

on a part of said fourteenth line North 40 degrees 15 minutes West 350 feet more or less to the end of said line, thence running with and binding on the fifteenth line of said parcel of land (using the bearing as set forth correctly in a deed dated June 6, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1855, folio 250 from Eldred D. Johnson and wife to John J. Bilingslea and wife) North 35 degrees West 20.5 perches and thence running with and continuing to bind on the outlines of the aforesaid parcel of land which was conveyed by Burton to Hilferty the four following courses and distances viz: North 58 degrees 15 minutes West 14.6 perches, North 76 degrees 30 minutes West 32 perches, North 46 degrees 15 minutes West 16.4 perches and South 37 degrees 35 minutes West 362.35 feet more or less to the place of beginning. Containing 10.80 acres of land more or less.

Together with the right and use thereof in common with the Grantors herein, the Grantors and Grantees' heirs and assigns of the right of way viz: a right of way of irregular width leading from said 10.80 acres parcel of land and running in a southeasterly direction to the Baldwin Mill Road and being more particularly described in a deed dated September 25, 1968, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 4923, folio 330.

Being the same lot of ground which by deed dated September 30, 2019 and recorded October 10, 2019 among the Land Records of Baltimore County, Maryland in Liber 41984 folio 355 was granted and conveyed by Jo Anne Woodward Living Trust dated March 07, 2008 and any amendments thereto unto Shaji Mathew, as sole owner.

**** SEE POWER OF ATTORNEY dated June 20, 2023 and intended to be recorded immediately prior hereto among the Land Records of Baltimore County, wherein Tsvi Ingber appointed Yosef Lowenbraun, his lawful Attorney in Fact.**

**** SEE POWER OF ATTORNEY dated June 20, 2023 and intended to be recorded immediately prior hereto among the Land Records of Baltimore County, wherein Beverly Lillian Ingber appointed Yosef Lowenbraun, her lawful Attorney in Fact.**

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract 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 Tsvi Ingber and Beverly Lillian Ingber, husband and wife, and Yosef Lowenbraun and Hadassah Lowenbraun, husband and wife, as joint tenants with right of survivorship, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

North 35 degrees West 20.5 perches and thence running with and continuing to bind on the outlines of the aforesaid parcel of land which was conveyed by Burton to Hilferty the four following courses and distances viz: North 58 degrees 15 minutes West 14.6 perches, North 76 degrees 30 minutes West 32 perches, North 46 degrees 15 minutes West 16.4 perches and South 37 degrees 45 minutes West 362.35 feet more or less to the place of beginning.

Containing 10.80 acres of land more or less.

BEING that same parcel of land which by Deed dated August 9, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2989 folio 122 was granted and conveyed by Edward F. Hilferty and Catherine L. C. Hilferty, his wife to the said John J. Billingslea and Inez L. Billingslea, his wife, the Grantors herein.

TOGETHER with the right and use thereof in common with the Grantors herein, the Grantors' and Grantees' heirs and assigns of the following right of way viz: a right of way of irregular width leading from said 10.80 acres parcel of land and running in a southeasterly direction to the Baldwin Mill Road and described as follows to wit:

BEGINNING for the same at the end of the fourteenth or North 34 degrees 40 minutes West 253.98 feet line of a parcel of land which by a deed dated August 28, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3249 folio 221 was conveyed by Donald E. Knapp and wife to Gaylord Brooks, Jr. and wife and thence binding reversely on the fourteenth, thirteenth and twelfth lines and on a part of the eleventh line of said parcel of land the four following courses and distances viz: South 34 degrees 40 minutes East 253.98 feet, South 70 degrees 38 minutes East 104.20 feet, South 16 degrees 32 minutes West 8.00 feet and South 72 degrees 32 minutes West 12.00 feet to a pipe heretofore set at the end of the North 73 degrees 28 minutes East 264 feet line shown on a plat recorded with the deed from Augustus C. Johnson and wife to Jack W. Peterson and wife dated October 23, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2578 folio 542, thence running with and binding on the outlines between the properties of Augustus C. Johnson and John Billingslea as shown on said plat the two following courses and distances viz: South 71 degrees 38 minutes East 575.95 feet to a pipe heretofore set and South 36 degrees 37 minutes 30 seconds East 412.50 feet to a pipe heretofore set, thence South 36 degrees 37 minutes 30 seconds East 280.10 feet to the center of the Baldwin Mill Road, thence binding in the center of said road, North 66 degrees 18 minutes East 51.30 feet, thence leaving the center of the Baldwin Mill Road and running for the northeast side of said Right of Way the five following courses and distances viz: North 36 degrees 37 minutes 30 seconds West 719.13 feet, North 70 degrees 09 minutes West 581.82 feet, North 70 degrees 38 minutes West 88.18 feet, North 34 degrees 40 minutes West 244.50 feet and North 50 degrees 02 minutes West 199.80 feet to intersect the outline between the aforesaid parcel of land that John J. Billingslea and wife acquired from Eldred D. Johnson and wife and the parcel of land which by a deed dated August 9, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2989 folio 122 was conveyed by Edward F. Hilferty and wife to John J. Billingslea and wife and thence binding on the outline between said properties South 35 degrees 31 minutes East 199.42 feet to the place of beginning.

The herein described right of way embraces in part an existing road or lane which is being used by other parties having the right thereto.

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 same 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 parties of the second part, their heirs 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 granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

TEST:

Mary Ann Hauer
Mary Ann Hauer

John J. Billingslea (SEAL)
JOHN J. BILLINGSLEA

Inez L. Billingslea (SEAL)
INEZ L. BILLINGSLEA

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I HEREBY CERTIFY, that on this 25th day of September, 1968, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Harford, personally appeared JOHN J. BILLINGSLEA and INEZ L. BILLINGSLEA, his wife known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.



My Commission expires:

July 1, 1969

Mary Ann Hauer
Mary Ann Hauer Notary Public

Rec'd for record SEP 26 1968 at 56
Per Orville T. Gosnell, Clerk
Mail to C. Redner Brantley Jr.
Receipt No. 211107 11-50