

0015267 131

Initial Initial
LM *MR*

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

NO CONSIDERATION

THIS DEED made this 24th day of April, 2001, by and between LILLIAN B. GOTTSCHALK of Baltimore County, party of the first part, and LILLIAN B. GOTTSCHALK, party of the second part.

WITNESSETH, that, in consideration of the sum of -0- NO CONSIDERATION (this Deed is being recorded to subdivide the property), the said LILLIAN B. GOTTSCHALK does grant and convey to the said LILLIAN B. GOTTSCHALK, her personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County and described as follows, that is to say:

Being the 18.6094 acres described in the attached Exhibit A and shown as Lot 2 on the attached plat labeled "MP 94-168, Minor Subdivision of Gottschalk Property.

TOGETHER with the buildings thereupon and the rights, alleys, ways, waters, privileges, appurtenances, and advantages thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said LILLIAN B. GOTTSCHALK, her personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter, or thing whatsoever to encumber the property hereby conveyed and that she will warrant specially the property hereby granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

TEST:

Lillian B. Gottschalk (SEAL)
LILLIAN B. GOTTSCHALK 4/24/01

STATE OF CALIFORNIA, COUNTY OF VENTURA, TO WIT:

I HEREBY CERTIFY that, on this 24th day of APRIL, 2001, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared LILLIAN B. GOTTSCHALK, ~~known to me~~ (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be her act and, in my presence, signed and sealed the same.

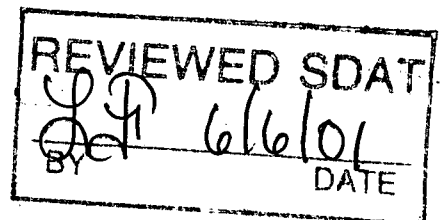
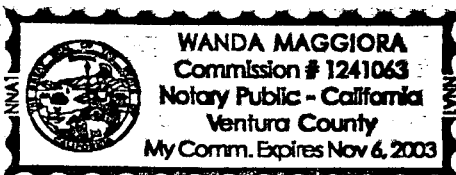
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Wanda Maggiora
Notary Public

My commission expires: 11-6-03

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

W. Charles Rogers, III
W. CHARLES ROGERS, III



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DUVAL & ASSOCIATES, P.A.
Engineers • Surveyors

March 2, 1998

8 Edgarwood Court
Phoenix, Maryland 21131
(410) 666-5467
Fax (410) 583-4688Description of 18.6094 Acres of Land, More or Less
7th Election District
Baltimore County, Maryland

Beginning for the same at a point in or near the centerline of Stablersville Road; said point being on and 31.84 feet from the beginning of the Fifteenth or south 81 degrees 29 minutes 49 seconds east 57.15 feet Deed Line of that certain piece, parcel or tract of land which, by a Deed dated December 10, 1987 and recorded among the Land Records of Baltimore County, Maryland in Liber S. M. No. 7750, Folio 114, was granted and conveyed by William Gottschalk to William Gottschalk and Lillian B. Gottschalk; thence running in or near the centerline of Stablersville Road and with the remainder of the Fifteenth Deed Line of the aforesaid Gottschalk to Gottschalk conveyance, with all bearings and distances referred to a survey prepared by E. F. Raphael & Associates dated December 3, 1971, 1) South $81^{\circ}29'49''$ East 25.31 feet to a point; thence leaving Stablersville Road and running with all of the Sixteenth thru the Twentieth and with part of the First Deed Lines of the aforesaid Gottschalk to Gottschalk conveyance, the following six courses and distances, viz: 2) South $29^{\circ}17'43''$ East 462.57 feet to a point; 3) South $23^{\circ}29'55''$ East 376.20 feet to a point; 4) South $11^{\circ}38'18''$ East 558.66 feet to a point; 5) South $64^{\circ}56'30''$ West 290.00 feet to a point; 6) South $67^{\circ}20'10''$ West 341.17 feet to a point and 7) North $41^{\circ}24'50''$ West 1198.98 feet to a point in or near the centerline of a stream; thence leaving the Gottschalk outline and running across the lands of Gottschalk and in or near the centerline of a stream the following four courses and distances, viz: 8) North $35^{\circ}53'17''$ East 66.66 feet to a point; 9) North $46^{\circ}25'51''$ East 75.00 feet to a point; 10) North $06^{\circ}26'46''$ East 55.00 feet to a point and 11) South $76^{\circ}52'32''$ East 210.00 feet to a point; thence leaving said stream and continuing to run across the lands of Gottschalk for new lines of division the following four courses and distances, viz: 12) South $73^{\circ}37'56''$ East 415.00 feet to a point; 13) South $81^{\circ}58'35''$ East 530.62 feet to a point; thence running parallel to and 20.00 feet distant southwesterly from the Seventeenth and Sixteenth Deed Lines of the aforesaid Gottschalk to Gottschalk conveyance, the following two courses and distances, viz: 14) North $23^{\circ}29'55''$ West 345.37 feet to a point and 15) North $29^{\circ}17'43''$ West 477.07 feet to the place of beginning. Containing 810,624 square feet or 18.6094 acres of land, more or less.

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8 Edgarwood Court
Phoenix, Maryland 21131
(410) 666-5467
Fax (410) 583-4688

March 2, 1998

Desc. of 18.6094 Acres cont'd.

Being part of that certain piece, parcel or tract of land which, by a Deed dated December 10, 1987 and recorded among the Land Records of Baltimore County, Maryland in Liber S. M. No. 7750, Folio 114, was granted and conveyed by William Gottschalk to William Gottschalk and Lillian B. Gottschalk.

Also being all of Lot 2, as shown on a drawing entitled "MP-94-168, Minor Subdivision of Gottschalk Property", approved by letter dated December 31, 1996, by Donald T. Rascoe, Development Manager, Baltimore County Department of Permits and Development Management.

Subject to the possible future widening of Stablersville Road through the herein-described tract.

Subject to the covenants, conditions and restrictions for Forest Buffer and Forest Conservation as set forth in the Declaration dated October 3, 1996 and recorded among the aforesaid Land Records in Liber S. M. 11847, Folio 310.



0015267 035

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☐ County: Baltimore

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

(Type or Print in Black Ink Only — All Copies Must Be Legible)

IMPT D SURE \$ 5.00
RECORDING FEE 20.00
NOTAR 25.00
BAGS Rcpt # 94936
SM CR BIK # 932
JUL 06, 2021 10:51 am

Space Reserved for Clerk Recording Validation

1	Type(s) of Instruments	☒ Deed ☐ Mortgage ☐ Other ☐ Other			
		☐ Deed of Trust ☐ Lease ☐ Multiple Accounts ☐ Not an Arms-Length Sale			
2	Conveyance Type Check Box	Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9]			
3	Tax Exemptions (if Applicable)	Recordation <u>Exempt</u>			
	Cite or Explain Authority	State Transfer <u>Transfer to Self</u>			
		County Transfer			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only		
		Purchase Price/Consideration \$ <u>0</u>		Transfer and Recordation Tax Consideration		
		Any New Mortgage \$		Transfer Tax Consideration \$		
		Balance of Existing Mortgage \$		X () % = \$		
		Other: \$		Less Exemption Amount = \$		
		Other: \$		Total Transfer Tax = \$		
		Full Cash Value \$		Recordation Tax Consideration \$		
		X () per \$500 = \$				
		TOTAL DUE \$				
5	Amount of Fees	Doc. 1		Doc. 2		Agent: <u>DN</u> Tax Bill: <u>pd</u> C.B. Credit: <u>-</u> Ag. Tax/Other: <u>N-</u>
		Recording Charge \$ <u>20</u>		\$ <u>20</u>		
		Surcharge \$ <u>5</u>		\$ <u>5</u>		
		State Recordation Tax \$ <u>0</u>		\$ <u>0</u>		
		State Transfer Tax \$ <u>0</u>		\$ <u>0</u>		
		County Transfer Tax \$ <u>0</u>		\$ <u>0</u>		
		Other \$		\$		
		Other \$		\$		

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	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		<u>07</u>	<u>16-00-005232</u>	<u>7750/114</u>				☐ (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		<u>Gottschek Property</u>		<u>2</u>			<u>94-148</u>	
		Location / Address of Property Being Conveyed (2)						
		<u>St. Blansville Rd</u>						
		Other Property Identifiers (if applicable)						Water Meter Account No.
								<u>5</u>
		Residential ☐ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: <u>20</u>						
		Partial Conveyance? ☒ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: <u>18.6094 Acres</u>						

7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		<u>Lillian Gottschek</u>			
		Doc. 1 Owner(s) of Record, if Different from Grantor(s)		Doc. 2 Owner(s) of Record, if Different from Grantor(s)	

8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		<u>Lillian Gottschek</u>			
		New Owner's (Grantee) Mailing Address			

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		☐ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided
		Name: <u>Carol Barron</u>		
		Firm: <u>Security Title</u>		
		Address: <u>6 S Calvert St</u> <u>Beth MD</u> Phone: (410) <u>727 4456</u>		

11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		Will the property being conveyed be the grantee's principal residence? ☒ Yes ☐ No							
		Does transfer include personal property? If yes, identify: _____							
		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). ☒ Yes ☐ No							
		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.: _____							
		Year		20		20		Geo. Map	
		Land						Sub Plat	
		Buildings						Section	
Total						Occ. Cd.			
REMARKS:									

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

Space Reserved for County Validation

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 15267 p.0135 MSA_CE_62_15122. Date available 3/7/2005. Printed 6/22/2026.

TRANSFER TAX NOT REQUIRED
Directly to Budget and Finance
BALTIMORE COUNTY MARYLAND
Per Carol Barron
Authorized Signature
Date 6/06/01 Sec 33-139