutes 39 seconds East 77.89 feet; thence (11) with a curve to the left, having a radius of 65.00 feet, for a distance of 31.08 feet (the arc of said curve being subtended by a chord bearing North 31 degrees 08 minutes 42 seconds East 30.79 feet) to intersect the South 86 degrees 40 minutes 53 seconds West 270.58 foot line of the above mentioned plat, thence running with and binding on a portion of said Lot 2 (12) North 78 degrees 22 minutes 50 seconds East 326.46 feet; thence (13) South 40 degrees 29 minutes 06 seconds East 51.72 feet; thence (14) South 40 degrees 30 minutes 33 seconds East 335.30 feet; thence (15) with a curve to the right, having a radius of 131.00 feet, for a distance of 45.98 feet (the arc of said curve being subtended by a chord bearing South 60 degrees 02 minutes 55 seconds West 45.74 feet); thence (16) with a reverse curve to the left, having a radius of 458.00 feet, for a distance of 49.96 feet (the arc of said curve being subtended by a chord bearing South 66 degrees 58 minutes 44 seconds West 49.94 feet); thence (17) South 63 degrees 51 minutes 14 seconds West 255.77 feet; thence (18) North 34 degrees 45 minutes 03 seconds West 67.10 feet; thence (19) South 64 degrees 25 minutes 57 seconds West 181.58 feet; thence (20) South 23 degrees 15 minutes 03 seconds East 59.08 feet to the point of beginning; having an area of 218,152.41 square feet or 5.008 acres, more or less, as now surveyed by Daft-McCune-Walker, Inc.

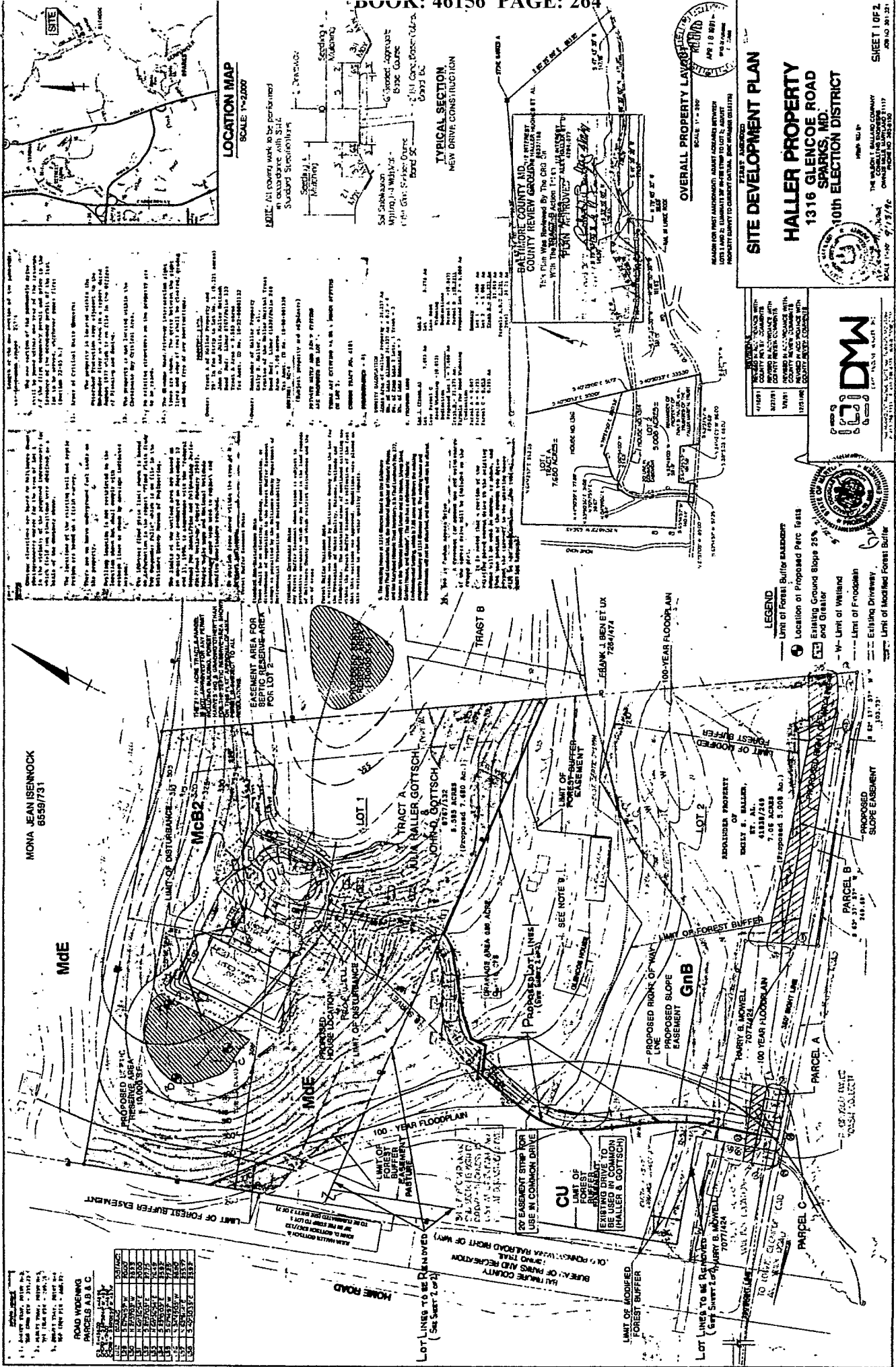
June 15, 2021

Project No. 19040.00 (L19040-1)



*Michael David Martin*  
6/15/21

EXHIBIT "B"



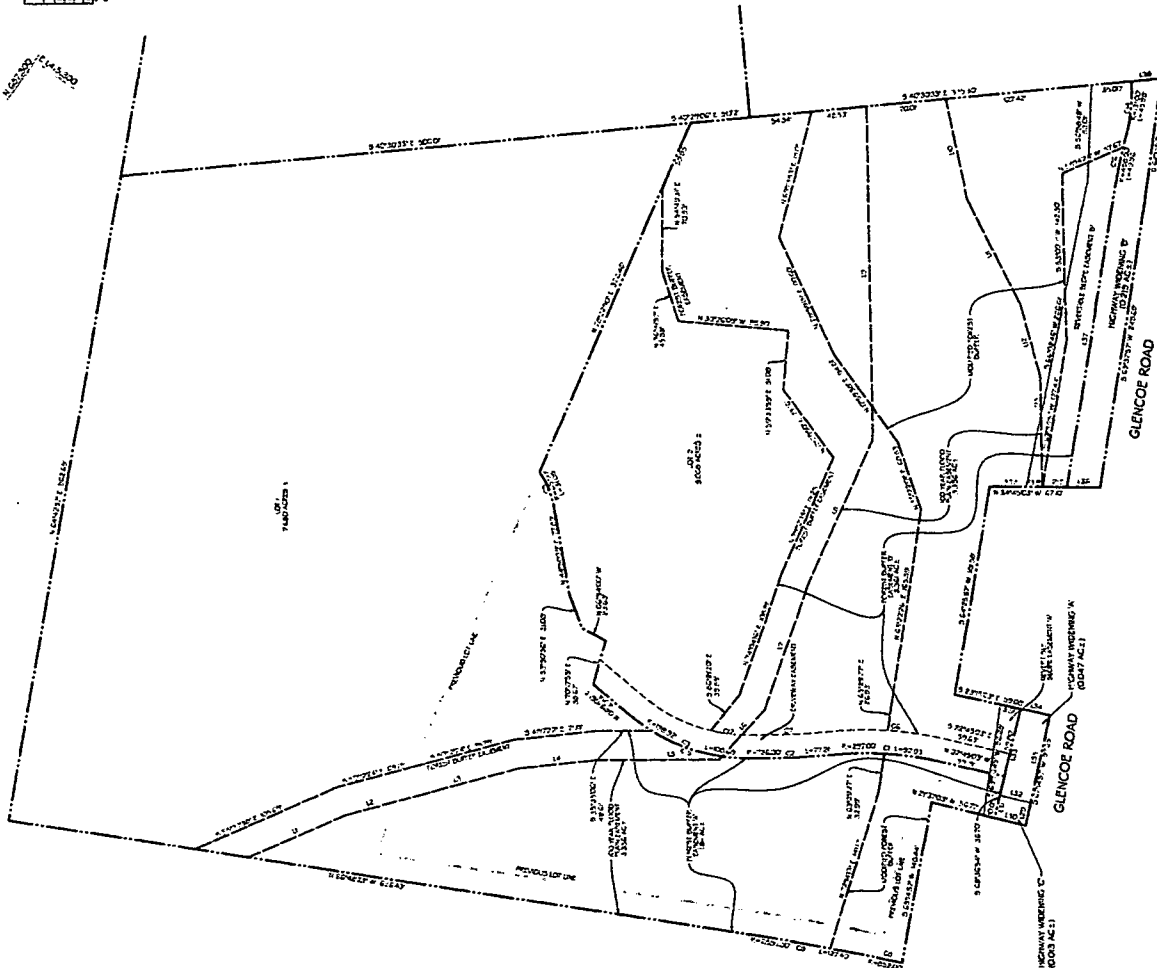
SHEET 1 OF 2  
DATE 01/31/2025

NO.	NAME	GRADE
126	BEAUFORT	7
127	BEAUFORT	7
128	BEAUFORT	7
129	BEAUFORT	7
130	BEAUFORT	7
131	BEAUFORT	7
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199	BEAUFORT	7
200	BEAUFORT	7

100 YEAR FLOODPLAIN EASEMENT LINE TABLE	100-YR FLOODING	100-YR FLOODING	100-YR FLOODING
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
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100	100	100	100

DEDICATION TABLE		
TYPE OF CONTRIBUTOR	NO	TOTAL AMOUNT \$*
77-0483 BAPTIST CHURCH	2	\$1774.62
REPTILES & SLUG SOCIETY	2	\$1774.62
238 TEAM / JOCKEYING [FARMERS]	1	\$794.62
NEARLYLY SPEAKING	1	\$649.62

TIME	CRUISE	DEPTH	WAVE	TEMP	WIND	WAVE	WAVE
SEC	NO.	M	DIR	°C	MPH	DIR	PERIOD
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51	51	10	110	27.5	10	110	10
52	52	10	110	27.5	10	110	10



Richard C. Chastell  
Department of Mathematics  
University of Maryland  
College Park, MD 20742

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**NOTE:** Boundary information shown herein is based on a field non boundary survey prepared by The Wilson T. Leland Company, Inc. The bearing lines are converted into the Maryland Coordinate System (NAD 83) by David McKee Walker, Inc. (DAWI) in March 2020, and the bearings shown herein reflect that effect.



**HALLER PROPERTY**  
1116 GLENCOE ROAD SPACES, MARYLAND  
SHEET 2 OF 2



501 FARMINGTON ESTATE DRIVE  
SOUTH OAK HILLS, MISSISSIPPI 39209

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)
Cite or Explain Authority

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 \$ 20.00 \$
Surcharge \$ 40.00 \$
State Recordation Tax \$ 0.00 \$
State Transfer Tax \$ 0.00 \$
County Transfer Tax \$ 0.00 \$
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 10-08-001330 41838/249 28 165 (5)
Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Amended Site Development Plan Haller Property 5.008 acres
Location/Address of Property Being Conveyed (2)
1314 Glencoe Road, Glencoe, Maryland 21152
Other Property Identifiers (if applicable) Water Meter Account No.
Residential or Non-Residential Fee Simple or Ground Rent Amount:
Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred:
This is a reduction of 1.786 acres from Acct 10-08-001330
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)
Emily S. Haller, Trustee
Julia Allison Haller Gottsch, Trustee
New Owner's (Grantee) Mailing Address
1314 Glencoe Road, Glencoe, Maryland 21152

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: Hal Resnick
Firm: Homesale Settlement Services
Address: 1425 Clarkview Road, Suite 800
Baltimore, Maryland 21209 Phone: (443) 632-0804
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
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:
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 TAX NOT REQUIRED Block
Land Zoning Director of Budget and Finance Lot
Buildings Use Baltimore County, Maryland Occ. Cd.
Total Town Cd. Ex. St. Ex. Cd.
REMARKS:
COUNTY TRANSFER TAX ART 11 TITLE 8
SUBTITLE 2, 11-3-202
RECORDATION TAX T.P. ART 12-108
Date 1-5-22