

FTC# 1216

LIBER 8 4 7 8 PAGE 5 5 2

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

Initial DS
LWW AEW

This Deed, MADE THIS 3rd day of May

in the year one thousand nine hundred and ninety by and between
ROBERT J. WILSON and BARBARA A. WILSON, his wife, parties

~~XXX~~ of the first part, and

LEE W. WARNER and AMY E. WARNER, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of SEVEN HUNDRED NINETY TWO THOUSAND FIVE HUNDRED and 00/100 (\$792,500.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said parties of the first part

C RC/F 16.00
C I TX 3812.50
C DOCS 3962.50
DEED 0 #
SM CLERK 7791.00
#74230 0001 R02 T11:13
05/14/90

do grant and convey to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them, his or her

personal representatives ~~successors~~ and assigns, in fee simple, all

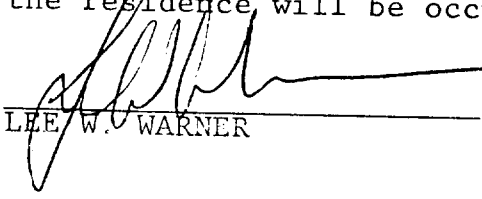
that lot of ground situate in Baltimore County, State of Maryland

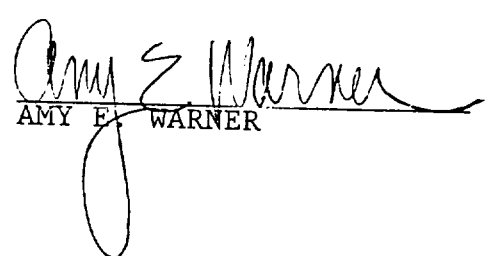
and described as follows, that is to say:

FOR DESCRIPTION SEE EXHIBIT A ATTACHED

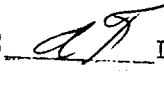
BEING the same property as described in a Deed dated February 10, 1986, recorded among the Land Records of Baltimore County in Liber 7098, folio 817, by and between Edwin F. Hale and Shelia F. Hale unto Robert J. Wilson and Barbara A. Wilson.

Lee W. Warner and Amy E. Warner, Grantees in the within deed, 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.



LEE W. WARNER


AMY E. WARNER

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE  DATE 5-11-90

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

 5-11-90

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8478 p.0552 MSA_CE_62_8333. Date available 3/9/2005. Printed 2/6/2026.

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EXHIBIT A

BEGINNING FOR THE FIRST, being known and designated as Lot No. 20, as shown on the Plat entitled "PLAT TWO, SECTION TWO, POT SPRING" and recorded among the Plat Records of Baltimore County in Plat Book R.R.G. No. 29, folio 69.

BEGINNING FOR THE SECOND and being known and designated as Lot No. 6, resubdivision or Part of Plat Two, Section Two, Pot Spring, which plat is recorded in the Plat Records of Baltimore County in Plat Book R.R.G. No. 30, folio 66.

SUBJECT TO THE FOLLOWING: "Together with the right in common with others to use the 40' and 50' private easement as shown on the said plat for ingress and egress and the laying of utilities, and subject to the following agreement for the maintenance of the paved access road in said private easement: When the owners of three or more of the five subject lots using the access road shall jointly determine that the roadway requires maintenance, they shall have such maintenance work accomplished, and the owner of each said lots 2, 3, 4, 5 and 6, Pot Spring, Plat 2, Section 2, shall pay 20% of the entire cost of such maintenance".

The improvements thereon being known as No. 2207 Eastlake Road.

SAVING AND EXCEPTING THEREFROM the following described property.

BEGINNING for the same at the division line between Lots No. 6, 11 and 12, as laid out and shown on the resubdivision of part of Plat Two, Section Two, Pot Spring, recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30, folio 66, thence leaving said place of beginning and running and binding along the division line between said Lot No. 6 and 11 as shown on the aforementioned plat, referring all courses of this description to the true meridian as established by the Baltimore County Metropolitan District, South 9 degrees 04 minutes 48 seconds East 150.00 feet to the division line between Lots Nos. 6, 10 and 11, as shown on said plat, thence running and binding on the division line between said Lots No. 6 and 10 North 80 degrees 55 minutes 12 seconds East 105.00 feet to the division line between Lots No. 6, 9 and 10, thence running and binding on the division line between said Lots No. 6 and 9 South 76 degrees 40 minutes 40 seconds East 85.00 feet to the division line between Lots No. 5, 6, and 9, thence running and binding on the division line between said Lots No. 5 and 6 North 42 degrees 00 minutes 06 seconds East 255.14 feet, thence running for a new line of division through said Lot No. 6 South 84 degrees 13 minutes 55 seconds West 382.73 feet to the place of beginning, containing 1.030 acres of land, more or less.

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 tenant by the entireties, their assigns, the survivor of them, his or her

personal representatives ~~SUCCESSORS~~ 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.

WITNESS the hands and seals of said grantors

Test:

X *[Signature]*

X *[Signature]* (SEAL)
ROBERT J. WILSON

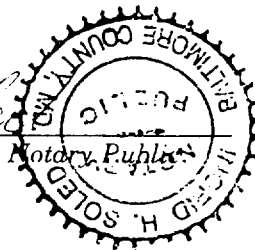
X *[Signature]* (SEAL)
BARBARA A. WILSON

Baltimore
STATE OF MARYLAND, County of / , to wit:

I HEREBY CERTIFY, That on this 3rd day of May, in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBERT J. WILSON and BARBARA A. WILSON known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

X *[Signature]*



My Commission expires:

7/1/90

RETURN TO:
FEDERAL TITLE CORP.
2nd Floor
401 Washington Ave.
Baltimore, MD 21204

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8478 p.0554 MSA_CE_62_8333. Date available 3/9/2005. Printed 2/6/2026.