

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

Mail Recorded Document to Stein & Jett, P.A., 7801 York Rd., Suite 224, Towson, MD 21204

This Deed, MADE THIS 17th day of December

in the year one thousand nine hundred and ninety by and between

KNOX WOODS COMPANY, INC., Grantor, party

of the first part, and

JOSEPH E. BLAIR, JR. and MARY CHRISTINE BLAIR, Grantees, parties

of the second part.

WITNESSETH, That in consideration of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00) and other good and valuable consideration the receipt of which is hereby acknowledged

the said Grantor

0 P.C.F. 13.00
D.T.T. 1550.00
0.0005 1700.00
DEED 2 #
SM. OLEF. 3263.00
#14133 ENL. RD. 714-46
10 28 90

do es grant and convey to the said JOSEPH E. BLAIR, JR. and MARY CHRISTINE BLAIR, as tenants by the entireties, their assigns, the survivor of them and the survivor's

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:

BEING KNOWN AND DESIGNATED as Lot No. 1 on a Plat entitled "Final Subdivision Plat of KNOX WOODS", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 61, folio 7. The improvements thereon being known as No. 2111 Knox Avenue.

BEING one of the lots of land conveyed in a Deed dated January 15, 1990 and recorded among the Land Records of Baltimore County in Liber 8402, folio 393, from J. David Lawson and Richard G. Carter Enterprises, LTD. to Knox Woods Company, Inc., the within Grantor.

The undersigned Grantees understand that Lot No. 1 is subject to a percentage of the maintenance and repair fee as indicated on a declaration recorded as aforesaid in Liber 8532, folio 822.

The Grantees certify under the penalties of perjury that the property herein described is improved residential property and that it will be occupied as the primary residence of the Grantees.

Joseph E. Blair, Jr.
JOSEPH E. BLAIR, JR.
Mary Christine Blair
MARY CHRISTINE BLAIR

1700

STEIN AND JETT, P.A.
7801 York Rd., Suite 224
Towson, MD 21204-7448

REC. ...
Ass. ...
for ...
12/28/90

AGRICULTURAL TRANSFER TAX
NOT APPL.
12/28/90

03A02W0441TLTRTX \$5,440.00

BA C001:00PM12-27-90

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8682 p.0683 MSA_CE_62_8537. Date available 3/9/2005. Printed 1/29/2026.

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 JOSEPH E. BLAIR, JR. and MARY CHRISTINE BLAIR, as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives successors and assigns in fee simple.

AND the said party of the first part hereby covenants that they 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, and he further made oath in due form of law that this conveyance was not a sale, transfer or disposition of the last remaining asset of the corporation. WITNESS the hand and seal of said grantor

Test: KNOX WOODS COMPANY, INC. BY: GORDON D. FRONK, PRESIDENT (SEAL)

STATE OF MARYLAND, to wit: I HEREBY CERTIFY, That on this 17th day of December in the year one thousand nine hundred and ninety before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GORDON D. FRONK, President of KNOX WOODS COMPANY, INC. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: May 1, 1993

Notary Public



STEIN AND JETT, P A 7801 York Rd., Suite 224 Towson, MD 21204-7448

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