

DRIVEWAY EASEMENT

1/4

THIS DRIVEWAY EASEMENT is made this _____ day of JANUARY, 2008, by **KRISTAL E. WEEMS**, hereinafter referred to as "Weems", and **CANDICE MADDEN-ROBERTS**, formerly known as Candice Madden, hereinafter referred to as "Madden", DECLARANTS.

WHEREAS, Weems is now the owner of Lot No. 1 as shown on the Minor Subdivision Plan of the Weems/Madden Property which is attached to a Deed dated May 9, 2006 and recorded among the Land Records of Baltimore County in Liber SM No. 25602, folio 130, from Kristal E. Weems and Candice Madden to themselves; and

WHEREAS, Weems and Madden are the owners of Lot No. 2 as shown on the Minor Subdivision Plan of the Weems/Madden Property attached to the Deed dated May 9, 2006 and recorded among the Land Records of Baltimore County in Liber SM No. 25602, folio 130, from Kristal E. Weems and Candice Madden to themselves; and

WHEREAS, there exists a 25-foot wide ingress, egress, maintenance and utility easement as shown on the above-referenced plat; and

WHEREAS, Declarants are desirous of establishing a reciprocal easement for the use and benefit of the lots as hereinafter stated and to provide for the construction and maintenance of the driveway and easement.

NOW, THEREFORE, it is covenanted and agreed for the mutual benefit of the lots herein stated, that an easement is hereby created over the area labeled "Proposed 25' Ingress, Egress, Maintenance and Utility Easement" shown on said plat and also shown on Exhibit A attached hereto and made a part hereof.

The cost of the construction of a sixteen-foot wide finished-surface driveway from the street line at Big Falls Road to the beginning of Lot No. 2, and the maintenance of said driveway, including but not limited to, snow removal, shall be borne equally by the owners of Lot Nos. 1 and 2 as shown on the above-referenced plats and Exhibit A.

Included in the use of the easement shall be the right to installation, maintenance, repair, and upkeep of such underground utilities, including meters, within the easement as are necessary for said lots, including but not limited to, water, sewer, gas, electric, cable, telephone and television. The cost of installation of electrical service from the roadway to the transformer will be borne equally by the owners of Lot Nos. 1 and 2. The cost of the repairs of these facilities shall be borne by the individual lot owner whose utility lines are being repaired.

Parking on the easement is prohibited.

This Driveway Easement shall run with the land and be binding upon the parties, their respective personal representatives and assigns.

WITNESS the hands and seals of the parties hereto.

WITNESS:

[Signature]

[Signature] (SEAL)
Kristal E. Weems

[Signature]

[Signature] (SEAL)
Candice Madden-Roberts

STATE OF MARYLAND, CITY/COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY, that on this 14th day of January, 2008, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared KRISTAL E. WEEMS, known (or satisfactorily proven) to me to be one of the persons whose names are subscribed to the within Driveway Easement and acknowledges the foregoing to be her act and in my presence signed and sealed the same.

AS WITNESS my hand and Notary Seal.

My Commission Expires



[Signature]
Notary Public

STATE OF MARYLAND, CITY/COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY, that on this 14th day of January, 2008, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CANDICE MADDEN-ROBERTS, known (or satisfactorily proven) to me to be one of the persons whose names are subscribed to the within Driveway Easement and acknowledges the foregoing to be her act and in my presence signed and sealed the same.

AS WITNESS my hand and Notary Seal.

My Commission Expires



[Signature]
Notary Public

This is to certify that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney.

[Signature]
Richard E. Lattanzi

PLEASE RECORD AND RETURN TO:

Baltimore
2B2
1bB2

70.00'
00'
s
t
firms,
s Area
ite

State of Maryland
Department of Natural Resources
Liber 6034/ Folio 591
Tax Account #0719072901

State of Maryland
Department of Natural Resources
Liber 5574/ Folio 722
Tax Account #0702020250

Proposed 25'
Ingress, Egress, Maintenance
and Utility Easement
(See Line Table)

Septic
C.O.
Existing
House

10,000 S.F. Minimum
Septic Reserve Area

100' Radius

10,000 S.F. Minimum
Septic Reserve Area

Patricia Elizabeth Stokes
Liber 18614/ Folio 489
Tax Account # 0713040310

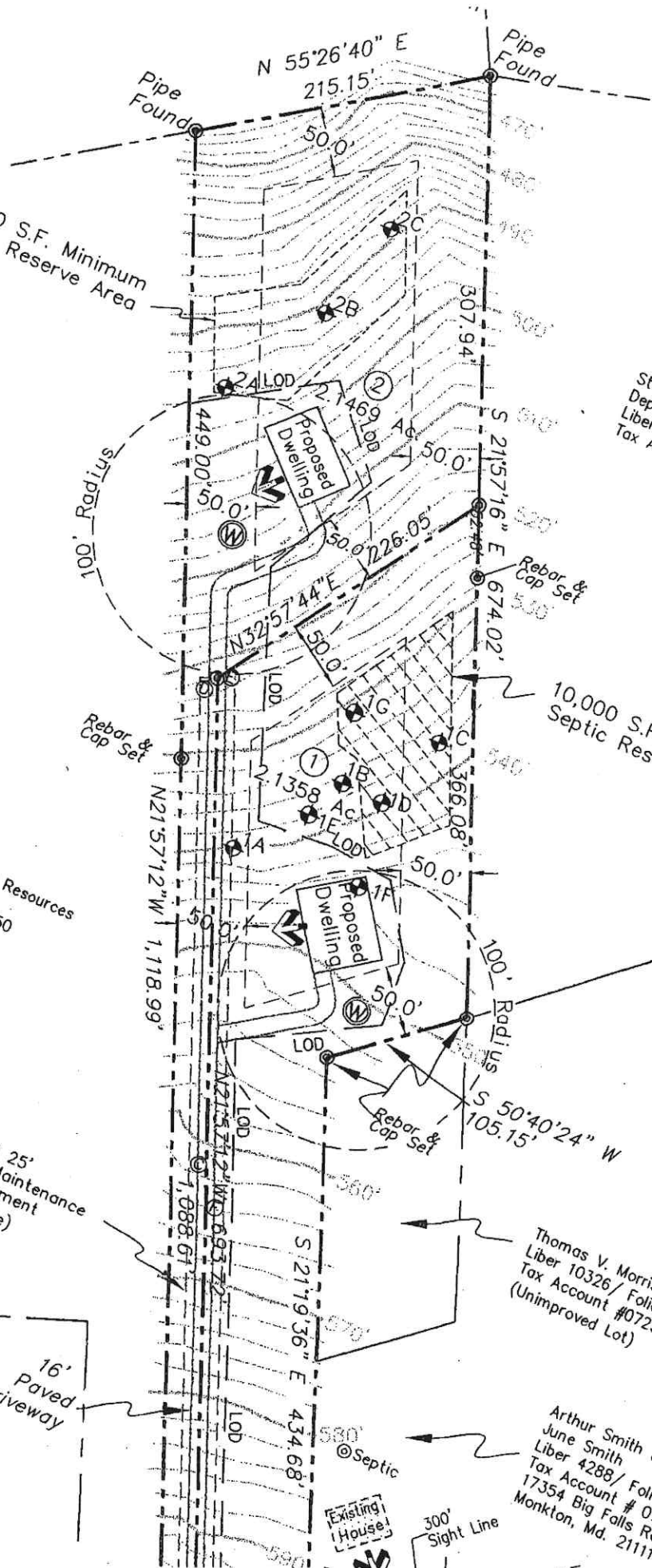
Thomas V. Morris
Liber 10326/ Folio 734
Tax Account #0723099500
(Unimproved Lot)

Arthur Smith &
June Smith
Liber 4288/ Folio 551
Tax Account # 0719051280
17354 Big Falls Road
Monkton, Md. 21111-1127

N 705,750
E 1,413,250

610
585
560
535
510
0+00
1+00

S 21°57'12"E



UNTY CIRCUIT COURT (Land Records) SM 26634 p.0095 MSA_CE_62_26489. Date available 2/7/2008. Printed 5/2/2026.

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Res# 8406 Rct# 41762
SM BC Blk# 224
Feb 04: 2008 08:39 am

1. Type(s) of Instruments Check Box if addendum Intake Form is Attached.
 Deed Mortgage Other _____
 Deed or Trust Lease Other _____
 2. Conveyance Type Check Box
 Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]
 3. Tax Exemptions (if Applicable)
 Recordation _____
 State Transfer _____
 County Transfer _____
 Cite or Explain Authority _____

4. Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
			Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$	145,000	Transfer Tax Consideration	\$
Any New Mortgage	\$		X () % =	\$
Balance of Existing Mortgage	\$		Less Exemption Amount -	\$
Other:	\$		Total Transfer Tax =	\$ 2175.00
Other:	\$		Recordation Tax Consideration	\$
Full Cash Value:	\$		X () per \$500 =	\$ 422.50
			TOTAL DUE	\$
5. Amount of Fees	Doc. 1	Doc. 2	Agent:	
Recording Charge	\$ 20.00	\$ 75.00	Tax Bill:	
Surcharge	\$ 20.00	\$ 20.00	C.B. Credit:	
State Recordation Tax	\$ 725.00		Ag. Tax/Other:	
State Transfer Tax	\$ 725.00			
County Transfer Tax	\$ 2175.00			
Other	\$			
Other	\$			

30 Fees
20
725

6. Description of Property
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i):
 District: 07 Property Tax ID No. (1): 2500002515 Grantor Liber/Folio: 25602/123
 Subdivision Name: _____ Lot (3a): _____ Block (3b): _____ Sect/AR (3c): _____ Plat Ref.: _____ SqFt/Acreage (4): _____
 Location/Address of Property Being Conveyed (2): 17344 Big Falls Rd. Monkton, MD 21111
 Other Property Identifiers (if applicable): _____ Water Meter Account No.: _____
 Residential or Non-Residential Fee Simple or Ground Rent Amount: _____
 Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: _____
 If Partial Conveyance, List Improvements Conveyed: _____

7. Transferred From
 Doc. 1 - Grantor(s) Name(s): Kristal E Weems
 Doc. 2 - Grantor(s) Name(s): KRISTAL E. WEEEMS
 Doc. 1 - Owner(s) of Record, if Different from Grantor(s): Candice Madden-Roberts
 Doc. 2 - Owner(s) of Record, if Different from Grantor(s): _____

8. Transferred To
 Doc. 1 - Grantee(s) Name(s): Phillip C. Bull
 Doc. 2 - Grantee(s) Name(s): CANDICE MADDEN-ROBERTS
 New Owner's (Grantee) Mailing Address: 3 Stenarton court Nottingham, MD 21236

9. Other Names to Be Indexed
 Doc. 1 - Additional Names to be Indexed (Optional): _____
 Doc. 2 - Additional Names to be Indexed (Optional): _____

10. Contact/Mail Information
 Instrument Submitted By or Contact Person
 Name: Omni Land Settlement Carrie McCauley
 Address: 9603 Deereco Rd. Ste. 300 Timonium, MD 21093 Phone: (410) 561-7525
 Return to Contact Person
 Hold for Pickup
 Return Address Provided

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
 Assessment Information
 Yes No Will the property being conveyed be the grantee's principal residence?
 Yes No Does transfer include personal property? If yes, identify: _____
 Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).
 Assessment Use Only - Do Not Write Below This Line
 Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
 Transfer Number: _____ Date Received: _____ Deed Reference: _____ Assigned Property No.: _____
 Geo. _____ Map _____ Sub _____ Block _____
 Plat _____ Lot _____
 Section _____ Parcel _____
 Occ. Cd. _____
 Ex. Cd. _____

UNTY CIRCUIT COURT (Land Records) SM 26634 p.0096 MSA_CE_62_26489. Date available 2/7/2008. Printed 5/2/2026.

County, Maryland
 \$2,957.50
 0000002515