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LIBER 8946 PAGE 270

LTC 16740

THIS DEED, Made this 26th day of September, 1991, by and between DOUGLAS C. MYERS and ANGELA L. MYERS, his wife, parties of the first part; and DONALD G. RICHARDSON and M. VIVIAN RICHARDSON, his wife, parties of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED SEVENTY EIGHT THOUSAND AND 00/100THS (\$178,000.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged; the said parties of the first part do grant and convey to the said parties of the second part 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 of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Tract A, as shown on the Plat entitled, PINEY BRANCH FARMS, which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 42, folio 38, said tract containing 2.837 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM a Deed dated November 2, 1984 and recorded among the Land Records of Baltimore County in Liber No. 6812, folio 083 from Douglas C. Myers and Angela L. Myers, his wife, to Gerry R. Gobrecht and Loretta A. Gobrecht, his wife, (containing 1.244 acres of land, more or less).

TOGETHER WITH AND SUBJECT TO the use in common with others entitled thereto a right-of-way for ingress, egress, and regress to and from Thomas Shilling Court as shown on the above-entitled Plat; AND SUBJECT TO a Declaration of Restrictions dated June 22, 1978 by Margaret B. Smock and recorded as aforesaid in Liber No. 5901, folio 575.

BEING the same property which by Deed dated December 21, 1983 and recorded among the Land Records of Baltimore County in Liber No. 6653, folio 838 was granted and conveyed by Margaret B. Smock (formerly known as Margaret B. Shilling) to the herein Grantors.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part 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; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

THE said DONALD G. RICHARDSON and M. VIVIAN RICHARDSON, his wife, Grantees in the within Deed from DOUGLAS C. MYERS and ANGELA L. MYERS, his wife, Grantors, hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS the hands and seals of said Grantors and Grantees.

Test:

Handwritten signature: Shirley Stickschen

Handwritten signature: Douglas C. Myers
DOUGLAS C. MYERS

Handwritten signature: Angela L. Myers
ANGELA L. MYERS
Grantors

D RC/F 14.00
D T TX 740.00
D DOCS 890.00
DC IMP 5.
DEED (SEAL) U #
SM CLERK 1649.00
#65291 COO2 102 109:38
(SEAL) 10/22/91

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

CULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR 10-791
DATE JR 10-791

D1A91#00977LRTX \$2,848.00
BA C008:38AM10-04-91

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8946 p.0270 MSA_CE_62_8801. Date available 3/9/2005. Printed 1/28/2026.