

00-12-005

Initial
BH AMH

LIBEP6812 PAGE 083

THIS DEED, made this 2nd day of November, in the year one thousand nine hundred and eighty-four, by and between DOUGLAS C. MYERS and ANGELA L. MYERS, his wife, parties of the first part, and GERRY R. GOBRECHT and LORETTA A. GOBRECHT, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of Twenty-seven Thousand Five Hundred (\$27,500.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Douglas C. Myers and Angela L. Myers, do grant and convey unto the said Gerry R. Gobrecht and Loretta A. Gobrecht, his wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that lot or parcel of ground situate, lying and being in the Fifth Election District of Baltimore County, State of Maryland and more particularly described in a survey and shown on plat designated "Exhibit A" attached hereto and hereby made a part hereof, made by C. A. Myers, Registered Surveyor No. 2783, dated October 26, 1984, as follows:

BEGINNING for the same at a pipe now set at the end of 361.86 feet in the North 02 degrees 55 minutes 00 seconds East 438.44 foot line of the outlines of Tract "A" as shown on a plat of Piney Branch Farms, recorded among the Plat Records of Baltimore County in Plat Book No. 42 folio 38, thence binding on the outlines of said tract the three following lines, North 02 degrees 55 minutes 00 seconds East 76.58 feet to a stake, North 18 degrees 37 minutes 20 seconds East 478.24 feet to a pipe and South 71 degrees 22 minutes 40 seconds East 4.77 feet to a point on the West side of Thomas Shilling Court, thence running with the side of said road by a curve to the left with a radius of 50.00 feet, an arc of 57.50 feet and a chord of South 08 degrees 08 minutes 01 seconds East 54.38 feet to a point, thence leaving said road and running for a new line of division being 20.00 feet from and parallel to the North 00 degrees 32 minutes 11 seconds West 470.18 foot line as shown on the above mentioned Plat, South 00 degrees 32 minutes 11 seconds East 483.13 feet to a pipe now set, thence running for another line of division, North 87 degrees 05 minutes 00 seconds West 173.54 feet to the place of beginning, containing one acre and two hundred forty four thousandths of an acre, (1.244), more or less.

AND THE GRANTORS DO FURTHER GRANT unto Gerry R. Gobrecht and Loretta A. Gobrecht, his wife, their assigns, the survivor of them and the survivor's personal representatives and assigns, the perpetual right to use for any purpose except the construction of buildings that area being approximately 20 feet in width between the South 00 degrees 32 minutes 11 seconds East 483.13 foot line of the property designated Lot 1 herein

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

CLERK AMH DATE 11-5-84

DATE 11-5-84

B 018*****44000:a =038A

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6812 p.0083 MSA_CE_62_6667. Date available 8/23/2006. Printed 1/28/2026.

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conveyed and the South 00 degrees 32 minutes 11 seconds East 470.18 foot line of the parcel retained by the grantors and designated Lot 2 on the plat dated October 26, 1984, and designated "Exhibit B" attached hereto and hereby made a part hereof. Said area is subject to the existing drainage and utility easement and further subject to the rights of the grantors, their assigns, the survivor of them and the survivor's personal representatives and assigns to utilize said area shown cross-hatched on said plat for ingress and egress, if necessary. The grantees, their assigns, the survivor of them and the survivor's personal representatives and assigns shall be responsible to mow any grass growing on said area.

BEING part of the property which by deed dated December 21, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6653 at folio 838 was granted and conveyed by Margaret B. Smock unto Douglas C. Myers and Angela L. Myers, his wife, within grantors.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot 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 Gerry R. Gobrecht and Loretta A. Gobrecht, his wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done, any act, matter or thing whatsoever to encumber the property hereby conveyed, and that they will warrant specially the property granted, and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the within Grantors.

WITNESS:

George B. Johns

Douglas C. Myers (SEAL)

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George B. Johns

Angela L. Myers (SEAL)

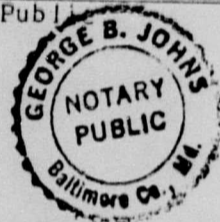
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 7th day of November, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Douglas C. Myers and Angela L. Myers, his wife, and they acknowledged the foregoing deed to be their act.

AS WITNESS my hand and Notarial Seal.

George B. Johns
Notary Public

My Commission Expires: 7-1-86



B RC/F	24.00
B T TX	137.50
B DOCS	137.50
DEED	0 #
ENK JR T	299.00
ENK JR	299.00
#81368 C004 R01 T10:23	
	11/05/84

004N-000

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Density Calculations

Gross Area----- 2.837 Acres

Net Area----- 2.837 Acres

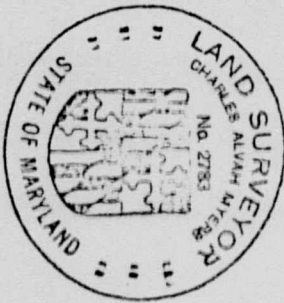
No. of Lots----- 2

Residential Density- 0.705

Zoning----- RC 2

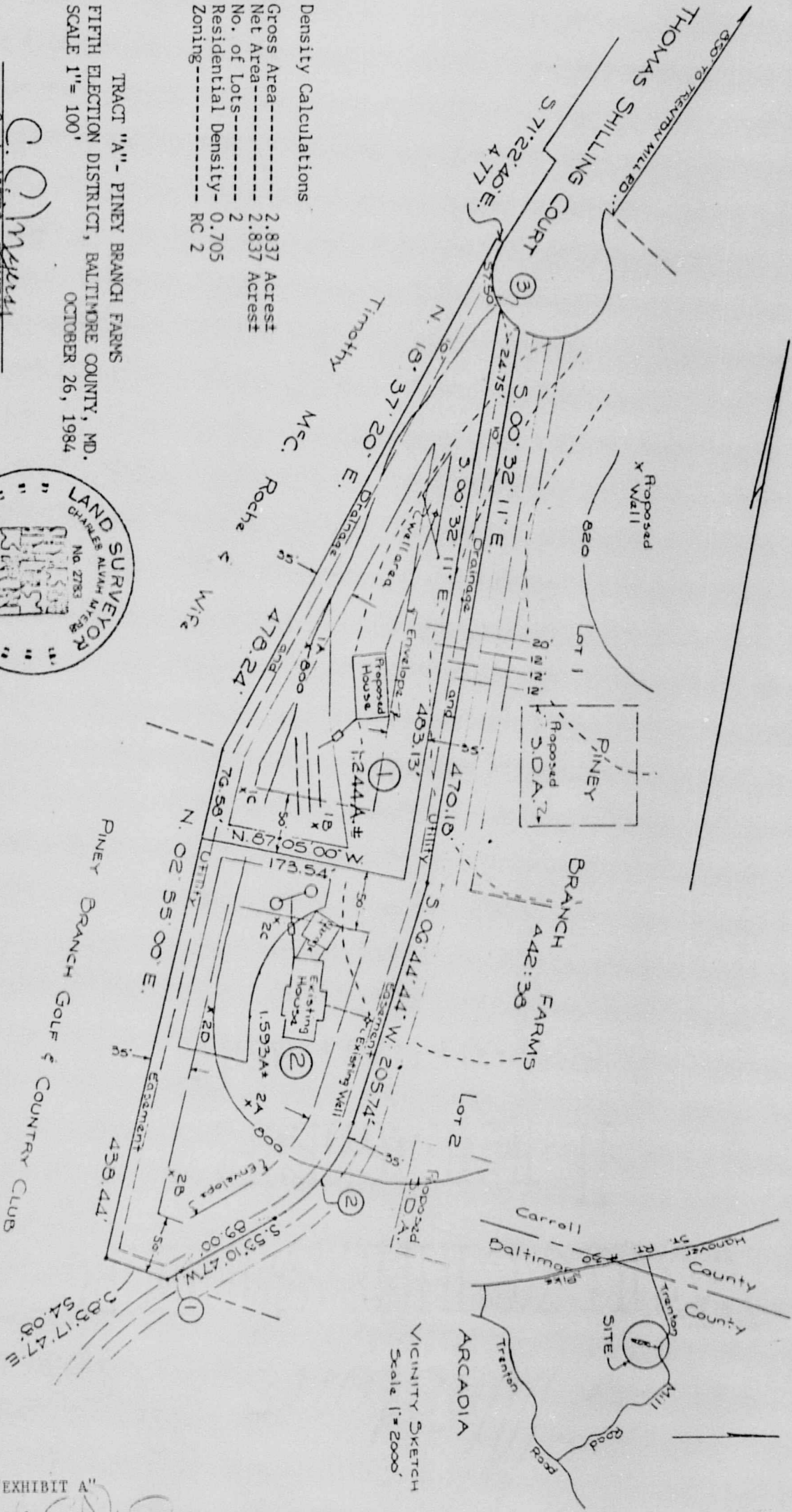
TRACT "A", PINEY BRANCH FARMS
 FIFTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
 SCALE 1" = 100' OCTOBER 26, 1984

C. A. MYERS, SURVEYOR
 5732 EMORY ROAD, UPPERCOD, MD.



Curve Data

Curve	Radius	Length	Tangent	Chord
1	04°08'17"	162.00'	11.70'	5.85'
2	46°26'05"	136.00'	110.22'	58.34'
3	94°15'06"	50.00'	82.25'	53.85'



VICINITY SKETCH
 Scale 1" = 2000'

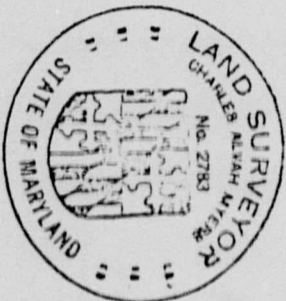
"EXHIBIT A"
By: C. Myers

Density Calculations

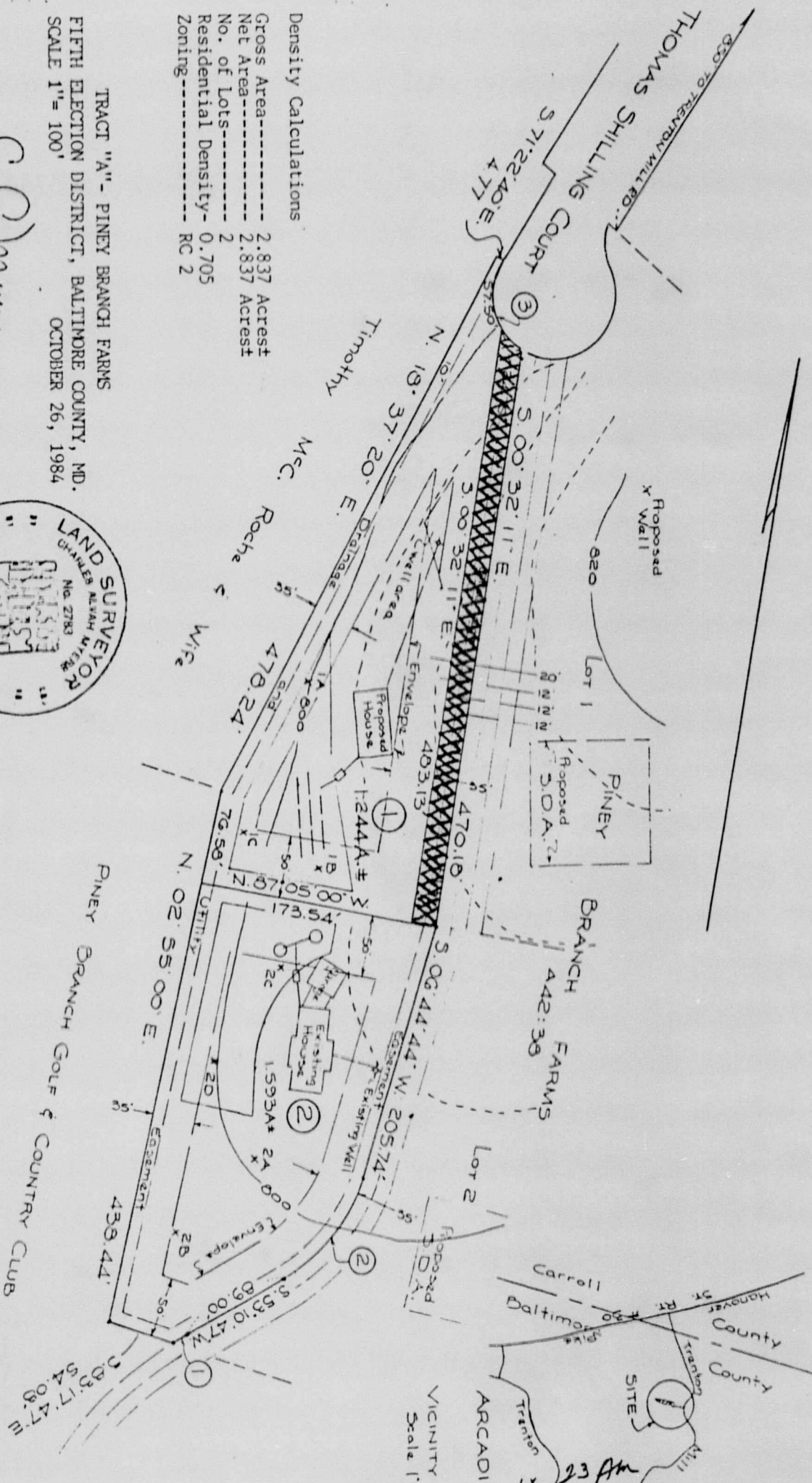
Gross Area----- 2.837 Acres±
 Net Area----- 2.837 Acres±
 No. of Lots----- 2
 Residential Density- 0.705
 Zoning----- RC 2

TRACT "A"- PINEY BRANCH FARMS
 FIFTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
 SCALE 1" = 100'
 OCTOBER 26, 1984

C. A. MYERS, SURVEYOR
 5732 EMORY ROAD, UPPERCOD, MD.



Curve Data	Radius	Length	Tangent	Chord
1	04°08'17"	162.00'	11.70'	5.85'
2	46°26'05"	136.00'	110.22'	N.51°06'38"E. 11.70'
3	94°15'06"	50.00'	82.25'	N.29°57'45"E. 107.23'



"EXHIBIT B"

Recorded at Record No. 186 at 10:23 Am

By: *Charles A. Myers*, Surveyor

Witness: *Smith, John*, Clerk

34.00