

Initial

Initial

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EMSA

LIBER 8767 PAGE 132

NO CONSIDERATION

NO TITLE EXAMINATION

CONFIRMATORY DEED AND AGREEMENT

THIS CONFIRMATORY DEED AND AGREEMENT ("Agreement") is made as of the 19th day of April, 1991, by and among J. ALEX HALLER, JR. and EMILY S. HALLER, his wife (the "Hallers"), and JOHN DUNNEGAN GOTTSCH and JULIA A. HALLER GOTTSCH, his wife (the "Gottsches").

RECITALS

A. By a Deed dated December 7, 1966, and recorded among the Land Records of Baltimore County in Liber 4704, Folio 77, Charles M. Jarman, Executor of the Estate of Christine C.A. Mowell, deceased, conveyed to the Hallers certain real property located in Baltimore County, Maryland, as therein described ("Original Tract").

B. The Hallers have conveyed portions of the Original Tract (collectively, the "Gottsch Parcel") to the Gottsches by virtue of the following instruments: (a) a Deed, dated December 27, 1989, and recorded among the Land Records of Baltimore County in Liber S.M. 8363, Folio 206; and (b) a Deed, dated September 18, 1990, and recorded among the Land Records of Baltimore County in Liber S.M. 8607, Folio 137.

C. The Hallers have conveyed an interest in another portion of the Original Tract (the "Hughes Parcel") to Christian D. Hughes, et al. by virtue of a Deed, dated October 26, 1990, and recorded among the Land Records of Baltimore County in Liber S.M. 8633, Folio 158. That portion of the Original Tract (containing 7.06 acres of land, more or less) which does not lie within either the Gottsch Parcel or the Hughes Parcel, and the title to which is vested solely in the Hallers, is hereinafter referred to as the "Haller Parcel".

D. The Hallers and the Gottsches have subjected the Gottsch Parcel and the Haller Parcel to various covenants, conditions, and terms, by virtue of a Land Use Agreement, dated March 14, 1991, and recorded among the Land Records of Baltimore County in Liber S.M. 8739, Folio 586.

E. The Hallers have granted the Gottsches the right to use, in common with others entitled thereto, a right-of-way across the Haller Parcel for egress and ingress to and Glencoe Road and for other uses, and the Hallers and the Gottsches have subjected their respective properties to various covenants, conditions, and terms, by virtue of a Right-of-Way Agreement, dated March 14, 1991, and recorded among the Land Records of Baltimore County in Liber S.M. 8739, Folio 589.

F. On April 17, 1991, the Baltimore County Department of Environmental Protection and Resource Management approved a plan for the subdivision of the Original Tract in the manner contemplated by various of the foregoing recited instruments, all as shown on a plat, consisting of three (3) sheets, entitled "Minor Subdivision Plat Haller Property 1316 Glencoe Road Sparks, Md.-10th Election District" (the "Minor Subdivision Plat"). A copy of the Minor Subdivision Plat is attached hereto as Exhibit A.

G. The Hallers and the Gottsches desire, by this Agreement, (1) to cause the Minor Subdivision Plat to be recorded among the Land Records of Baltimore County; (2) to confirm the Gottsches' ownership of the Gottsch Parcel, all in accordance with and subject to the effect of the Minor Subdivision Plat and the foregoing recited instruments; and to confirm the Hallers' ownership of the Haller Parcel, all in accordance with and subject to the effect of the Minor Subdivision Plat and the foregoing recited instruments.

H. The actual monetary consideration to be paid for this Agreement is NONE.

TRANSFER TAX NOT REQUIRED

By: John Dunegan Gottsch

Notary Public for Maryland

4/23/91 Dec. 11-85 J

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
4/23/91

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
4/23/91

DEC 8 7 67 PAGE 133

AGREEMENTS

IN CONSIDERATION of the Recitals and other good and valuable considerations, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the parties agree and covenant as follows:

1. The Hallers and the Gottsches herewith cause the Minor Subdivision Plat (Exhibit A) to be recorded.

2. The Gottsches grant and re-grant, convey and re-convey, and confirm unto the Hallers, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives, heirs, and assigns, in fee simple, all those two (2) parcels or lots of ground located in Baltimore County, Maryland, and more particularly described as follows:

FIRST:

BEING KNOWN AND DESIGNATED as "LOT 1" as shown on "Sheet 1 of 3" of the attached Minor Subdivision Plat, containing 5.585 acres of land, more or less.

SECOND:

BEING KNOWN AND DESIGNATED as "20' IN FEE STRIP TO LOT 1" as shown on "Sheet 2 of 3" of the attached Minor Subdivision Plat, containing 0.321 acres of land, more or less.

SUBJECT to all easements and other matters of record.

3. The Hallers grant and re-grant, convey and re-convey, and confirm unto the Hallers, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives, heirs, and assigns, in fee simple, all that parcel or lot of ground located in Baltimore County, Maryland, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as "LOT 2" as shown on "Sheet 2 of 3" of the attached Minor Subdivision Plat, containing 7.06 acres of land, more or less.

SUBJECT to all easements and other matters of record.

WITNESS the hands and seals of the parties as of the date and year first above written.

WITNESS:

<u>Kevin J. Leonard</u>	<u>J Alex Haller Jr.</u> ALEX HALLER, JR. (SEAL)	28.00
<u>Kevin J. Leonard</u>	<u>Emily S. Haller</u> EMILY S. HALLER (SEAL)	28.00
<u>Kevin J. Leonard</u>	<u>John Dunneagan Gottsch</u> JOHN DUNNEAGAN GOTTSCH (SEAL)	28.00
<u>Kevin J. Leonard</u>	<u>Julia A. Haller Gottsch</u> JULIA A. HALLER GOTTSCH (SEAL)	28.00

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

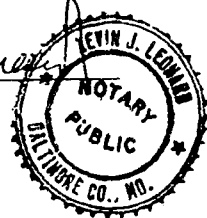
I HEREBY CERTIFY that on this 22nd day of April, 1991, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared J. ALEX HALLER, JR., known to me or

LIGER 8767 PAGE 134

satisfactorily proven to be one of the persons whose names are subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained as his own act and deed.

AS WITNESS my hand and Notarial Seal.

Kevin J. Leonard
Notary Public



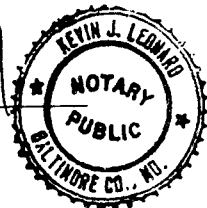
My commission expires: 8/1/93

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

I HEREBY CERTIFY that on this 22nd day of April, 1991, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared EMILY S. HALLER, known to me or satisfactorily proven to be one of the persons whose names are subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained as her own act and deed.

AS WITNESS my hand and Notarial Seal.

Kevin J. Leonard
Notary Public



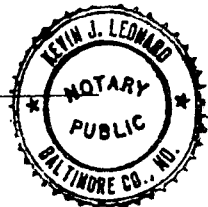
My commission expires: 8/1/93

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

I HEREBY CERTIFY that on this 19th day of April, 1991, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared JOHN DUNNEGAN GOTTSCH, known to me or satisfactorily proven to be one of the persons whose names are subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained as his own act and deed.

AS WITNESS my hand and Notarial Seal.

Kevin J. Leonard
Notary Public



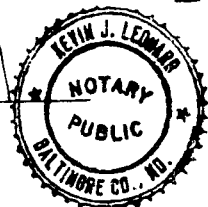
My commission expires: 8/1/93

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

I HEREBY CERTIFY that on this 22nd day of April, 1991, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared JULIA A. HALLER GOTTSCH, known to me or satisfactorily proven to be one of the persons whose names are subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained as her own act and deed.

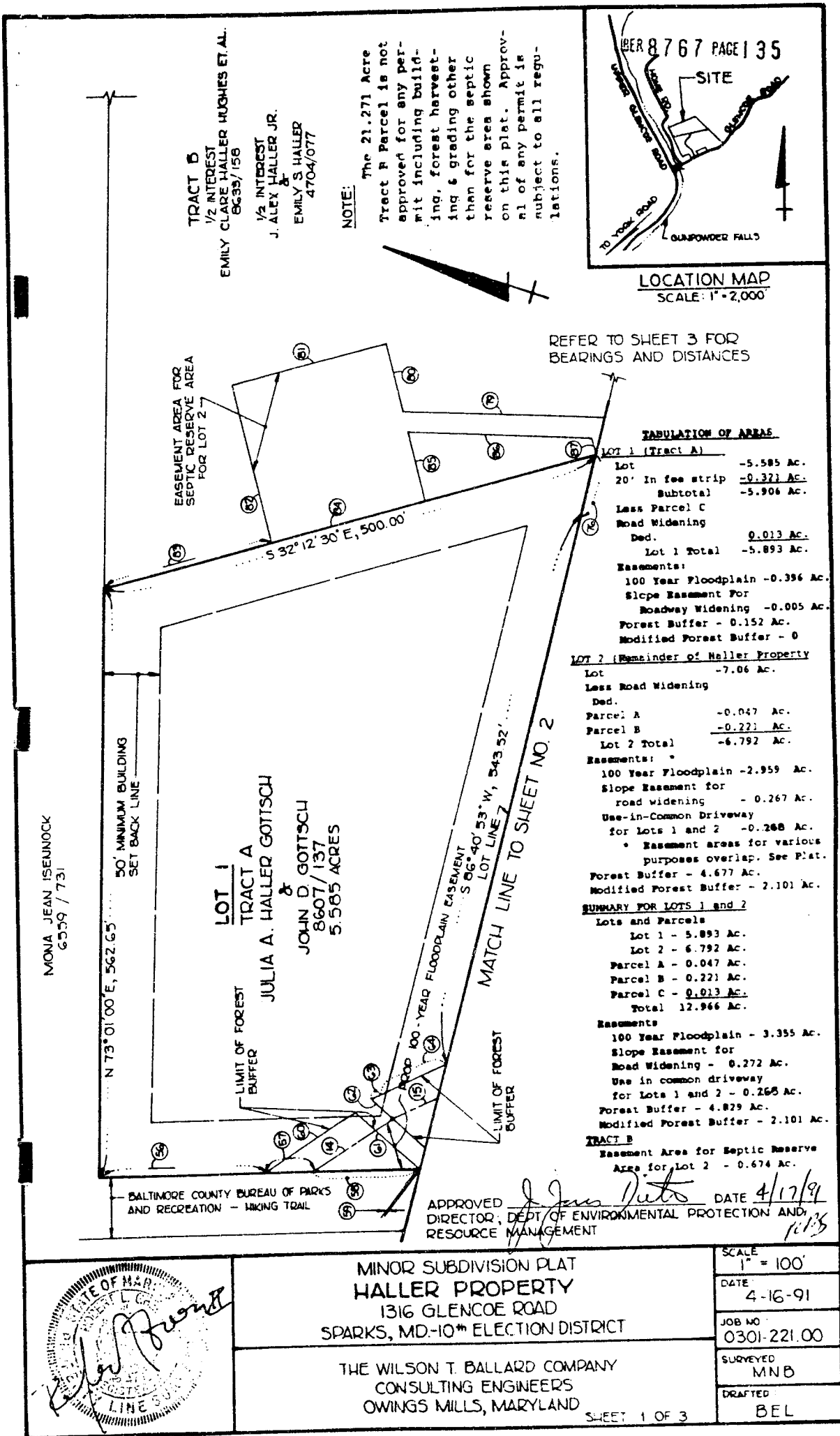
AS WITNESS my hand and Notarial Seal.

Kevin J. Leonard
Notary Public



My commission expires: 8/1/93

After recording, please mail to: Arnold Fleischmann, P.A.
403 Bosley Avenue
Towson, Maryland 21204

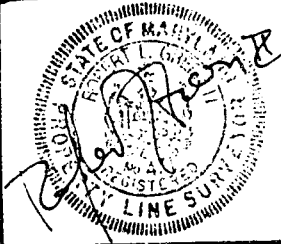


BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8767, p. 0137, MSA_CE62_8622. Date available 03/09/2005. Printed 03/24/2025.

LIBER 8767 PAGE 137

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 86°40'53"E	49.50'	46	N 26°17'41"E	94.81'
2	N 14°27'00"W	59.16'	47	N 37°17'04"E	110.60'
3	N 86°40'53"E	22.69'	48	N 77°37'56"E	111.18'
4	S 14°27'00"E	59.63'	49	S 32°12'30"E	280.95'
5	N 86°40'53"E	20.72'	50	N 49°56'21"W	57.66'
6	S 18°30'20"E	315.03'	51	S 61°27'14"W	142.30'
7	N 73°33'00"E	140.98'	52	S 72°11'54"W	127.43'
8	S 13°19'00"E	56.78'	53	S 14°57'00"E	59.08'
9	N 26°27'00"W	67.10'	54	S 76°54'57"W	39.79'
10	N 12°39'09"E	65.31'	55	S 76°54'57"W	20.01'
11	N 62°52'43"E	47.87'	56	N 18°30'20"W	164.36'
12	S 62°52'43"W	47.87'	57	N 18°30'20"W	47.53'
13	S 12°39'09"W	65.31'	58	N 18°30'20"W	101.50'
14	S 50°14'35"E	92.69'	59	N 18°30'20"W	2.50'
15	S 42°04'55"E	47.53'	60	S 50°14'35"E	105.69'
16	S 41°49'47"E	109.68'	61	S 24°43'27"W	81.17'
17	S 32°59'19"E	67.96'	62	N 24°43'27"E	67.88'
18	S 27°17'03"E	106.89'	63	S 50°14'35"E	8.54'
19	S 74°03'17"E	58.24'	64	S 41°54'21"E	69.18'
20	N 82°22'19"E	113.00'	65	S 41°54'21"E	91.79'
21	N 87°30'38"E	138.13'	66	S 32°59'19"E	71.15'
22	N 61°50'20"E	285.30'	67	S 27°17'03"E	49.61'
23	S 32°12'30"E	70.00'	68	S 74°03'17"E	41.23'
24	S 50°45'12"W	87.60'	69	N 82°22'19"E	108.91'
25	S 35°24'25"W	101.83'	70	N 87°30'38"E	111.25'
26	S 47°32'41"W	63.70'	71	N 25°38'53"E	73.16'
27	S 61°39'07"W	94.68'	72	N 67°51'58"E	51.08'
28	N 26°27'00"W	46.00'	73	N 22°08'02"W	95.90'
29	S 75°33'00"W	20.00'	74	N 45°00'00"E	45.55'
30	N 13°19'00"W	28.22'	75	N 63°07'34"E	70.85'
31	N 76°54'57"E	20.00'	76	N 86°40'53"E	60.00'
32	S 13°19'00"E	27.75'	77	S 32°12'30"E	54.35'
33	N 76°54'57"E	76.50'	78	S 57°47'30"W	25.00'
34	S 14°57'00"E	25.92'	79	S 16°12'23"E	235.33'
35	S 75°33'00"W	77.25'	80	S 57°47'30"W	65.00'
36	N 26°27'00"W	28.90'	81	S 32°12'30"E	155.00'
37	N 72°09'17"E	255.77'	82	N 57°47'30"E	155.00'
38	S 32°12'30"E	25.92'	83	S 32°12'30"E	170.00'
39	N 80°32'16"E	121.00'	84	S 32°12'30"E	155.00'
40	N 71°47'30"E	33.00'	85	N 57°47'30"E	69.19'
41	S 76°54'57"W	16.71'	86	S 16°12'23"E	182.05'
42	N 13°19'00"W	77.98'	87	S 57°47'30"W	19.01'
43	N 71°47'30"E	26.92'	88	N 86°40'53"E	31.80'
44	N 71°40'29"E	165.39'	89	S 32°12'30"E	162.30'
45	N 43°40'04"E	60.83'			

Curve No.	Radius	Length	Chord Bearing	Chord Distance
C-1	297.00'	92.93'	N 23°24'50"W	92.55'
C-2	726.00'	77.21'	N 29°19'52"W	77.17'
C-3	159.92'	85.82'	N 10°54'46"W	84.80'
C-4	85.00'	74.51'	N 37°45'56"E	72.15'
C-5	55.00'	31.53'	N 46°27'27"E	31.10'
C-6	75.00'	55.53'	S 41°40'10"W	54.27'
C-7	65.00'	56.98'	S 37°45'56"W	55.17'
C-8	139.92'	33.72'	N 19°23'13"W	33.64'
C-9	706.00'	75.08'	S 29°19'52"E	75.04'
C-10	317.00'	99.19'	S 23°24'50"E	98.78'
C-11	2900.00'	128.29'	S 17°14'40"E	128.27'
C-12	872.00'	6.98'	S 15°43'04"E	6.98'
C-13	458.00'	49.96'	N 75°16'47"E	49.94'
C-14	131.00'	45.98'	N 68°20'58"E	45.75'
C-15	458.00'	10.95'	S 77°43'12"W	10.95'
C-16	2900.00'	34.90'	N 16°19'17"W	34.90'
C-17	297.00'	48.00'	S 19°04'48"E	47.95'
C-18	317.00'	49.31'	N 18°54'21"W	49.26'
C-19	2880.00'	127.40'	N 17°14'40"W	127.39'
C-20	852.00'	27.15'	N 15°02'00"W	27.15'
C-21	159.92'	22.85'	N 08°34'07"E	22.83'
C-22	139.92'	61.36'	N 00°05'31"E	60.87'



MINOR SUBDIVISION PLAT
HALLER PROPERTY
1316 GLENCOE ROAD
SPARKS, MD-HO⁹⁹ ELECTION DISTRICT

THE WILSON T. BALLARD COMPANY
CONSULTING ENGINEERS
OWINGS MILLS, MARYLAND

SHEET 3 OF 3

SCALE

DATE

4-16-91

JOB NO

0301-221.00

SURVEYED

MNB

DRAFTED

BEL