

NO CONSIDERATION

NO TITLE SEARCH

NO SURVEY

DEED OF DISTRIBUTION

THIS DEED OF DISTRIBUTION, made this 7th day of March, 2000, by and between Neale R. Bierer and James R. Bierer, Co-Personal Representatives of the Estate of James S. Bierer, Deceased, of Harford County, Maryland, sometimes hereinafter referred to as the "Grantor," of the first part, and Neale R. Bierer and James R. Bierer, sometimes hereinafter referred to as the "Grantees," of the second part.

WITNESSETH:

WHEREAS, by Deed dated the 30th day of August, 1968, and recorded among the aforesaid Land Records in Liber G.R.G. No. 789, folio 269, J. Charles Rutledge granted and conveyed certain property consisting of two (2) parcels, described as Parcel A containing 1.776 acres of land, more or less, and Parcel B containing 1.788 acres of land, more or less, unto James S. Bierer and Cornelia W. Bierer, his wife, in fee simple, the said Cornelia W. Bierer having since departed this life, leaving the property to James S. Bierer by operation of law; and

IMP FD SURGE \$ 5.00
RECORDING FEE 20.00

WHEREAS, the said James S. Bierer died testate on August 26, 1998, and pursuant to the terms of his Last Will and Testament, his sons, Neale R. Bierer and James R. Bierer were appointed Co-Personal Representatives of his estate by the Circuit Court for Harford County, Sitting as the Orphans' Court (See Estate No. 31,331); and

TOTAL 25.00

WHEREAS, on or about July 28, 1998, the Grantors, as Co-Personal Representatives, filed with the Register of Wills for Harford County, Maryland, an Inventory of the decedent's assets, including the subject property, which property was more particularly described on Schedule A of the aforementioned Inventory; and

Reg# HAR2 Rcrt # 87187

WHEREAS, on or about September 23, 1999, the Grantors, as Co-Personal Representatives of the Estate, filed the First Administration Account with the Circuit Court for Harford County, Sitting as the Orphans' Court and, at that time, paid all costs and taxes as therein set forth, including the inheritance taxes due on the subject property; that on or about the 25th day of October, 1999, the said First Administration Account was examined and passed by the Court; and

CGH LD MK # 2417

WHEREAS, on March 9, 2000, the Grantors, as Co-Personal Representatives of the Estate, filed the Second and Final Administration Account with the Court and, at that time, paid all additional costs and taxes as therein set forth, including any inheritance taxes due on the subject property; that on March 14, 2000, the said Second and Final Administration Account was examined and approved by the Court; and

Mar 31, 2000 02:47 PM

WHEREAS, in order to complete the distribution of the Estate of James S. Bierer, deceased, in accordance with his Last Will and Testament, and in accordance with the Grantors' approved First Administration Account and Second and Final Administration Account, these presents are made and executed.

NOW, THEREFORE, THIS DEED OF DISTRIBUTION FURTHER WITNESSETH: That for and in consideration of the premises, but for no money consideration whatsoever, which sum is the actual sum paid or to be paid for the within conveyance, the receipt and adequacy of all of which are hereby acknowledged, the said Neale R. Bierer and James R. Bierer, as Co-Personal Representatives of the Estate of James S. Bierer, deceased, pursuant to the power and authority granted them by the laws of Maryland and in accordance with the Last Will and Testament of the deceased, as aforesaid, does hereby grant and convey unto Neale R. Bierer and James R. Bierer, as tenants in common, and not as joint tenants, their respective personal representatives, heirs, and assigns, forever, in fee simple, all of the decedent's right, title and interest in and to the following parcels of land, situate, lying and being in the Fourth Election District of Harford

20.00
5.00

County, State of Maryland, and more particularly described as follows:

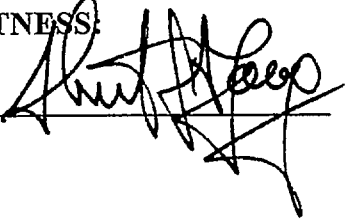
BEING KNOWN AND DESIGNATED as Parcel A, containing 1.776 acres of land, more or less, and Parcel B, containing 1.788 acres of land, more or less, as shown on a plat entitled "Final Plat, Lots 1 & 2 and Parcels A & B, Land of Bierer," which plat is recorded among the Plat Records of Harford County, Maryland, in Plat Book C.G.H. No. 99, folio 90.

BEING the same and all the land described in and conveyed by a Deed dated August 30, 1968, and recorded among the Land Records of Harford County in Liber G.R.G. No. 789, folio 269, from J. Charles Rutledge, unto James S. Bierer and Cornelia W. Bierer.

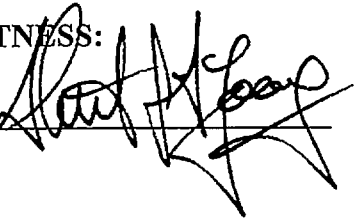
TOGETHER with all the improvements thereupon erected and all rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

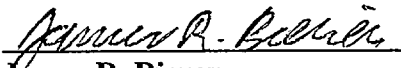
TO HAVE AND TO HOLD the said parcels of land and premises above described and mentioned and hereby intended to be conveyed; together with all of the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Neale R. Bierer and James R. Bierer, as tenants in common, and not as joint tenants, their respective personal representatives, heirs, and assigns, forever, in fee simple.

WITNESS the hands and seals of the Grantors as and for the day and year first above written.

WITNESS:


 (SEAL)
Neale R. Bierer
Co-Personal Representative of
the Estate of James S. Bierer, Deceased

WITNESS:


 (SEAL)
James R. Bierer
Co-Personal Representative of
the Estate of James S. Bierer, Deceased

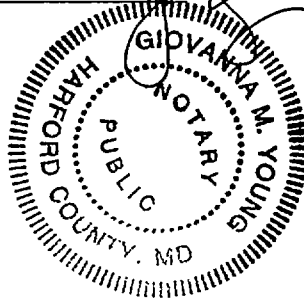
STATE OF MARYLAND, COUNTY OF HARFORD, TO WIT:

I HEREBY CERTIFY, that on this 7th day of March, 2000, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Neale R. Bierer, Co-Personal Representative of the Estate of James S. Bierer, Deceased, and acknowledged the foregoing Deed to be his act; at the same time made oath under penalties of perjury that the actual consideration set forth therein is true and correct.

AS WITNESS my hand and Notarial Seal.


Notary Public

My commission expires: 7/1/03

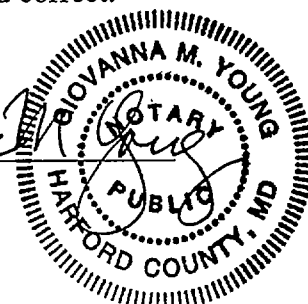


STATE OF MARYLAND, COUNTY OF HARFORD, TO WIT:

I HEREBY CERTIFY, that on this 7th day of March, 2000, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared James R. Bierer, Co-Personal Representative of the Estate of James S. Bierer, Deceased, and acknowledged the foregoing Deed to be his act; at the same time made oath under penalties of perjury that the actual consideration set forth therein is true and correct.

AS WITNESS my hand and Notarial Seal.

Giovanna M. Young
Notary Public



My commission expires: 7/1/03

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

Albert J.A. Young
Albert J.A. Young

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ None KG
ALL OTHER TAXES PAID 3/23/00

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER KG
DATE: 3/23/00 HARFORD COUNTY

RETURN TO: Albert J.A. Young, Esq
200 S. Main Street
Bel Air, MD 21014

410-838-5500

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

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Space Reserved for County Validation